WESTMINSTER

WESTMINSTER
COLORADO

2005 Profile

www.ci.westminster.co.us

The City of Choice

Westminster is a vital, full-service city strategically located between Denver and Boulder, with outstanding access to transportation and higher education, a well-educated work force, retail and office development, diverse residential housing, entertainment, and recreation. It is the home of choice to more than 100,000 residents and 3,000 businesses.

Westminster Quick Facts

Population	107,363
Median Age	32.6
Households	40,382
Median Buying Income	$51,634
Work Force	60,600
Colleges	3

Sources:
Denver Regional Council of Governments at www.drcog.org; Development Research Partners, Inc.

Economic Development Office

The city's Economic Development Office is an in-house advocate for the business community, offering immediate and long-range business development opportunities.

Staff tracks all commercial real estate in the city, provides detailed demographic information, and matches businesses with developers. Contact the Economic Development Office at 303-420-2400, ext. 2108 or visit the city Web site at www.ci.westminster.co.us.

Business Climate

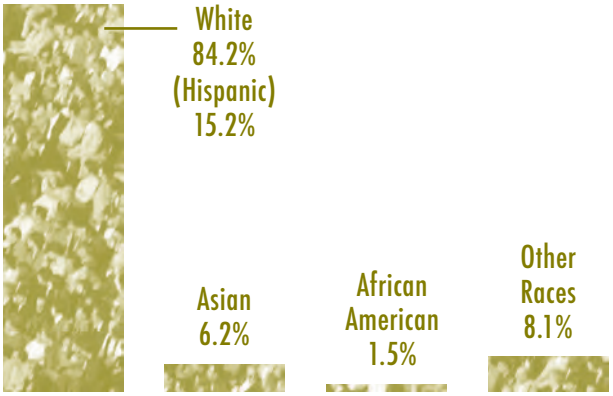
When you choose Westminster, you choose a progressive city with an aggressive, pro-business attitude and an innovative staff that specializes in relocation and expansion, long-range development opportunities, and business services.

Choose Westminster for:

- **land for development**
- **industrial, office and retail space**
- **diverse, attractive business parks, from industrial to state-of-the-art offices**
- **a well-educated workforce**
- **access to training and higher education**
- **competitive operating costs**
- **a financially secure city, with consistent A+ or AA bond ratings**
- **dedicated staff and resources to help businesses locate and expand**

Population Demographics

The estimated current population of Westminster is 107,363 with a median age of 32.6.



Source:
Denver Regional Council of Governments

Community Amenities

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.

2475 acres of natural open space
10 square miles of green space
63 miles of outdoor trails
30 miles of bike routes
50 developed parks
4 golf courses

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 three colleges.

One of the largest concentrations of retail development in the area provides a wealth of shopping experiences, as well as exciting entertainment venues and restaurants.

Government

Incorporated in 1911, Westminster's progressive 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. For three years running, the city has 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.

Real Estate

With 17 business parks and 46 retail centers, Westminster has a diverse inventory to meet your business needs — *11,039,975 square feet of multi-tenant office, industrial, and retail space.

* Does not include owner-occupied space.

industrial space	office space	retail space
2,200,741 sf	3,990,160 sf	4,849,074 sf

Non-Residential Lease Rates

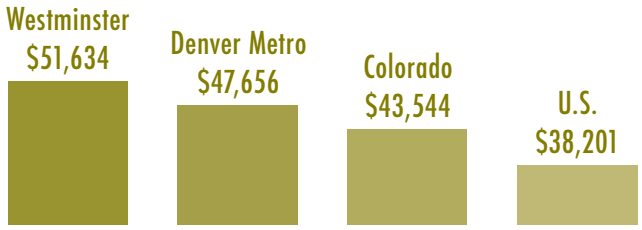
Average Rates:

Industrial:	$9.50 per square foot, nnn
Office:	$16.00 per square foot, nnn
Retail:	$13.50 per square foot, nnn

For information on immediate occupancy and build-to-suit, call Economic Development at 303-430-2400, ext. 2108. A comprehensive real estate database of non-residential properties and detailed maps of retail centers and business parks are available on the city Web site at www.ci.westminster.co.us.

Median Household Buying Income

Disposable Income After Taxes



Source:
Development Research Partners, Inc.

Additional detailed demographic information and Claritas reports are available from the Economic Development Division, 303-430-2400, ext. 2108.

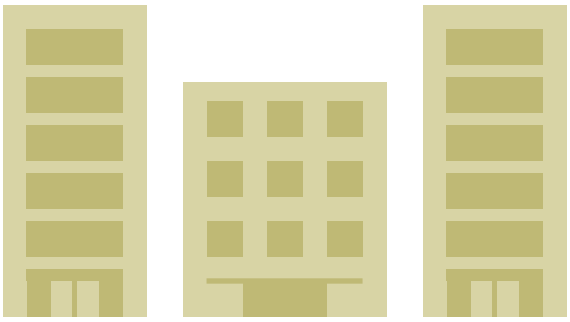
Westminster Employers

Almost 3,000 businesses are located in Westminster, including small, family-owned companies, service companies, high-tech manufacturers, and national and international headquarters. Some of Westminster's non-retail employers include:

Avaya Communications Systems and R&D	*1703*
Ball Corporation Packaging, R&D, & Aerospace	*659*
Access Distribution (GE Access) Computer Systems & Networks	*390*
Tri-State Generation Electric Utility Wholesaler	*355*
Alliance Data Systems Network Credit Authorization	*323*
Corporate Express Office Supplies Provider	*263*
LaFarge North America Construction Materials	*190*
Finali ECRM Solutions Service Provider	*175*
Global Healthcare Exchange Supply Chain Solutions & Services	*140*
Trimble Navigation Satellite Navigation Equipment	*132*
Celestica Contract Manufacturing	*107*
Polycom, Inc. (Voyant Technologies) Teleconferencing Equipment	*107*
Global Crossing Telecommunications Services	*100*
Myogen Biopharmaceutical Company	*96*
Melco Industries Embroidery Systems	*90*
CSG Systems Customer Care & Billing Solutions	*88*
Fair Isaac Business & Predictive Analytics Provider	*80*
Clear Technology Business Process Management Software	*75*
SunCorp Credit Union Services	*75*
Spatial 3D Software Components & Services	*71*

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 303-430-2400, ext. 2162 or visit the city Web site at www.ci.westminster.co.us.



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 86-150 mills. For exact millage, 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 8.65% in Adams County.

Colorado Taxes:

State Corporate Income Tax Rate: 4.63%
State Individual Income Tax Rate: 4.63%
Colorado State Sales/Use Tax Rate: 2.9%
Head Tax: None
State Tax on Manufacturing Equipment: None

Sources:
City of Westminster Sales Tax Division at 303-430-2400, ext. 2065, www.ci.westminster.co.us; Colorado Department of Revenue at www.revenue.state.co.us

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
http://jeffco.k12.co.us

Private Schools
www.privateschoolreview.com

Higher Education

Major universities and colleges in metro Denver are a quick and easy commute from Westminster:

C.U. Health Sciences Centers www.uchsc.edu	30 to 40 minutes
Colorado School of Mines www.mines.edu	30 minutes
DeVry University www.devry.edu	in Westminster
Front Range Community College www.frontrange.edu	in Westminster
University of Phoenix www.phoenix.edu	in Westminster
University of Colorado at Boulder www.colorado.edu	20 minutes
University of Colorado at Denver www.cudenver.edu	20 minutes
University of Denver www.du.edu	30 minutes

Workforce Development

Employee-training options are available at all universities and colleges.

- Front Range Community College in Westminster offers and/or facilitates business-specific training through its Small Business Development Center.
- The One Stop Career Centers offer assistance to business and individuals to help fill job vacancies.

  Adams County One Stop Career Center
  www.co.adams.co.us/services/department/career/index.html

  Tri County Workforce Center
  www.trico1stop.org
- The Colorado FIRST Customized Training Program is a statewide job-training program that provides funding to companies relocating or expanding in Colorado.
  www.state.co.us/oed/bus_fin/job.cfm

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

The city's geographic location makes it possible to offer one-bounce satellite uplinks that provide real-time connections to six continents in one business day.

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

Transportation

The City of Westminster is strategically located, with easy and convenient access to transportation in the metro Denver area:

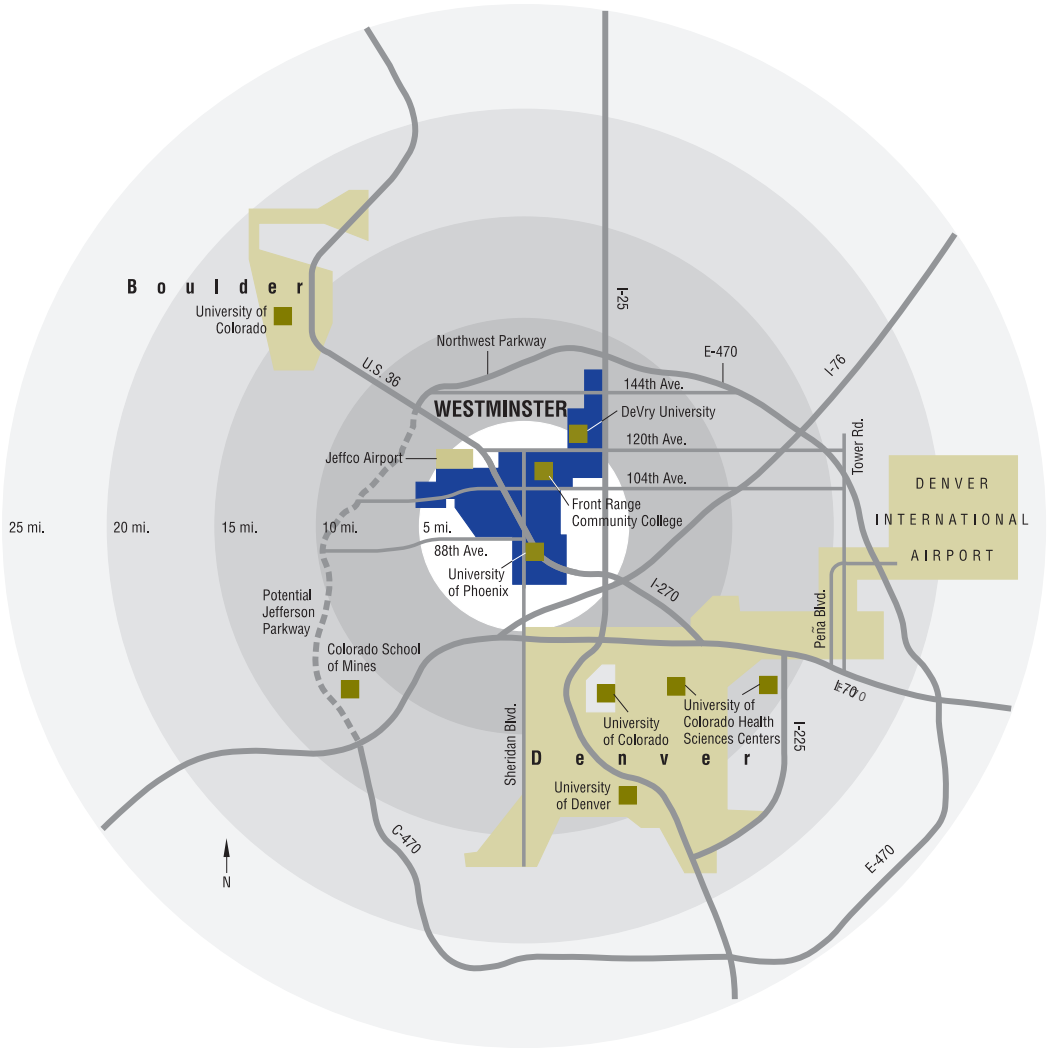
Highways: Direct access to major arterials — US 36, Interstate 25, and Interstate 76.
Easy access to the Northwest Parkway, E-470, and Interstate 70. High occupancy vehicle (HOV) lanes run between Westminster and Denver.

Airports: Denver International Airport (DIA) is only a 30-minute drive via 104th Avenue or E-470. Jefferson County 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, including 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, a comprehensive program to build-out the entire metro Denver transit system within 12 years, was passed by voters in 2004. Westminster will see significant multi-modal transportation improvements, including three commuter rail stations and improvements to US 36 and Interstate 25.

Sources:
Metro Denver Economic Development Profile at www.metrodenver.org; Regional Transportation District at www.rtd-denver.com



Housing Statistics

Westminster's residential communities include a variety of housing and neighborhoods, from apartments and starter homes up through luxury, executive homes. New urbanism and mixed-use neighborhoods are being developed, and many Westminster neighborhoods are nestled in and around parks, golf courses, and open space.

Single Family Detached Homes

Median Sale Price in Westminster: $220,000
Selling Prices: $97,000 to $3,678,00

Median Listing Price in Westminster: $233,000
Currently Listed: $113,000 to $2,200,000

Townhomes and Condominiums

Median Sale Price in Westminster: $150,000
Selling Prices: $61,000 to $352,500

Median Listing Price in Westminster: $153,900
Currently Listed: $62,000 to $385,000

Source: Exit One Realty (based on 2004 prices)

Apartments

Average rental range for a 2 bedroom apartment in Westminster: $600 to $1,000/month

Source: Apartment Finders

Water and Sewer Rates

Commercial Water Rates

A two-tiered rate structure ($4.00 or $4.85 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

$3.46 per 1,000 gallons (calculated using average water consumption from January through March billings.)

The city's **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.

Contact the Public Works and Utilities Department at 303-430-2400, ext. 2176 to determine rates for businesses using large quantities of water or to determine accessibility of reclaimed water.

Source:
City of Westminster Public Works & Utilities Department

Electricity and Gas Service

The City of Westminster is serviced primarily by Xcel Energy, with a small northern section serviced by United Power. For rate information, contact:

Xcel Energy www.xcelenergy.com
United Power www.unitedpower.com

Westminster Economic Development

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