

# Choose Westminster 2009/2010 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 111,000 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.

Population	111,257
Households	40,810
Median age	35.2
Educational attainment (age 25+):	
High school graduate/ GED or higher	89.4%
Bachelor's degree or higher	32.3%
Master's, professional or doctorate	9.5%
Effective buying income (2009)	\$60,519
Labor force within 10-mile radius	473,460
Colleges and universities in city	4

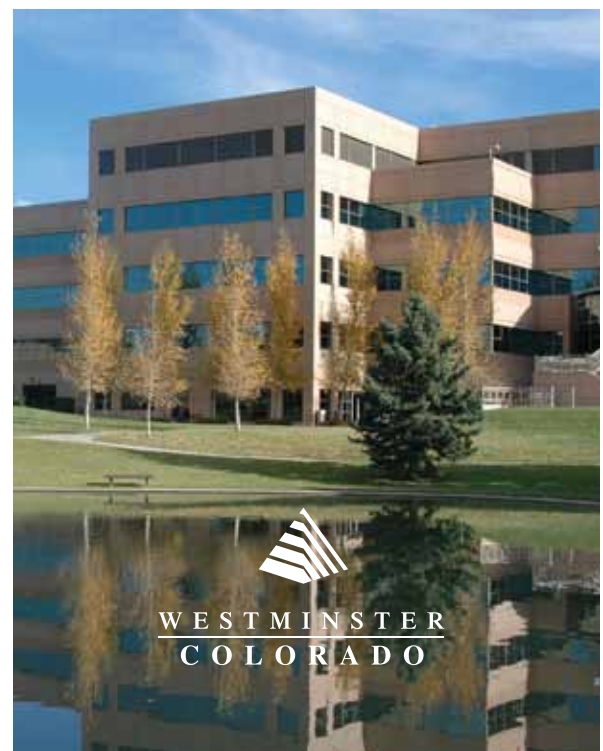
*Source: American Community Survey and Colorado Department of Labor and Employment-Local Area Unemployment Statistics, Development Research Partners, Claritas Inc., City of Westminster Community Development Department, Denver Regional Council of Governments, June 2009*

## 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 almost 11 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](http://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*
Flex	984,504	26.4%	260,066
Industrial	2,694,800	5.9%	157,651
Retail	8,253,260	15.7%	1,294,682
Office Class A	2,368,117	22.4%	530,325
Office Class B	1,569,366	18.0%	281,716
Office Class C	280,758	22.3%	62,568

*Source: Costar, City of Westminster, June 2009.  
\*Includes available sublease space*



# Transportation

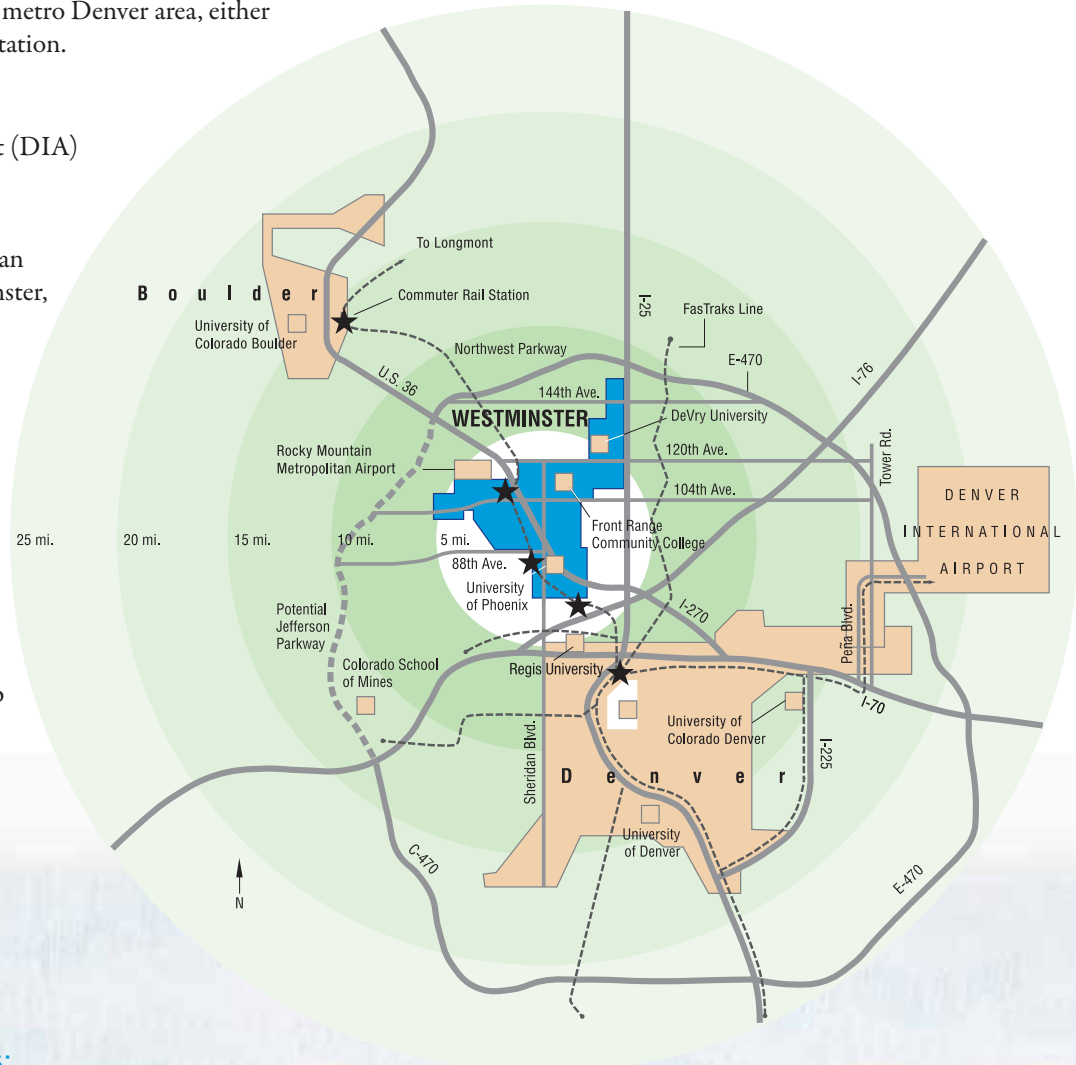
The City of Westminster is strategically located with easy and convenient access to the entire metro Denver area, either via highway or public transportation.

## 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.



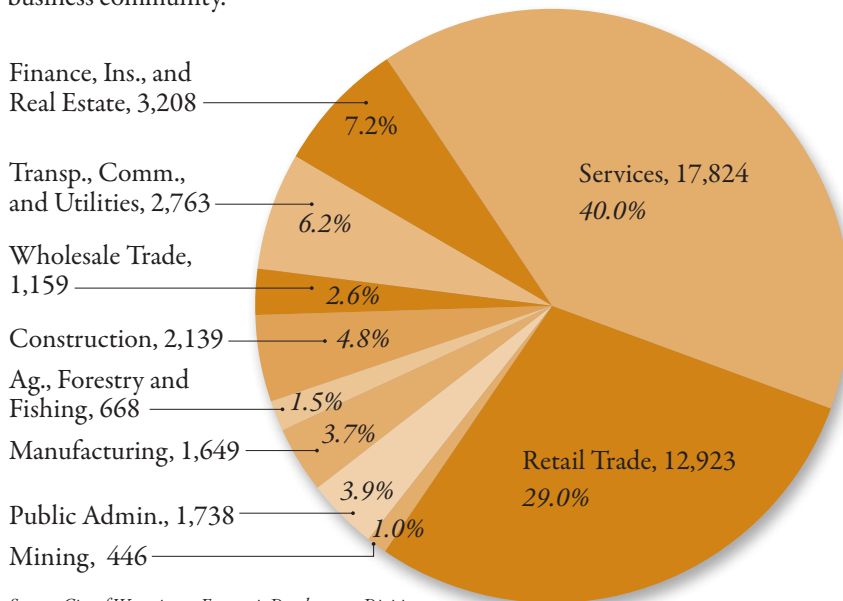
## FasTracks:

Improved access to US 36 is only a few years away. 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 US 36.



## Characteristics of the Local Economy

There are over 4,000 businesses located in Westminster. The business community includes small, family-owned companies, service companies, 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	2008 Employment	2007 Rank
Avaya (Lucent/Bell Labs) <i>Communications Systems and R&amp;D</i>	1,318	1
Ball Corporation <i>Aerospace, Packaging and R&amp;D</i>	800	2
Centura Health/St. Anthony's North <i>Health Care Provider</i>	750	3
McKesson Information Solutions <i>Health Care Services</i>	430	4
Alliance Data Systems <i>Network Credit Authorization</i>	400	8
Tri-State Generation <i>Electric Utility Wholesaler</i>	400	6
LPS Asset Management Solutions <i>Lender Processing Services</i>	400	NR*
Kaiser Permanente (Huron) <i>Health Care Provider</i>	307	7
Trimble Navigation <i>Navigation Equipment</i>	250	NR*
Kaiser Permanente (Sheridan) <i>Health Care Provider</i>	240	7

Source: City of Westminster Economic Development Division, June, 2009 \*NR - Not ranked

## Key Employers by Industry

### Aerospace

Ball Aerospace  
Trimble Navigation  
TEK Systems  
Advanced Mechanical Technologies

### Bio-Sciences and Medical Related

Allos Therapeutic  
ProtoMED  
Kaiser Permanente  
St. Anthony North Hospital  
McKesson Corporation  
Linear Medical

### Business Support

Convergys  
Fair Isaac  
Protogenic  
Synchroness  
Verint Systems, Inc.

### Computer & Information Technology

Avaya  
MicroTek\*  
HID Global  
Polycom, Inc

### Energy

Tri-State Generation  
SunEdison Solar  
REC Solar  
Tarpon Energy Services

### Financial Services

Alliance Data Systems  
CSG Systems  
Key Bank  
SunCorp

### Corporate/Division Headquarters

Ball Corporation  
LaFarge North America  
Lynx Aviation  
Melco Industries  
Tri-State Generation

\*Recognized as a 2009 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
4.7	square miles of open space (12.6% of city)
11	square miles of green space (32.6% of city)
74	miles of off-road trails
9.5	miles of on-road trails
54	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](http://www.cityofwestminster.us) and click on Business/Tax and License Toolbox.

## Characteristics of the Population

### Population by Race

White	81.1%
Asian	6.4%
African American	1.8%
Other	10.7%

### Hispanic or Latino

18.6%

### Age Distribution

Under 18	25.4%
18 to 20	3.5%
21 to 24	5.1%
25 to 34	15.6%
35 to 44	16.3%
45 to 54	15.5%
55 to 64	10.9%
65 over	7.1%

Source: Claritas Inc., June, 2009

### Employed Population by Occupation

Management, Business, and Financial Operations	16.6%
Professional and Related Occupations	22.2%
Sales and Office	29.3%
Service	11.2%
Production, Transportation and Material Moving	11.0%
Construction, Extraction and Maintenance	9.6%
Other	1.0%



## 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](http://www.co.adams.co.us) or [www.co.jefferson.co.us](http://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](http://www.cityofwestminster.us)  
Colorado Department of Revenue at [www.taxcolorado.com](http://www.taxcolorado.com) 2009

## 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	<a href="http://www.adams12.org">www.adams12.org</a>
Adams County School District 50	<a href="http://www.adams50.org">www.adams50.org</a>
Jefferson County Public Schools	<a href="http://www.jeffco.k12.co.us">www.jeffco.k12.co.us</a>
Private Schools	<a href="http://www.privateschoolreview.com">www.privateschoolreview.com</a>

### 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	<a href="http://www.uchsc.edu">www.uchsc.edu</a>
Colorado School of Mines	30 minutes	<a href="http://www.mines.edu">www.mines.edu</a>
DeVry University	In Westminster	<a href="http://www.devry.edu">www.devry.edu</a>
Front Range Community College	In Westminster	<a href="http://www.frontrange.edu">www.frontrange.edu</a>
Regis University	10 minutes	<a href="http://www.regis.edu">www.regis.edu</a>
University of Phoenix	In Westminster	<a href="http://www.phoenix.edu">www.phoenix.edu</a>
University of Colorado at Boulder	20 minutes	<a href="http://www.colorado.edu">www.colorado.edu</a>
University of Colorado at Denver	20 minutes	<a href="http://www.cudenver.edu">www.cudenver.edu</a>
University of Denver	30-40 minutes	<a href="http://www.du.edu">www.du.edu</a>
Westwood College	In Westminster	<a href="http://www.westwood.edu">www.westwood.edu</a>

## 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](http://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](http://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](http://www.jeffersonworkforce.org)  
[www.co.adams.co.us](http://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
- 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 2007

## 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](mailto:ecodevo@cityofwestminster.us)

Website:

[www.cityofwestminster.us](http://www.cityofwestminster.us)

2008 Housing Prices and Rental Rates			
Single Family Detached Homes		Townhomes and Condominiums	
Average Sales Price	\$237,997	Average Sales Price	\$136,380
Units Sold	1,273	Units Sold	333
Average Days on Market	87	Average Days on Market	96

Source: Metro Brokers Realty Oasis, June, 2009.

Rental Housing (3rd Quarter 2008)	Average Rent	Median Rent	Average P.S.F.	Vacancy Rate
1 bedroom	\$753	\$741	\$1.08	6.7%
2 bedroom/1 bath	\$811	\$800	\$0.95	6.4%
3 bedroom	\$1,210	\$1,206	\$1.00	7.1%

Source: Colorado Division of Housing, June, 2009.

## Water and Sewer Rates

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

### Commercial Water Rates

A two-tiered rate structure (\$4.39 or \$5.34 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

\$4.31 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 bottom commercial tier.

To determine rates for businesses using large quantities of water or to determine accessibility 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](http://www.xcelenergy.com)