

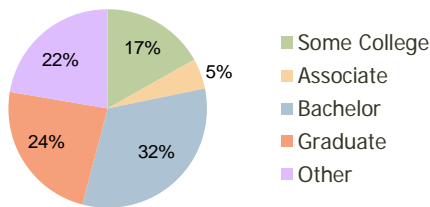
Boulevard Center Denver, CO	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
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Current Year Demographics

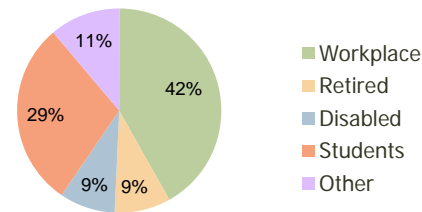
Current Population	20,496	157,066	435,998
Adjusted Total Pop (Carrier Route)	23,587	164,465	448,849
Total Daytime Pop	27,882	207,277	598,263
Workplace Pop	17,271	86,757	326,563
Average Household Income	\$73,745	\$90,117	\$76,211
Median Household Income	\$45,071	\$56,715	\$48,762
Total Housing Units	10,052	77,303	210,578
Median Home Value	\$251,792	\$272,945	\$223,982
Bachelors Degree	31.6%	32.3%	27.9%
Graduate Degree	20.0%	23.6%	18.4%
Total Consumer Spending/Capita	\$282	\$294	\$283

2016 Demographic Projections

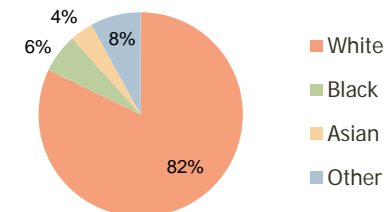
Projected Population	21,707	169,268	461,947
Projected 5 Year Pop Growth	1.2%	1.5%	1.2%
Projected Households	10,634	83,595	224,273
Projected 5 Year Household Growth	1.1%	1.6%	1.3%



Education (3-Mile)



Daytime Population (3-Mile)

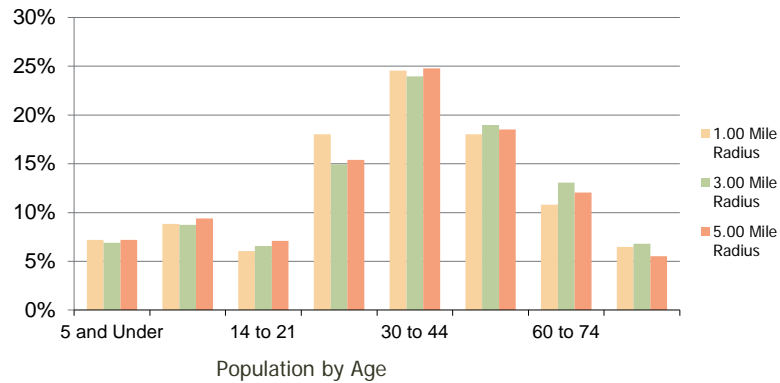


Ethnicity (3-Mile)

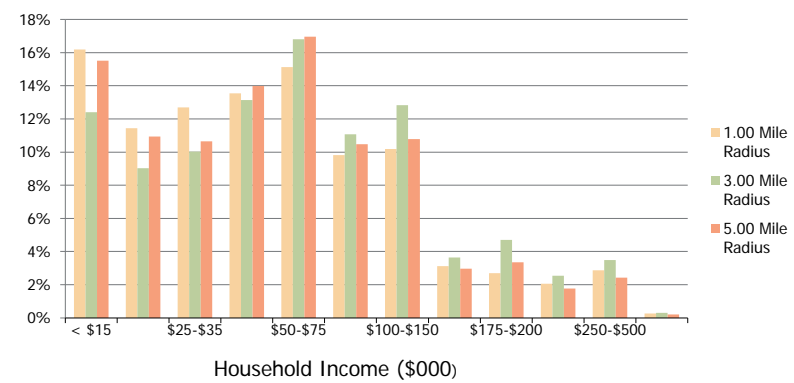
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Boulevard Center Denver, CO	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
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Population by Age Range



Household Income by Income Range



	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population			
Current Estimated Population	20,496	157,066	435,998
2010 Census Population	19,902	154,582	427,522
2000 Census Population	20,003	150,387	409,536
Historical Annual Growth 2000 to 2010	-0.05%	0.28%	0.43%
Estimated Annual Growth 2010 to 2011	1.69%	0.92%	1.13%
Projected Annual Growth 2011 to 2016	1.15%	1.51%	1.16%
Households			
Current Estimated Households	10,052	77,303	210,578
2010 Census Households	9,775	75,853	206,015
2000 Census Households	10,097	75,569	196,886
Historical Annual Growth 2000 to 2010	-0.3%	0.0%	0.5%
Estimated Annual Growth 2010 to 2011	1.6%	1.1%	1.3%
Projected Annual Growth 2011 to 2016	1.1%	1.6%	1.3%
Population per Household	2.0	2.0	2.0
Ethnicity			
White	80.3%	82.2%	74.2%
Black or African American	5.7%	6.2%	9.0%
Asian & Pacific Islander	4.1%	3.7%	3.9%
Other Races	9.9%	8.0%	12.8%
Hispanic or Latino Population	15.7%	11.7%	21.1%
Non Hispanic or Latino Population	84.3%	88.3%	78.9%

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