ZONE OPPORTUNITIES

- Real Estate Development - Land development and redevelopment opportunities
- New Business and start-ups
- Brownfield Development - Identified site: Mtn. View Inn
- National Renewable Energy Laboratory (NREL)
- Multiple opportunities for redevelopment on S. Golden Road corridor
- Access to talent - close proximity to Colorado School of Mines
- Tract is mostly located in unincorporated Jefferson County, small portions are in the Cities of Golden and Lakewood

ZONE DEMOGRAHICS

<table>
<thead>
<tr>
<th>Metric</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population</td>
<td>4,357</td>
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<tr>
<td>Total jobs</td>
<td>16,412</td>
</tr>
<tr>
<td>Industrial Jobs</td>
<td>327</td>
</tr>
<tr>
<td>Commercial Jobs</td>
<td>16,085</td>
</tr>
<tr>
<td>Total Businesses</td>
<td>229</td>
</tr>
<tr>
<td>Med. Household $</td>
<td>$52,718</td>
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<tr>
<td>Households</td>
<td>2,053</td>
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<tr>
<td>Renter</td>
<td>52%</td>
</tr>
<tr>
<td>Owner</td>
<td>48%</td>
</tr>
</tbody>
</table>

ZONE ASSETS

- Portions in Jefferson County Enterprise Zone
- Local incentives to encourage private investment
JEFFERSON COUNTY, COLORADO
OPPORTUNITY ZONE - CENSUS TRACT 109.02

ZONE DEMOGRAPHICS
- Population: 2,462
- Total jobs: 5,535
- Industrial Jobs: 3,120
- Commercial Jobs: 2,415
- Total Businesses: 273
- Med. Household $: $32,737
- Households: 1,097
- Renter: 72%
- Owner: 28%

ZONE ASSETS
- Jefferson County Enterprise Zone
- Urban Renewal Area
- West Colfax Ave. Corridor Improvement District
- Local incentives to encourage private investment

ZONE OPPORTUNITIES
- 3 brownfield development/redevelopment opportunities
- Transit-Orientated development opportunity at commuter rail stop along RTD FasTracks’ West Line: Oak Station
- Real estate development/redevelopment opportunities
- Large primary employer base with industrial operations
- Census Tract is located in the City of Lakewood

Jefferson County Economic Development Corp.
www.jeffcoedc.org
1667 Cole Blvd., Ste 400
Golden, CO 80401
303.202.2965

City of Lakewood Economic Development
www.lakewood.org/economicdevelopment
480 S. Allison Parkway
Lakewood, CO 80226
303.987.7730
**ZONE OPPORTUNITIES**

- Westminster Center (100 acres) - City is phasing redevelopment of a former mall, which will be a high-density, mixed-use walkable, transit dependent urban downtown
- Real estate development opportunities - residential, retail, office
- The City of Westminster has invested $40 million into infrastructure in the zone
- Local incentives to encourage private investment
- Tract is located in the City of Westminster
ZONE OPPORTUNITIES

- 5 brownfield development/redevelopment opportunities
- Transit-Orientated development opportunities - 3 commuter rail stops along RTD FasTracks’ West Line: Sheridan, Lamar and Wadsworth Stations
- Real estate development/redevelopment opportunities for affordable housing, commercial, residential, and mixed-use
- Tract is located in the City of Lakewood

ZONE ASSETS

- Jefferson County Enterprise Zone
- Lakewood Urban Renewal Area
- West Colfax Ave. Corridor Reinvestment Area
- West Colfax Business Improvement District
- Local incentives to encourage private investment

ZONE DEMOGRAPHICS

- Population 5,891
- Total jobs 2,533
- Industrial Jobs 866
- Commercial Jobs 1,667
- Total Businesses 348
- Med. Household $42,910
- Households 2,689
- Renter 68%
- Owner 32%

Jefferson County Economic Development Corp.
www.jeffcoedc.org
1667 Cole Blvd., Ste 400
Golden, CO 80401
303.202.2965

City of Lakewood Economic Development
www.lakewood.org/economicdevelopment
480 S. Allison Parkway
Lakewood, CO 80226
303.987.7730
Transit-oriented development opportunities - 2 commuter rail stops along RTD FasTracks' Gold Line: Ward and Arvada Ridge Stations

Real estate development/redevelopment opportunities for industrial, office, residential, mixed-use and commercial

Large primary employer base with industrial operations

Tract is located in the City of Wheat Ridge and City of Arvada

Jefferson County Enterprise Zone
Wheat Ridge Urban Renewal Area
Arvada Urban Renewal Area
Busy transportation corridor
Local incentives to encourage private investment

Jefferson County
Economic Development Corp.
www.jeffcoedc.org
1667 Cole Blvd., Ste 400
Golden, CO 80401
303.202.2965

City of Arvada
Economic Development Assoc.
www.arvadaeconomicdevelopment.org
8101 Ralston Rd.
Arvada, CO 80002
303.898.7010

City of Wheat Ridge
Economic Development
www.ci.wheatridge.co.us
7500 W. 29th Ave.
Wheat Ridge, CO 80033
303.235.2806