

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	8,489	21,561	41,599	97,650
Average Household Income	\$70,161	\$66,272	\$64,657	\$59,296

POPULATION				
2014 Population	12,255	31,122	52,750	110,250
2009 Population	8,489	21,561	41,599	97,650
2000 Population	3,917	8,565	25,572	78,791
% Population Change 2000 to 2009	116.72%	151.73%	62.67%	23.94%
% Population Change 2009 to 2014	44.36%	44.34%	26.81%	12.90%

RACE & ETHNICITY				
% White	39.69%	42.43%	34.43%	29.63%
% Black	26.34%	23.67%	26.08%	24.58%
% Asian	6.35%	6.10%	4.96%	4.05%
% Other	3.25%	3.19%	2.59%	2.86%
% Hispanic	24.38%	24.60%	31.94%	38.89%

INCOME & EDUCATION				
Median Household Income	\$62,423	\$59,000	\$57,887	\$50,605
Average Household Income	\$70,161	\$66,272	\$64,657	\$59,296
% College Graduates	37.51%	37.03%	29.51%	22.66%

AGE				
Median Age	34.3	34.0	32.6	32.6
% Age < 18	15.67%	15.71%	15.54%	14.43%
% Age 65+	4.14%	3.88%	4.66%	7.29%

HOUSEHOLDS & HOUSING				
Households	2,903	7,545	13,791	31,241
Average Household Size	2.92	2.86	3.02	3.01
Median Housing Value	\$209,373	\$201,882	\$186,266	\$174,705
% Owner Occupied Housing	60.78%	54.89%	63.81%	59.19%
% Renter Occupied Housing	31.47%	31.53%	26.37%	33.67%
% Vacant Housing	7.74%	13.58%	9.81%	7.13%

WORKPLACE & WORKERS				
Workplace Establishments	63	190	395	2,019
Workplace Employees (FTE)	3,841	10,594	18,159	69,105
% White Collar	61.96%	62.39%	59.50%	55.19%
% Blue Collar	38.04%	37.61%	40.50%	44.81%