

Demographic Detail Report

Vista Highlands NE Hwy 7 & Sheridan Pkwy, Broomfield, CO 80023

Building Type: **General Retail** Total Available: **185,200 SF**
 Secondary: - % Leased: **0%**
 GLA: **185,200 SF** Rent/SF/Yr: **Negotiable**
 Year Built: **2017**



Radius	1 Mile	3 Mile	5 Mile
Population			
2021 Projection	3,335	19,688	91,402
2016 Estimate	3,009	17,466	82,838
2010 Census	2,667	13,442	70,190
Growth 2016 - 2021	10.83%	12.72%	10.34%
Growth 2010 - 2016	12.82%	29.94%	18.02%

2016 Population by Age	3,009	17,466	82,838
Age 0 - 4	220 7.31%	1,056 6.05%	5,076 6.13%
Age 5 - 9	289 9.60%	1,344 7.69%	6,088 7.35%
Age 10 - 14	286 9.50%	1,427 8.17%	6,749 8.15%
Age 15 - 19	215 7.15%	1,184 6.78%	6,260 7.56%
Age 20 - 24	139 4.62%	859 4.92%	5,251 6.34%
Age 25 - 29	111 3.69%	720 4.12%	4,234 5.11%
Age 30 - 34	168 5.58%	897 5.14%	4,452 5.37%
Age 35 - 39	259 8.61%	1,195 6.84%	5,567 6.72%
Age 40 - 44	300 9.97%	1,384 7.92%	6,574 7.94%
Age 45 - 49	258 8.57%	1,300 7.44%	6,575 7.94%
Age 50 - 54	202 6.71%	1,194 6.84%	6,226 7.52%
Age 55 - 59	161 5.35%	1,109 6.35%	5,614 6.78%
Age 60 - 64	136 4.52%	1,036 5.93%	4,698 5.67%
Age 65 - 69	109 3.62%	961 5.50%	3,694 4.46%
Age 70 - 74	75 2.49%	764 4.37%	2,513 3.03%
Age 75 - 79	44 1.46%	516 2.95%	1,557 1.88%
Age 80 - 84	23 0.76%	308 1.76%	932 1.13%
Age 85+	15 0.50%	210 1.20%	776 0.94%
Age 65+	266 8.84%	2,759 15.80%	9,472 11.43%
Median Age	36.50	40.20	38.00
Average Age	34.20	38.50	36.70

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Radius	1 Mile		3 Mile		5 Mile	
2016 Population By Race	3,009		17,466		82,838	
White	2,739	91.03%	15,944	91.29%	73,997	89.33%
Black	27	0.90%	194	1.11%	970	1.17%
Am. Indian & Alaskan	15	0.50%	111	0.64%	707	0.85%
Asian	139	4.62%	819	4.69%	4,871	5.88%
Hawaiian & Pacific Island	3	0.10%	12	0.07%	79	0.10%
Other	86	2.86%	386	2.21%	2,214	2.67%
Population by Hispanic Origin	3,009		17,466		82,838	
Non-Hispanic Origin	2,747	91.29%	15,821	90.58%	71,044	85.76%
Hispanic Origin	262	8.71%	1,645	9.42%	11,794	14.24%
2016 Median Age, Male	36.30		39.60		37.00	
2016 Average Age, Male	33.90		38.00		36.00	
2016 Median Age, Female	36.80		40.60		38.80	
2016 Average Age, Female	34.60		39.00		37.30	
2016 Population by Occupation Classification	2,170		13,398		63,669	
Civilian Employed	1,530	70.51%	9,134	68.17%	45,366	71.25%
Civilian Unemployed	33	1.52%	237	1.77%	1,339	2.10%
Civilian Non-Labor Force	607	27.97%	4,012	29.94%	16,920	26.57%
Armed Forces	0	0.00%	15	0.11%	44	0.07%
Households by Marital Status						
Married	756		4,455		19,127	
Married No Children	307		2,289		8,988	
Married w/Children	448		2,166		10,138	
2016 Population by Education	1,994		12,222		56,796	
Some High School, No Diploma	101	5.07%	372	3.04%	2,433	4.28%
High School Grad (Incl Equivalency)	230	11.53%	1,479	12.10%	8,662	15.25%
Some College, No Degree	502	25.18%	3,250	26.59%	15,891	27.98%
Associate Degree	133	6.67%	626	5.12%	3,382	5.95%
Bachelor Degree	702	35.21%	4,198	34.35%	16,628	29.28%
Advanced Degree	326	16.35%	2,297	18.79%	9,800	17.25%

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Radius	1 Mile		3 Mile		5 Mile	
2016 Population by Occupation	2,947		17,323		86,054	
Real Estate & Finance	118	4.00%	523	3.02%	2,875	3.34%
Professional & Management	942	31.96%	6,414	37.03%	29,364	34.12%
Public Administration	58	1.97%	430	2.48%	1,993	2.32%
Education & Health	319	10.82%	1,997	11.53%	10,110	11.75%
Services	121	4.11%	842	4.86%	5,666	6.58%
Information	44	1.49%	311	1.80%	2,025	2.35%
Sales	487	16.53%	2,144	12.38%	10,993	12.77%
Transportation	50	1.70%	168	0.97%	1,117	1.30%
Retail	286	9.70%	978	5.65%	4,640	5.39%
Wholesale	62	2.10%	486	2.81%	1,732	2.01%
Manufacturing	146	4.95%	1,069	6.17%	5,104	5.93%
Production	122	4.14%	621	3.58%	3,187	3.70%
Construction	37	1.26%	494	2.85%	2,653	3.08%
Utilities	101	3.43%	433	2.50%	1,865	2.17%
Agriculture & Mining	16	0.54%	173	1.00%	544	0.63%
Farming, Fishing, Forestry	0	0.00%	0	0.00%	46	0.05%
Other Services	38	1.29%	240	1.39%	2,140	2.49%
2016 Worker Travel Time to Job	1,364		8,069		41,622	
<30 Minutes	650	47.65%	4,258	52.77%	22,583	54.26%
30-60 Minutes	649	47.58%	3,473	43.04%	16,831	40.44%
60+ Minutes	65	4.77%	338	4.19%	2,208	5.30%
2010 Households by HH Size	891		4,756		24,671	
1-Person Households	104	11.67%	729	15.33%	4,247	17.21%
2-Person Households	281	31.54%	1,727	36.31%	8,004	32.44%
3-Person Households	175	19.64%	790	16.61%	4,473	18.13%
4-Person Households	224	25.14%	930	19.55%	4,856	19.68%
5-Person Households	77	8.64%	410	8.62%	2,075	8.41%
6-Person Households	23	2.58%	117	2.46%	670	2.72%
7 or more Person Households	7	0.79%	53	1.11%	346	1.40%
2016 Average Household Size	3.00		2.80		2.80	
Households						
2021 Projection	1,120		7,000		32,082	
2016 Estimate	1,010		6,202		29,075	
2010 Census	892		4,757		24,671	
Growth 2016 - 2021	10.89%		12.87%		10.34%	
Growth 2010 - 2016	13.23%		30.38%		17.85%	

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Radius	1 Mile		3 Mile		5 Mile	
2016 Households by HH Income	1,010		6,203		29,075	
<\$25,000	16	1.58%	211	3.40%	2,307	7.93%
\$25,000 - \$50,000	85	8.42%	507	8.17%	3,407	11.72%
\$50,000 - \$75,000	129	12.77%	961	15.49%	4,300	14.79%
\$75,000 - \$100,000	156	15.45%	977	15.75%	4,711	16.20%
\$100,000 - \$125,000	191	18.91%	944	15.22%	4,119	14.17%
\$125,000 - \$150,000	78	7.72%	665	10.72%	3,323	11.43%
\$150,000 - \$200,000	194	19.21%	914	14.73%	3,950	13.59%
\$200,000+	161	15.94%	1,024	16.51%	2,958	10.17%
2016 Avg Household Income	\$139,508		\$135,741		\$116,164	
2016 Med Household Income	\$115,575		\$111,798		\$99,004	
2016 Occupied Housing	1,009		6,202		29,074	
Owner Occupied	895	88.70%	5,587	90.08%	24,981	85.92%
Renter Occupied	114	11.30%	615	9.92%	4,093	14.08%
2010 Housing Units	1,036		6,484		29,392	
1 Unit	1,012	97.68%	6,070	93.62%	26,824	91.26%
2 - 4 Units	2	0.19%	27	0.42%	540	1.84%
5 - 19 Units	13	1.25%	209	3.22%	886	3.01%
20+ Units	9	0.87%	178	2.75%	1,142	3.89%
2016 Housing Value	893		5,585		24,982	
<\$100,000	15	1.68%	36	0.64%	1,248	5.00%
\$100,000 - \$200,000	20	2.24%	288	5.16%	2,203	8.82%
\$200,000 - \$300,000	155	17.36%	770	13.79%	6,437	25.77%
\$300,000 - \$400,000	352	39.42%	1,859	33.29%	7,301	29.23%
\$400,000 - \$500,000	176	19.71%	1,164	20.84%	3,530	14.13%
\$500,000 - \$1,000,000	175	19.60%	1,410	25.25%	3,937	15.76%
\$1,000,000+	0	0.00%	58	1.04%	326	1.30%
2016 Median Home Value	\$372,869		\$391,365		\$335,652	
2016 Housing Units by Yr Built	1,036		6,492		30,541	
Built 2010+	131	12.64%	1,501	23.12%	4,971	16.28%
Built 2000 - 2010	868	83.78%	4,076	62.78%	13,124	42.97%
Built 1990 - 1999	15	1.45%	399	6.15%	5,644	18.48%
Built 1980 - 1989	7	0.68%	206	3.17%	2,114	6.92%
Built 1970 - 1979	9	0.87%	162	2.50%	2,842	9.31%
Built 1960 - 1969	3	0.29%	69	1.06%	627	2.05%
Built 1950 - 1959	0	0.00%	9	0.14%	284	0.93%
Built <1949	3	0.29%	70	1.08%	935	3.06%
2016 Median Year Built	2005		2005		2001	