

Boardwalk Office Park

Boardwalk Office Park
 772 Whalers Way
 Fort Collins, CO 80525
 County: Larimer

Veldman Morgan Commercial, Inc.

Population	1-mi.	3-mi.	5-mi.
2008 Male Population	4,546	41,258	71,718
2008 Female Population	4,688	41,700	70,980
% 2008 Male Population	49.23%	49.73%	50.26%
% 2008 Female Population	50.77%	50.27%	49.74%
2008 Total Adult Population	7,464	64,371	114,399
2008 Total Daytime Population	15,363	79,772	146,983
2008 Total Daytime Work Population	11,448	45,792	89,602
2008 Median Age Total Population	38	34	31
2008 Median Age Adult Population	45	42	38
2008 Age 0-5	518	6,302	9,728
2008 Age 6-13	865	8,394	12,544
2008 Age 14-17	387	3,889	6,027
2008 Age 18-20	240	2,571	9,091
2008 Age 21-24	570	4,761	12,989
2008 Age 25-29	863	8,233	15,748
2008 Age 30-34	663	6,855	11,434
2008 Age 35-39	583	5,713	9,028
2008 Age 40-44	695	6,453	10,010
2008 Age 45-49	766	6,482	9,900
2008 Age 50-54	851	6,634	10,012
2008 Age 55-59	660	5,199	8,087
2008 Age 60-64	402	3,366	5,290
2008 Age 65-69	295	2,251	3,629
2008 Age 70-74	242	1,658	2,645
2008 Age 75-79	215	1,456	2,361
2008 Age 80-84	206	1,292	2,042
2008 Age 85+	212	1,448	2,133
% 2008 Age 0-5	5.61%	7.60%	6.82%
% 2008 Age 6-13	9.37%	10.12%	8.79%
% 2008 Age 14-17	4.19%	4.69%	4.22%
% 2008 Age 18-20	2.60%	3.10%	6.37%
% 2008 Age 21-24	6.17%	5.74%	9.10%
% 2008 Age 25-29	9.35%	9.92%	11.04%
% 2008 Age 30-34	7.18%	8.26%	8.01%
% 2008 Age 35-39	6.31%	6.89%	6.33%
% 2008 Age 40-44	7.53%	7.78%	7.01%
% 2008 Age 45-49	8.30%	7.81%	6.94%
% 2008 Age 50-54	9.22%	8.00%	7.02%
% 2008 Age 55-59	7.15%	6.27%	5.67%
% 2008 Age 60-64	4.35%	4.06%	3.71%
% 2008 Age 65-69	3.20%	2.71%	2.54%
% 2008 Age 70-74	2.62%	2.00%	1.85%
% 2008 Age 75-79	2.33%	1.76%	1.65%
% 2008 Age 80-84	2.23%	1.56%	1.43%
% 2008 Age 85+	2.30%	1.75%	1.49%
2008 White Population	8,324	74,200	125,862
2008 Black Population	104	926	1,803

2008 Asian/Hawaiian/Pacific Islander	299	2,604	4,277
2008 American Indian/Alaska Native	25	265	545
2008 Other Population (Incl 2+ Races)	482	4,963	10,210
2008 Hispanic Population	597	6,747	13,961
2008 Non-Hispanic Population	8,637	76,210	128,737
% 2008 White Population	90.15%	89.44%	88.20%
% 2008 Black Population	1.13%	1.12%	1.26%
% 2008 Asian/Hawaiian/Pacific Islander	3.24%	3.14%	3.00%
% 2008 American Indian/Alaska Native	0.27%	0.32%	0.38%
% 2008 Other Population (Incl 2+ Races)	5.22%	5.98%	7.16%
% 2008 Hispanic Population	6.47%	8.13%	9.78%
% 2008 Non-Hispanic Population	93.53%	91.87%	90.22%
2000 Non-Hispanic White	7,074	60,213	108,965
2000 Non-Hispanic Black	49	481	1,180
2000 Non-Hispanic Amer Indian/Alaska Native	37	298	653
2000 Non-Hispanic Asian	213	1,403	2,591
2000 Non-Hispanic Hawaiian/Pacific Islander	n/a	12	56
2000 Non-Hispanic Some Other Race	7	111	166
2000 Non-Hispanic Two or More Races	71	1,266	2,341
% 2000 Non-Hispanic White	94.94%	94.40%	93.97%
% 2000 Non-Hispanic Black	0.66%	0.75%	1.02%
% 2000 Non-Hispanic Amer Indian/Alaska Native	0.50%	0.47%	0.56%
% 2000 Non-Hispanic Asian	2.86%	2.20%	2.23%
% 2000 Non-Hispanic Hawaiian/Pacific Islander	0.00%	0.02%	0.05%
% 2000 Non-Hispanic Some Other Race	0.09%	0.17%	0.14%
% 2000 Non-Hispanic Two or More Races	0.95%	1.98%	2.02%

Population Change	1-mi.	3-mi.	5-mi.
Total Employees	n/a	n/a	n/a
Total Establishments	n/a	n/a	n/a
2008 Total Population	9,234	82,957	142,698
2008 Total Households	3,974	32,937	56,074
Population Change 1990-2008	3,534	35,851	47,696
Household Change 1990-2008	1,513	14,678	20,014
% Population Change 1990-2008	62.00%	76.11%	50.21%
% Household Change 1990-2008	61.48%	80.39%	55.50%
Population Change 2000-2008	1,275	14,522	16,253
Household Change 2000-2008	555	6,248	7,505
% Population Change 2000-2008	16.02%	21.22%	12.85%
% Households Change 2000-2008	16.23%	23.41%	15.45%

Housing	1-mi.	3-mi.	5-mi.
2000 Total Housing Units	3,618	27,825	50,579
2000 Occupied Housing Units	3,407	26,702	48,626
2000 Owner Occupied Housing Units	1,914	18,046	29,026
2000 Renter Occupied Housing Units	1,494	8,656	19,600
2000 Vacant Housing Units	210	1,124	1,953
% 2000 Occupied Housing Units	94.17%	95.96%	96.14%
% 2000 Owner Occupied Housing Units	52.90%	64.85%	57.39%
% 2000 Renter Occupied Housing Units	41.29%	31.11%	38.75%
% 2000 Vacant Housing Units	5.80%	4.04%	3.86%

Income	1-mi.	3-mi.	5-mi.
2008 Median Household Income	\$60,962	\$59,855	\$56,835
2008 Per Capita Income	\$37,635	\$30,996	\$29,296
2008 Average Household Income	\$87,448	\$78,067	\$74,554
2008 Household Income < \$10,000	110	890	2,259
2008 Household Income \$10,000-\$14,999	162	1,131	2,254
2008 Household Income \$15,000-\$19,999	180	1,121	2,443
2008 Household Income \$20,000-\$24,999	215	1,384	2,742
2008 Household Income \$25,000-\$29,999	102	1,275	2,276
2008 Household Income \$30,000-\$34,999	204	1,491	2,595
2008 Household Income \$35,000-\$39,999	188	1,227	2,583
2008 Household Income \$40,000-\$44,999	159	1,623	2,835
2008 Household Income \$45,000-\$49,999	167	1,916	3,255
2008 Household Income \$50,000-\$59,999	460	4,475	7,014
2008 Household Income \$60,000-\$74,999	623	6,809	10,469
2008 Household Income \$75,000-\$99,999	637	6,012	9,507
2008 Household Income \$100,000-\$124,999	401	1,891	3,093
2008 Household Income \$125,000-\$149,999	171	847	1,477
2008 Household Income \$150,000-\$199,999	68	417	654
2008 Household Income \$200,000-\$249,999	28	93	156
2008 Household Income \$250,000-\$499,999	97	330	455
2008 Household Income \$500,000+	2	5	6
2008 Household Income \$200,000+	126	429	617
% 2008 Household Income < \$10,000	2.77%	2.70%	4.03%
% 2008 Household Income \$10,000-\$14,999	4.08%	3.43%	4.02%
% 2008 Household Income \$15,000-\$19,999	4.53%	3.40%	4.36%
% 2008 Household Income \$20,000-\$24,999	5.41%	4.20%	4.89%
% 2008 Household Income \$25,000-\$29,999	2.57%	3.87%	4.06%
% 2008 Household Income \$30,000-\$34,999	5.13%	4.53%	4.63%
% 2008 Household Income \$35,000-\$39,999	4.73%	3.73%	4.61%
% 2008 Household Income \$40,000-\$44,999	4.00%	4.93%	5.06%
% 2008 Household Income \$45,000-\$49,999	4.20%	5.82%	5.80%
% 2008 Household Income \$50,000-\$59,999	11.58%	13.59%	12.51%
% 2008 Household Income \$60,000-\$74,999	15.68%	20.67%	18.67%
% 2008 Household Income \$75,000-\$99,999	16.03%	18.25%	16.95%
% 2008 Household Income \$100,000-\$124,999	10.09%	5.74%	5.52%

% 2008 Household Income \$125,000-\$149,999	4.30%	2.57%	2.63%
% 2008 Household Income \$150,000-\$199,999	1.71%	1.27%	1.17%
% 2008 Household Income \$200,000-\$249,999	0.70%	0.28%	0.28%
% 2008 Household Income \$250,000-\$499,999	2.44%	1.00%	0.81%
% 2008 Household Income \$500,000+	0.05%	0.02%	0.01%
% 2008 Household Income \$200,000+	3.17%	1.30%	1.10%

Retail Sales Volume	1-mi.	3-mi.	5-mi.
2008 Children/Infants Clothing Stores	\$1,791,702	\$14,112,915	\$23,341,177
2008 Jewelry Stores	\$1,262,175	\$10,425,446	\$17,276,358
2008 Mens Clothing Stores	\$2,589,766	\$20,503,287	\$34,152,307
2008 Shoe Stores	\$2,503,907	\$19,211,841	\$31,944,936
2008 Womens Clothing Stores	\$4,469,816	\$35,563,905	\$59,678,309
2008 Automobile Dealers	\$30,054,309	\$247,217,464	\$417,297,914
2008 Automotive Parts/Acc/Repair Stores	\$3,783,932	\$30,512,101	\$51,120,051
2008 Other Motor Vehicle Dealers	\$1,207,591	\$9,362,797	\$15,607,861
2008 Tire Dealers	\$989,733	\$8,228,224	\$13,737,780
2008 Hardware Stores	\$913,227	\$5,118,343	\$8,452,599
2008 Home Centers	\$3,509,763	\$25,359,813	\$43,454,157
2008 Nursery/Garden Centers	\$1,038,723	\$8,691,587	\$14,517,734
2008 Outdoor Power Equipment Stores	\$337,593	\$2,931,432	\$5,118,774
2008 Paint/Wallpaper Stores	\$119,509	\$940,100	\$1,628,124
2008 Appliance/TV/Other Electronics Stores	\$2,955,500	\$23,631,681	\$39,148,811
2008 Camera/Photographic Supplies Stores	\$497,369	\$3,885,603	\$6,519,779
2008 Computer/Software Stores	\$1,454,701	\$11,558,210	\$19,514,118
2008 Beer/Wine/Liquor Stores	\$1,960,452	\$15,231,646	\$25,234,268
2008 Convenience/Specialty Food Stores	\$3,933,181	\$29,388,230	\$51,936,720
2008 Restaurant Expenditures	\$22,534,114	\$154,874,800	\$261,932,423
2008 Supermarkets/Other Grocery excl Conv	\$21,580,117	\$168,828,615	\$283,663,161
2008 Furniture Stores	\$3,006,278	\$24,120,205	\$40,372,520
2008 Home Furnishings Stores	\$2,064,175	\$15,804,329	\$26,149,106
2008 Gen Merch/Appliance/Furniture Stores	\$27,052,209	\$214,344,832	\$358,662,798
2008 Gasoline Stations w/ Convenience Stores	\$17,887,349	\$135,906,354	\$230,159,724
2008 Other Gasoline Stations	\$13,954,167	\$106,518,122	\$178,222,999
2008 Department Stores excl Leased Depts	\$30,007,708	\$237,976,508	\$397,811,603
2008 General Merchandise Stores	\$24,045,933	\$190,224,627	\$318,290,279
2008 Other Health/Personal Care Stores	\$1,943,751	\$15,793,652	\$26,739,759
2008 Pharmacies/Drug Stores	\$10,253,761	\$80,928,116	\$136,235,850
2008 Pet/Pet Supplies Stores	\$1,498,666	\$11,565,171	\$19,501,153
2008 Book/Periodical/Music Stores	\$435,823	\$3,504,816	\$5,871,040
2008 Hobby/Toy/Game Stores	\$497,156	\$4,148,772	\$7,788,198
2008 Musical Instrument/Supplies Stores	\$269,966	\$2,200,185	\$3,691,600
2008 Sewing/Needlework/Piece Goods Stores	\$96,514	\$708,281	\$1,191,815
2008 Sporting Goods Stores	\$1,991,040	\$14,376,147	\$22,686,311
2008 Video Tape Stores - Retail	\$243,959	\$1,952,764	\$3,261,433