



City of Englewood

2007 Englewood Community Profile

City of Englewood

With excellent access, a strong employee base and business-friendly government, Englewood has long been the location of choice for successful business. 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	32,491
Households	14,649
Housing Units	15,988
Median Age	36.2
Employment	25,460
Student Enrollment (K-12)	3,733



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



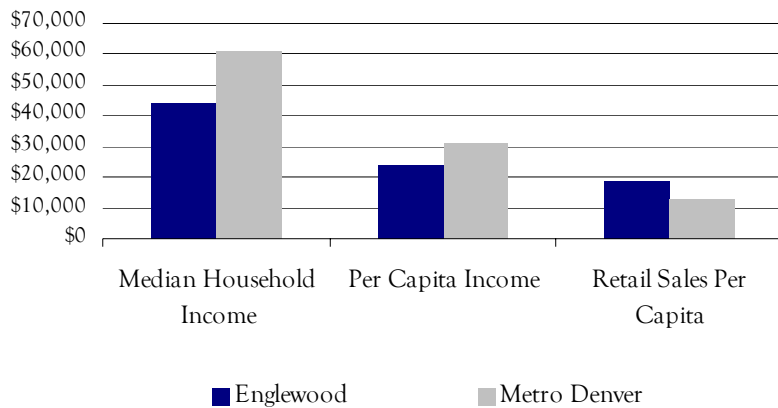
People

Demographics

	Population July 2004	Median Age 2000	Labor Force 2005	Unemployment 2005
Englewood	32,491	36.2	19,700	5.9%
Arapahoe County	525,508	34.5	294,900	5.1%
Metro Denver	2,581,214	33.8	1,433,700	5.1%

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

Income and Spending

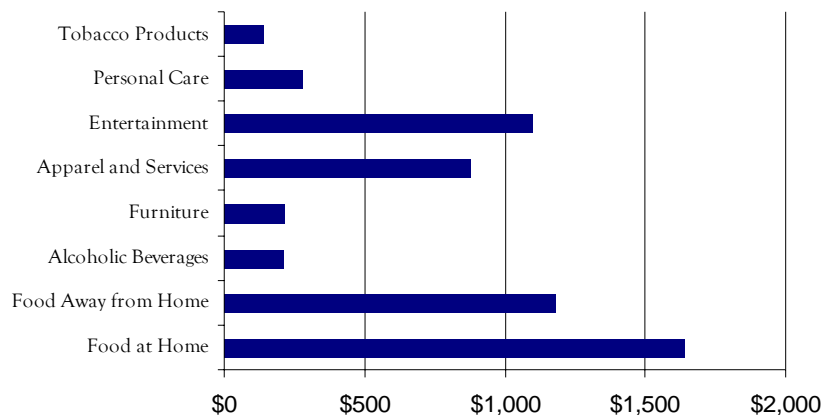


Resident Occupations

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

Sources: Claritas, Inc.; City of Englewood; Colorado Department of Revenue.

Total Englewood Retail Spending Annually in \$Millions - 2005



84% of Englewood residents are high school graduates while 23% have graduated from college.

Source: City of Englewood, Retail Void Analysis.

Business

Companies

Industry	Employment Q3 2005	Businesses Q3 2005	Avg. Annual Wage 2004
Construction	2,922	228	\$40,436
Manufacturing	2,669	178	\$39,336
Services	5,793	768	\$37,918
Medical	5,175	440	\$49,993
Retail	3,399	355	\$30,882
Food & Entertainment	1,500	113	\$13,841
Government	1,451	12	\$39,245
All Other	2,551	244	\$42,847
Total/Average	25,460	2,338	\$39,245

Sources: Colorado Department of Labor and Employment; Claritas, Inc.

Major Employers

Swedish Medical Center	1,800
Sports Authority	900
Craig Hospital	650
Burt Automotive Network	450
Windsor Industries, Inc.	300
7-Up Bottling Co.	300
Wal-Mart	250
Meadow Gold Dairies, Inc.	230
Waste Management	200
Por-Mor Construction	140
Duro Electric Co.	140
ADK Electrical Corp.	140
Calcon Constructors, Inc.	100

Taxes

<u>Colorado Income</u>		<u>Sales</u>		<u>Property</u>	
				<u>Mill Levies</u>	
Corporate	4.63%	Englewood	3.50%	Englewood	8.32
Individual	4.63%	County	0.25%	School	44.419
		State	2.90%	County	14.451
		<u>Districts</u>	<u>1.20%</u>	<u>Other</u>	<u>1.600</u>
		Total	7.85%	Total	68.794

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 4Q 2005	Millions of Square Feet	Vacancy Rate	Avg. Lease Rate
Office—Class A	0.0/48.0	0.0%/13.7%	\$0.00/\$20.42
Office—Class B	1.0/83.6	9.8%/13.9%	\$16.37/\$16.42
Office—Class C	0.5/18.3	6.6%/10.2%	\$10.55/\$13.06
Industrial	9.7/197.7	3.9%/7.7%	\$5.03/\$4.71
Retail	1.5/99.3	5.3%/5.6%	\$16.29/\$15.12

Source: CoStar Realty Information, Inc., 4Q 2005.

Business

Utilities

Monthly Electrical Cost Comparisons (Average Bill)

Metro Area	Residential 750kWh	Commercial 40kWh/14,000kWh	Industrial 1,000kWh/650,000kWh
Atlanta	\$64	\$1,130	\$37,875
Dallas	\$95	\$1,635	\$70,901
Englewood/Denver	\$65	\$1,034	\$32,891
Phoenix	\$75	\$1,680	\$71,425
Portland	\$63	\$952	\$37,651
Salt Lake City	\$58	\$918	\$31,152

City of Englewood Utilities

Water: \$2.32/1,000 gallons for the first 400,000 gallons and \$1.44/1,000 gallons after 400,000 gallons.

Sewer: \$1.73/1,000 gallons

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

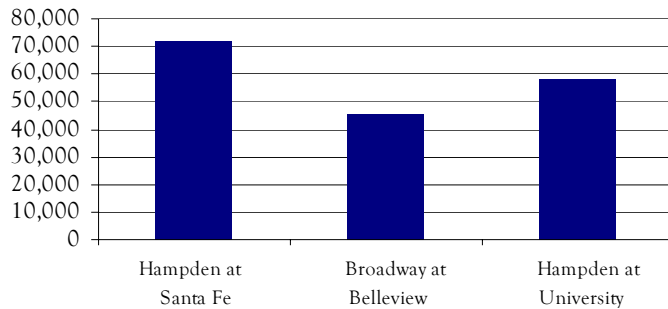
Source: Edison Electric Institute, Typical Bills and Average Rates Report, July 2005.

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 130 domestic and international destinations. Centennial Airport, the country's second busiest general aviation airport, is just 12 miles east of the City of Englewood.

Transportation

Traffic Counts Annual Average Daily - 2004



Sources: City of Englewood; Colorado Department of Transportation.

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.



Light Rail

Two existing transit stations provide convenient access to light rail. There were nearly 5,400 weekday boardings at Englewood CityCenter and over 800 weekday boardings at the Oxford Station in 2003. A third light rail station is funded for construction in 2007-08 at W. Bates Ave. and S. Galapago St.

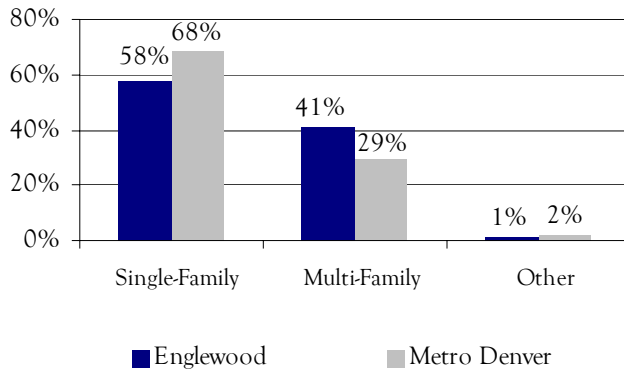
Freight

The Burlington Northern Santa Fe Railway serves 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
2004



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

Home Prices and Units

	Median Home Price 3Q 2005	Avg. Price/SF 3Q 2005	Avg. Monthly Rent 4Q 2005	Total Housing Units 2004
Englewood	\$220,302	\$205	\$815	15,988
Arapahoe County	\$282,823	\$170	\$820	214,984
Metro Denver	\$296,613	\$182	\$848	1,083,758

Sources: U.S. Census Bureau, Census 2000; Home Builders Association of Metro Denver; Information Advantage; 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	97.7	93.3	98.1	86.5	106.7	99.0	99.7
Dallas	93.3	97.5	75.8	115.7	104.9	99.9	96.0
Englewood/ Denver	99.6	106.7	101.9	96.7	94.0	106.0	96.6
Phoenix	99.0	99.2	97.6	91.4	105.2	101.7	100.2
Salt Lake City	92.8	107.0	83.5	93.2	94.0	98.7	94.1
Seattle	115.8	108.0	133.1	110.8	109.7	122.6	106.6

Source: ACCRA, Third Quarter 2005.

Community

Englewood Schools K-12

Students—2005	3,733
Graduation Rate	62%
Avg. ACT Score—2005	17.1
Number of Schools	
Elementary	6
Middle	3
High School	2
Alternative	1

Higher Education

College Access
 Englewood residents have direct light rail access to two college campuses. To the south, Arapahoe Community College offers comprehensive courses leading to both the Associate of Arts and the Associate of Science degrees. To the north, the 37,000-student Auraria campus is home to three colleges: the University of Colorado at Denver, the Community College of Denver and Metropolitan State College of Denver.

Large Four-Year Metro Colleges
 University of Colorado—Boulder
 Colorado State University
 Metropolitan State College
 University of Colorado—Denver
 University of Northern Colorado
 Regis University
 University of Denver
 Colorado School of Mines

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. An additional indoor performance venue will be completed in the Civic Center by March 2006.

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 over the years. Englewood boasts some of the finest parks in the metropolitan area. The newest recreational facility is Pirates Cove, an outdoor water park which makes a big splash during the summer months.



City of Englewood

City of Englewood

Community Development Department
 1000 Englewood Parkway
 Englewood, CO 80110-2373

Phone: 303-762-2342
 E-mail: commdev@englewoodgov.org

Please see our web site
www.englewoodgov.org