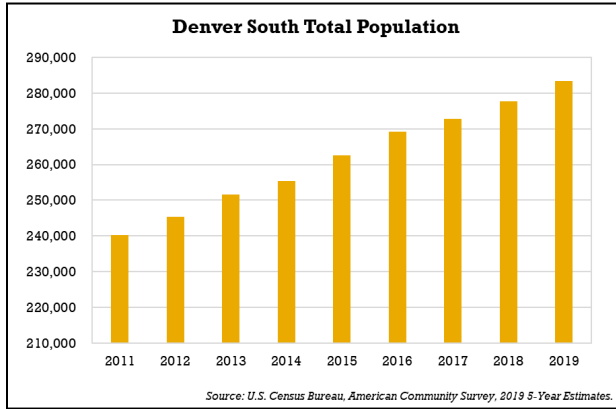


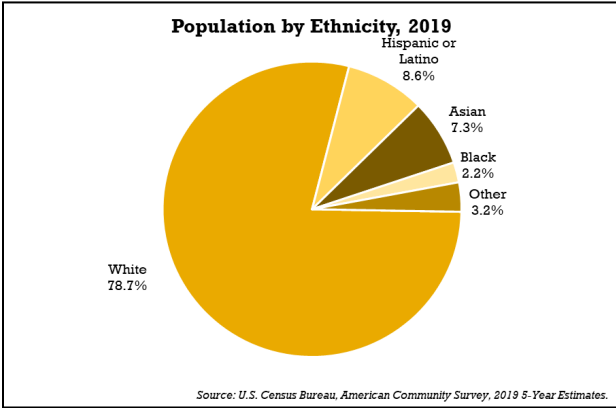
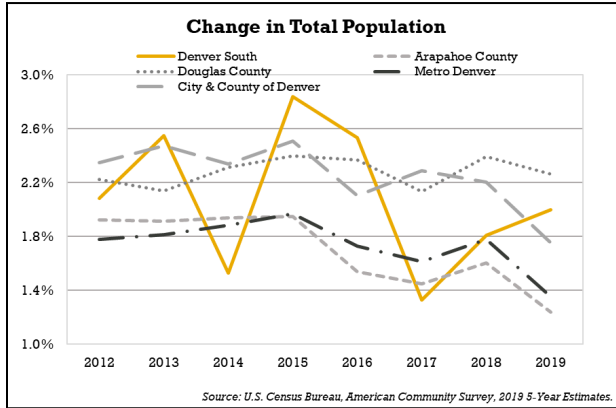
Population

- There were over 283,320 people in the Denver South region in 2019, representing 9 percent of the population in Metro Denver.
- The population in the Denver South region has increased every year since 2011 and has risen at a faster pace than in Metro Denver.
 - From 2011 to 2019, population increased 2.1 percent per year in the Denver South region, compared with 1.7 percent in Metro Denver.



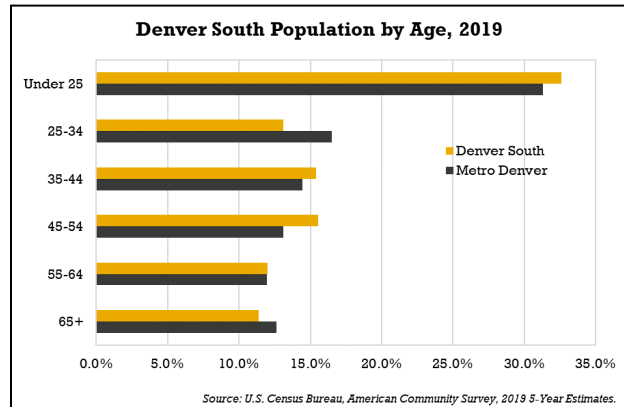
Adams County	504,108
Arapahoe County	644,560
Broomfield County	322,510
Boulder County	67,886
Denver County	705,576
Douglas County	336,041
Jefferson County	574,798
Metro Denver	3,155,479
Colorado	5,610,349

Source: U.S. Census Bureau, American Community Survey, 2019 5-Year Estimates.



Age

Nearly one-third of the population in the Denver South region is less than 25 years old. Fifty-six percent of the population is in the prime workforce ages of 25 to 64 years, with the largest concentration between the ages of 40 and 49 years. More than 11 percent of the population is over 65 years.



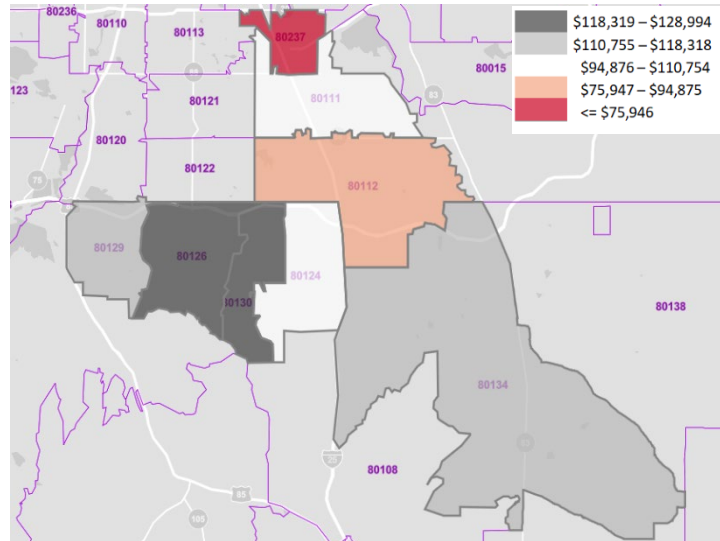
Median Household Income

- Median household incomes in the Denver South region ranged from \$75,950 in zip code 80237 to \$128,990 in zip code 80126.
 - Between 2014 and 2019, the median household income in zip codes 80237 and 80111 recorded the fastest growth among the zip codes in the region, each rising over 20%.
- Over 77 percent of the households in the Denver South region were in zip codes where the median household income exceeds \$100,000.

Median Household Income, 2019 (2019 Inflation-Adjusted Dollars)		
Area/Zip Code	Area Description	Median Income
80111	Centennial, Greenwood Village	\$110,499
80112	Centennial, Greenwood Village	\$94,875
80124	Lone Tree	\$110,754
80126	Highlands Ranch	\$128,994
80129	Highlands Ranch	\$118,318
80130	Highlands Ranch	\$125,959
80134	Lone Tree, Parker	\$115,031
80237	Denver Tech Center	\$75,946
Denver-Aurora-Lakewood MSA		\$79,664
Colorado		\$72,331
Competitor MSAs		
San Francisco MSA		\$106,025
Seattle MSA		\$86,856
New York MSA		\$78,773
Chicago MSA		\$71,770

Source: U.S. Census Bureau, American Community Survey, 2019 5-Year Estimates.

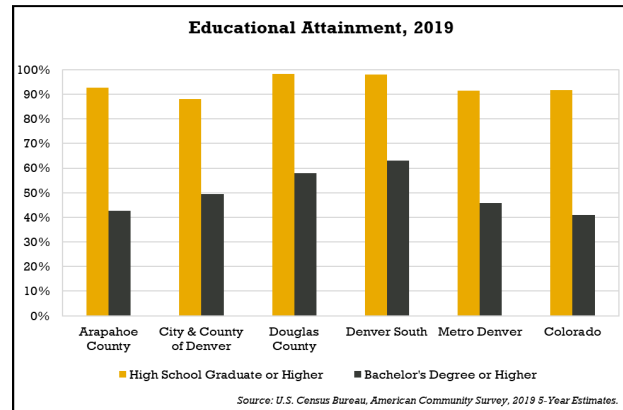
Median Household Income, 2019



Source: U.S. Census Bureau, American Community Survey, 2019 5-Year Estimates.

Educational Attainment

- The Denver South region had the highest proportion of the population with a bachelor's degree or higher in 2019, compared with the three counties, Metro Denver, and Colorado.
 - Approximately 98 percent of the Denver South region's population had a high school diploma or higher in 2019, while nearly 63 percent of the population had a bachelor's degree or higher.
 - Metro Denver reported 91.5 percent of the population had a high school diploma or higher and 45.8 percent had a bachelor's degree or higher.



Source: U.S. Census Bureau, American Community Survey, 2019 5-Year Estimates.

Educational Attainment, 2019

	High School Graduate or Higher	Bachelors Degree or Higher
Arapahoe County	92.6%	42.8%
City & County of Denver	88.0%	49.4%
Douglas County	98.1%	58.0%
Denver South	98.1%	62.9%
Metro Denver	91.5%	45.8%
Colorado	91.7%	40.9%
Competitor MSAs		
San Francisco MSA	89.1%	49.7%
Seattle MSA	92.6%	43.0%
New York MSA	86.5%	40.4%
Chicago MSA	88.7%	38.0%

Source: U.S. Census Bureau, American Community Survey, 2019 5-Year Estimates.