



Executive Summary

8852 Washington St
8852 Washington St, Denver, Colorado, 80229
Ring Bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri
Latitude: 39.85724
Longitude: -104.97668

	0 - 1 mile	1 - 3 mile	3 - 5 mile
Population			
2000 Population	16,921	99,206	134,920
2010 Population	17,811	112,280	147,525
2020 Population	19,104	123,057	161,684
2025 Population	19,852	129,215	168,611
2000-2010 Annual Rate	0.51%	1.25%	0.90%
2010-2020 Annual Rate	0.69%	0.90%	0.90%
2020-2025 Annual Rate	0.77%	0.98%	0.84%
2020 Male Population	49.9%	50.1%	50.1%
2020 Female Population	50.1%	49.9%	49.9%
2020 Median Age	30.1	33.6	35.6

In the identified area, the current year population is 161,684. In 2010, the Census count in the area was 147,525. The rate of change since 2010 was 0.90% annually. The five-year projection for the population in the area is 168,611 representing a change of 0.84% annually from 2020 to 2025. Currently, the population is 50.1% male and 49.9% female.

Median Age

The median age in this area is 30.1, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	66.0%	67.7%	72.6%
2020 Black Alone	2.6%	2.1%	2.1%
2020 American Indian/Alaska Native Alone	2.1%	1.7%	1.5%
2020 Asian Alone	1.5%	4.2%	4.5%
2020 Pacific Islander Alone	0.2%	0.1%	0.1%
2020 Other Race	22.5%	19.9%	14.8%
2020 Two or More Races	5.1%	4.4%	4.5%
2020 Hispanic Origin (Any Race)	60.2%	50.6%	38.5%

Persons of Hispanic origin represent 38.5% of the population in the identified area compared to 18.8% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 72.1 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	55	59	87
2000 Households	5,932	36,476	48,760
2010 Households	5,985	39,930	54,741
2020 Total Households	6,353	43,209	59,907
2025 Total Households	6,581	45,206	62,376
2000-2010 Annual Rate	0.09%	0.91%	1.16%
2010-2020 Annual Rate	0.58%	0.77%	0.88%
2020-2025 Annual Rate	0.71%	0.91%	0.81%
2020 Average Household Size	3.01	2.84	2.68

The household count in this area has changed from 54,741 in 2010 to 59,907 in the current year, a change of 0.88% annually. The five-year projection of households is 62,376, a change of 0.81% annually from the current year total. Average household size is currently 2.68, compared to 2.67 in the year 2010. The number of families in the current year is 39,195 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.



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 8852 Washington St, Denver, Colorado, 80229
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	0 - 1 mile	1 - 3 mile	3 - 5 mile
Mortgage Income			
2020 Percent of Income for Mortgage	21.1%	19.6%	20.7%
Median Household Income			
2020 Median Household Income	\$53,151	\$57,099	\$67,420
2025 Median Household Income	\$56,128	\$59,945	\$73,005
2020-2025 Annual Rate	1.10%	0.98%	1.60%
Average Household Income			
2020 Average Household Income	\$67,158	\$70,474	\$85,914
2025 Average Household Income	\$73,183	\$76,001	\$93,445
2020-2025 Annual Rate	1.73%	1.52%	1.69%
Per Capita Income			
2020 Per Capita Income	\$22,507	\$24,708	\$31,858
2025 Per Capita Income	\$24,455	\$26,549	\$34,593
2020-2025 Annual Rate	1.67%	1.45%	1.66%

Households by Income

Current median household income is \$67,420 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$73,005 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$85,914 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$93,445 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$31,858 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$34,593 in five years, compared to \$37,691 for all U.S. households

Housing			
2020 Housing Affordability Index	115	123	117
2000 Total Housing Units	6,068	37,550	50,204
2000 Owner Occupied Housing Units	3,443	25,958	33,165
2000 Renter Occupied Housing Units	2,489	10,518	15,595
2000 Vacant Housing Units	136	1,074	1,444
2010 Total Housing Units	6,362	42,450	57,755
2010 Owner Occupied Housing Units	3,101	24,819	33,098
2010 Renter Occupied Housing Units	2,884	15,111	21,643
2010 Vacant Housing Units	377	2,520	3,014
2020 Total Housing Units	6,529	44,567	61,741
2020 Owner Occupied Housing Units	3,148	25,780	34,870
2020 Renter Occupied Housing Units	3,205	17,429	25,036
2020 Vacant Housing Units	176	1,358	1,834
2025 Total Housing Units	6,743	46,517	64,119
2025 Owner Occupied Housing Units	3,260	27,150	36,486
2025 Renter Occupied Housing Units	3,321	18,056	25,890
2025 Vacant Housing Units	162	1,311	1,743

Currently, 56.5% of the 61,741 housing units in the area are owner occupied; 40.6%, renter occupied; and 3.0% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 57,755 housing units in the area - 57.3% owner occupied, 37.5% renter occupied, and 5.2% vacant. The annual rate of change in housing units since 2010 is 3.01%. Median home value in the area is \$334,496, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 2.19% annually to \$372,735.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.