

Website Demo Copies
4763 Tower Rd
Denver, CO 80249-6679

Site Type: Ring

Latitude: 39.78298
Longitude: -104.77222
Radius: 3 miles

Summary Demographics

2009 Population	44,265
2009 Households	14,654
2009 Median Disposable Income	\$53,568
2009 Per Capita Income	\$26,271

Industry Summary

	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink (NAICS 44-45, 722)	\$440,052,887	\$505,732,354	\$-65,679,467	-6.9	189
Total Retail Trade (NAICS 44-45)	\$372,947,602	\$431,279,742	\$-58,332,140	-7.3	128
Total Food & Drink (NAICS 722)	\$67,105,285	\$74,452,612	\$-7,347,327	-5.2	61

Industry Group	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers (NAICS 441)	\$97,450,840	\$81,929,982	\$15,520,858	8.7	14
Automobile Dealers (NAICS 4411)	\$83,176,712	\$57,180,475	\$25,996,237	18.5	4
Other Motor Vehicle Dealers (NAICS 4412)	\$6,880,635	\$21,387,656	\$-14,507,021	-51.3	4
Auto Parts, Accessories, and Tire Stores (NAICS 4413)	\$7,393,493	\$3,361,851	\$4,031,642	37.5	6
Furniture & Home Furnishings Stores (NAICS 442)	\$17,921,331	\$8,916,932	\$9,004,399	33.6	9
Furniture Stores (NAICS 4421)	\$10,519,049	\$548,841	\$9,970,208	90.1	1
Home Furnishings Stores (NAICS 4422)	\$7,402,282	\$8,368,091	\$-965,809	-6.1	8
Electronics & Appliance Stores (NAICS 443/NAICS 4431)	\$13,593,297	\$18,389,043	\$-4,795,746	-15.0	7
Bldg Materials, Garden Equip. & Supply Stores (NAICS 444)	\$16,725,916	\$37,657,643	\$-20,931,727	-38.5	22
Building Material and Supplies Dealers (NAICS 4441)	\$15,189,711	\$36,776,894	\$-21,587,183	-41.5	16
Lawn and Garden Equipment and Supplies Stores (NAICS 4442)	\$1,536,205	\$880,749	\$655,456	27.1	6
Food & Beverage Stores (NAICS 445)	\$84,613,241	\$118,787,836	\$-34,174,595	-16.8	22
Grocery Stores (NAICS 4451)	\$75,935,561	\$113,190,063	\$-37,254,502	-19.7	11
Specialty Food Stores (NAICS 4452)	\$2,594,262	\$195,400	\$2,398,862	86.0	2
Beer, Wine, and Liquor Stores (NAICS 4453)	\$6,083,418	\$5,402,373	\$681,045	5.9	9
Health & Personal Care Stores (NAICS 446/NAICS 4461)	\$10,414,166	\$8,657,654	\$1,756,512	9.2	9
Gasoline Stations (NAICS 447/4471)	\$55,049,721	\$68,992,647	\$-13,942,926	-11.2	7
Clothing and Clothing Accessories Stores (NAICS 448)	\$18,925,190	\$3,101,101	\$15,824,089	71.8	7
Clothing Stores (NAICS 4481)	\$14,557,616	\$2,841,233	\$11,716,383	67.3	6
Shoe Stores (NAICS 4482)	\$1,722,441	\$0	\$1,722,441	100.0	0
Jewelry, Luggage, and Leather Goods Stores (NAICS 4483)	\$2,645,133	\$259,868	\$2,385,265	82.1	1
Sporting Goods, Hobby, Book, and Music Stores (NAICS 451)	\$7,935,867	\$4,159,886	\$3,775,981	31.2	5
Sporting Goods/Hobby/Musical Instrument Stores (NAICS 4511)	\$4,003,385	\$506,978	\$3,496,407	77.5	3
Book, Periodical, and Music Stores (NAICS 4512)	\$3,932,482	\$3,652,908	\$279,574	3.7	2

Data Note: Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. ESRI uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector.

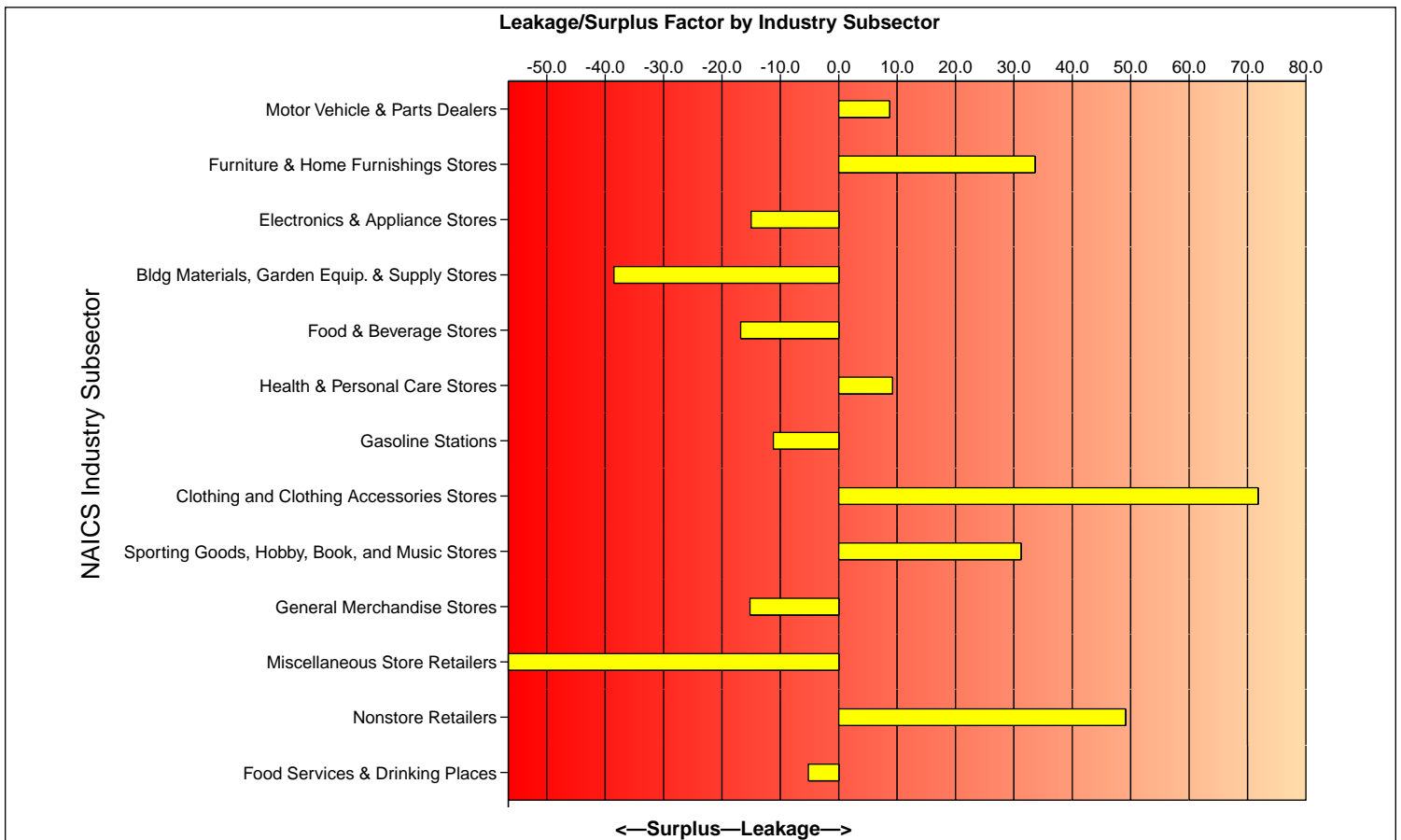
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Industry Group	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
General Merchandise Stores (NAICS 452)	\$33,316,536	\$45,250,351	\$-11,933,815	-15.2	4
Department Stores Excluding Leased Depts.(NAICS 4521)	\$20,797,383	\$36,218,490	\$-15,421,107	-27.0	2
Other General Merchandise Stores (NAICS 4529)	\$12,519,153	\$9,031,861	\$3,487,292	16.2	2
Miscellaneous Store Retailers (NAICS 453)	\$9,060,791	\$32,726,663	\$-23,665,872	-56.6	19
Florists (NAICS 4531)	\$809,936	\$0	\$809,936	100.0	0
Office Supplies, Stationery, and Gift Stores (NAICS 4532)	\$2,377,970	\$1,835,237	\$542,733	12.9	6
Used Merchandise Stores (NAICS 4533)	\$509,829	\$0	\$509,829	100.0	0
Other Miscellaneous Store Retailers (NAICS 4539)	\$5,363,056	\$30,891,426	\$-25,528,370	-70.4	13
Nonstore Retailers (NAICS 454)	\$7,940,706	\$2,710,004	\$5,230,702	49.1	3
Electronic Shopping and Mail-Order Houses (NAICS 4541)	\$1,411,395	\$723,384	\$688,011	32.2	1
Vending Machine Operators (NAICS 4542)	\$2,245,243	\$311,872	\$1,933,371	75.6	1
Direct Selling Establishments (NAICS 4543)	\$4,284,068	\$1,674,748	\$2,609,320	43.8	1
Food Services & Drinking Places (NAICS 722)	\$67,105,285	\$74,452,612	\$-7,347,327	-5.2	61
Full-Service Restaurants (NAICS 7221)	\$30,262,927	\$25,267,453	\$4,995,474	9.0	27
Limited-Service Eating Places (NAICS 7222)	\$26,911,859	\$40,090,817	\$-13,178,958	-19.7	29
Special Food Services (NAICS 7223)	\$4,506,140	\$6,510,225	\$-2,004,085	-18.2	2
Drinking Places - Alcoholic Beverages (NAICS 7224)	\$5,424,359	\$2,584,117	\$2,840,242	35.5	3



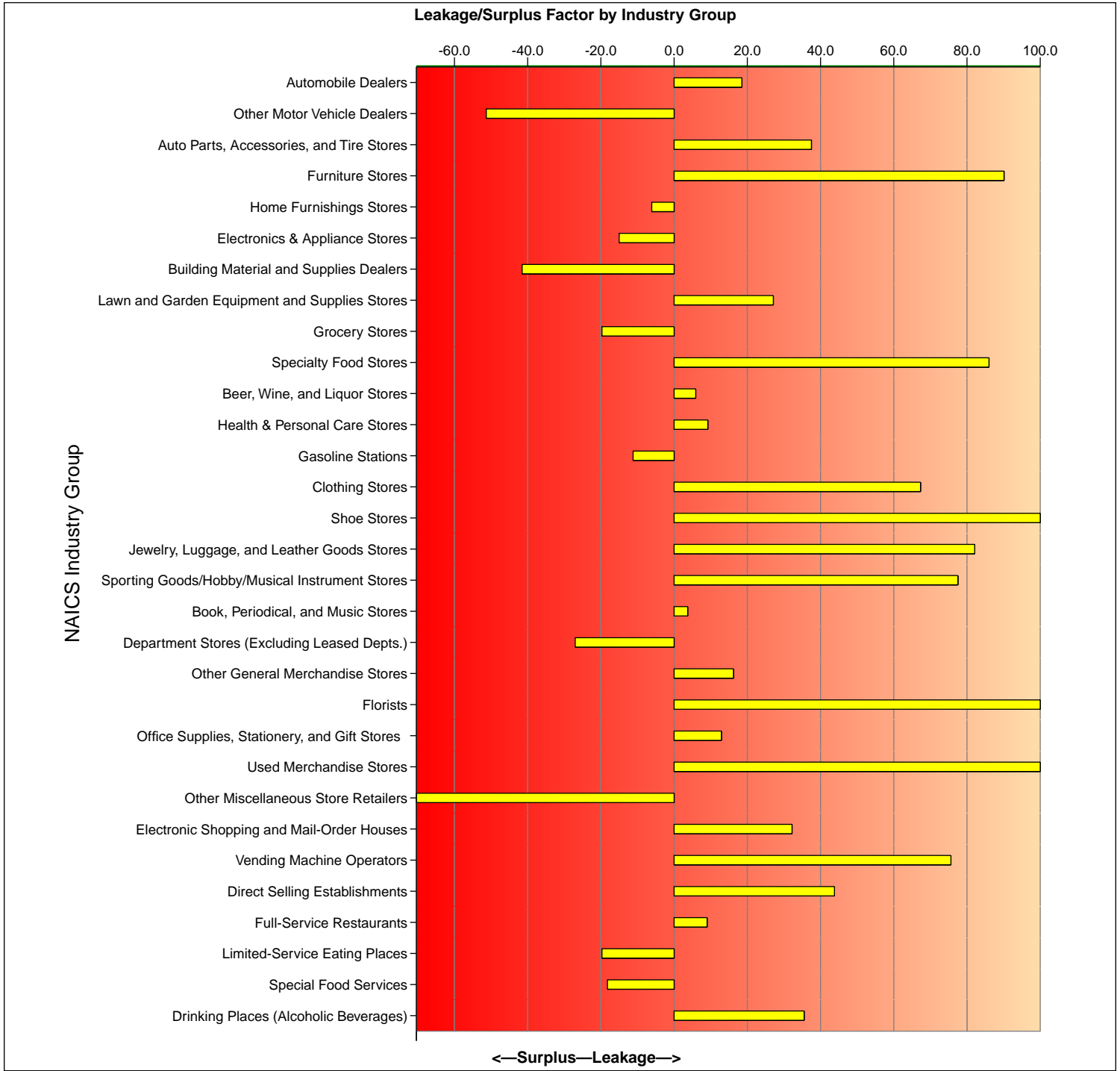
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Leakage/Surplus Factor by Industry Group



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