



# TRANSPORTATION



# Lakewood

is Colorado's fifth largest city, ideally located between the foothills of the Rocky Mountains and 10 minutes from the middle of the metro area. We are a forward-thinking community and a strong regional partner.

Lakewood is a great place to locate or start your business. We are business friendly and will support you through each stage of business development. Our commercial corridors each have their own unique identity and feel; providing you many opportunities to find your perfect location. The employees that live and work in Lakewood are highly skilled, spanning many industries and levels. Lakewood has a diverse business population that employs everyone from entry-level workers through C-suite levels employees. The city will work together with many community partners to help you start, grow and expand your business as well as find employees and promote yourself. Lakewood's business community continues to grow and we are excited for the diversity of businesses and industries that will continue to call us home.

**7** Light Rail Stations  
**31** Direct International Flights  
**20** Minutes to the Mountains

Lakewood is home to a hub of transportation options and multimodal connections. We are connected to the metro area and beyond by three highways (including 6th Avenue, U.S. 285, and Interstate 70), rail lines, bus routes and more. With seven light rail stops along the W Line, you can easily access Regional Transportation District's extensive transportation network across the metro area. You can make connections across the country and around the globe at Denver International Airport with hundreds of domestic flights and 28 direct international flights. Our ideal location between Denver International Airport, the heart of the metro area, and the mountains allows for a wide variety of options for business and personal travel.

In addition to our roads, rail, and bus lines, we also have many bike paths and walking trails throughout the city. Lakewood continues to add to our extensive transportation network to help you get where you need to go however you choose to get there!



Nationally accredited police department and fire protection district



Four city-operated recreation centers and three outdoor pools



Temperatures range from a few 90° days in the summer to average winter temperatures of about 40°



100+ parks in city limits, 100+ miles of trails



Two award-winning golf courses



Home of Heritage Lakewood Belmar Park, Lakewood Cultural Center and 40 West Arts Certified Creative District



Lakewood Economic Development 303-987-7730 ED@Lakewood.org

# 2024

## Lakewood Colorado COMMUNITY PROFILE



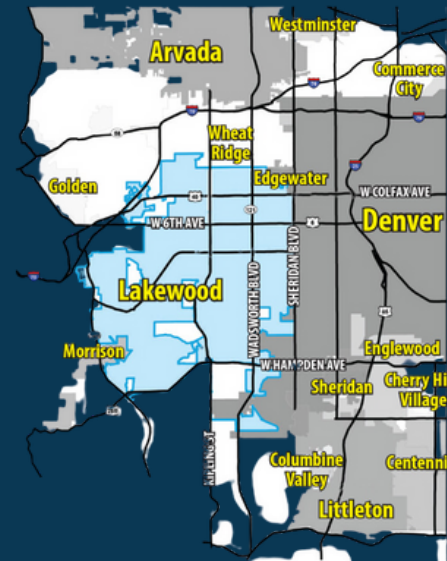
## Commercial Centers

Lakewood has more than 47 million square feet of office, commercial and retail space developed across the city, which provides an active real estate market for leasing and purchasing, as well as a variety of development and redevelopment opportunities within the city. Our prime location and well-educated workforce make Lakewood an incredible place to locate your business.



## Colorado Enterprise Zone Program

Owners of businesses located in an Enterprise Zone can earn a credit on their Colorado income tax for making investments that include creating new jobs, buying personal property (computers, phones, desks, etc.) and training employees. For more information, visit [oedit.colorado.gov/enterprise-zone-program](http://oedit.colorado.gov/enterprise-zone-program). To see a map of a Lakewood zone, visit [Lakewood.org/EconomicDevelopment](http://Lakewood.org/EconomicDevelopment)



## Cost of Living Index FIRST QUARTER, 2023 DATA

City	All Items Index	Grocery	Housing	Utilities	Transportation	Healthcare	Goods & Services
Phoenix, AZ	104.3	99.7	123.8	102.2	106.7	93.7	91.8
Raleigh, NC	96.1	91.7	97.3	101.6	94.7	103.0	95.1
Los Angeles, CA	150.6	111.3	239.8	110.4	128.5	112.1	116.6
Portland, OR	124.3	108.1	161.4	91.3	122.3	106.5	112.9
San Francisco, CA	178.6	131.4	306.6	131.8	138.4	131.5	123.6
Denver, CO	110.5	94.4	135.6	86.5	100.3	99.6	107.8
Salt Lake City, UT	108.3	104.1	122.1	92.5	110.1	95.9	104.4
Las Vegas, NV	101.0	102.9	110.1	101.8	113.5	93.1	90.2
Boston, MA	149.7	114.0	223.8	124.8	128.1	119.8	121.1
Oakland, CA	145.9	130.4	198.9	129.6	131.4	128.5	118.7
Washington, DC	152.2	109.3	251.5	112.6	108.5	99.1	118.8
Austin, TX	101.0	88.5	115.3	93.2	91.1	103.6	99.2

**\$108,333** Average Household Income

**68.4%** of population above age 16 in the labor force

**96.3%** Employment rate in Jefferson County

## Top Employers

Company	Industry
City of Lakewood	Municipal Government
Colorado Christian University	Education
Encore Electric	Electrical Contractor
Federal Government	Government
FirstBank	Financial Services
Jefferson County School District	Education
Red Rocks Community College	Education
St. Anthony Medical Campus	Medical
State of Colorado	State Government
Terumo	BCT Medical Devices

Population **156,149**

Median Age **38.1**

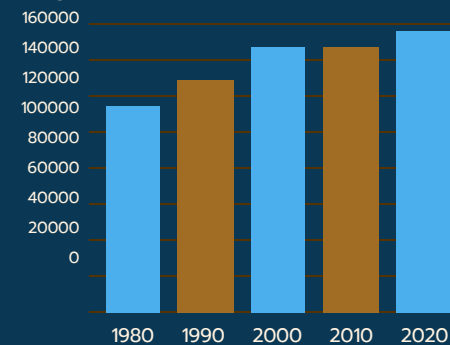
Land Area **44 SQ MI**

Median Household Income **\$82,786**

Average House Price **\$601,582**

Average Commute **27 minutes**

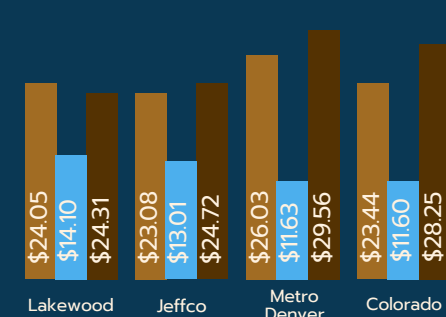
## Population Growth



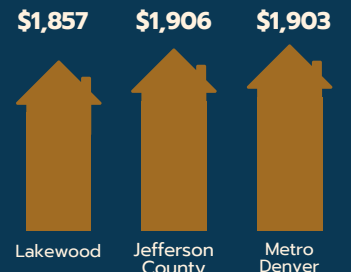
## Population Age

Age (Years)	% of Lakewood Population	% of U.S. Population
0-14	14.0%	18.3%
15-24	11.8%	13.3%
25-34	19.0%	13.8%
35-44	14.2%	12.9%
45-54	10.9%	12.4%
55-64	12.7%	12.8%
65+	17.4%	16.5%

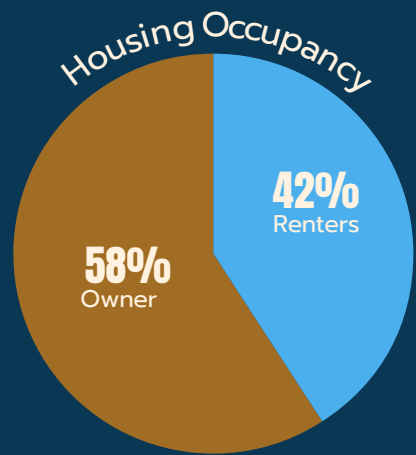
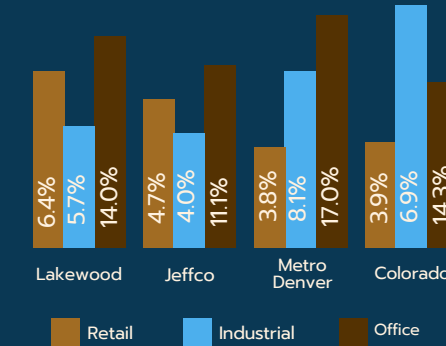
## Average Monthly Commercial Rent



## Average Monthly Housing Rent



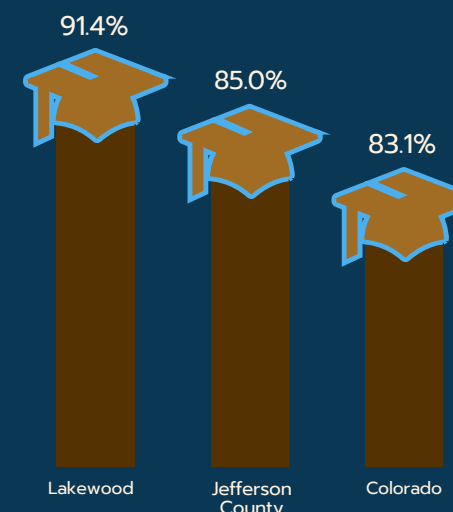
## Commercial Vacancy Rates



## Higher Education

- Colorado Christian University
- Rocky Mountain College of Art + Design
- Red Rocks Community College
- 28 higher education entities in the Denver metro area
- 45.0% of Lakewood residents have a bachelor's degree or higher

## 2022-2023 High School Graduation Rates



## Lakewood Schools

- Preschool:** 7
- Elementary:** 17
- Middle:** 5
- High School:** 4
- Charter:** 2
- Option:** 7
- Special Needs:** 3
- Private:** 13

