

Boardwalk Office Park

Boardwalk Office Park
 760 Whalers Way Bldg. B
 Fort Collins, CO 80525
 County: Larimer

Veldman Morgan Commercial, Inc.

Population	1-mi.	3-mi.	5-mi.
2008 Male Population	4,672	41,323	72,062
2008 Female Population	4,818	41,708	71,311
% 2008 Male Population	49.23%	49.77%	50.26%
% 2008 Female Population	50.77%	50.23%	49.74%
2008 Total Adult Population	7,665	64,478	114,953
2008 Total Daytime Population	16,061	79,486	147,305
2008 Total Daytime Work Population	11,939	45,699	89,759
2008 Median Age Total Population	38	34	31
2008 Median Age Adult Population	45	42	38
2008 Age 0-5	536	6,271	9,771
2008 Age 6-13	884	8,386	12,592
2008 Age 14-17	404	3,896	6,058
2008 Age 18-20	251	2,605	9,133
2008 Age 21-24	586	4,890	13,092
2008 Age 25-29	887	8,264	15,840
2008 Age 30-34	682	6,867	11,490
2008 Age 35-39	597	5,705	9,065
2008 Age 40-44	713	6,461	10,046
2008 Age 45-49	789	6,478	9,936
2008 Age 50-54	880	6,600	10,050
2008 Age 55-59	674	5,182	8,116
2008 Age 60-64	409	3,351	5,317
2008 Age 65-69	304	2,228	3,650
2008 Age 70-74	246	1,646	2,658
2008 Age 75-79	221	1,449	2,372
2008 Age 80-84	211	1,300	2,049
2008 Age 85+	215	1,454	2,139
% 2008 Age 0-5	5.65%	7.55%	6.82%
% 2008 Age 6-13	9.32%	10.10%	8.78%
% 2008 Age 14-17	4.26%	4.69%	4.23%
% 2008 Age 18-20	2.65%	3.14%	6.37%
% 2008 Age 21-24	6.18%	5.89%	9.13%
% 2008 Age 25-29	9.35%	9.95%	11.05%
% 2008 Age 30-34	7.19%	8.27%	8.01%
% 2008 Age 35-39	6.29%	6.87%	6.32%
% 2008 Age 40-44	7.51%	7.78%	7.01%
% 2008 Age 45-49	8.31%	7.80%	6.93%
% 2008 Age 50-54	9.27%	7.95%	7.01%
% 2008 Age 55-59	7.10%	6.24%	5.66%
% 2008 Age 60-64	4.31%	4.04%	3.71%
% 2008 Age 65-69	3.20%	2.68%	2.55%
% 2008 Age 70-74	2.59%	1.98%	1.85%
% 2008 Age 75-79	2.33%	1.75%	1.65%
% 2008 Age 80-84	2.22%	1.57%	1.43%
% 2008 Age 85+	2.27%	1.75%	1.49%
2008 White Population	8,552	74,196	126,419
2008 Black Population	108	935	1,809

2008 Asian/Hawaiian/Pacific Islander	302	2,652	4,286
2008 American Indian/Alaska Native	26	267	550
2008 Other Population (Incl 2+ Races)	502	4,981	10,310
2008 Hispanic Population	623	6,819	14,102
2008 Non-Hispanic Population	8,866	76,212	129,272
% 2008 White Population	90.12%	89.36%	88.17%
% 2008 Black Population	1.14%	1.13%	1.26%
% 2008 Asian/Hawaiian/Pacific Islander	3.18%	3.19%	2.99%
% 2008 American Indian/Alaska Native	0.27%	0.32%	0.38%
% 2008 Other Population (Incl 2+ Races)	5.29%	6.00%	7.19%
% 2008 Hispanic Population	6.57%	8.21%	9.84%
% 2008 Non-Hispanic Population	93.43%	91.79%	90.16%
2000 Non-Hispanic White	7,332	60,737	109,451
2000 Non-Hispanic Black	52	496	1,189
2000 Non-Hispanic Amer Indian/Alaska Native	37	303	660
2000 Non-Hispanic Asian	218	1,463	2,596
2000 Non-Hispanic Hawaiian/Pacific Islander	n/a	12	56
2000 Non-Hispanic Some Other Race	8	115	166
2000 Non-Hispanic Two or More Races	72	1,279	2,349
% 2000 Non-Hispanic White	94.99%	94.30%	93.98%
% 2000 Non-Hispanic Black	0.67%	0.77%	1.02%
% 2000 Non-Hispanic Amer Indian/Alaska Native	0.48%	0.47%	0.57%
% 2000 Non-Hispanic Asian	2.82%	2.27%	2.23%
% 2000 Non-Hispanic Hawaiian/Pacific Islander	0.00%	0.02%	0.05%
% 2000 Non-Hispanic Some Other Race	0.10%	0.18%	0.14%
% 2000 Non-Hispanic Two or More Races	0.93%	1.99%	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	9,490	83,031	143,374
2008 Total Households	4,059	33,079	56,387
Population Change 1990-2008	3,458	35,001	47,845
Household Change 1990-2008	1,492	14,431	20,093
% Population Change 1990-2008	57.33%	72.87%	50.08%
% Household Change 1990-2008	58.12%	77.39%	55.36%
Population Change 2000-2008	1,240	13,885	16,283
Household Change 2000-2008	544	5,993	7,527
% Population Change 2000-2008	15.03%	20.08%	12.81%
% Households Change 2000-2008	15.48%	22.13%	15.41%

Housing	1-mi.	3-mi.	5-mi.
2000 Total Housing Units	3,711	28,249	50,898
2000 Occupied Housing Units	3,501	27,098	48,933
2000 Owner Occupied Housing Units	1,986	18,078	29,187
2000 Renter Occupied Housing Units	1,515	9,021	19,746
2000 Vacant Housing Units	210	1,151	1,965
% 2000 Occupied Housing Units	94.34%	95.93%	96.14%
% 2000 Owner Occupied Housing Units	53.52%	63.99%	57.34%
% 2000 Renter Occupied Housing Units	40.82%	31.93%	38.80%
% 2000 Vacant Housing Units	5.66%	4.07%	3.86%

Income	1-mi.	3-mi.	5-mi.
2008 Median Household Income	\$60,643	\$59,999	\$56,764
2008 Per Capita Income	\$37,276	\$31,286	\$29,288
2008 Average Household Income	\$87,151	\$78,529	\$74,471
2008 Household Income < \$10,000	110	919	2,265
2008 Household Income \$10,000-\$14,999	168	1,129	2,280
2008 Household Income \$15,000-\$19,999	186	1,133	2,457
2008 Household Income \$20,000-\$24,999	218	1,373	2,760
2008 Household Income \$25,000-\$29,999	104	1,270	2,291
2008 Household Income \$30,000-\$34,999	215	1,483	2,622
2008 Household Income \$35,000-\$39,999	190	1,225	2,611
2008 Household Income \$40,000-\$44,999	164	1,607	2,855
2008 Household Income \$45,000-\$49,999	174	1,920	3,280
2008 Household Income \$50,000-\$59,999	473	4,480	7,055
2008 Household Income \$60,000-\$74,999	629	6,803	10,520
2008 Household Income \$75,000-\$99,999	650	6,045	9,541
2008 Household Income \$100,000-\$124,999	405	1,945	3,100
2008 Household Income \$125,000-\$149,999	174	902	1,479
2008 Household Income \$150,000-\$199,999	70	413	654
2008 Household Income \$200,000-\$249,999	29	94	156
2008 Household Income \$250,000-\$499,999	97	332	455
2008 Household Income \$500,000+	2	5	6
2008 Household Income \$200,000+	128	431	617
% 2008 Household Income < \$10,000	2.71%	2.78%	4.02%
% 2008 Household Income \$10,000-\$14,999	4.14%	3.41%	4.04%
% 2008 Household Income \$15,000-\$19,999	4.58%	3.43%	4.36%
% 2008 Household Income \$20,000-\$24,999	5.37%	4.15%	4.89%
% 2008 Household Income \$25,000-\$29,999	2.56%	3.84%	4.06%
% 2008 Household Income \$30,000-\$34,999	5.30%	4.48%	4.65%
% 2008 Household Income \$35,000-\$39,999	4.68%	3.70%	4.63%
% 2008 Household Income \$40,000-\$44,999	4.04%	4.86%	5.06%
% 2008 Household Income \$45,000-\$49,999	4.29%	5.80%	5.82%
% 2008 Household Income \$50,000-\$59,999	11.66%	13.54%	12.51%
% 2008 Household Income \$60,000-\$74,999	15.50%	20.57%	18.66%
% 2008 Household Income \$75,000-\$99,999	16.02%	18.27%	16.92%
% 2008 Household Income \$100,000-\$124,999	9.98%	5.88%	5.50%

% 2008 Household Income \$125,000-\$149,999	4.29%	2.73%	2.62%
% 2008 Household Income \$150,000-\$199,999	1.72%	1.25%	1.16%
% 2008 Household Income \$200,000-\$249,999	0.71%	0.28%	0.28%
% 2008 Household Income \$250,000-\$499,999	2.39%	1.00%	0.81%
% 2008 Household Income \$500,000+	0.05%	0.02%	0.01%
% 2008 Household Income \$200,000+	3.15%	1.30%	1.09%

Retail Sales Volume	1-mi.	3-mi.	5-mi.
2008 Children/Infants Clothing Stores	\$1,834,156	\$14,249,226	\$23,458,743
2008 Jewelry Stores	\$1,294,105	\$10,515,984	\$17,364,459
2008 Mens Clothing Stores	\$2,652,127	\$20,689,991	\$34,327,235
2008 Shoe Stores	\$2,562,311	\$19,397,213	\$32,110,984
2008 Womens Clothing Stores	\$4,581,824	\$35,856,063	\$60,003,634
2008 Automobile Dealers	\$30,895,061	\$248,933,649	\$419,861,649
2008 Automotive Parts/Acc/Repair Stores	\$3,881,540	\$30,761,021	\$51,404,655
2008 Other Motor Vehicle Dealers	\$1,236,124	\$9,451,387	\$15,688,765
2008 Tire Dealers	\$1,016,100	\$8,292,233	\$13,813,729
2008 Hardware Stores	\$925,935	\$5,216,162	\$8,488,064
2008 Home Centers	\$3,595,395	\$25,580,484	\$43,728,181
2008 Nursery/Garden Centers	\$1,066,708	\$8,758,871	\$14,598,361
2008 Outdoor Power Equipment Stores	\$349,408	\$2,940,378	\$5,158,903
2008 Paint/Wallpaper Stores	\$122,934	\$945,708	\$1,639,358
2008 Appliance/TV/Other Electronics Stores	\$3,026,759	\$23,848,932	\$39,345,775
2008 Camera/Photographic Supplies Stores	\$509,704	\$3,919,433	\$6,556,003
2008 Computer/Software Stores	\$1,492,770	\$11,646,685	\$19,629,048
2008 Beer/Wine/Liquor Stores	\$2,006,102	\$15,381,873	\$25,361,147
2008 Convenience/Specialty Food Stores	\$3,993,760	\$29,820,983	\$52,126,070
2008 Restaurant Expenditures	\$22,853,915	\$156,843,886	\$262,844,318
2008 Supermarkets/Other Grocery excl Conv	\$22,121,122	\$170,266,628	\$285,264,570
2008 Furniture Stores	\$3,083,120	\$24,319,850	\$40,596,250
2008 Home Furnishings Stores	\$2,110,040	\$15,970,653	\$26,273,374
2008 Gen Merch/Appliance/Furniture Stores	\$27,725,904	\$216,193,404	\$360,611,645
2008 Gasoline Stations w/ Convenience Stores	\$18,264,217	\$137,382,244	\$231,233,389
2008 Other Gasoline Stations	\$14,270,456	\$107,561,258	\$179,107,314
2008 Department Stores excl Leased Depts	\$30,752,663	\$240,042,332	\$399,957,414
2008 General Merchandise Stores	\$24,642,786	\$191,873,553	\$320,015,395
2008 Other Health/Personal Care Stores	\$1,997,105	\$15,906,232	\$26,902,478
2008 Pharmacies/Drug Stores	\$10,515,141	\$81,594,777	\$137,012,281
2008 Pet/Pet Supplies Stores	\$1,536,162	\$11,661,533	\$19,614,208
2008 Book/Periodical/Music Stores	\$445,244	\$3,534,629	\$5,894,651
2008 Hobby/Toy/Game Stores	\$518,024	\$4,139,482	\$7,869,196
2008 Musical Instrument/Supplies Stores	\$277,176	\$2,217,033	\$3,712,981
2008 Sewing/Needlework/Piece Goods Stores	\$98,536	\$715,588	\$1,197,412
2008 Sporting Goods Stores	\$2,021,908	\$14,601,052	\$22,741,537
2008 Video Tape Stores - Retail	\$250,118	\$1,969,342	\$3,279,212