

TRANSPORTATION



Lakewood

is Colorado's fifth largest city, ideally located between the foothills of the Rocky Mountains and 10 minutes from the middle of the metro area. We are a forward-thinking community and a strong regional partner.

Lakewood, Colorado, is a great place to locate or start your business. We have a business friendly environment and will support you through each stage of business development. Our commercial corridors each have their own unique identity and feel, providing many opportunities to find your perfect location. The employees that live and work in Lakewood are highly skilled, spanning many industries and levels. Lakewood has a diverse business population that employs everyone from entry-level workers through C-suite employees. We will work with many community partners to help you start, grow and expand your business as well as find employees and promote yourself. Lakewood's business community continues to grow, and we are excited about the diversity of businesses and industries that will continue to call us home.

7

Light Rail Stations

28

Direct International Flights

45

Minutes to the Mountains

Lakewood is home to a hub of transportation options and multimodal connections. We are connected to the metro area and beyond by three highways (including 6th Avenue, Highway 285, and I-70), rail lines, bus routes, and more. With seven light rail stops along the W-line, you can easily access RTD's extensive transportation network across the metro area. You can make connections across the country and around the globe at Denver International Airport with hundreds of flights and 28 direct international flights. Our ideal location between Denver International Airport, the heart of the metro area, and the mountains allows for a wide variety of options for business and personal travel.

In addition to our roads, rail, and bus lines, we also have many bike trails and walking trails throughout the city. Lakewood continues to add to our extensive transportation network to help you get where you need to go however you choose to get there!



Nationally accredited police department and fire protection district



Four city-operated recreation centers with three outdoor pools



Temperatures range from a few 90° days in the summer to average winter temperatures of about 40°



100+ parks in city limits, 100+ miles of trails



Two award-winning golf courses



Home of Heritage Lakewood Belmar Park, Lakewood Cultural Center and 40W Certified Creative District

2021 Lakewood Colorado COMMUNITY PROFILE



Lakewood Economic Development
303.987.7730
ED@Lakewood.org

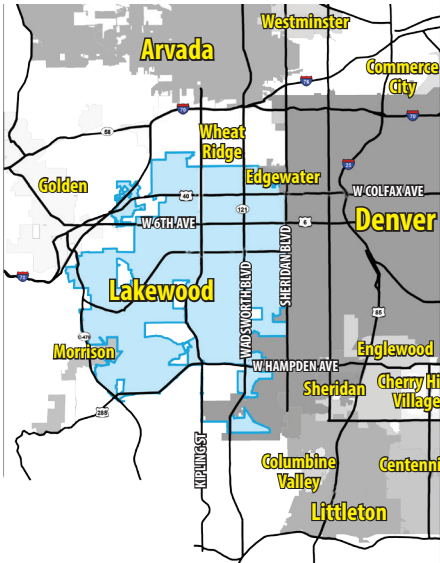
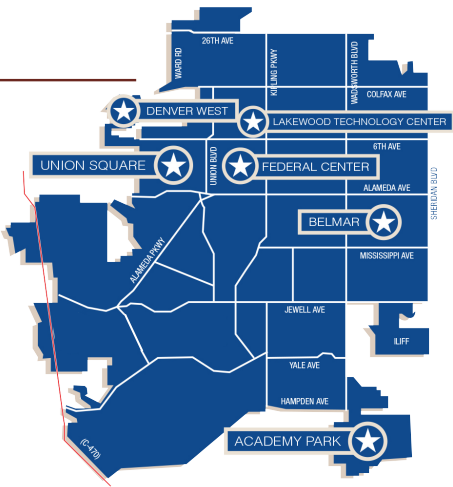


BUSINESS CLIMATE

Commercial Centers

Lakewood has more than 47.4 million square feet of office, commercial and retail space developed across the city, which provides for an active real estate market for leasing and purchasing, as well as a variety of development and redevelopment opportunities within the city.

Our prime location and well-educated workforce make Lakewood an incredible place to locate your business.



Cost of Living Index FIRST QUARTER, 2020

City	All Items Index	Grocery	Housing	Utilities	Transportation	Healthcare	Goods and Services
Austin, TX	100.7	90.4	104.5	94.9	88.8	106.4	105.7
Denver, CO	111.1	94.2	135.2	79.3	107	100	109.9
Houston, TX	95.6	88.4	87.1	112	96.7	94.6	100.5
Miami, FL	117.1	111	149.2	101.1	111.9	99.1	102.3
Phoenix, AZ	100.9	94.9	114.6	107	100.6	87.2	92.6
Portland, OR	134.3	113.3	184.2	88.6	133.2	117.9	118.5
Las Vegas, NV	104.8	102.1	110.1	98.6	110.4	96	103
Salt Lake City, UT	100.5	99.3	104.3	89.2	113.2	100.4	97.7
Seattle, WA	156.7	129.4	234.7	109.6	138.8	128.7	127.6
Washington, D.C.	160.7	116	278.5	116.4	112.6	93	119.4

Colorado Enterprise Zone Program

Businesses located in the Enterprise Zone can earn a credit on their Colorado income tax for investments including creating new jobs, buying personal property (computers, phones, desks, etc.) and training expenses for employees.

For more information, visit oedit.colorado.gov/enterprise-zone-program.

To see a map of a Lakewood zone, visit Lakewood.org/EconomicDevelopment.

DEMOGRAPHICS, EMPLOYMENT & EDUCATION

\$88,245

Average Household Income

69.1%

of population above age 16 in the labor force

96.5%

Employment rate in Lakewood

Top Employers

Company	Industry
City of Lakewood	Municipal Government
Federal Government	Government
FirstBank	Financial Services
HomeAdvisor	Online Referral
Integer	Marketing
Jefferson County School District	Education
Red Rocks Community College	Education
St. Anthony Medical Campus	Medical
State of Colorado	State Government
Terumo BCT	Medical Devices

Population
158,400

Median Household Income
\$66,740

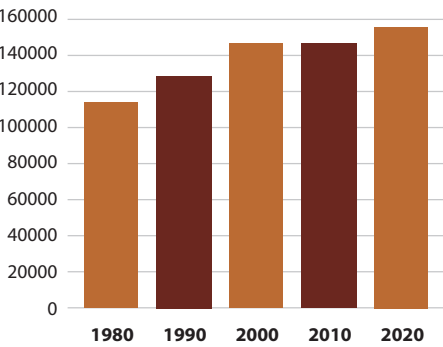
Median Age
38.6

Avg. House Price
\$456,460

Average Commute
27 Minutes

Land Area
44 sq MI

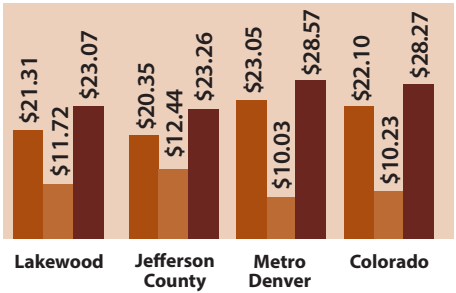
Population Growth



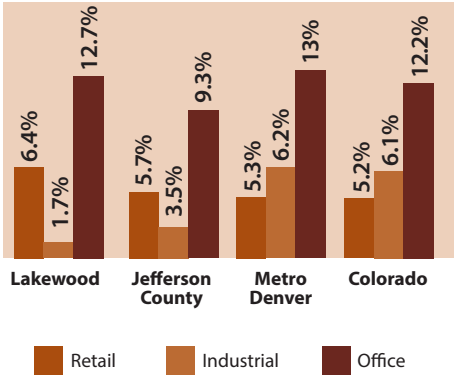
Population Age

Age (Years)	% of Lakewood Population	% of U.S. Population
0-14	15.3	18.7
15-24	12.4	13.3
25-34	17.0	13.9
35-44	13.4	12.6
45-54	12.3	13.0
55-64	13.3	12.9
65+	16.3	15.6

Average Monthly Commercial Rent



Commercial Vacancy Rates



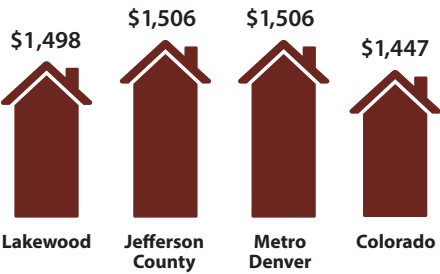
Higher Education

- Colorado Christian University
- Rocky Mountain College of Art + Design
- Red Rocks Community College
- 24 higher education entities in the Denver metro area
- 40.9% of Lakewood residents have a bachelor's degree or higher

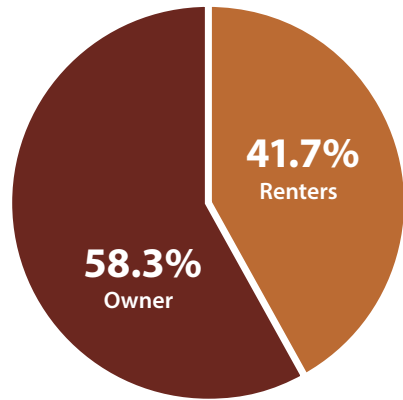
Lakewood Schools

Preschool	7	Charter	2
Elementary	21	Option	7
Middle	5	Special Needs	3
High School	4	Private	13

Average Monthly Housing Rent



Housing Occupancy



2019-2020 High school Graduation Rates

