



#### LOCATED BETWEEN DENVER AND BOULDER, WESTMINSTER HAS

PRIME PROXIMITY to the area's exceptional intellectual capital available in Boulder, as well as the incredible millennial workforce in the Denver metro area. Plus, we're right in the heart of the U.S. 36 Tech Corridor, connecting Denver to Boulder.

The metro Denver area has seen a great influx of new residents over the last decade, and we're taking a thoughtful approach to all of this growth. Westminster Station, located in the southern core of the city and a major stop on the B-Line commuter rail, is focused on transit-oriented growth. And while our new Downtown Westminster is bringing an urban blend of mixed-use development, we are still maintaining more than 30% of our land for open space, parks, and recreation, and working to preserve and revitalize our historic areas.

By car, bus, bicycle rail, or international airliner, Westminster moves easily. We have a superior multi-modal transportation network including an enhanced public transportation system, two-well maintained highway systems, and a superior regional trail system that connects to over 150 miles of trails.

Just ask companies like Ball Aerospace, Digital Globe, Zimmer Biomet and Alliance Data. They're either putting down roots or stretching out. All of this growth and expansion is attracting more amenities like local and national restaurants, hotels. and shopping and entertainment experiences.

118,929

POPULATION

46,686

HOUSEHOLDS

37.2

**MEDIAN AGE** 

**39.5%** 

BACHELOR'S DEGREE OR HIGHER

14.5%

MASTER'S. PROFESSIONAL, OR **DOCTORATE DEGREE** 

US Census Bureau, Community Analyst, December

AVG. DISPOSABLE INCOME

1,018,619

WORKFORCE WITHIN 10 MILES



### **Real Estate**

With 30 business parks, 68 retail centers, and almost 18 million square feet of commercial space, Westminster has real estate options to meet almost every business need. Comprehensive real estate information, including available demographics and detailed maps, is available through the Economic Development Department at WWW.WESTMINSTERECONOMICDEVELOPMENT.ORG.

SPACE TYPE	TOTAL RENTABLE SQUARE FOOTAGE	VACANCY RATE	ESTIMATED SPACE AVAILABLE*
Industrial/Flex	3,372,077	3.1%	375,460
Retail	8,812,937	7.1%	690,033
Office Class A	2,586,882	9.2%	378,195
Office Class B	3,210,738	8.5%	486,875
Office Class C	379,420	0.4%	5,673

Source: Costar, May 2021

\*Includes available space that may not be vacant.



# **Characteristics of the Local Economy**

There are over 4,000 businesses located in Westminster. The business community includes small family-owned businesses, service companies, and high-tech manufacturers, as well as national and international headquarters.

### **Top Primary Employers**

RANK	EMPLOYER	EMPLOYMENT
1	Ball Corporation* Aerospace and Packaging	2,205
2	Maxar* Geospatial Technologies	1,293
3	St. Anthony's North Hospital Healthcare Provider	1,164
4	Trimble Geopositioning Technologies	628
5	Tri-State Generation* Electric Energy Wholesaler	518
6	MTech Mechanical Technologies Group* HVAC Systems	507
7	Epsilon Marketing Agency	506
8	Alliance Data Systems Network Credit Authorization	472
9	CACI International Research & Technology	341
10	ReedGroup* Human Resources Management	314

Note: Chart does not include retail businesses. Source: City of Westminster Department of Economic Development, June 2021.

### **Key Employers by Industry**

#### **AEROSPACE**

- Ball Aerospace
- Maxar\*
- Trimble
- Advanced Space

#### **ENERGY AND UTILITIES**

- Ascent Geometrics\*
- Kahuna Ventures\*
- Tri-State Generation\*
- Stonehenge Energy\*

#### FINANCIAL SERVICES

- Alliance Data
- Alloya
- Citywide Home Loans
- Phoenix Financial\*
- ServiceLink

#### HEALTHCARE AND LIFE SCIENCES

- ARCA Biopharma\*
- AxisPoint Health
- Cerapedics\*
- Flagship Biosciences\*
- McKesson
- ProtoMED\*
- Swisslog North American Operations HQ
- TriSalus\*
- Zimmer Biomet Spine HQ

#### MANUFACTURING

- Air Comm Corp\*
- Aspen Electronics\*
- Ball Corporation\*
- Metalcraft\*
- Serpentix\*
- **Springs Fabrication**
- Tenere

#### RESEARCH AND **DEVELOPMENT**

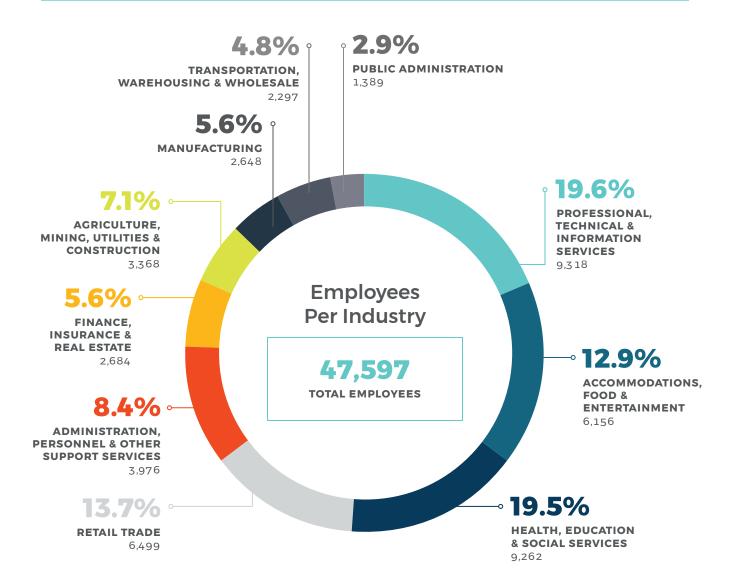
- Cintron Medical\*
- Plato BioPharma\*
- Protogenic
- Syncroness\*

#### **TECHNOLOGY AND INFORMATION**

- CACI International
- Coalfire\*
- Deck Nine\*
- Epsilon Data Practice\*
- General Dynamics IT
- Polycom
- ReedGroup\*

<sup>\*</sup> Corporate Headquarters

### Daytime Employment by Industry



### **Transportation**

Westminster's strategic location provides easy and convenient access to the metro Denver and Boulder areas through an extensive multi-modal transportation network, which includes:

- An enhanced public transportation system
- Quick access to regional and international airports
- A superior regional trail system
- ► Two well-maintained highway systems

By car, bus, bicycle, rail, or international airliner, Westminster moves easily.



#### / HIGHWAYS

A comprehensive highway system connects Westminster to the rest of the metro Denver area and Colorado. Our road system totals approximately 1,102 miles of streets network, not including CDOT highway.

DIRECT ACCESS TO

- ▶ U.S. 36
- Interstate 25

CONVENIENT ACCESS TO

- Northwest Parkway
- ▶ E-470
- Interstate 70
- Interstate 76



#### ENHANCED TRANSIT NETWORK

#### **B LINE**

Commuter rail line runs between Westminster Station (Westminster Station Drive and Grove Street) and Union Station in downtown Denver. Train runs every hour, and travel time is 15 minutes.

#### FLATIRON FLYER

The Flatiron Flyer is RTD's bus rapid transit service connecting Denver, Boulder and all points in-between. Transit service runs every 15 minutes from the U.S. 36 and Sheridan, and U.S. 36 and Church Ranch stations. With two stations along the U.S. 36 corridor, Westminster residents and visitors have convenient and reliable options when traveling along the Front Range.

#### LOCAL TRANSIT SERVICE

RTD runs 17 bus lines that serve Westminster neighborhoods and Park-N-Rides. Service varies between 30 to 60 minutes depending on bus route. For all RTD schedules, visit: RTD SCHEDULES



#### **AIRPORTS**

DENVER INTERNATIONAL AIRPORT is a 30-minute drive from Westminster. It offers non-stop service to 180 destinations including London, Paris, Frankfurt, Zurich and Tokyo.

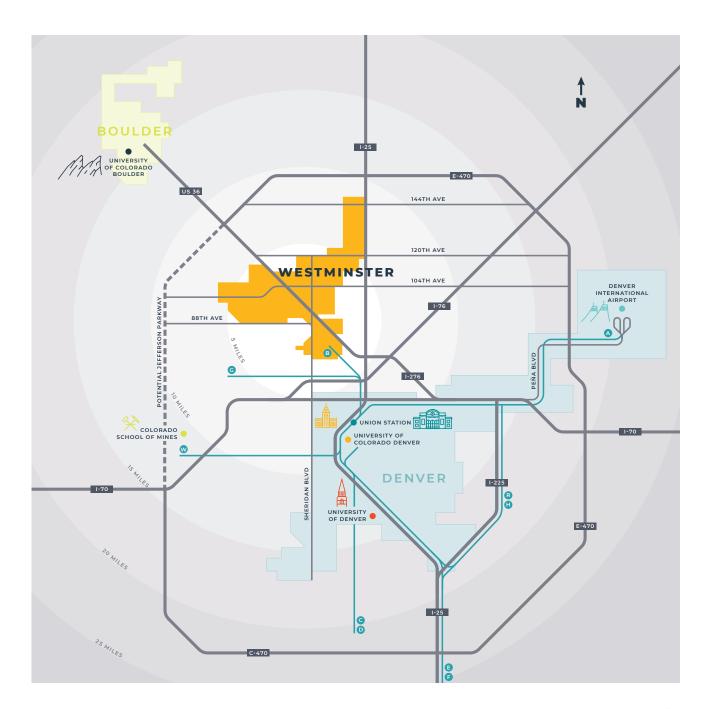
ROCKY MOUNTAIN METROPOLITAN AIRPORT is adjacent to Westminster. It is Colorado's fourth busiest airport and offers complete U.S. Customs and ground services.



#### REGIONAL TRAIL SYSTEM

The city's 145 miles of trails provide an active lifestyle option to getting around Westminster and having fun. The U.S. 36 Bikeway connects Boulder and Denver, and is on the cycling community's radar as a unique 16-mile connection from Boulder to Denver, safely separated from the highway and accessible to all levels of riders.

Commuting Solutions has an INTERACTIVE BICYCLE MAP to help you get around the Front Range area by bike and bus.



## Community

Westminster is a first-ring suburb of the Metro Denver area, with a population of approximately 118,000 - but that doesn't begin to describe the unique places, neighborhoods and development projects that can be found across the city. Already known for its great use of open space and plenty of parks, Westminster is creating several urbanfocused spaces, including its new city hub, Downtown Westminster.

With the arrival of commuter rail, the Westminster Station area is quickly growing as an urban core of the community with great connectivity to Denver. Add in magnificent retail and entertainment districts and a historic section that is the original heart of the city, and Westminster has a place for everyone.

# **POPULATION** HHE ш $\overline{0}$ CHARACTERISTICS

#### POPULATION (RACE)

**79.9% CAUCASIAN** 

12.2%

**OTHER** 

6.3%

22.2%

ASIAN

HISPANIC OR **LATINO** 

**1.7%** 

PERSONS OF HISPANIC ORIGIN MAY BE OF ANY

**AFRICAN** 

#### **AGE DISTRIBUTION**



**EMPLOYED RESIDENT POPULATION BY** OCCUPATION

10.1%

**25.5%** 

**MANAGEMENT** 

**SERVICE** 

29.5%

5.3%

**PROFESSIONAL** 

**PRODUCTION** 

**20.8%** 

8.8%

**SALES & OFFICE** 

CONSTRUCTION







3,097 **ACRES OF** 

**OPEN SPACE** 



145 **MILES OF TRAILS** 



**DEVELOPED PARKS** 



GOLF **COURSES** 



**RECREATION CENTERS** 



#### **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 in both Jefferson and Adams counties and enjoys some of the highest bond ratings in the state, including AAA and AA+, 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 the Business & Sales Tax Licenses box.

### **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.jeffco.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 TAX**

4.55%

The income tax rate for corporations and individuals is 4.55%.

State tax on equipment used for Biotech, R&D, and Manufacturing: None

Sources: City of Westminster Sales Tax Division at 303.658.2065; cityofwestminster.us; Colorado Department of Revenue at taxcolorado.com, 2021

Sources: City of Westminster Information Technology Department, June 2021



# **Telecommunication**

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\* and Comcast

\* Century Link has become Lumen Technologies Inc.

### **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 curricula and learning opportunities to meet the diverse needs of students.

Adams 12 Five Star Schools adams12.org

Westminster Public Schools westminsterpublicschools.org

Jefferson County Public Schools jeffcopublicschools.org **Private Schools** 

privateschoolreview.com

#### HIGHER EDUCATION

Major universities, colleges, and professional schools in the metro Denver and Boulder area are served by mass transit and a quick commute from Westminster.

University of Colorado Anschutz Medical Campus 30-40 MIN ucdenver.edu

Colorado School of Mines 30 MIN mines.edu

DeVry University IN WESTMINSTER devry.edu

Front Range Community College IN WESTMINSTER frontrange.edu

Regis University

10 MIN regis.edu

Metropolitan State University of Denver 20 MIN msudenver.edu

University of Colorado at Boulder

20 MIN colorado.edu

University of Colorado at Denver

20 MIN ucdenver.edu

University of Denver 30-40 MIN du.edu





### **Water and Sewer Rates**

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

#### **COMMERCIAL WATER RATES**

A two-tiered rate structure (\$7.78 or \$9.54 per 1,000 gallons in 2020, depending on consumption levels) is in effect, with the breakpoint dependent on the account's water budget (determined from the average of the past 10 years of water use, or the Service Commitment Agreement).

#### **COMMERCIAL SEWER RATES**

\$8.15 per 1,000 gallons in 2020 (calculated using average water consumption from December through February).

#### **RECLAIMED WATER SYSTEM**

\$6.04 per 1,000 gallons in 2020. The system provides a dependable, drought-resistant, environmentally sound source of water for irrigation that is charged at 80% of the potable rate.

# **Electricity and Gas Service**

The City of Westminster is serviced by Xcel Energy. For rate information, contact Xcel Energy. WWW.XCELENERGY.COM

Sources: City of Westminster Public Works and Utilities Department, December 2019. 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.

# **Housing Market 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.

FOR SALE HOUSING	WESTMINSTER	DENVER	BOULDER COUNTY
Median Sale Price	\$540,000	\$640,000	\$768,000
Year-over-year change	29.5%	28%	27.4%
Total Sales	139	931	153
Year-over-year change	-9.2%	5.1%	-39%
Median Days on Market	5	7	15
Year-over-year change	-64%	-65%	-40%

Source: Denver Metro Association of Realtors. June 2021 Market Trends Report

MULTIFAMILY RENTAL HOUSING TYPE	AVG. ASKING RENT	PERCENT OF TOTAL UNITS
Studio	N/A	2%
One Bedroom	\$1,425	48%
Two Bedroom	\$1,709	43%
Three Bedroom	\$2,091	6%

MULTIFAMILY RENTAL MARKET OVERVIEW		
Average Asking Rent	\$1,598	
Average Asking Rent per Square Foot	\$1.89	
Vacancy Rate (June 2021)	7.5%	

Source: CoStar 2021

# **Affordable Housing**

Westminster has made a commitment to address housing needs because affordable housing impacts the overall prosperity of our entire community by:

- Stabilizing the workforce
- Reinforcing smart growth patterns

- Revitalizing neighborhoods
- Attracting businesses

Our balanced approach to housing includes an effort to disperse affordable housing throughout the city. It also seeks to provide a range of housing options across the spectrum of incomes. The city is working with developers to provide housing at various income levels and to serve members of the community, such as teachers, firefighters, and nurses, who are struggling to find workforce housing in our current market, as well as senior citizens who want to age in the community they've called home.

