

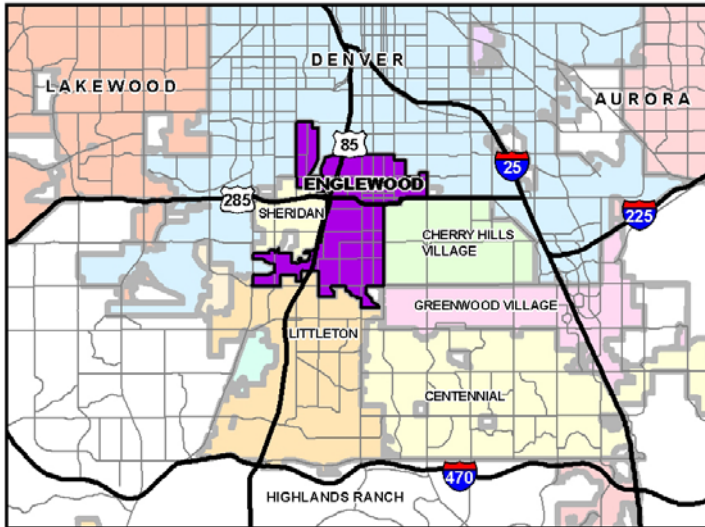


City of Englewood

City of Englewood

2008 Englewood Community Profile

With excellent access, a strong employee base, and a business-friendly government, Englewood has long been the location of choice for successful businesses. The City of Englewood is centrally located within the Denver Metropolitan area, just south of the City and County of Denver. Englewood offers small town convenience with big city amenities.



Englewood at a Glance

Incorporated	1903
Square Miles	6.9
Population	32,191
Households	14,617
Housing Units	16,033
Median Age	36.2
Employment	25,407
Student Enrollment (K-12)	3,427

There are six key industry clusters operating in Englewood. Industry clusters are geographic concentrations of interconnected companies and institutions that drive wealth creation within the region, primarily through the export of goods and services. These key clusters are:

- Automotive
- Business Support Services
- Construction
- Life Sciences
- Manufacturing
- Sporting Goods



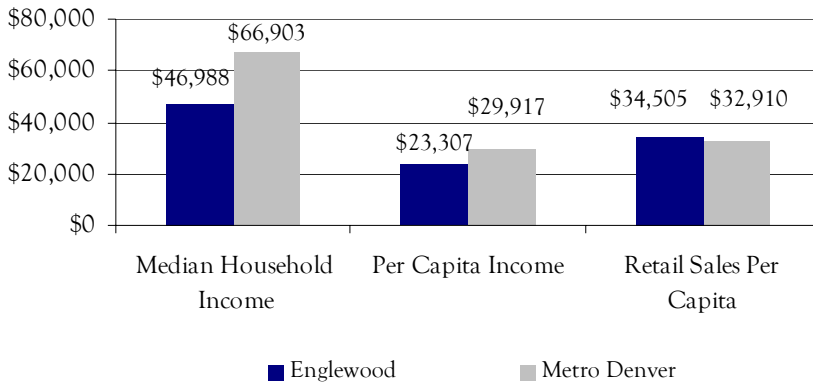
People

Demographics

	Population July 2006	Median Age 2000	Labor Force 2007	Unemployment 2007
Englewood	32,191	36.2	20,710	4.5%
Arapahoe County	542,316	34.5	311,980	3.8%
Metro Denver	2,673,834	33.8	1,522,180	3.8%

Sources: Colorado Division of Local Government, Demographic Section; U.S. Census Bureau, Census 2000; Colorado Department of Labor and Employment; U.S. Bureau of Labor Statistics.

Income and Spending

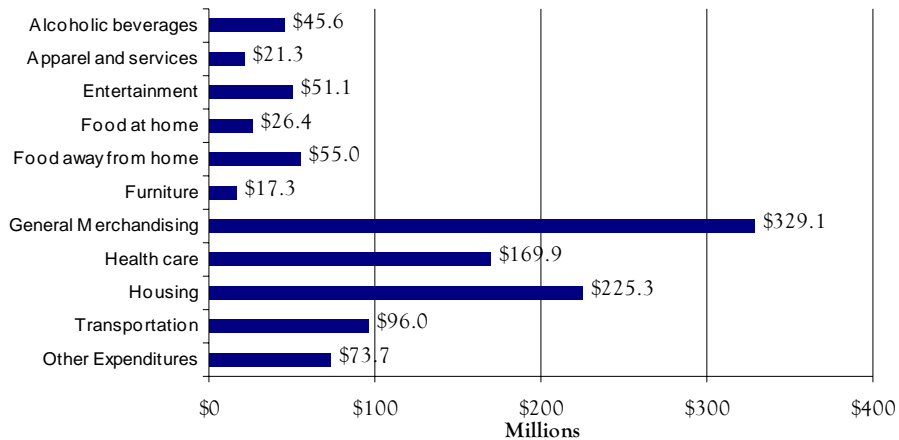


Resident Occupations

Occupation	Englewood	Metro
Business	12%	17%
Professional	18%	23%
Service	15%	13%
Sales/Office	29%	28%
Construction	14%	10%
Production	12%	10%

Sources: Decision Data Resources; City of Englewood; Colorado Department of Revenue, 2007.

Total Englewood Retail Sales



Retail sales data is derived from Englewood businesses sales tax payments.
Sources: City of Englewood; Development Research Partners, 2007.

Business

Employment Base

Industry	Employment	Businesses	Average Annual Wage	Average Hourly Wage
Construction	4,114	261	\$44,185	\$21.24
Manufacturing	3,431	158	\$40,666	\$19.55
Services	5,023	565	\$37,477	\$18.02
Medical	5,455	197	\$50,959	\$24.50
Retail	2,811	193	\$31,017	\$14.91
Food & Entertainment	1,317	90	\$13,032	\$6.27
Government	681	10	\$30,867	\$14.84
All Other	2,575	225	\$44,541	\$21.41
Total/Average	25,407	1,699	\$40,799	\$19.61

Sources: Colorado Department of Labor and Employment; Development Research Partners, 2006.

Major Employers

Swedish Medical Center	2,000
Craig Hospital	750
Sports Authority	600
Burt Automotive Network	400
Veolia Transportation	350
Windsor Industries, Inc.	350
Encore Electric, Inc.	300
7-Up Bottling Co.	300
Regional Transportation District	250
Meadow Gold Dairies, Inc.	230
ADK Electrical Corp.	200
Duro Electric Co.	160
Julia Temple Center	160
Concrete Foundations, Inc.	160
Wal-Mart	150

Taxes

<u>Colorado Income</u>		<u>Sales</u>		<u>Property</u>	
				<u>Mill Levies</u>	
Corporate	4.63%	Englewood County	3.50%	Englewood School County	8.17
Individual	4.63%	State	2.90%		37.211
		Districts	1.20%		15.217
		Total	7.85%	Other	0.507
				Total	61.108

Real Estate

Enterprise Zone

Businesses located within the enterprise zone are eligible for State of Colorado income tax credits. See our web site at www.englewoodgov.org for more information.

Englewood / Metro Denver	Millions of Square Feet	Vacancy Rate	Avg. Lease Rate
Office—Class A	0.0/52.8	—/10.8%	—/\$24.92
Office—Class B	1.2/84.3	9.2%/13.2%	\$18.37/\$19.05
Office—Class C	0.5/18.4	3.9%/9.3%	\$12.92/\$15.18
Retail	1.7/139.8	9.3%/7.4%	\$16.40/\$16.62
Industrial	9.5/206.4	4.5%/6.9%	\$5.97/\$5.11
Flex	1.4/38.0	4.4%/12.4%	\$8.06/\$9.25

Source: CoStar Realty Information, Inc., First Quarter 2008.

Business

Utilities

Monthly Electrical Cost Comparisons (Average Bill)

Metro Area	Residential 750kWh	Commercial 40kWh/14,000kWh	Industrial 1,000kWh/650,000kWh
Atlanta	\$64	\$1,192	\$40,793
Dallas	\$112	\$1,877	n/a
Englewood/Denver	\$64	\$1,023	\$33,094
Phoenix	\$72	\$1,118	\$32,407
Portland	\$68	\$1,067	\$42,920
Salt Lake City	\$58	\$854	\$27,901

City of Englewood Utilities

Water: \$2.69/1,000 gallons for the first 400,000 gallons and \$1.68/1,000 gallons after 400,000 gallons.

Sewer: \$2.27/1,000 gallons

Storm water: \$0.00554 per square foot of impervious surface.

Source: Edison Electric Institute, Typical Bills and Average Rates Report, January 2007.

Air

The City of Englewood is located 30 miles from Denver International Airport (DIA), the fifth busiest airport in the country and the 10th busiest in the world. DIA is home to 30 commercial carriers providing nonstop daily service to over 140 domestic and international destinations. Centennial Airport, the country's third busiest general aviation airport, is just 12 miles east of the City of Englewood.

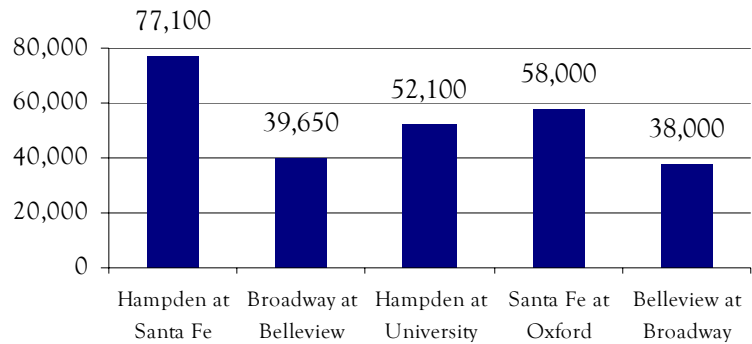
Highways

Englewood is centered on South Broadway and US 285/Hampden Avenue. US 85/Santa Fe provides direct north-south access. In addition, Englewood is within minutes of C-470 and I-25.



Transportation

Traffic Counts Annual Average Daily



Sources: Colorado Department of Transportation; City of Englewood, 2007.

Light Rail

Two existing transit stations provide convenient access to light rail. There were more than 5,400 weekday arrivals and departures at Englewood Station and over 1,100 weekday arrivals and departures at Oxford Station. A third light rail station, at West Bates Avenue, is funded for construction in the FasTracks Project scheduled for completion by 2016.

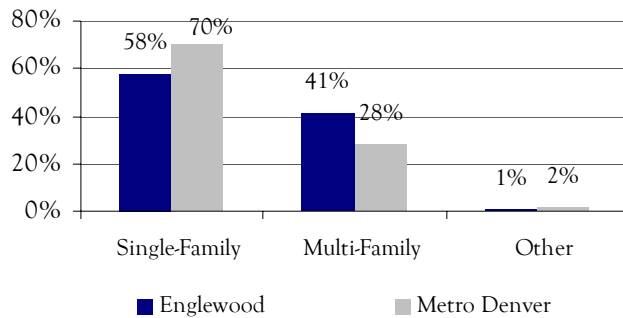
Freight

The Burlington Northern Santa Fe and Union Pacific Railways serve the Englewood business district, adding value to commercial enterprises. Business entities also benefit from the availability of over 150 trucking companies that service Englewood.

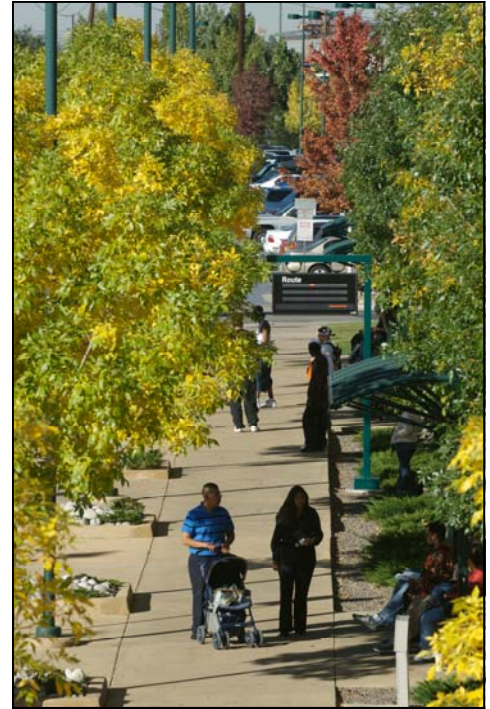
Community

Housing

Housing Units by Type



Sources: U.S. Census Bureau, Census 2000; Home Builders Association of Metro Denver, 2007.



Home Prices and Units

	Median Home Price 4Q 2007	Avg. Price/SF 4Q 2007	Avg. Monthly Rent 4Q 2007	Total Housing Units 2007
Englewood	\$199,000	\$182	\$823	16,033
Arapahoe County	\$187,500	\$137	\$814	226,267
Metro Denver	\$217,500	\$168	\$860	1,140,610

Sources: U.S. Census Bureau, Census 2000; Home Builders Association of Metro Denver; Colorado Comps, LLC; Denver Metro Apartment Vacancy and Rent Survey.

Cost of Living Index

Metro Area	All Items Index	Grocery	Housing	Utilities	Transportation	Health Care	Misc. Goods and Services
Atlanta	96.1	98.7	81.8	84.9	103.5	103.4	98.7
Dallas	91.2	99.0	71.5	98.6	103.4	101.6	97.4
Englewood/ Denver	103.4	102.9	109.3	102.4	95.4	108.5	100.8
Phoenix	100.6	100.5	100.9	93.6	100.7	101.0	102.4
Salt Lake City	100.7	102.3	98.0	87.4	103.5	99.3	105.4
Seattle	121.0	113.0	153.2	94.6	106.1	124.0	109.6

Source: ACCRA Cost of Living Index, 2007 Annual Average Data.

Community

Englewood Schools K-12

Students—2007	3,427
Avg. ACT Score—2007	17.4
Number of Schools	
Elementary	5
Middle	2
High School	2
Pre-Kindergarten	1

Higher Education

<i>Community Colleges</i>	<i>Colleges and Universities</i>
Arapahoe Community College Community College of Aurora Community College of Denver Front Range Community College Red Rocks Community College	Colorado State University Colorado School of Mines Metropolitan State College Regis University University of Colorado at Boulder University of Colorado Denver University of Denver University of Northern Colorado
<i>84% of Englewood residents are high school graduates while 23% have graduated from college.</i>	

Arts and Entertainment



The City of Englewood places an emphasis on the arts and encourages the display of public art throughout the community. The Cultural Arts Commission, Art in Public Places Program, Museum of Outdoor Arts, and an art shuttle contribute to Englewood’s art culture. One of the focal points of CityCenter Englewood is the amphitheater, located just northwest of the Englewood Civic Center near the light rail station. Amphitheater events include the Sounds of Summer concert series, KidStage performances, and many other musical and dramatic performances. In March 2006, Englewood opened Hampden Hall at Englewood Civic Center. The 192-seat hall hosts events ranging from theatrical, dance, and musical performances to art exhibits and educational lectures.

Parks and Recreation

Englewood’s Parks and Recreation Department offers some of the finest recreational opportunities in the region. Englewood’s recreation center, golf course, Malley Senior Recreation Center, and aquatics programs have received numerous awards. Englewood also boasts some of the finest parks in the metropolitan area. Englewood is currently updating and modernizing the amenities found at Bellevue Park. The newest Englewood recreational facility is Pirates Cove, an outdoor water park which makes a big splash during the summer months.



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Please visit our web site
www.englewoodgov.org