

WEST RIDGE



An Office with Panoramic Mountain Views

WEST RIDGE IS A LAND OF OPPORTUNITY, offering incredible views and the feeling of being “away” while still in the midst of activity. Located on the highest point between Denver and Boulder, the area offers spectacular panoramic vistas of both the Boulder Flatirons, the Front Range of the Rocky Mountains and the downtown Denver skyline.

One of the highest concentrations of software-related jobs in the nation

The location, adjacent to the Interlocken business park allows West Ridge to share and take advantage of the business climate within Interlocken. Nearby amenities include the FlatIron Crossing mall, restaurants, hotels, and active and passive recreational amenities.

West Ridge area is home to Class A office space that is over 90 percent leased. The location, equidistant between Boulder and Denver, provides access to two well-educated labor forces as well as The University of Colorado at Boulder campus and Colorado School of Mines.



Your Neighbors

Directly west of the Rocky Mountain Metropolitan Airport and adjacent to the final link of the Denver metropolitan beltway highway system.

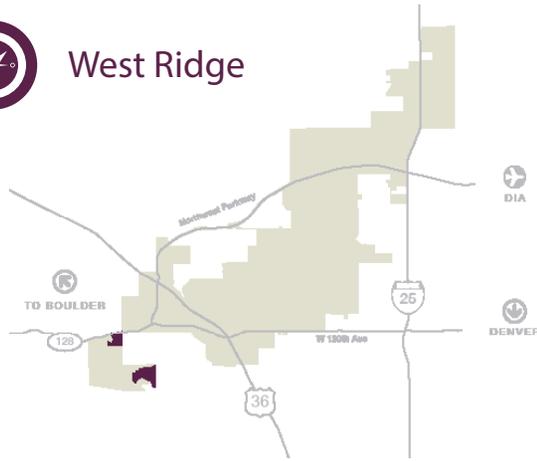
Northeast of West Ridge, across Colo. 128 is Interlocken with the 390-room Omni Interlocken Resort, complete with a 28,000 square-foot conference center, fine dining restaurants and a 27-hole championship golf course.

BIG BUSINESS





West Ridge



Quick Stats:

- Population of 155,600 within a five-mile radius
- 10,700 vehicle trips on State Hwy 128 (the northern boundary of the district)
- 240 acres of new development opportunity
- Broomfield labor force is 30,819, offering companies access to a growing talent pool
- Almost 75 percent of the employed population within a three-mile radius work in white-collar jobs



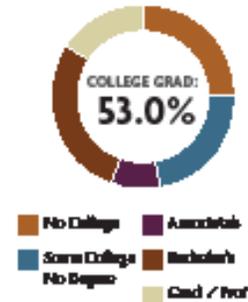
Why West Ridge?

- Highly visible area with convenient ground and air transportation connections to Denver and Boulder.
- Panoramic vistas of both Rocky Mountain Front Range mountains and downtown Denver skyline.
- The plan for the area encourages office, flex space, research and development, and light industrial with high-density housing.
- Jefferson Parkway, final link of Denver beltway system, is proposed to be constructed through the area directly connecting Broomfield with I-70 and the mountain resorts.
- Over 53 percent of the population within five miles has an educational degree beyond high school.
- West Ridge is home to Brocade Communications Systems, Inc.
- A 239-acre project that will create opportunities for single-family and multi-family residential, future commercial development and employment campuses and retail development adjacent to Simms Street is planned for the area.



Profile Data*

EDUCATION:



NUMBER OF BUSINESSES:

Retail Trade	9,162
Prof., Scientific & Tech Services	7,782
Other Services (except Pub. Admin.)	7,540
Construction	5,258
Health Care & Social Assistance	4,466
Finance & Insurance	4,033
Wholesale Trade	3,473
Manufacturing	2,720
Educational Services	1,642
Public Administration	1,642
Information	1,552
Transportation & Warehousing	1,175

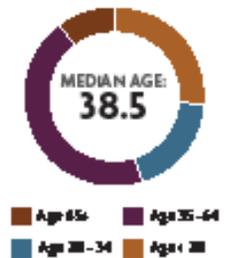
TOTAL EMPLOYEES: 675K

Source: Business data provided by Infogroup, Omaha NE

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Esri forecasts for 2011. Data is within a 15 mile radius

AGE



* Source: Esri forecasts for 2011 and 2016; Consumer Spending data are derived from the 2006 and 2007 Consumer Expenditure Surveys, Bureau of Labor Statistics. All data is within a 5-mile radius.



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