

**TRADE AREA FACTS  
WEST ALAMEDA CORRIDOR REINVESTMENT AREA**

**EMPLOYMENT INFORMATION**

<i>2008 Estimates – Alameda &amp; Wadsworth Intersection</i>	<i>1 mile radius</i>	<i>3 mile radius</i>	<i>5 mile radius</i>
Population 2007	13,132	132,285	329,060
Number of Employees 2008	12,945	66,724	201,225
Number of Business Establishments 2008	876	5,800	15,965
Total Retail Business Percentage	22%	19%	19%
Total Financial/Real Estate Business Percentage	14%	12%	10%
Total Service Business Percentage	42%	44%	42%
Total of All Other Business Type Percentage	20%	29%	28%

Source: CoStar through Lakewood Economic Development

**AVERAGE VACANCY RATE**

<i>2008 Estimates – Alameda &amp; Wadsworth Intersection</i>	<i>1 mile radius</i>
Vacancy	5.3%

**AVERAGE WEEKDAY TRAFFIC COUNTS**

West Alameda Avenue	West: 31,100	East: 30,241
Wadsworth Boulevard	North: 55,400	South: 55,200

Source: CoStar through Lakewood Economic Development

**ASSESSED PROPERTY VALUES – AREA TOTALS**

	2001	2003	2005	2007	% Increase from Base
Phase I (Corridor)	\$26,724,930	\$38,827,030	\$46,873,080	\$48,268,560	105%
Phase II (Belmar)	\$9,025,170	\$6,293,460	\$34,185,530	\$45,978,720	298.6%

Source: Lakewood Finance Department

**TRANSIT**

Bus	Alameda Avenue: Routes 1, 3, and 11 serve the Corridor Wadsworth Boulevard: 76 Regional Route
Bicycle	Alameda Avenue has a wide detached right of way sidewalk that is friendly to bicyclists