

**TRADE AREA FACTS
WEST COLFAX CORRIDOR REINVESTMENT AREA**

EMPLOYMENT INFORMATION

<i>2008 Estimates – Colfax & Kipling Intersection</i>	<i>1 mile radius</i>	<i>3 mile radius</i>	<i>5 mile radius</i>
Population 2007	10,811	95,813	282,815
Number of Employees 2008	15,345	85,578	180,456
Number of Business Establishments 2008	1,093	6,543	14,991
Total Retail Business Percentage	18%	19%	19%
Total Financial/Real Estate Business Percentage	10%	11%	10%
Total Service Business Percentage	44%	45%	43%
Total of All Other Business Type Percentage	27%	24%	27%

<i>2008 Estimates – Colfax & Sheridan Intersection</i>	<i>1 mile radius</i>	<i>3 mile radius</i>	<i>5 mile radius</i>
Population 2007	20,530	148,563	386,845
Number of Employees 2008	11,032	109,098	421,658
Number of Business Establishments 2008	753	1,606	29,755
Total Retail Business Percentage	20%	20%	17%
Total Financial/Real Estate Business Percentage	7%	10%	11%
Total Service Business Percentage	45%	44%	45%
Total of All Other Business Type Percentage	27%	26%	27%

Source: CoStar through Lakewood Economic Development

AVERAGE WEEKDAY TRAFFIC COUNTS

West Colfax Avenue and Kipling Street	West: 31,906	East: 28,800	West Colfax Avenue and Sheridan Blvd	West: 43,554	East: 30,600
	North: 35,000	South: 35,000		North: 37,100	South: 47,680

Source: CoStar through Lakewood Economic Development

AVERAGE VACANCY RATE

<i>2008 Estimates – Colfax & Kipling Intersection</i>	<i>1 mile radius</i>	<i>2008 Estimates – Colfax & Sheridan Intersection</i>	<i>1 mile radius</i>
Vacancy	7.5%	Vacancy	9.4%

ASSESSED PROPERTY VALUES – WEST COLFAX CORRIDOR REINVESTMENT AREA TOTAL

2004 (Base)	2006	2007	% Increase from Base
\$89,864,000	\$90,719,870	\$103,789,650	15.5%

Source: Lakewood Finance Department

TRANSIT

Bus	The 16 & 16L Regional Routes run on West Colfax Avenue
Light Rail	The West Corridor Light Rail line will open in 2012, two blocks south of Colfax Ave.
Bicycle	The D10 Metro – area bike path follows 13 th Avenue, 2 blocks south of Colfax Avenue

Source: Regional Transit District