

WESTMINSTER

CITY PROFILE ► 2016/2017

WESTMINSTER, COLORADO is located in the northwest quadrant of the Denver Metro area, halfway between Denver and Boulder. This city of more than 113,000, located on two prime technology corridors – U.S. 36 and N I-25 – is home to a talented workforce, and can easily reach into nearby Denver and Boulder labor pools. Westminster is in the vicinity of one of the most robust tech start-up regions in the U.S., where close to 1,000 technology firms reside.

Poised to become the next urban center of the Colorado Front Range, Westminster welcomed commuter rail service in 2016, with non-stop service from Westminster Station to Denver Union Station in 11 minutes. Westminster is also committed to building its new downtown in the former Westminster Mall site, as a revived economic and community hub.

The city also features ample services, shopping and restaurants, along with award-winning recreational facilities and diverse housing. Add spectacular mountain vistas and Westminster stands out as the place to connect with business, with workforce, and with great Colorado lifestyle.

REAL ESTATE

With 26 business parks, 68 retail centers and over 16 million square feet of commercial space, Westminster has real estate options to meet almost every business need. Comprehensive real estate information including available space, demographics and detailed maps are available through the Economic Development Office at 303-658-2108 or ecodevo@cityofwestminster.us.

Space Type	Total Rentable Square Footage	Vacancy Rate	Estimated Space Available*
Industrial/Flex	3,372,201	6.6%	221,127
Retail	8,011,056	7.4%	742,495
Office Class A	2,204,290	7.6%	331,993
Office Class B	2,241,631	7.4%	276,619
Office Class C	842,245	11.7%	128,520

Real Estate Sources: Xceligent, City of Westminster, November 2016. Demographics Sources: U.S. Census Bureau, Census 2010 Data; Community Analyst; City of Westminster, November 2016. *Includes available space that may not be vacant.

www.westminstereconomicdevelopment.org

WESTMINSTER AT A GLANCE

POPULATION:
113,130

HOUSEHOLDS:
46,628

MEDIAN AGE:
36.4

EDUCATIONAL ATTAINMENT (AGE 25+):

Bachelor's degree or higher

34.6%

Master's, professional or doctorate

12.4%

AVERAGE DISPOSABLE INCOME:

\$64,649

LABOR FORCE WITHIN 10-MILE RADIUS:

749,435

COLLEGES AND UNIVERSITIES IN CITY:

4

TRANSPORTATION

The City of Westminster is located with easy and convenient access to the entire metro Denver area, either via highway or public transportation.

AIRPORTS

- Denver International Airport (DEN) is a 30-minute drive from Westminster. It offers non-stop service to 180 destinations including London, Frankfurt, Tokyo and Reykjavik, Iceland.
- Rocky Mountain Metropolitan Airport is adjacent to Westminster. It is Colorado's fourth busiest airport offering U.S. Customs and private charter services.

PUBLIC TRANSPORTATION

A metro-wide bus system serves Westminster, and includes the Sky Ride to and from DIA. Call-n-Ride service, providing curb-to-curb transportation, is available in many of the city's business and commercial areas.

www.westminstereconomicdevelopment.org

U.S. 36 IMPROVEMENTS

The addition of express lanes on U.S. 36 between Westminster and Boulder was completed in 2016. The project added one express lane in each direction for bus rapid transit (BRT), high occupancy vehicles (HOV) and tolled single occupancy vehicles (SOV). The project also features a new commuter bikeway.

WESTMINSTER STATION

The Westminster Station, near 71st Avenue and Federal Boulevard, opened in July 2016 with commuter rail service to and from downtown Denver.

www.westminsterstation.us

I-25 IMPROVEMENTS

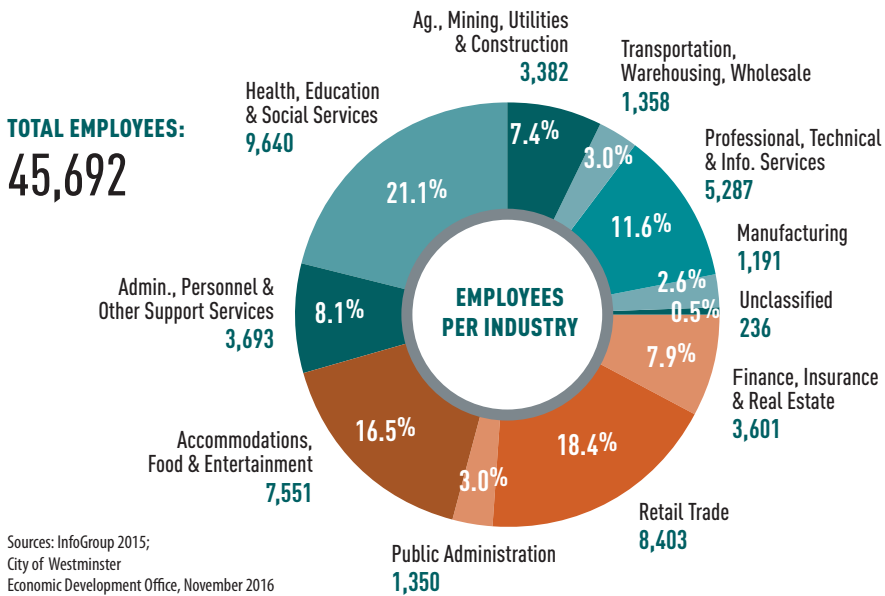
The addition of express lanes on I-25 expanded capacity between U.S. 36 and 120th Avenue with new HOV and tolled SOV lanes in each direction.



Westminster Station Rendering

CHARACTERISTICS OF THE LOCAL ECONOMY

There are over 4,000 businesses located in Westminster. The business community includes small, family-owned companies, service companies and high-tech manufacturers, as well as national and international headquarters. The following chart provides a breakdown of the city's daytime employment by industry.



TOP PRIMARY EMPLOYERS

Employer	2016 Employment	2017 Rank
St. Anthony's North Hospital Health Care Provider (two facilities)	895	1
Alliance Data Systems Network Credit Authorization	829	2
Ball Corporation Aerospace and Packaging	587	3
DigitalGlobe Geospatial Technologies	557	4
Trimble Navigation Geopositioning Technologies	550	5
Tri-State Generation Electric Energy Wholesaler	512	6
Kaiser Permanente Health Care Provider (two facilities)	475	7
Reed Group Human Resources Management	430	8
MTech Mechanical Technologies Group HVAC Systems	410	9

Note: Chart does not include retail businesses. Source: City of Westminster Economic Development Office, December 2016

KEY EMPLOYERS BY INDUSTRY

► GEOSPATIAL SERVICES

DigitalGlobe (HQ)
Trimble Navigation

► SOFTWARE & IT

Datalogix (HQ)
General Dynamics Information Technologies
McKesson Technology Solutions
Reed Group (HQ)
SpotX (HQ)
TruEffect (HQ)

► BIOSCIENCES

Arca Biopharma (HQ)
Cerapecics (HQ)
Flagship Biosciences (HQ)
ProtoMED
Surefire Medical (HQ)
Zimmer Biomet

► FINANCIAL SERVICES

Alliance Data Systems
Alloya Corporate F CU
Phoenix Financial (HQ)
Scottrade
Urban Lending Solutions

► ENERGY / UTILITIES

Kahuna Ventures (HQ)
Stonehenge Energy (HQ)
Tri-State Generation (HQ)

► COMMUNICATIONS TECHNOLOGY

Ball Aerospace
Lattice Technology (HQ)
LGS Innovations
Polycom

► R&D

Cintron Medical (HQ)
Plato BioPharma
Protogenic (HQ)
Synconess (HQ)

► MANUFACTURING

Air Comm Corp (HQ)
Aspen Electronics (HQ)
Ball Packaging (HQ)
Springs Fabrication

COMMUNITY

A recipient of the International Livable Communities Award and noted as one of Money Magazine's "Hottest Towns," Westminster is a great place to live, work and play. Dramatic mountain views and generous open space, trails, parks and golf courses capitalize on Colorado's outdoor lifestyle. The city is well planned, with beautiful residential neighborhoods and streetscapes, enhanced landscaping and interesting architectural details.

Westminster fosters a sense of community through its award-winning recreation and community centers, libraries and programs. The city is home

to a well-educated workforce, excellent public schools and four colleges.

With three distinct shopping districts, Westminster has one of the largest concentrations of retail development in the region, from large department stores to boutique shopping, as well as exciting entertainment venues and restaurants.

The city has also been named one of the most digitally savvy, cutting-edge communities in the nation, recognized for its extensive use of information technology to deliver quality service to its citizens.



SIZE OF CITY IN SQUARE MILES:

34

ACRES OF OPEN SPACE:

3,163

MILES OF TRAILS:

145

DEVELOPED PARKS:

60

GOLF COURSES:

5

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Source: City of Westminster
Department of Parks, Recreation and Libraries, 2016

CHARACTERISTICS OF THE POPULATION

POPULATION (RACE)

CAUCASIAN
(ALONE)

80.4%

ASIAN
(ALONE)

5.8%

AFRICAN
AMERICAN (ALONE)

1.6%

OTHER
(ALONE)

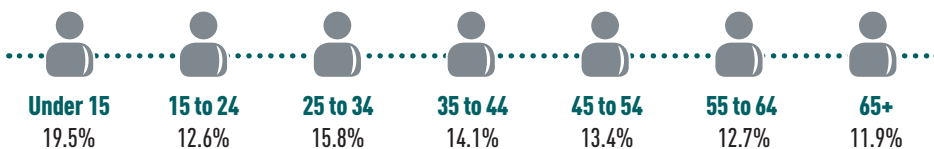
12.1%

HISPANIC OR
LATINO (ETHNICITY)*

22.7%

*Persons of Hispanic origin may be of any race

AGE DISTRIBUTION



EMPLOYED RESIDENT POPULATION BY OCCUPATION

Management, Business and Financial Operations	16%
Professional and Related Occupations	21.3%
Sales and Office	26.4%
Service	15.5%
Production, Transportation and Material Moving	11.8%
Construction, Extraction and Maintenance	9%
Other	0%

Source: U.S. Census Bureau, Census 2010 Data; ESRI 2014 Forecasts

GOVERNMENT

Incorporated in 1911, Westminster's council-manager form of government is consistently recognized for excellence in management and delivery of full services to businesses and residents. Westminster is located in both Jefferson and Adams counties. Westminster enjoys some of the highest bond ratings in the state, including AAA, with the leading national rating agencies.

BUSINESS LICENSE

All Westminster businesses must have a business license to operate in the city. Licenses are available at no cost through the City Clerk's Office. For information, call 303-658-2162, or visit the city website at www.cityofwestminster.us, click on Business and scroll to Tax and License Toolbox.

TAXES

CITY PROPERTY TAX: 3.65 MILLS

Total city, county and school tax mill rates vary between 77 and 150 mills, depending on location. Contact the appropriate county assessor's office for exact mill rates and tax calculations at www.co.adams.co.us or www.co.jefferson.co.us.

CITY SALES/USE TAX: 3.85%

Total city, county, and state sales tax is 8.35% in Jefferson County and 8.6% in Adams County.

COLORADO TAXES:

Income tax rate:

Corporate and individual –
4.63%

State tax on equipment used for:

Biotech, R&D & Manufacturing –
None

Sources: City of Westminster Sales Tax Division at 303-658-2065; www.cityofwestminster.us; Colorado Department of Revenue at www.taxcolorado.com, 2016

TELECOMMUNICATIONS

Westminster has high-tech and high-speed telecommunication structures in place for business and home use. Major service providers include:

- ▶ DSL – Century Link
- ▶ Wireless data – Sprint, Verizon, AT&T, and T-Mobile
- ▶ High-speed cable internet access – Comcast
- ▶ Fiber optic network – Century Link, Comcast and Level 3

Sources: City of Westminster Information Technology Department; City of Westminster Engineering Department, April 2016

EDUCATION

ELEMENTARY AND SECONDARY EDUCATION

Located in both Adams and Jefferson counties, Westminster offers three excellent public school systems, charter schools and private schools. Advantages of a Westminster education include low student-teacher ratios, gifted-and-talented programs, International Baccalaureate programs, STEM programs, and challenging curriculum and learning opportunities to meet the diverse needs of students.

Adams 12 Five Star Schools	www.adams12.org
Adams County School District 50	www.adams50.org
Jefferson County Public Schools	www.jeffcopublicschools.org
Private Schools	www.privateschoolreview.com

HIGHER EDUCATION

Major universities, colleges and professional schools in metro Denver are a quick and easy commute from Westminster.

University of Colorado Anschutz Medical Campus	30-40 minutes	www.ucdenver.edu
Colorado School of Mines	30 minutes	www.mines.edu
DeVry University	In Westminster	www.devry.edu
Front Range Community College	In Westminster	www.frontrange.edu
Metropolitan State University of Denver	20 minutes	www.msudenver.edu
Regis University	10 minutes	www.regis.edu
University of Phoenix	In Westminster	www.phoenix.edu
University of Colorado at Boulder	20 minutes	www.colorado.edu
University of Colorado at Denver	20 minutes	www.ucdenver.edu
University of Denver	30-40 minutes	www.du.edu
Westwood College	20 minutes	www.westwood.edu

WORKFORCE DEVELOPMENT

The Colorado FIRST Customized Training Program is a statewide job-training program that provides funding to companies relocating or expanding in Colorado. www.AdvanceColorado.com

The Center for Workforce Development at Front Range Community College in Westminster offers and facilitates business-specific training for all business needs, whether it is a high-tech process or administrative training. www.frontrange.edu

The Adams County Workforce & Business Center and the Jefferson County Workforce Center offer assistance to businesses and individuals to help fill job vacancies. www.co.adams.co.us jeffco.us/american-job-center/



HOUSING STATISTICS

Westminster's residential communities include a variety of housing and neighborhoods, from apartments and starter homes to luxury, executive homes. New urbanism and mixed-use neighborhoods have been developed, and many Westminster neighborhoods are nestled in and around parks, golf courses and open space.

2016 Housing Prices and Rental Rates			
Single-Family Detached Homes		Townhomes and Condominiums	
Average Sales Price	\$401,213	Average Sales Price	\$236,881
Units Sold	1,124	Units Sold	458
Average Days on Market	38	Average Days on Market	16

Source: RE/MAX Alliance, November 2016

Rental Housing (1st Quarter 2016)	Average Rent	Average P.S.F.	Vacancy Rate
1 bedroom	\$1,094.18	\$1.65	3.7%
2 bedroom/1 bath	\$1,246.23	\$1.49	3.5%
3 bedroom	\$1,932.01	\$1.59	4.1%

Source: Colorado Division of Housing, Q1 2016

WATER AND SEWER RATES

The City of Westminster provides water and sewer service throughout the city.

COMMERCIAL WATER RATES

A two-tiered rate structure (\$5.69 or \$6.92 per 1,000 gallons, depending upon consumption levels) is in effect, with the breakpoint dependent on meter size. A monthly meter service charge is also based on meter size.

COMMERCIAL SEWER RATES

\$5.91 per 1,000 gallons (calculated using average water consumption from January through March billings).

RECLAIMED WATER SYSTEM

The system provides a dependable, drought-resistant, environmentally sound source of water for irrigation that is less expensive than potable water. Reclaimed water rates are charged at 80% of the potable rate.

To determine rates for businesses using large quantities of water or to determine availability of reclaimed water, contact the Public Works and Utilities Department at 303-658-2176.

Source: City of Westminster Public Works and Utilities Department, October 2016

ELECTRICITY AND GAS SERVICE

The City of Westminster is serviced by Xcel Energy. For rate information, contact Xcel Energy www.xcelenergy.com



WESTMINSTER
COLORADO

ECONOMIC DEVELOPMENT OFFICE

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