

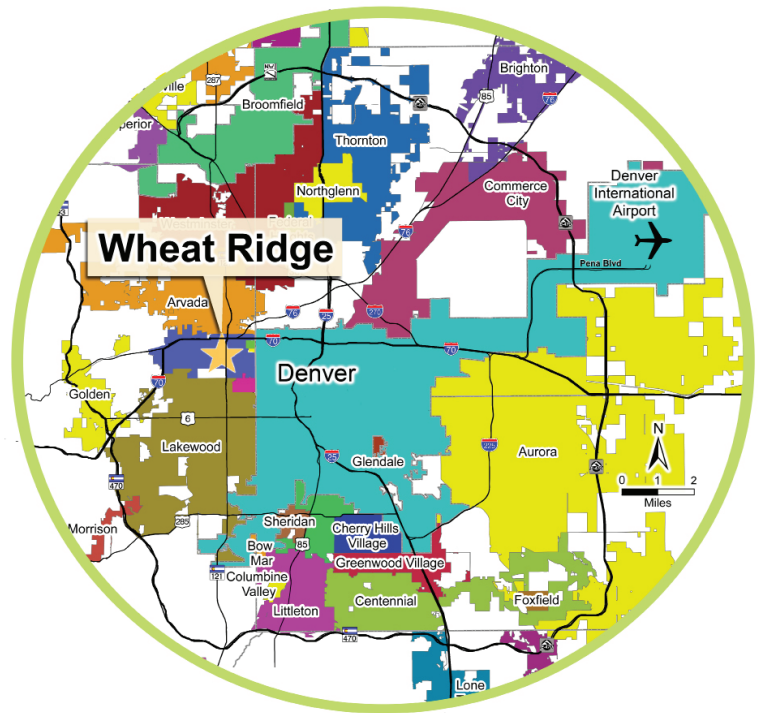


Wheat Ridge Community Profile

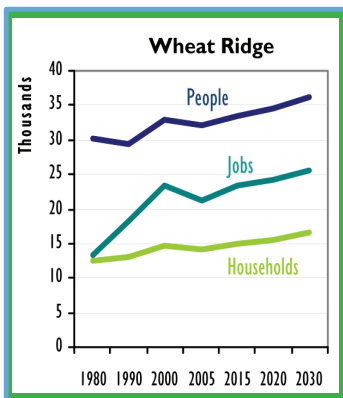
The City of Wheat Ridge, located on the I-70 corridor on the western edge of downtown Denver. With a population approaching 32,000, our growing community is taking progressive steps to promote our commercial corridors and solidify our “open for business” attitude. We invite you to take a look at Wheat Ridge today.

Wheat Ridge at a Glance: Present and Future

Population	30,911
Population growth 2005-2030	12%
Employment	20,936
Employment Growth 2005 - 2030	18%
Average Household Income	\$62,121
Educational Attainment beyond High School	56.4%
Employers	1,980+
Average Household Size	2.1
Percent Multifamily Housing Units	36%



Source: Demographics NOW





Wheat Ridge's Investment in Transportation & Development

In preparation for the Regional Transportation District's (RTD) *Commuter Rail Gold Line* construction, Wheat Ridge has prepared a sub-area plan to lay the foundation for a Transit Oriented Development (TOD) hub in the City. Property owners in the sub-area are currently marketing their property to the development community.

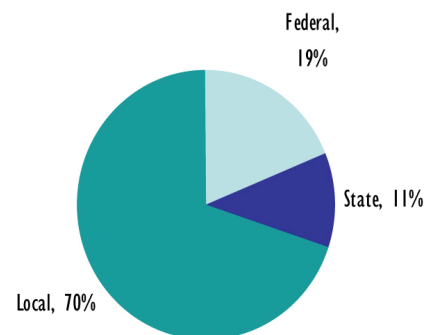
This new system, with a station at Ward Road, will open this area to new development opportunities for housing, retail and office.

Major Improvements Planned For Wheat Ridge (2007-2012 Transportation Improvement Program)	Cost	Completion Date
RTD Gold Line: Downtown Denver to Ward Road. Planned TOD site at Ward Road.	\$5 billion	2016
New Interchange at Ward Road and I-70 Completed. New Interchanges at I-70/32nd Avenue and SH58/Cabela Drive.	\$68 Million	Ward Completed. Others in 2012/13
Improved Access to I-70 and SH58		
Future access to Jefferson Parkway		

The City of Wheat Ridge has a proven track record of working with the development community to ensure that there is proper transportation infrastructure for new commercial developments. Examples of this are the I-70 and State Highway 58 improvements that the City facilitated for the 200 acre Clear Creek Crossing (Cabela's) development. development site just west of I-70 in Wheat Ridge.



Revenue Sources for Transportation Improvements in Wheat Ridge



Source: Denver Region Council of Government



City of Wheat Ridge Business Incentives

The City of Wheat Ridge has incentives available for retail development and primary job employers. From approved Urban Renewal Districts to our Revitalization Incentive Grant program, the City is working to help those investing in our community. For more information about these programs visit:

<http://www.ci.wheatridge.co.us/index.aspx?NID=405>

City of Wheat Ridge Commercial Lease Rates

	Rate Range	Average
Retail	\$6.35 - \$20.00+/ SF	\$15.37/SF/NNN
Office	\$9.67 - \$23.32/SF	\$14.94/SF/NNN
Industrial - Flex	\$4.00 - \$8.95/SF	\$5.49/SF/NNN

Source: Metro Denver Economic Development Corporation



City of Wheat Ridge Business Tax Information

City of Wheat Ridge sales/ use tax	3.0%
State of Colorado	2.9%
Jefferson County Open Space	0.5%
Regional Transportation District (RTD)	1.0%
Scientific & Cultural Facilities District (SCFD)	0.1%
Football Stadium District (FSD)	0.1%
Total	7.60%

The City of Wheat Ridge has one of the **lowest sales & property tax rates** in the Denver Metro Area. To find out more information about tax rate in Wheat Ridge visit:

<http://www.ci.wheatridge.co.us/index.aspx?NID=152>

City of Wheat Ridge Utility Providers

The City of Wheat Ridge works with a number of utility providers. For a complete list of providers and maps of their service areas visit:

<http://www.ci.wheatridge.co.us/index.aspx?NID=72>



Wheat Ridge 2020

Wheat Ridge 2020 is a community-based, non-profit Community Development Organization created by the City of Wheat Ridge to help facilitate reinvestment in commercial corridors & neighborhood development.

Wheat Ridge 2020 is charged to help the City:

- ☐ Create an image for Wheat Ridge and help promote the specific identities to selected market niches.
- ☐ Facilitate the City's Neighborhood Stabilization Program (NSP) funds by rehabilitating housing stock throughout the City.
- ☐ Encourage higher levels of improvement and maintenance in residential and commercial sites, as well as public spaces.
- ☐ Administer business loan & grant programs.

For more information about Wheat Ridge 2020:
www.wheatridge2020.org
or call 720-259-1030.

This is an exciting time to be living and working in Wheat Ridge. The City is working very hard at creating a sustainable government, with a thriving business community, and a high quality of life for its residents.



Employment

Medical

Exempla Lutheran Medical Center of Wheat Ridge is the largest hospital in Jefferson County and recently completed a \$225 million dollar expansion.

Exempla employs over 2,400 medical professionals. Additional medical support facilities are located throughout Wheat Ridge.

Education

The area is noted for an excellent higher education system including Colorado School of Mines and Red Rocks Community College.

The Jefferson County School K-12 system is the largest system in the state and continually ranks as one of the highest rated districts in Colorado.

Technical

National Renewable Energy Lab (NREL) is the nation's primary laboratory for renewable energy and energy efficiency research and development (R&D).

All Served by Interstate 70 (east/west), Interstate 25 (north/south) and improved arterial streets providing access for employees and shipping needs.