

**TRADE AREA FACTS  
COLFAX-WADSWORTH REINVESTMENT AREA**

**EMPLOYMENT INFORMATION**

<i>2008 Estimates – Colfax &amp; Wadsworth Intersection</i>	<i>1 mile radius</i>	<i>3 mile radius</i>	<i>5 mile radius</i>
Population 2007	15,822	130,657	344,749
Number of Employees 2008	11,318	79,483	339,836
Number of Business Establishments 2008	1,003	6,445	24,538
Total Retail Business Percentage	18%	19%	17%
Total Financial/Real Estate Business Percentage	10%	9%	11%
Total Service Business Percentage	47%	45%	43%
Total of All Other Business Type Percentage	24%	25%	27%

Source: CoStar through Lakewood Economic Development

**AVERAGE VACANCY RATE**

<i>2008 Estimates – Colfax &amp; Wadsworth Intersection</i>	<i>1 mile radius</i>
Vacancy	10.8%

**AVERAGE WEEKDAY TRAFFIC COUNTS**

West Colfax Avenue	West: 27,400	East: 26,000
Wadsworth Boulevard	North: 47,700	South: 36,618

Source: CoStar through Lakewood Economic Development

**ASSESSED PROPERTY VALUES: COLFAX –WADSWORTH REINVESTMENT AREA**

2001	2002	2003	2004	2005	2006	2007	% Increase From Base
\$3,124,840	\$3,169,850	\$3,300,210	\$2,501,100	\$4,259,020	\$6,050,860	\$8,415,720	169.32%

Source: Jefferson County Assessor through Lakewood Finance Department

**TRANSIT**

Bus	West Colfax Avenue: 16 & 16L Regional Routes Wadsworth Boulevard: 76 Regional Route
Bicycle	The D10 Metro – area bike path follows 13 <sup>th</sup> Avenue, 2 blocks south of Colfax Avenue and the Reinvestment District.
Light Rail	Lakewood’s Central Station will be located 2 blocks south at Wadsworth Boulevard & 13 <sup>th</sup> Avenue. Projected completion by 2012.

Source: Regional Transportation District