

Englewood is at the heart of the Denver Metropolitan area. Located just south of Denver with a population of approximately 34,000 residents and 2,100 businesses, which employ 25,000 workers, Englewood is ideally situated for citizens, businesses and visitors.

Englewood is a tight-knit community with a small-city atmosphere, yet it has all of the benefits associated with the larger metropolitan area nearby. The city is served by light rail and bus transit systems linking the community to downtown Denver and other locations, including Denver International Airport. Englewood's location, access to transit and transportation corridors, and relative affordability has made it the focus of investment and new development.

## Community Profile

 Englewood



# Major Private Employers



	TRADE NAME	INDUSTRY
1	SWEDISH MEDICAL CENTER	MEDICAL HOSPITAL
2	CRAIG HOSPITAL	MEDICAL HOSPITAL
3	GROOVE TOYOTA ON BROADWAY	CAR DEALERSHIP
4	KING SOOPERS	RETAILER
5	WAL-MART	RETAILER
6	RED BIRD FARMS	FOOD PRODUCTION
7	VEOLIA TRANSPORTATION SERVICES INC	TRANSPORTATION
8	MEADOW GOLD DAIRY	FOOD/BEVERAGE PRODUCTION
9	WASTE MANAGEMENT	WASTE REMOVAL
10	AMERICAN BOTTLING COMPANY	BEVERAGE PRODUCTION

Englewood boasts a diverse mix of employees with concentrations in health care, construction, retail trades, arts/entertainment, advanced industries and light manufacturing. Employees benefit from a broad range of City of Englewood economic development resources, including the South Metro Enterprise Zone and local small business initiation and expansion grants.



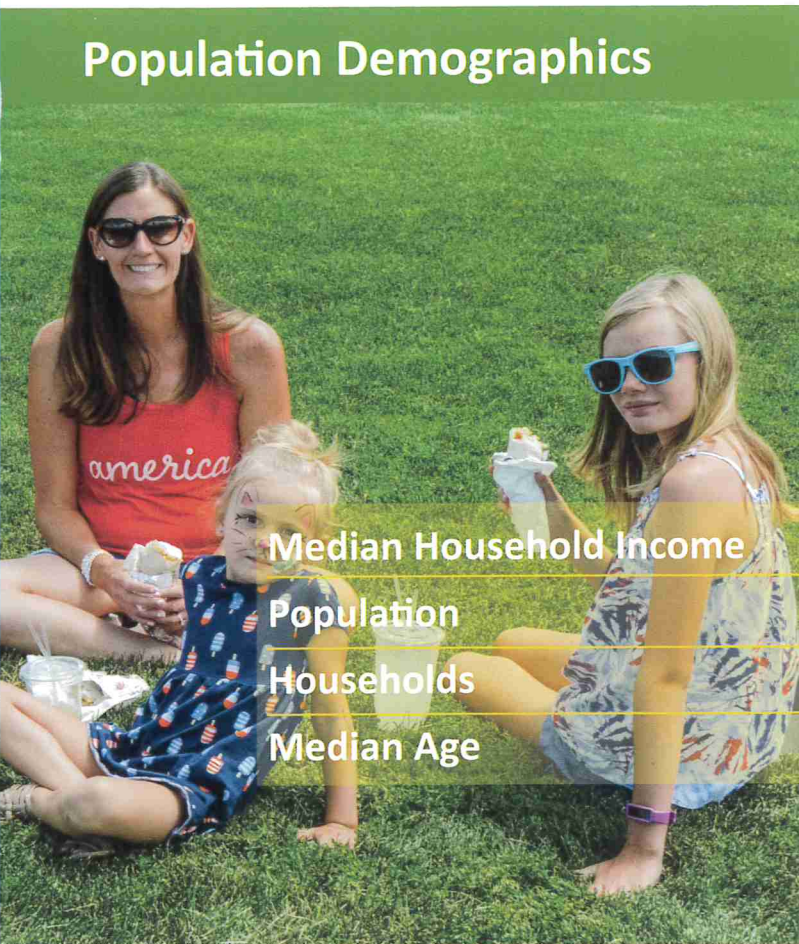
# Occupational Mix

	Employees	Percentage	Total Wages	Average Annual Wage
Health Care/Social Assistance	5,706	22.51	\$102,990,328	\$72,197.92
Construction	3,089	12.19	\$54,232,809	\$70,227.01
Retail Trade	2,634	10.39	\$37,630,711	\$57,146.11
Manufacturing	2,251	8.88	\$34,420,568	\$61,164.94
Arts/Entertainment/Recreation/ Accommodation/Food Service	2,088	8.24	\$15,474,691	\$29,645.00
Other Services	1,889	7.45	\$31,008,166	\$65,660.49
Administration and Support Services	1,618	6.38	\$25,528,559	\$63,111.39
Wholesale Trade	1,609	6.35	\$27,839,205	\$69,208.71
Finance/Insurance/Real Estate	1,354	5.34	\$32,832,643	\$96,994.51
Professional/Scientific/Technical Services	1,304	5.14	\$29,095,414	\$89,249.74
Transportation/Warehousing/Utilities	896	3.53	\$14,652,684	\$65,413.77
Education	687	2.71	\$8,344,803	\$48,586.92
Information	144	0.57	\$2,247,357	\$62,426.58
Management of Companies	77	0.30	\$3,942,623	\$204,811.58
Agriculture/Forestry/Fishing/Mining	3	0.01	\$92,556	\$123,408.00
<b>Total</b>	<b>25,349</b>			



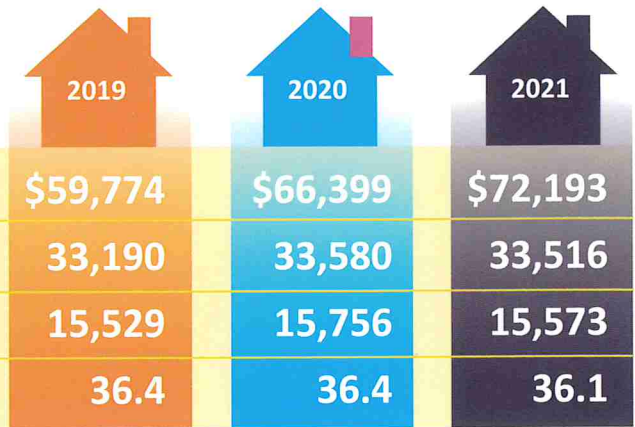


# Population Demographics



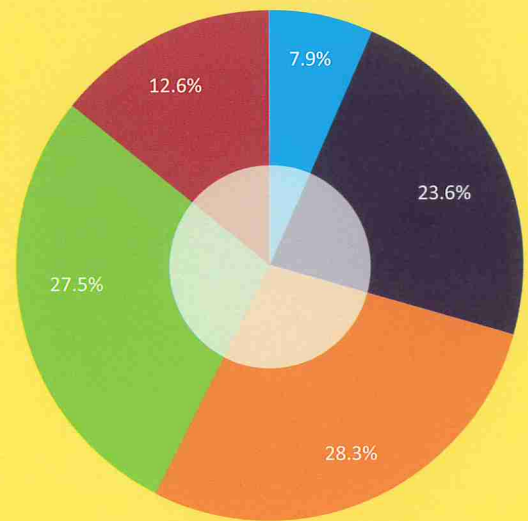
Englewood has the third highest concentration of millennials in metro Denver and the population is becoming increasingly diverse. Housing starts have increased by 5% since 2016 and opportunities for new retail, restaurants and entertainment-oriented businesses are accelerating.

Median Household Income  
Population  
Households  
Median Age



## Educational Attainment

	2019	2020	2021
■ 9th to 12th grade, no diploma	2,418	2,308	1,889
■ High school graduate (includes equivalency)	6,978	6,871	6,446
■ Some college, no degree (includes Associates)	8,361	8,248	7,910
■ Bachelor's degree	7,357	8,015	7,931
■ Graduate or professional degree	3,389	3,675	3,934
<b>Total</b>	<b>28,503</b>	<b>29,117</b>	<b>28,110</b>



2021 | 28,110



## Schools

### School Districts

Englewood Public Schools  
 Littleton Public Schools  
 Cherry Creek Public Schools

### Public School Facilities Located in Englewood

Early Learning (Pre-K): 1  
 Elementary: 4  
 Middle/Senior High Schools: 2

### Private School Facilities Located in Englewood

Parochial: 2  
 Alternative: 2

### Post Secondary (direct access via light rail)

Arapahoe Community College  
 Community College of Denver  
 Metro State University  
 University of Colorado-Denver

## Real Estate

Englewood's commercial vacancy and lease rates are below the market average for the Denver metro area. Businesses enjoy excellent access to both highly qualified employees and a strong customer base. Residential developments range from historic single-family housing to contemporary apartment and condominium developments.

## Commercial

### Office Real Estate Market

Rent per Square Foot **\$23.57**  
 Vacancy Rate **6.2%**

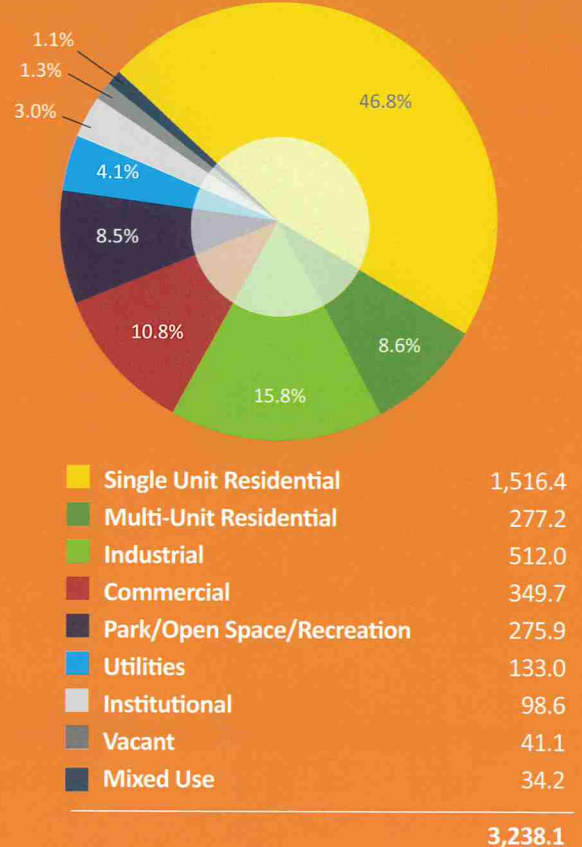
### Industrial Real Estate Market

Rent per Square Foot **\$12.39**  
 Vacancy Rate **1.90%**

### Retail Real Estate Market

Rent per Square Foot **\$23.52**  
 Vacancy Rate **4.6%**

## Land Use



Source: GIS

## Residential



### Homeownership vs. Rental

**51%** Homeownership **49%** Rental

Source: CoStar Realty Information, Inc., 2023

Zillow, 2023



# Transportation

## Light Rail

Southwest D Line

## Bus

4 routes

## Free Local Trolley

6:30 am - 6:30 pm, M-F

## Bicycle Trails through Englewood

Mary Carter Greenway  
(South Platte River)

Highline Canal

Bear Creek

Little Dry Creek

Big Dry Creek

Harvard Gulch

On-street Striped or  
Marked Bicycle Facilities

Regional

Regional

Regional

Local

Local

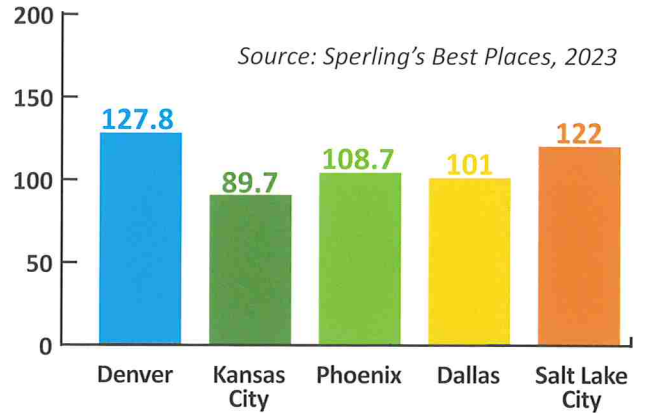
Local

10 Miles

Walk Score  
(Downtown)  
**93**

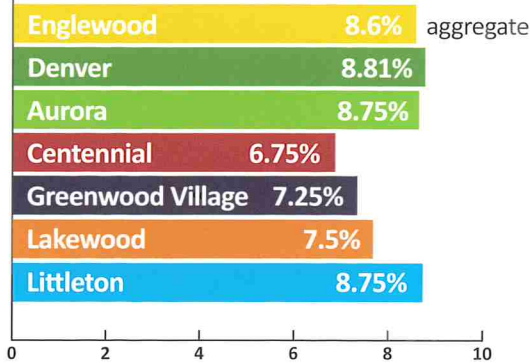
Walk Score  
(City Wide)  
**61**

# Cost of Living | Metro Area Index

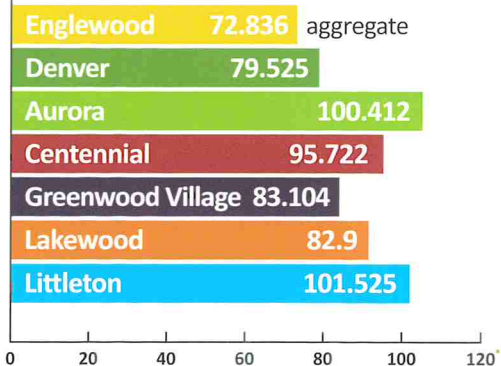


# Taxes

## Sales Tax Rates



## Property Tax Rates



Note: Inclusive of all 2023 state and regional taxes.

# Consumer Spending | Average Household

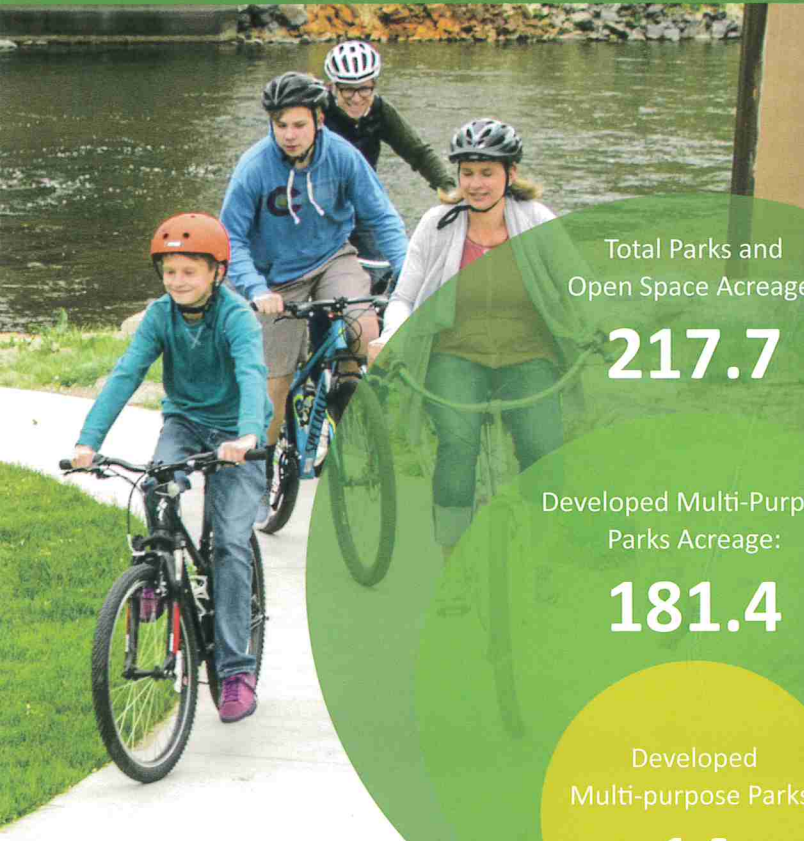
## CATEGORY

CATEGORY	1 MILE	3 MILE	5 MILE
Apparel	\$1,381	\$1,633	\$1,674
Entertainment & Hobbies	\$4,232	\$4,925	\$5,208
Food & Alcohol	\$8,053	\$9,083	\$9,413
Household	\$4,360	\$5,431	\$5,919
Transportation & Maintenance	\$6,726	\$8,452	\$8,741
Health Care	\$1,343	\$1,507	\$1,603
Education/Day Care	\$1,651	\$2,240	\$2,508

Source: CoStar Realty Information, Inc., 2023



## Parks & Recreation



Total Parks and  
Open Space Acreage:

**217.7**

Developed Multi-Purpose  
Parks Acreage:

**181.4**

Developed  
Multi-purpose Parks:

**14**

Englewood offers some of the finest recreational opportunities in the region. Englewood has excellent parks and recreation amenities that enable residents to enjoy the outdoors close to home.

Englewood's Recreation Center, Broken Tee Englewood golf course, Malley Senior Recreation Center and aquatics programs have received numerous awards. Englewood has more than 250 acres of parks and open space land, including 13 neighborhood parks located throughout the community. Pirates Cove, a regional outdoor water park with water slides, a competition pool, leisure pool, and lazy river, makes a big splash during the summer months.

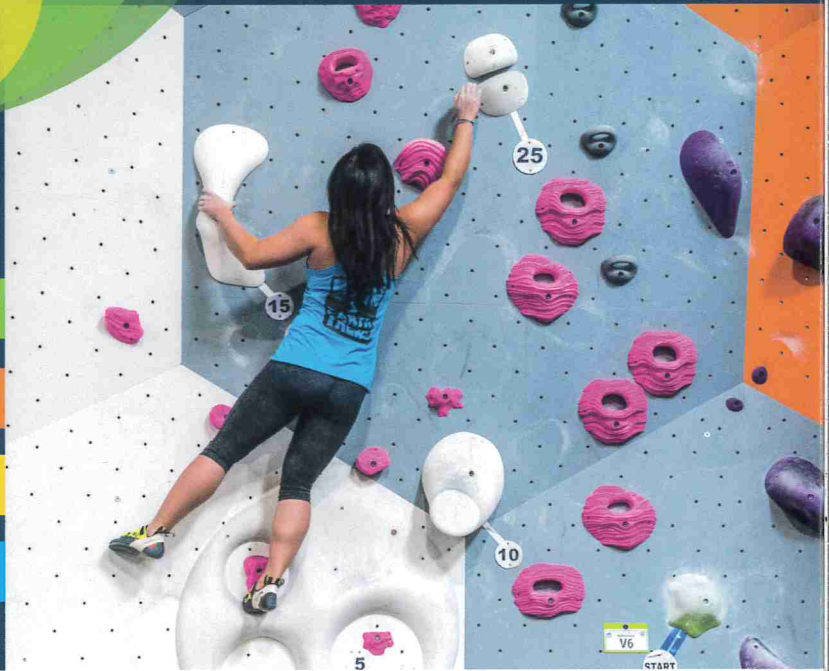
## Recreational Facilities

Indoor Recreation Centers: **2**

Baseball/Softball Fields: **3**

Multi-Sport Fields: **1**

Regional Outdoor Water Park: **1**



[englewoodco.gov/invests](http://englewoodco.gov/invests)

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