

Summary Report

WEINGARTEN REALTY

People-to-People. Coast-to-Coast.

L371 Green Valley Ranch Town Ctr

Tower Rd at E 48th Ave

Denver, CO

Longitude: -104.771049

Latitude: 39.784372

Source - STI: PopStats

KEY VARIABLES	1 Mile Ring	2 Mile Ring	3 Mile Ring	5 Mile Ring
Population	9,269	22,230	42,981	100,573
Average Household Income	\$69,111	\$65,129	\$64,834	\$60,571

POPULATION	1 Mile Ring	2 Mile Ring	3 Mile Ring	5 Mile Ring
2015 Population	13,283	31,857	54,239	113,672
2010 Population	9,269	22,230	42,981	100,573
2000 Population	4,048	8,575	25,738	78,752
% Population Change 2000 to 2010	128.95%	159.23%	66.99%	27.71%
% Population Change 2010 to 2015	43.31%	43.31%	26.19%	13.02%

RACE & ETHNICITY	1 Mile Ring	2 Mile Ring	3 Mile Ring	5 Mile Ring
% White	39.78%	42.25%	34.20%	29.19%
% Black	26.38%	23.97%	26.47%	25.14%
% Asian	6.35%	6.15%	4.91%	4.05%
% Other	3.09%	3.07%	2.49%	2.71%
% Hispanic	24.39%	24.56%	31.93%	38.92%

INCOME & EDUCATION	1 Mile Ring	2 Mile Ring	3 Mile Ring	5 Mile Ring
Median Household Income	\$61,330	\$57,670	\$57,816	\$51,963
Average Household Income	\$69,111	\$65,129	\$64,834	\$60,571
% College Graduates	37.51%	36.96%	29.43%	22.65%

AGE	1 Mile Ring	2 Mile Ring	3 Mile Ring	5 Mile Ring
Median Age	34.7	34.5	32.9	33.0
% Age < 18	32.16%	32.10%	30.74%	28.21%
% Age 65+	4.54%	4.28%	5.06%	7.69%

HOUSEHOLDS & HOUSING	1 Mile Ring	2 Mile Ring	3 Mile Ring	5 Mile Ring
Households	3,135	7,847	14,252	32,140
Average Household Size	2.96	2.83	3.01	3.02
Median Housing Value	\$198,750	\$189,803	\$177,466	\$167,359
% Owner Occupied Housing	59.96%	54.63%	63.50%	59.29%
% Renter Occupied Housing	32.01%	31.87%	26.79%	33.77%
% Vacant Housing	8.03%	13.50%	9.71%	6.94%

WORKPLACE & WORKERS	1 Mile Ring	2 Mile Ring	3 Mile Ring	5 Mile Ring
Workplace Establishments	62	174	374	1,945
Workplace Employees (FTE)	3,569	9,612	16,425	64,148
% White Collar	62.09%	62.36%	59.49%	55.26%
% Blue Collar	37.91%	37.64%	40.51%	44.74%