

Choose Westminster 2011/2012 Profile

Delivering exceptional value and quality of life

Westminster, located between Denver and Boulder, has outstanding access to transportation, educational facilities, a well-educated work force, retail and office development, diverse housing, entertainment, and recreation. It is the home of choice to more than 106,000 residents and 4,000 businesses.

Westminster is a progressive city with an aggressive, pro-business attitude and an innovative staff that specializes in relocation and expansion, long-range development opportunities and services for existing businesses.

The city's Economic Development Office is the in-house advocate for the business community. The award-winning staff is ready to assist new businesses and developments, work with existing businesses, and set the stage for future development and redevelopment opportunities. Staff tracks all commercial real estate in the city, provides detailed demographic information, and is your source for information concerning business development in Westminster.

By the Numbers

| | |
|--|----------|
| Population | 106,114 |
| Households | 42,041 |
| Median age | 35.3 |
| Educational attainment (age 25+): | |
| High school graduate/ GED or higher | 90.8% |
| Bachelor's degree or higher | 34.4% |
| Master's, professional or doctorate | 10.52% |
| Effective buying income (2011) | \$58,953 |
| Labor force within 10-mile radius | 504,232 |
| Colleges and universities in city | 5 |

Source: Claritas Inc., City of Westminster, June 2011

Real Estate

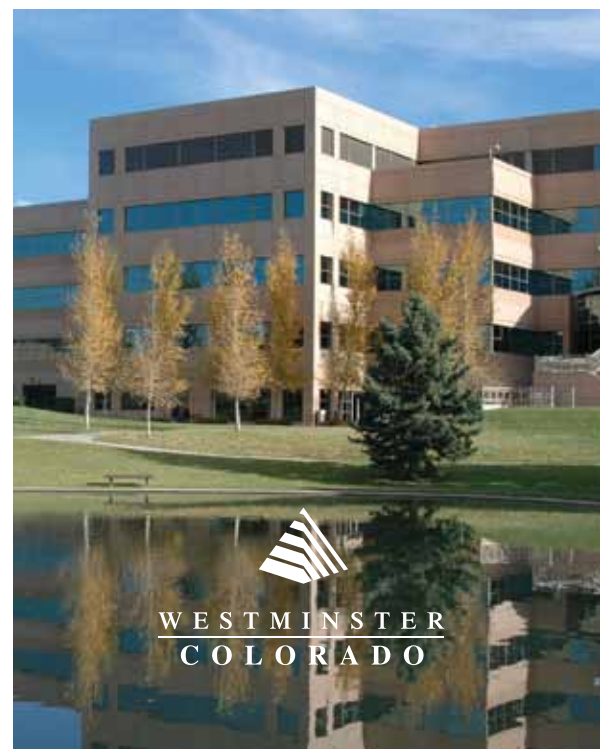
With 22 business parks and 67 retail centers, Westminster has a diverse commercial real estate inventory to meet your business needs. There are more than 16 million square feet of multi-tenant office, industrial, and retail space. A comprehensive real estate database of non-residential properties, detailed maps of retail centers and business parks, and information concerning available space are accessible on the city website at www.cityofwestminster.us or by contacting the Economic Development Office.

| Real Estate Market Summary | | | |
|----------------------------|-------------------------------|--------------|----------------------------|
| Space Type | Total Rentable Square Footage | Vacancy Rate | Estimated Space Available* |
| Industrial/Flex | 4,209,008 | 37.0% | 1,559,317** |
| Retail | 7,743,213 | 14.1% | 1,095,741 |
| Office Class A | 1,803,097 | 20.9% | 376,946 |
| Office Class B | 1,710,958 | 19.2% | 328,630 |
| Office Class C | 276,562 | 16.7% | 46,166 |

Source: Costar, City of Westminster, June 2010.

*Includes available sublease space

**Includes a single block of 1.2 million square feet.



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Transportation

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

Airports

- Denver International Airport (DIA) is only a 30-minute drive via I-25 and I-70, or E-470.
- Rocky Mountain Metropolitan Airport, adjacent to Westminster, is one of Colorado's largest corporate airports, offering U.S. Customs Services, complete ground services, and hangar space.

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.

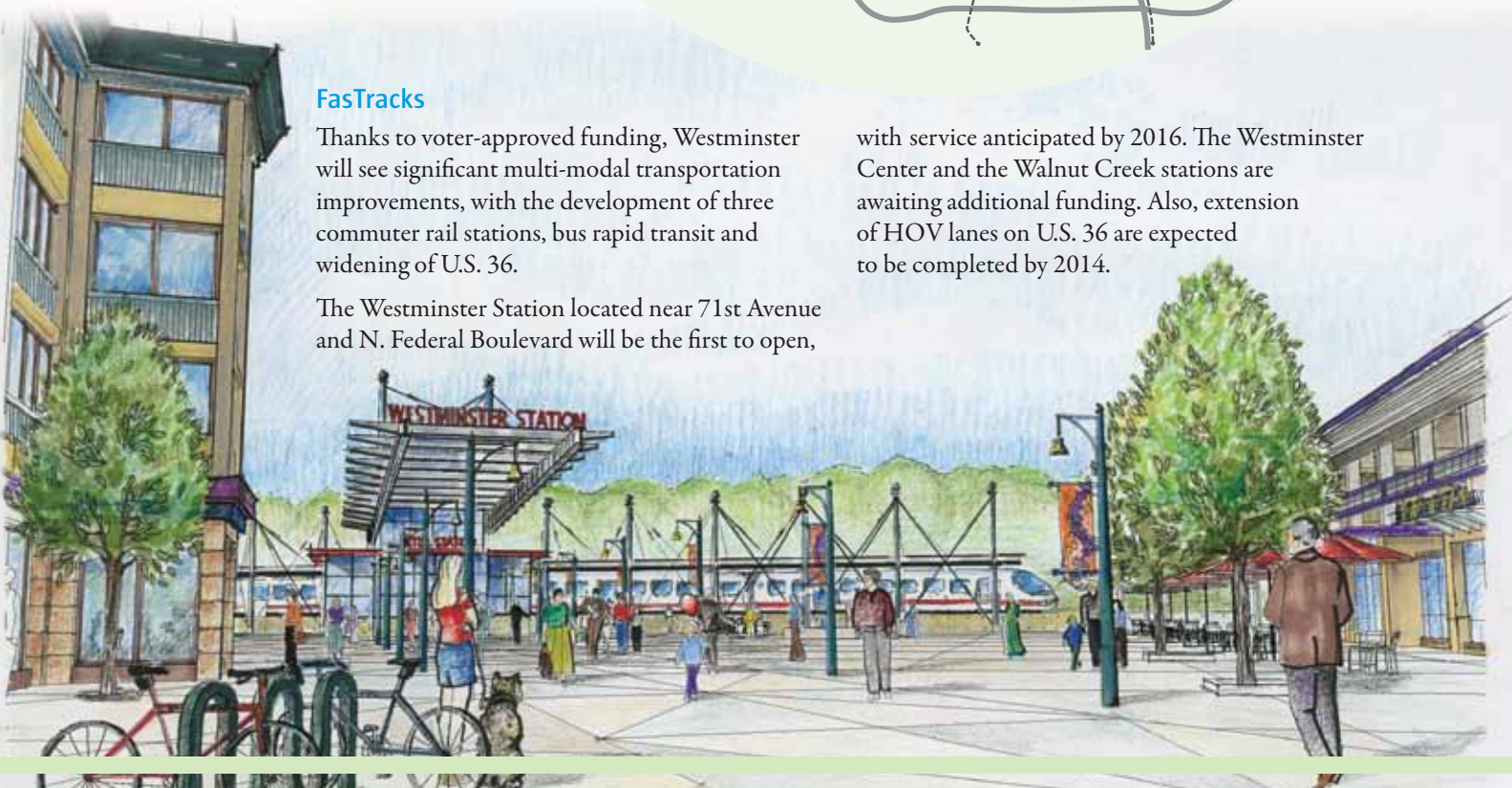


FasTracks

Thanks to voter-approved funding, Westminster will see significant multi-modal transportation improvements, with the development of three commuter rail stations, bus rapid transit and widening of U.S. 36.

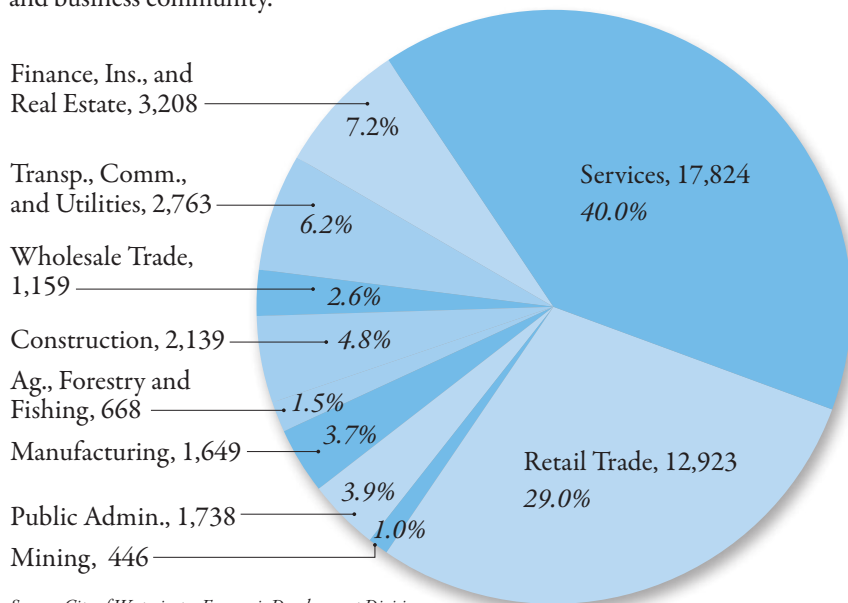
The Westminster Station located near 71st Avenue and N. Federal Boulevard will be the first to open,

with service anticipated by 2016. The Westminster Center and the Walnut Creek stations are awaiting additional funding. Also, extension of HOV lanes on U.S. 36 are expected to be completed by 2014.



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 employment chart provides a snapshot of the city's economy and business community.



Source: City of Westminster Economic Development Division, February 2008

Top 10 Private Employers

| Employer | 2011 Employment | 2010 Rank |
|---|-----------------|-----------|
| Avaya <i>Communications Systems and R&D</i> | 1,200 | 1 |
| Ball Corporation <i>Aerospace, Packaging and R&D</i> | 896 | 2 |
| St. Anthony's North Hospital <i>Health Care Provider</i> | 725 | 3 |
| LPS Asset Management Solutions <i>Lender Processing Services</i> | 500 | 4 |
| McKesson Information Solutions <i>Health Care Services</i> | 475 | 5 |
| Alliance Data Systems <i>Network Credit Authorization</i> | 422 | 6 |
| Tri-State Generation <i>Electric Utility Wholesaler</i> | 400 | 7 |
| Trimble Navigation <i>Navigation Equipment</i> | 350 | 8 |
| Kaiser Permanente (Huron & Sheridan) <i>Health Care Provider</i> | 340 | 9 |
| LGS Innovations <i>Communications</i> | 255 | 10 |

Source: City of Westminster Economic Development Division, June 2011

Economic Development Office 4800 W. 92nd Avenue, Westminster, CO 80031
303-658-2108 Fax: 303-706-3922
ecodevo@cityofwestminster.us www.cityofwestminster.us

Key Employers by Industry

Bio-Sciences and Medical Related

Allos Therapeutics
Cerapedics
Cintron Medical
Clean Room Devices
McKesson Information Solutions
Plato Biopharma
ProtoMED

Corporate/Division Headquarters:

Ball Corporation
LaFarge North America
Melco Industries
Protogenic
Scotttrade, Inc.
Synchroness*

Energy:

Green Energy Corp*
REC Solar
Tarpon Energy Services
Timberline Energy
Tri-State Generation (HQ)

Financial Services:

Alliance Data Systems
CSG Systems
Key Bank
LPS Asset Management Solutions
SunCorp

IT & Communications:

Avaya
Booyah Networks
British Telecom
General Dynamics
HID Global
LGS Innovations
Microtek
Polycom, Inc.
Tandberg Data

Manufacturing:

Aspen Electronics
Hunter Company
Metalcraft Industries
Save Our Soles
Serpentix Conveyor Corp.
Western Electronics

*Recognized as a 2011 Colorado Company to Watch

Community Amenities

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-oriented 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/classes. 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.



| | |
|------|------------------------------|
| 33.7 | size of city in square miles |
| 4.6 | square miles of open space |
| 11.1 | square miles of green space |
| 74 | miles of off-road trails |
| 9.5 | miles of on-road trails |
| 55 | developed parks |
| 4 | golf courses |

Source: City of Westminster Department of Parks, Recreation and Libraries 2009

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, without the need for additional service districts and taxing authorities. Thirty-three square miles in size, Westminster is located in both Jefferson and Adams counties. Westminster enjoys some of the highest bond ratings in the state with consistent A and AA bond ratings from 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 and click on Business/Tax and License Toolbox.

Characteristics of the Population

Population by Race

| | |
|------------------|-------|
| White | 80.2% |
| Asian | 6.6% |
| African American | 1.9% |
| Other | 11.3% |

Hispanic or Latino

Age Distribution

| | |
|-------------|-------|
| Under 18 | 25.4% |
| 18 to 20 | 3.5% |
| 21 to 24 | 5.0% |
| 25 to 34 | 15.7% |
| 35 to 44 | 16.1% |
| 45 to 54 | 14.8% |
| 55 to 64 | 11.2% |
| 65 and over | 8.4% |

Source: Claritas Inc., June 2011

Employed Population by Occupation

| | |
|---|-------|
| Management, Business, and Financial Operations | 16.9% |
| Professional and Related Occupations | 23.0% |
| Sales and Office | 27.0% |
| Service | 12.6% |
| Production, Transportation, and Material Moving | 10.3% |
| Construction, Extraction, and Maintenance | 9.3% |
| Other | 0.9% |



Taxes

City Property Tax: 3.65 mills

\$1.06 per \$1,000 total business actual value. The total city, county and school tax millage varies between 77-150 mills. For the exact mill rate contact the appropriate county assessor's office 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 8.45% in Jefferson County and 8.7% in Adams County.

Colorado Taxes:

| | |
|---------------------------------------|-------|
| State Corporate Income Tax Rate: | 4.63% |
| State Individual Income Tax Rate: | 4.63% |
| Head Tax: | None |
| State Tax on Manufacturing Equipment: | None |

Sources: City of Westminster Sales Tax Division at 303-658-2065; www.cityofwestminster.us
Colorado Department of Revenue at www.taxcolorado.com 2011

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 (ranging from 20 to 28), gifted-and-talented programs, International Baccalaureate 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.jeffco.k12.co.us |
| Private Schools | www.privateschoolreview.com |

Higher Education

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

| | | |
|-----------------------------------|----------------|--|
| C.U. Health Sciences Centers | 30-40 minutes | www.uchsc.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 |
| ITT Technical Institute | In Westminster | www.itt-tech.ed |
| 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.cudenver.edu |
| University of Denver | 30-40 minutes | www.du.edu |
| Westwood College | In Westminster | 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 businesses needs, whether it is a high-tech process or administrative training.

www.frontrange.edu

The [Adams County One Stop Career Center](#) and the [Jefferson County Workforce Center](#) offer assistance to businesses and individuals to help fill job vacancies.

www.jeffersonworkforce.org

www.co.adams.co.us

Telecommunications

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

- DSL – Qwest/Century Link
- Wireless data – Sprint, Verizon, AT&T, and T-Mobile
- High-speed cable internet access – Comcast
- Fiber optic network – ICG Telecommunications and Qwest

Sources: City of Westminster Information Technology Department; Metro Denver Economic Development Profile 2010

Housing Statistics

Westminster's residential communities include a variety of housing and neighborhoods, from apartments and starter homes up 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.



WESTMINSTER
COLORADO

Economic Development Office

4800 W. 92nd Avenue
Westminster, CO 80031

303-658-2108

Fax: 303-706-3922

Email:

ecodevo@cityofwestminster.us

Website:

www.cityofwestminster.us

| 2010 Housing Prices and Rental Rates | | | |
|--------------------------------------|-----------|----------------------------|-----------|
| Single Family Detached Homes | | Townhomes and Condominiums | |
| Average Sales Price | \$239,583 | Average Sales Price | \$139,716 |
| Units Sold | 1,040 | Units Sold | 318 |
| Average Days on Market | 88 | Average Days on Market | 84 |

Source: Exit One Realty, June 2011.

| Rental Housing (3rd Quarter 2010) | Average Rent | Average P.S.F. | Vacancy Rate |
|-----------------------------------|--------------|----------------|--------------|
| 1 bedroom | \$775 | \$1.12 | 4.0% |
| 2 bedroom/1 bath | \$854 | \$0.99 | 4.6% |
| 3 bedroom | \$1,180 | \$0.97 | 3.6% |

Source: Colorado Division of Housing, June 2011. (Weighted Averages for Adams and Jefferson Counties.)

Water and Sewer Rates

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

Commercial Water Rates

A two-tiered rate structure (\$4.70 or \$5.72 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

\$4.68 per 1,000 gallons (calculated using average water consumption from January through March billings.)

Reclaimed Water 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

Electricity and Gas Service

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