



CHERRY CREEK  NORTH

STATE OF CHERRY CREEK NORTH 2018-2019



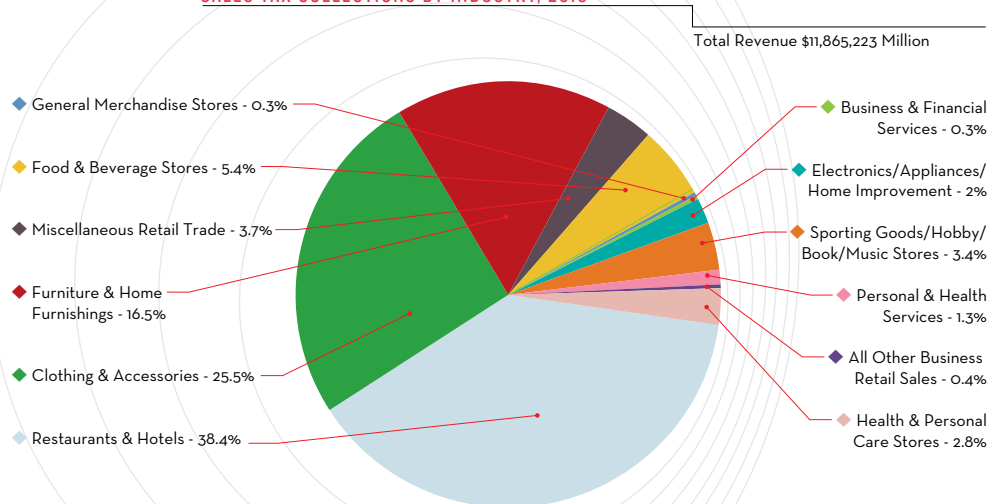
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ECONOMIC INDICATORS | 2018-2019

SALES TAX REVENUE¹

- Businesses in Cherry Creek North (CCN) generated almost **\$11.9 million** in retail sales tax revenue for the City and County of Denver in 2018.
- Sales tax collections in CCN increased **3.3%** from 2017 to 2018 compared with a **5.5%** increase throughout the City and County of Denver.
- The largest category of sales tax collections in CCN was restaurants and hotels, which increased **6.9%** from 2017 to 2018 to a total of nearly **\$4.6 million**. Clothing and accessories, the second largest category, generated **\$3 million**, falling **3.8%** over-the-year.
- Business and financial services had the largest over-the-year increase, growing at a rate of **35.9%**. Furniture & home furnishings (+**12.3%**) was the second fastest-growing category, followed by electronics/appliances/home improvements and sporting goods/hobby/musical stores, which both grew at a rate of **11.4%**.
- Sales tax collections for the first quarter of 2019 were down **0.4%** compared with the first quarter of 2018. In contrast, citywide sales tax collections increased **3.7%** during the same period.

SALES TAX COLLECTIONS BY INDUSTRY, 2018



TOP 10 LARGEST EMPLOYERS IN CHERRY CREEK NORTH³

COMPANY	PRODUCT/SERVICE	EMPLOYEES
Janus Henderson Investors	Financial services	650
The Broe Group	Real estate development	370
Sage Hospitality	Hotel owner & operator	310
Whole Foods Market	Grocery	260
Hillstone Restaurant Group	Restaurants	160
Stonebridge Cos. (The Jacquard Hotel & Rooftop)	Restaurants	150
True Food Kitchen	Restaurant	130
BNP Paribas	Financial services	130
Vision Hospitality Group (Moxy Hotel)	Hotel operator	120

JOBS²

- Businesses in CCN employed **7,370 workers** in 2018, a **3.7%** increase compared with 2017. Employment increased **2.5%** throughout the City and County of Denver.
- Office-related employment in CCN increased **7.3%** from 2017 to 2018, primarily due to increased positions in natural resources and construction companies. There were nearly **3,730 office workers** in CCN earning an average annual salary of **\$181,400**. The high average salary resulted from a high concentration (**63%**) of employment in financial services companies.
- Retail, hospitality, and other personal services in CCN employed more than **3,640 workers** earning an average annual salary of **\$34,100**. The average retail wage increased **7.5%** between 2017 and 2018. Employment increased by **0.3%** over-the-year, an increase of 10 employees.

Source:

¹City and County of Denver, Office of the Controller

²Colorado Department of Labor and Employment, Development Research Partners

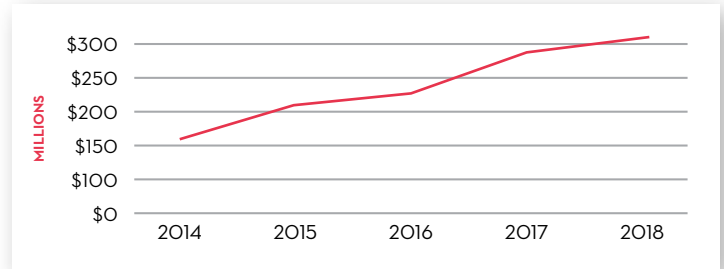
³Development Research Partners

ECONOMIC INDICATORS | 2018-2019

ASSESSED VALUATION⁴

- The total assessed valuation in the CCN Business Improvement District of **\$310.4 million** represented **1.7%** of the total in the City and County of Denver for the 2018 property tax year.
- Assessed valuation in CCN increased **5.5%** from 2017 to 2018, compared with a **2.1%** increase throughout the City and County of Denver. As this was not a reassessment year, the increase reflected continued construction activity.

ASSESSED VALUATION 2014 - 2019

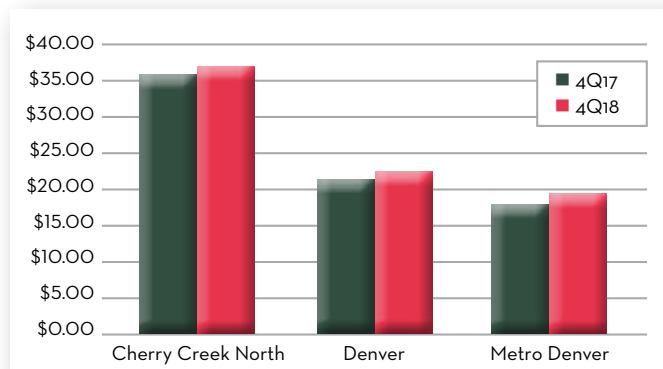


2014 \$159,219,860 2015 \$205,233,600 2016 \$226,906,760 2017 \$294,100,000 2018 \$310,367,110

REAL ESTATE⁵

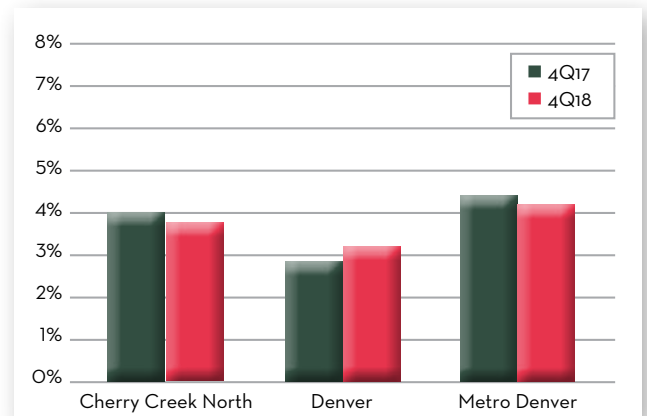
- There was **2.6 million square feet** of office and retail property in CCN as of fourth quarter of 2018.
- About **125,000 square feet** of new office and retail space, 5 new hotel rooms, and 82 residential units were planned or under construction in CCN as of the end of 2018.
- The **12.6%** office vacancy rate in the fourth quarter of 2018 was **1 percentage point** higher than the previous year. Additionally, the average office lease rate increased **0.9%** over the period, reaching **\$43.76 per square foot**.
- CCN recorded a fourth quarter retail vacancy rate of **3.9%**, a decrease of **0.1 percentage point** from the fourth quarter of 2017. The average retail lease rate rose **2.9%** to **\$36.69 per square foot** in 2018.
- The CCN office vacancy rate was higher than those in the City and County of Denver and the larger Metro Denver area. The retail vacancy rate in CCN was higher than Denver, but lower than the greater Metro Denver area.

AVERAGE RETAIL LEASE RATES PER SQ. FT.



Cherry Creek North	4Q17	4Q18
Denver	\$35.66	\$36.69
Metro Denver	\$22.79	\$24.29
	\$17.94	\$19.11

RETAIL VACANCY RATES



Cherry Creek North	4Q17	4Q18
Denver	4.0%	3.9%
Metro Denver	2.9%	3.1%
	4.3%	4.1%

Source:

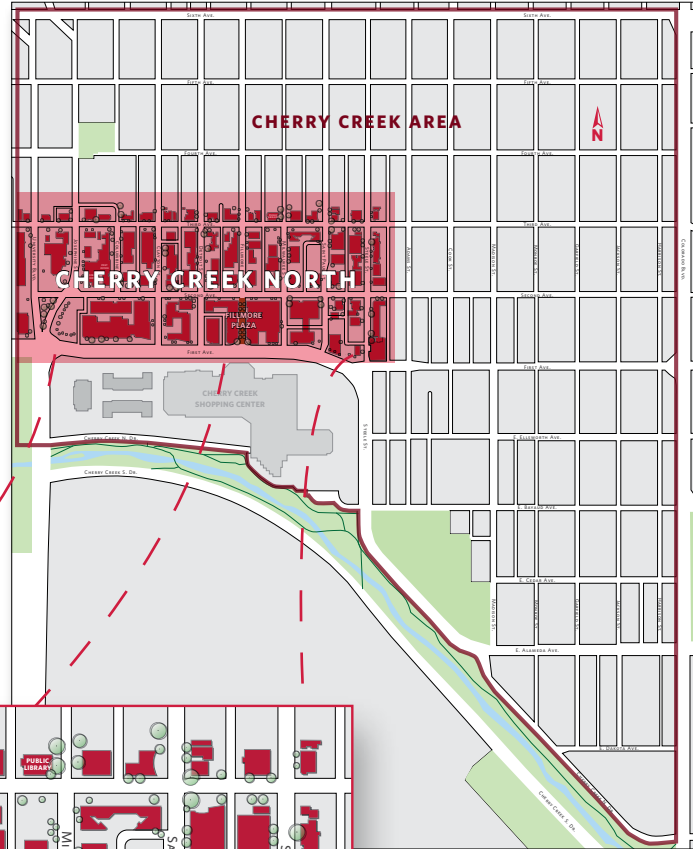
⁴City and County of Denver, Assessor's Office

⁵CoStar Realty Information Inc.; Cherry Creek Area Development Report, February 2019

DEMOGRAPHICS | 2018-2019

POPULATION⁶

- **688** people live in Cherry Creek North (CCN); **7,886** people live in the Cherry Creek Area (CCA), and **35,796** people live in the one-mile radius around CCN.
- Between 2017 and 2018, the population in CCN rose **31.4%** as a result of significantly more housing units coming online during the period. The population in both CCA and the one-mile radius have grown at least **4.2%** over the past year.
- All three geographies have grown at least **18.2%** between 2010 and 2018. Among the three geographies, CCN has grown at the fastest pace, rising an average of **25%** per year or adding over **570** people during the period.
- CCN's population is slightly older than the surrounding areas, with more than **51%** of the population over the age of 55, compared with **47%** in CCA and **35.2%** in the one-mile radius.
- The 55 to 64 year old age group grew the most in CCN between 2010 and 2018, with the share of residents in this age group increasing **6.8 percentage points** during the period. Among the three geographies, CCN posted the largest gain in this age group during the period.



EDUCATIONAL ATTAINMENT⁷

- Nearly **82%** of CCN's population had a bachelor's degree or higher in 2018, which was higher than in both CCA (**73.6%**) and the one-mile radius (**76.2%**).

HOUSING⁸

- The average household income was the highest in CCN (**\$194,715**), compared with **\$144,705** in CCA and **\$136,428** in the one-mile radius.
- Approximately **62%** of households in CCN earned an income over **\$100,000**, compared with **44.2%** in CCA and **44%** in the one-mile radius.
- Of the **374** residential units in CCN, **57%** were renter-occupied units with an average value of **\$378,300** per unit and **43%** were owner-occupied units with an average value of **\$1.4 million** per unit.

Source:

⁶ESRI Business Analyst; U.S. Census Bureau, American Community Survey; Development Research Partners, SiteStats model

⁷ESRI Business Analyst; U.S. Census Bureau, American Community Survey

⁸ESRI Business Analyst; US Census Bureau, American Community Survey; City and County of Denver, Denver Property Taxation and Assessment System, Real Property Data

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