

Summary Report

Edgewater Marketplace
Sheridan Blvd at W 17th Ave - Edgewater, CO

WEINGARTEN REALTY
Real Estate for Everyday Retail

Longitude: -105.054601

Latitude: 39.744653

Key Variables	1.00 Mile Radius	2.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	23,003	88,035	175,583	462,616
Average Household Income	\$65,835	\$78,309	\$86,835	\$83,634

Population				
2024 Population	24,000	91,789	185,126	485,141
2019 Population	23,003	88,035	175,583	462,616
2010 Population	20,221	77,069	150,491	401,837
2000 Population	21,517	82,947	156,265	404,079
Absolute Growth 2010 to 2019	13.76%	14.23%	16.67%	15.13%
Projected Growth 2019 to 2024	4.33%	4.26%	5.43%	4.87%

Race & Ethnicity				
% White	47.31%	48.97%	51.37%	55.79%
% Black	2.69%	2.59%	2.36%	3.29%
% Asian	0.99%	1.49%	1.74%	2.45%
% Other	3.21%	2.63%	2.47%	2.69%
% Hispanic	45.80%	44.32%	42.07%	35.78%

Income & Education				
Median Household Income	\$46,665	\$52,462	\$59,599	\$60,471
Average Household Income	\$65,835	\$78,309	\$86,835	\$83,634
% College Graduates	34.49%	39.29%	43.26%	45.51%

Age				
Median Age	37.0	37.8	37.6	37.6
% Age < 18	26.75%	26.40%	26.12%	24.91%
% Age 65 +	13.35%	13.86%	13.65%	13.73%

Households & Housing				
Households	9,761	37,119	74,795	209,464
Average Household Size	2.29	2.33	2.30	2.16
Median Housing Value	\$430,871	\$467,838	\$491,642	\$458,124
% Owner Occupied Housing	37.32%	43.40%	46.03%	44.78%
% Renter Occupied Housing	55.44%	49.73%	46.36%	48.04%
% Vacant Housing	7.24%	6.87%	7.61%	7.18%

Workplace & Workers				
Number of Businesses	414	1,811	5,758	19,644
Total Number of Employees (FTE)	6,828	28,589	92,913	359,339
% White Collar	58.69%	62.04%	64.55%	66.18%
% Blue Collar	41.31%	37.96%	35.45%	33.82%