

**UPDATED
RETAIL FEASIBILITY STUDY
FOR**

**EAGLE RIVER STATION
in
EAGLE, COLORADO**

Prepared For
RED Development

Prepared By



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INTRODUCTION

Background. Jeff Green Partners has been requested by RED Development to revisit and provide an updated market analysis with regard to the long term viability, optimal tenant mix and other opportunities/risks associated with the retail component of the proposed Eagle River Station in Eagle, Colorado. We originally analyzed the market in December 2006.

The center “Eagle River Station” is located between Interstate 70 and U.S. Highway 6, just east of Exit 147/Eby Creek Road. The retail center, as proposed, will have up to 732,500 square feet of retail at build out. Phase 1 will be on the eastern portion of the parcel, east of Chambers. Phase 2 will likely not be built for several years. The proposed *Eagle River Station* development may have, but not be limited to, the following users:

- Specialty-Box Retailers/Junior Anchors
- Specialty Lifestyle Retailers
- Entertainment Components to include Restaurants

The center is to be developed reminiscent of a Colorado mining town, with a “Main Street” to complement the surrounding Colorado landscape.

Issues. The issues to be addressed in this study are as follows:

- What is the existing retail market in the greater Eagle/Vail area? How is this retail landscape expected to change over the next five years?
- What trade area would be served by retailers in the Eagle River Station development?
- What are the updated population, demographic and lifestyle characteristics of trade area residents projected for 2011 through 2016?
- What is the daytime (worker) base in the area? What impact will that segment have on the viability of the project?
- What is the population base of seasonal residents in the trade area?
- How many and what types of tourists visit the Eagle/Vail market? What are the demographic, states of origin, length of stay and dollars spent characteristics of the tourists to the market? Does the flow of tourists vary between the four seasons? To what extent will the proposed RED Development project appeal to the tourists to the area?
- What is the projected growth for retail expenditures from 2011 through 2016?

- How has the existing or proposed competitive landscape changed since 2006? What is the existing and planned retail space in the trade area or submarket of the center? What probability for completion do we give to the proposed centers noted?
- Given the many changes in the retail sector since 2006, how much retail is now supportable on the site and which retailers are recommended? What are their forecasted sales?

Methodology. To address these issues we utilized the following methodology:

Step 1. **Site Evaluation.** During the week of February 21, 2011, we undertook a thorough evaluation of the site with respect to its physical configuration, visibility, accessibility, competitive shopping facilities, ingress/egress, planned/proposed road improvements, etc.

Step 2. **Competitive Analysis.** While in the field evaluating the site, we also assessed all major existing and proposed shopping centers and other retail concentrations in the greater Eagle/Vail market. These centers/concentrations were evaluated on their locational characteristics, tenant mix, co-tenancy, price points and merchandising characteristics.

Step 3. **Trade Area Definition.** Based on the accessibility characteristics of the site, location of competing retail centers, distribution of population, population growth and demographic characteristics, as well as other appropriate factors, we defined a primary trade area by U.S. Census Tracts that would serve the center.

Step 4. **Population.** We collected the most recent population and household estimates, along with future residential projections from local planning agencies (and all other appropriate sources) for the trade area. We also gathered current and projected worker data and tourist data that would utilize retailers and restaurant uses at the proposed Eagle River Station development.

Step 5. **Demographics.** The most recent demographic (i.e., income levels, age factors, household size, employment type, etc.) and psychographic information was gathered from both local planning agencies, as well as from national sources. We also thoroughly drove the primary trade area and surrounding market to better acquaint ourselves with the demographic makeup of area consumers.

We also conducted a demographic trend analysis to better understand not only the current but also the future demographic characteristics of the consumers in the greater Eagle/Vail market.

Step 6. Tourist and Visitor Data. We referenced *The Social and Economic Impact of Second Homes* produced by the Northwest Colorado Council of Governments and *Town of Vail 2010 Summer Research Project* prepared by Vail Resorts Marketing Insight to gain further understanding of the potential tourist and visitor impact of the greater Eagle County area. The tourist research project compared a 2010 summer study to one taken in the winter of 2009/2010, as well as to a summer study conducted in 2007. We also referenced a study conducted by the Aspen Chamber of Commerce in the summer of 2008.

Step 7. Retail Expenditure Potential Determination and Sales Forecasts. We computed current and future estimates of trade area expenditure potential by retail type for 2011 through 2016. Many of these estimates are derived using our in-house proprietary models of expenditure potential, developed for various retail types. We also used data from the *Census of Retail Trade*, sales tax information and trade area population levels, to determine trade area expenditure potentials for various retail types.

Expenditure potential by retail type was adjusted to reflect the purchasing habits of consumers within the trade area, as indicated by their unique demographic and socioeconomic characteristics. These calculations serve as the foundation upon which our recommended tenant mix and sales forecasts are based.

Step 8. Recommend Tenant Mix and Location. Based on the sales estimated for each tenant type and ancillary tenant, we developed our recommended tenant mix strategy.

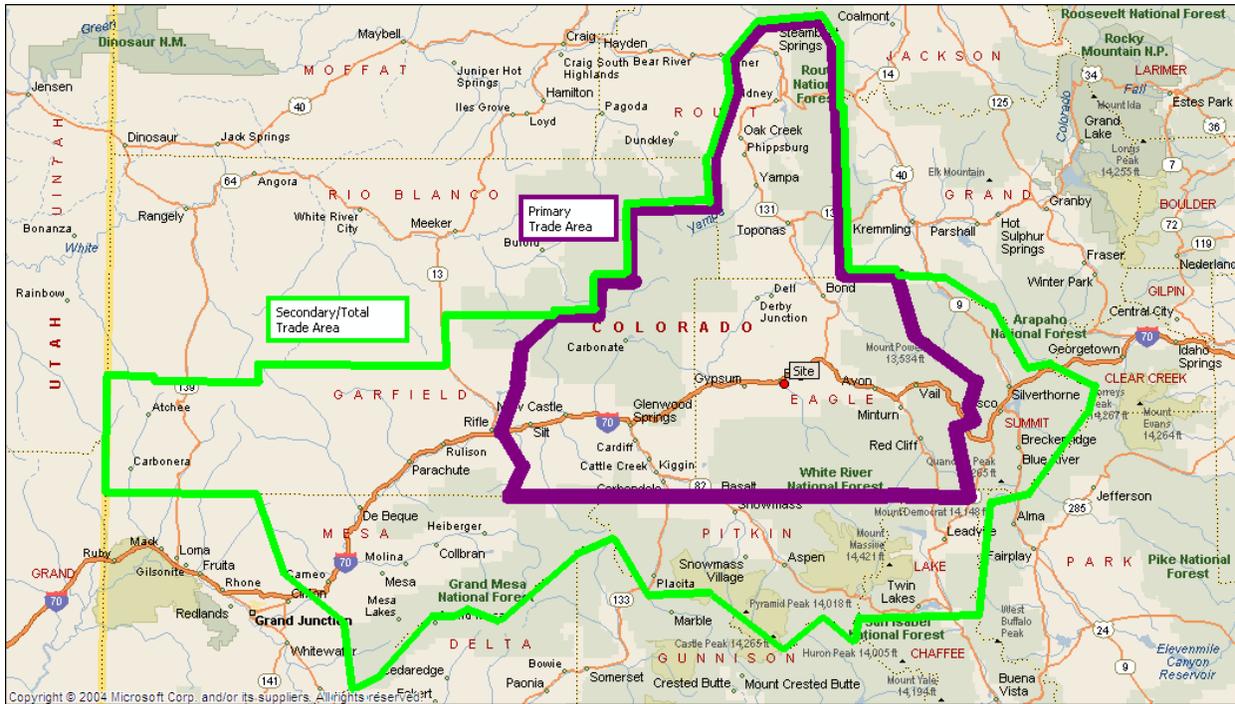
Assumptions. For the purposes of this study we have assumed the following:

- Population, household growth and demographic data supplied by national and local sources are accurate, reliable and reflect both the current and projected greater Eagle/Vail, Colorado market. Additionally, worker and tourist data provided accurately reflects these segments of the market. Given the continued growth in the greater Eagle/Vail market since 2004, the projected growth rates of the identified segments through 2016 are achievable and realistic.
- Eagle County lost 3,000 jobs between 2008 and 2010. We assume that 2011 will show a slight increase in jobs over 2010 and that jobs will recover to 2008 levels by 2013.

- Expenditure data estimated for the residential population base, as well as that provided by the International Council of Shopping Centers for daytime business population, also accurately reflects expenditure potential that will be available to retailers and restaurant uses within the defined primary trade area.
- The economic conditions of the greater Eagle/Vail market will continue to rebound as they have since 2009. Additionally, the identified seasonal and tourist population base will remain as strong as it has since 2000.
- The proposed Eagle River Station center will be developed, as proposed, to be unique in appeal and in orientation, offering a unique shopping experience and diverse entertainment activity for those living or visiting the area.
- Parking for the retail and restaurant venues will be more than ample, even during peak times. The center will also have direct signaled access to U.S. Highway 6. Also, the center will be visible from Interstate 70.
- Significant retail changes occurring in the marketplace that would impact our sales projections for the proposed retailer and restaurant venues at Eagle River Station include:
 - **Eagle Ranch Village** – Located southwest of the site, Eagle Ranch Village is a mixed-use development with a smaller business district that includes a Century Theater, small retailers, restaurants as well as office space. Currently, there are several vacancies for rent (restaurant and retail space) and the Addison Building (33,000 gross square feet) is being leased for retail, restaurant and office space. Other future anchors (planned, but with no potential development date) at the site include a market as well as additional small retail space.
 - **Whole Foods** will like NOT open a 25,000 gross square foot facility in Basalt as part of the Willits Town Center. The unit has been on-and-off for several years and has been downsized from the 40,000 gross square feet first proposed in 2008.
 - **Tower Center** to offer 570,000 square feet of retail and restaurant space in Gypsum has been approved by the town, however, no building permit reviews have been submitted and the timeline for development is unknown. As such, we have NOT included this development on our analysis.
 - **Village at Avon** project is in early phases of litigation and therefore has not been included in the assessment of new planned competition for the area.

CONCLUSIONS AND RECOMMENDATIONS

Conclusions. Jeff Green Partners concludes that the proposed site for the Eagle River Station is well positioned to fill a void in the greater Eagle/Aspen/Vail, Colorado market. Given the easy access provided by Interstate 70 as well as US Highway 6 coupled with the close proximity of the Eagle County Regional Airport, the site is well located to serve an expanded residential trade area (whose boundaries are noted below) as well as a strong tourist base that visits the area.



There is a need for a regional retail center that has a unique mix of retail and restaurant venues that will appeal to the residential base as well as the strong tourist base in the area. If accomplished, the center will be able to appeal to all the potential patron segments to create a successful retail center.

Note: Throughout this analysis it is critical to understand that the population, demographics and retail expenditure potential figures provided reflect the changes that have occurred in the economy; more specifically in the housing market and changes in shopping patterns that reflect the new realities of the retail industry since our original late 2006 report.

Retail Expenditure/Retail Void Analysis:

Demand. The following tables highlight the total number of dollars available for retail from 1) the primary, secondary and total trade area resident, 2) tourists to the area and 3) the area worker segment.

These estimates have been derived using Jeff Green Partners' in-house proprietary models of expenditure potential, developed for various retail types. We also used data from the *Census of Retail Trade*, sales tax information and trade area population levels, to determine annual trade area expenditure potential for various retail types. The following table summarizes the total available retail expenditure potential for the defined trade areas as well as for the identified tourist potential and that of the daytime employment base:

	Primary Trade Area		Secondary Trade Area		Total Trade Area	
	Current Year	5-Year Proj	Current Year	5-Year Proj	Current Year	5-Year Proj
Dept/Disc. Dept. Stores	\$460,644,600	\$573,210,700	\$335,659,400	\$409,384,100	\$796,304,000	\$982,594,800
Apparel, Shoes & Access.	\$167,515,400	\$208,740,700	\$116,734,000	\$143,293,600	\$284,249,400	\$352,034,200
Food & Restaurant	\$437,543,500	\$505,797,500	\$326,260,500	\$369,690,800	\$763,804,100	\$875,488,100
Other Retail	\$632,703,200	\$792,060,100	\$474,517,900	\$580,759,800	\$1,107,220,800	\$1,372,819,800
Total Exp Pot.	\$1,698,406,700	\$2,079,809,000	\$1,253,171,800	\$1,503,128,300	\$2,951,578,300	\$3,582,936,900

	Tourist Potential	Daytime Employment Potential	Total Trade Area	
			Current Year	5 Year Projected
	Dept/Disc. Dept. Stores	\$3,068,151	\$136,810	\$796,304,000
Apparel, Shoes & Access.	\$17,543,533	\$782,273	\$284,249,400	\$352,034,200
Food & Restaurant	\$207,381,533	\$3,465,060	\$763,804,100	\$875,488,100
Other Retail	\$47,438,342	\$2,115,294	\$1,107,220,800	\$1,372,819,800
Total Expenditure Pot.	\$275,431,559	\$6,499,437	\$2,951,578,300	\$3,582,936,900

Supply. The base for the supply side, or existing sales from operating retailers are from the Nielsen Retail Market Power is the 2002 CRT, a component of the Economic Census fielded by the U.S. Census Bureau. The county-level data from CRT is updated to 2010 by accounting for changes in business sales activity each year. This is done using wage and employment data from the BLS Quarterly Census of Employment and Wages (QCEW) file, as well as local sales tax data. The county-level values are allocated to block groups (a much smaller geography) based on employment counts from the Nielsen Business-Facts database. This results in block group-level potential retail sales estimates by NAICS. The NAICS categories are further broken out by Merchandise Lines and adjusted to reflect current-year totals of retail sales.

Data sources for supply side estimates include:

- Census Bureau: Census of Retail Trade (CRT)
- Annual Survey of Monthly Retail Trade
- Nielsen Business-Facts
- Bureau of Labor Statistics: Quarterly Census of Employment and Wages (QCEW)
- State Sales Tax reports
- Trade Associations

Based on data supplied by Nielsen/Claritas the existing total retail sales in the total trade area (which includes the residents, tourists and workers) is about \$2.45 billion. **Therefore, there is potential to add about \$784 million in additional sales to the total trade area.**

Recommendations and Sales Forecasts. Specifically, we recommend that a total of 759,000 square feet of retail, restaurant and entertainment space, excluding kiosks, be developed at the Eagle River Station site to create a strong retail hub that not only appeals to the trade area's residential base, but to those who are visiting the area. The center, at build out should include:

- ***160,000 square feet of department or junior department stores.***
- ***280,000 square feet of discount department stores.***
- ***62,500 square feet of apparel shoes & accessories.***
- ***35,000 square foot traditional or specialty grocer.***
- ***50,000 square feet of restaurants and food stores.***
- ***30,000 square foot electronics and appliance store.***
- ***110,000 square feet of home improvement store.***
- ***20,000 square foot specialty sports and fitness store.***
- ***11,500 square feet of other retail space.***

Although the amount of sales generated by each individual retailer will differ, based on factors such as competition and appeal, the primary trade area we defined will account for approximately 60% to 65% of the sales of proposed retailers at the center. The secondary trade area offers a residential base that would shop the Eagle River Station center, not as often as the primary shoppers due to distance, however, would still utilize the center for the regional shopping needs. The secondary trade area will account for an additional 10% to 15% of the sales of the center. The remaining sales will be

captured primarily from the tourist base but also from the daytime/worker population base as well as those that visit the center from areas outside of the defined trade areas.

The sales tables found in Appendix 4 display the merchandise types identified as supportable in the Eagle River Station development. These tables also show, by retail category, the trade area expenditure potential (years 2013 and 2016) for the various potential market segments that would visit the center.

Rationale. The following presents our rationale for our conclusions and recommendations:

- Limited trade area mall-oriented competition, with no existing regional shopping malls identified throughout the entire trade area. The only existing department store is a small JC Penney unit in Glenwood Springs (34,300 square feet). Glenwood Springs also offers the largest identified retail center (405,000 GLA) in the entire market, Glenwood Meadows, which is anchored by Target, Bed Bath & Beyond, The Sports Authority and Lowe's. Close-in to the site, the Costco unit in Gypsum has helped to strengthen Eagle as the retail core for Eagle County. Also, the political climate towards new retail development in Vail/Avon as well as in Aspen limits the possibility of future major retail centers in those areas.
- The *primary* trade area, as defined for Eagle River Station, offers a current population base of over 108,000 persons, which is supplemented by an additional 80,000 persons in the secondary trade area for a *total* residential base of over 188,000 persons. Population growth is strong in the market, with a projected growth rate of 10% over the next five years, realizing a 2016 population base of over 206,200 persons. *While the population base is limited, there are few shopping alternatives in the market and, as such, retailers in the center will be able to capture stronger than usual market shares throughout the defined trade area.*
- Incomes within the defined primary trade area (as project by Nielsen in 2010) are strong (\$95,829 average household and \$73,704 median household) and in the total trade area (\$91,534 and \$69,869, respectively). Per capita incomes are also good (\$35,649 in the primary trade area and \$35,022 in the total trade area). In the total trade area, 30% of the households (or 21,035) report incomes of \$100,000, with an additional 16% (11,552) reporting incomes between \$75,000 and \$99,999.
- The primary and total trade areas report strong education levels (41% of those age 25 and older have a college degree in the primary trade area and 40% in the total trade area) and white-collar employment (both 53%). Racially, the base is primarily white (84% and 86%, respectively).
- The trade area's lifestyle base represents primarily upper-middle class to wealthy consumers that lead active lives. Most of the lifestyles represent empty nesters

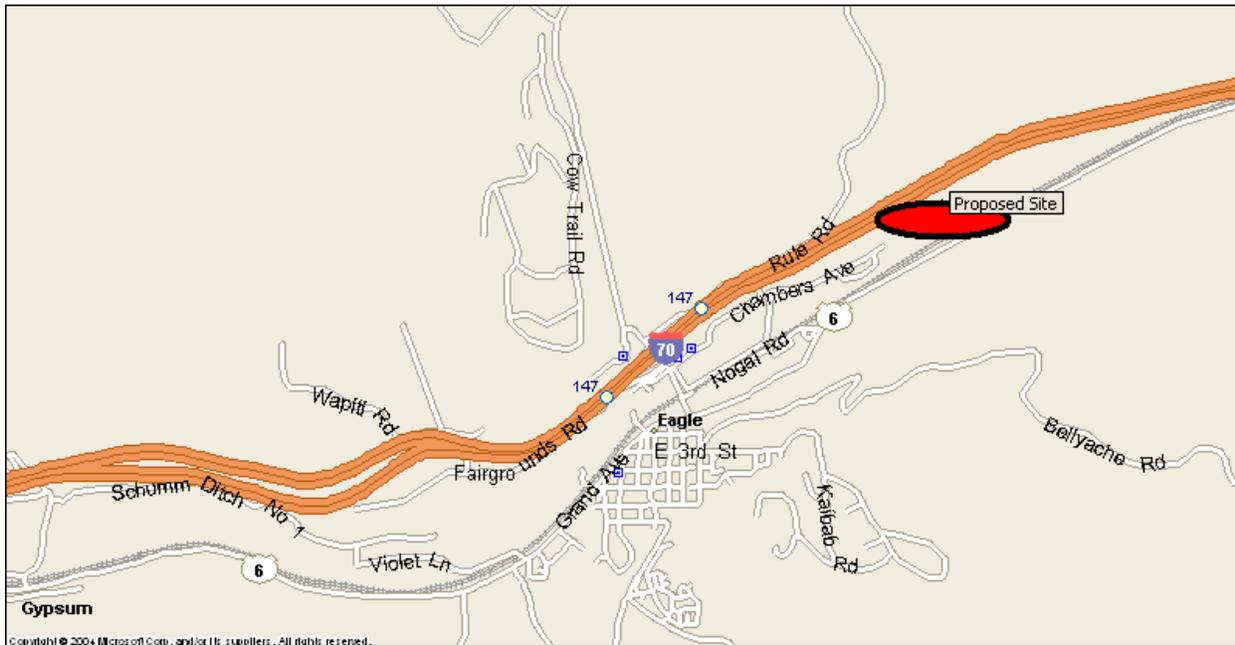
or those with older children in the household. Outside activities are varied, including snow skiing, ice skating, golfing, tennis, hiking, camping and mountain biking. Inside they are apt to play racquetball and own a stair-stepper and/or treadmill. Shopping trends of the lifestyle base tends toward casual but quality retailers such as LL Bean or Eddie Bauer and are apt to shop the Internet at barnesandnoble.com or amazon.com.

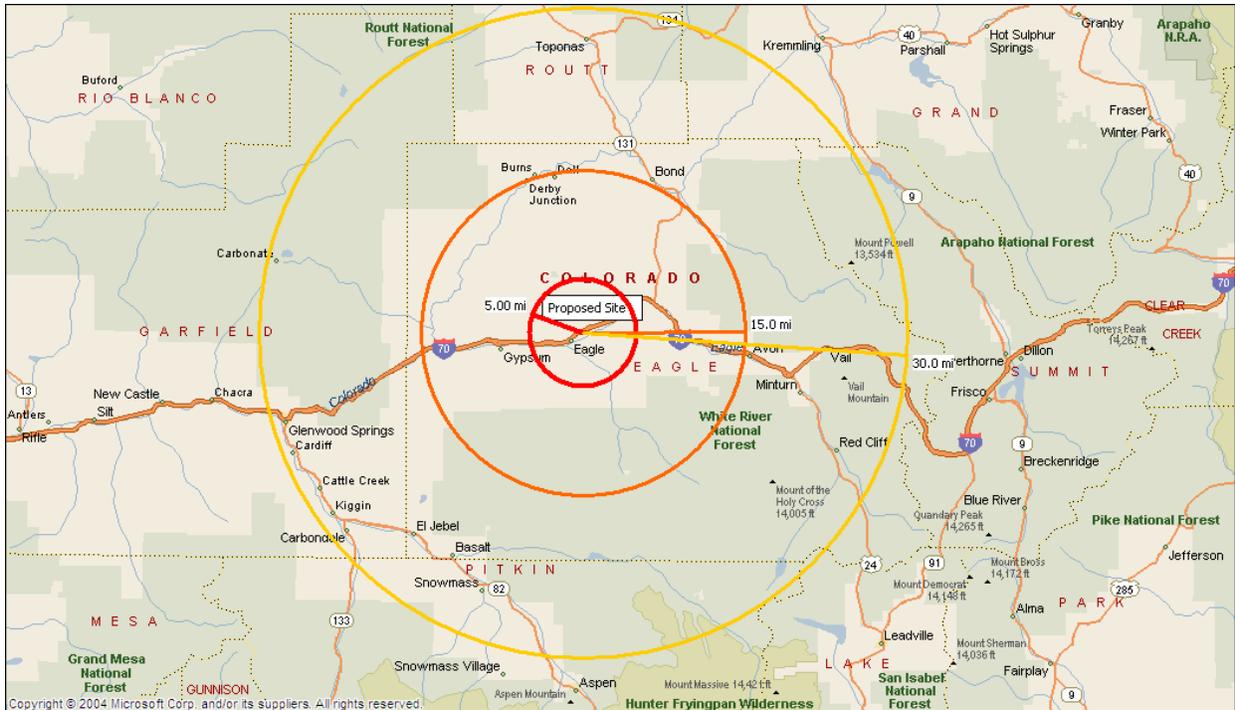
- The site is well positioned to serve a substantial tourist population base that is currently adding an additional almost 10% of the retail expenditure potential to the market. The site's central location in the market, coupled with the adjacency of the area's primary airport, increases the exposure of the center. The tourist base adds an additional \$275.4 million of available potential for retail and restaurants at the site, most of which (71%) is currently spent on dining options in the area. *(Assumes the economic conditions of the greater Eagle/Vail market will continue to rebound as they have since 2009. Additionally, the identified seasonal and tourist population base will remain as strong as it has since 2000.)* **The available tourist potential is understated due to the current lack of retail alternatives in the market. As more retail alternatives are opened in the market, the per capita expenditures for shopping and dining venues among these tourists will increase.**
- Finally, within five miles of the site there are an estimated 5,209 employees, growing to 9,305 employees within ten miles. Of those considered the primary daytime employment base to utilize shops and restaurants at the site, 60% are private sector employees, leaving the remaining 40% government and non-profit employees. The daytime employment base adds an additional \$6.5 million in additional expenditure potential available for retail and restaurants uses at the site.
- Site characteristics are excellent, with easy regional and local access provided by Interstate 70 and U.S. Highway 6. Visibility of the center will also be excellent from Interstate 70.
- The Eagle Regional Airport caters to 26% of the winter Vail visitor base adding additional exposure to the proposed center from the over 200,000 persons that utilize the airport annually.

ANALYSIS

The Site. Jeff Green Partners has been requested by RED Development to assess the supportability and optimal format/tenant mix for a proposed new entertainment/lifestyle retail development in Eagle, Colorado. The center “Eagle River Station” is located between Interstate 70 and U.S. Highway 6, just east of Exit 147/Eby Creek Road. Phase 1 of the project on the east side, as proposed, will have just over 550,000 square feet of retail space (with up to 732,500 square feet proposed at build-out) with an additional 22,000 feet of out-parcel development.

The site is highlighted below:





Access. The site is centrally located in Eagle County, adjacent to Interstate 70, permitting excellent east/west regional access to the nearby communities of Edwards, Avon and Vail to the east, as well as to Gypsum and Glenwood Springs to the west. Interstate 70 offers four lanes of bi-directional traffic at the site, with speed limits of 75 miles per hour. The speed limit, however, varies descending to 55 miles per hour through the Glenwood Canyon (between the site and Glenwood Springs to the west) and to 65 miles per hour near Avon and Vail.

Additional access is provided by U.S. Highway 6, with two lanes of traffic that parallel the interstate, and is utilized as a local connector between the cities.

The most recent traffic counts (2009) in the area as provided by the Colorado Department of Transportation are as follows:

Interstate 70	Junction US Hwy 6E (Gypsum)	18,600
	Eagle Interchange	25,800
	Junction State Hwy 131A (Wolcott)	23,300
	Minturn/Leadville Interchange	32,000
US Highway 6	Road S/Capital Street	12,900
	Squaw Creek Road	10,200
	Avon Road/Roundabout Old State Hwy 70	12,900

The site is also well situated to intercept traffic flying into the Eagle County Regional Airport, which is the primary air service to the area's skiing communities. The airport

is serviced by United, American, Continental and Delta airlines during the peak season, with direct flights from ten major cities. The airport services over 214,700 persons in 2008.

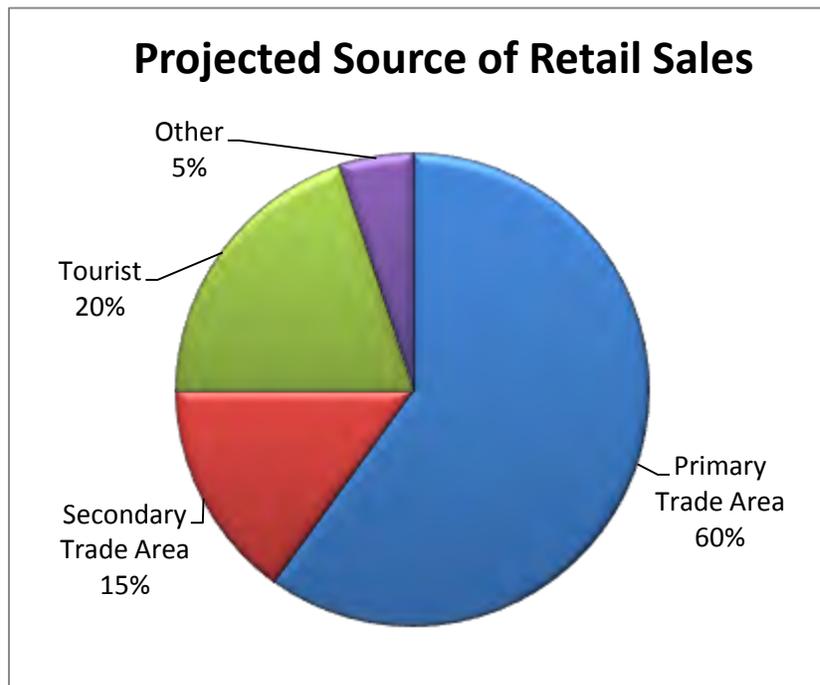
Parking. Parking for the center is assumed to be adequate for the center's needs, or approximately 4.5 spaces per 1,000 square feet of retail.

Adjacent Retail/Entertainment Support. The center is located on the eastern periphery of the Town of Eagle. Costco is the current primary retail draw in the area, located at 170 Cooley Mesa Road southwest of the site in Gypsum.

Residential Trade Areas. Based on our detailed field analysis of the Eagle, Colorado market and surrounding communities, our in-house database of trade area retailers currently in the market, along with our experience defining trade areas for similar retail concentrations, we defined a primary and secondary residential trade area that would serve the retailers in Eagle River Station. Although the amount of sales generated by each individual retailer will differ based on factors such as competition and appeal, the primary trade area we defined will account for approximately 60% to 65% of the sales of proposed retailers at the center.

The secondary trade area offers a residential base that would shop the Eagle River Station center, not as their primary regional shopping, but on a less frequent basis. The secondary trade area will account for an additional 10% to 15% of the sales of the center.

The remaining sales will be captured primarily from the tourist component and the remainder would be from the close-in daytime/worker population base:



The Primary Trade area defined for Eagle River Station extends:

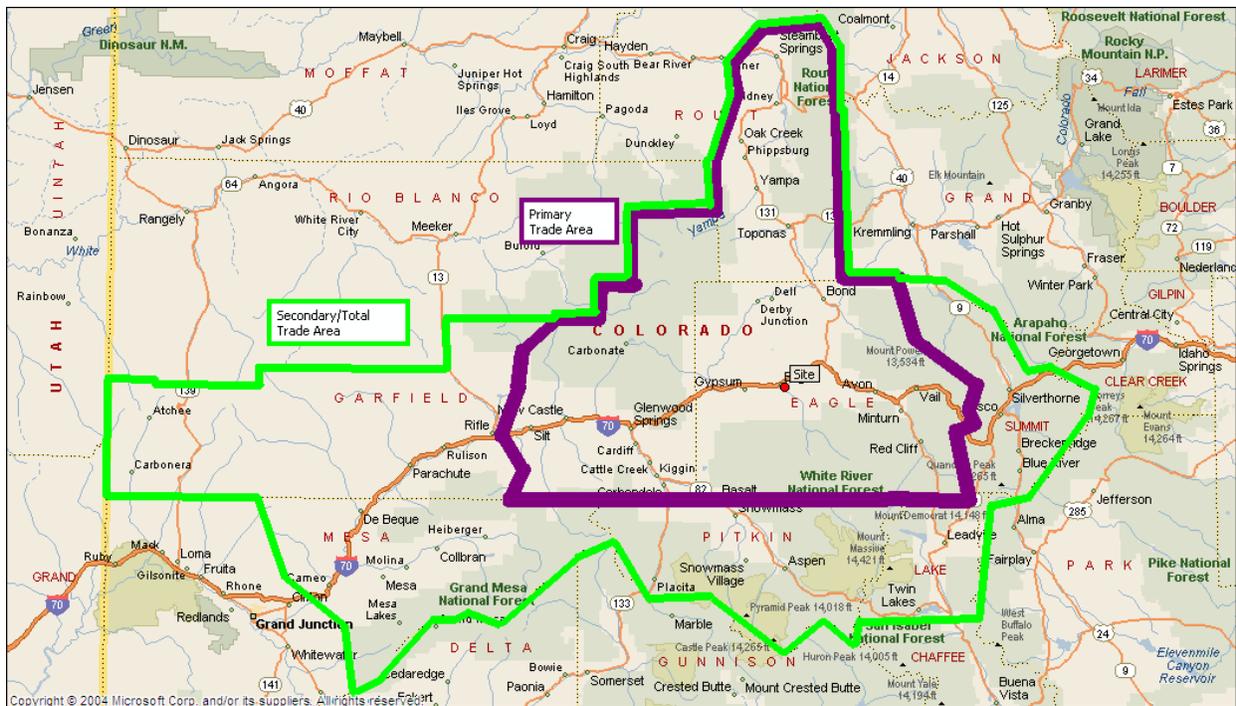
- North to Steamboat Springs (27 miles)
- East to the continental divide (32 miles)
- South to Eagle/Pitkin County line and Basalt (20 miles)
- West to Rifle (50 miles)

The secondary trade area extends further:

- East to Silverthorne (50 miles)
- South to Aspen (45 miles)
- And west to just east of Grand Junction (107 miles)

The trade areas are delimited by distance and declining population densities in all directions, as well as retail gravitation to the east (Denver) and west (Grand Junction) along Interstate 70.

Please refer to the following map for a visual depiction of the primary and secondary trade area boundaries, as described above:



Population and Demographic Characteristics. Based on the trade areas defined, we collected relevant residential population, demographic and lifestyle data on a total trade area basis, as well as on a disaggregate basis (Census Tract).

Within the defined primary trade area, the current estimated population level is approximately 108,001 persons, which is projected to increase to 119,490 persons by

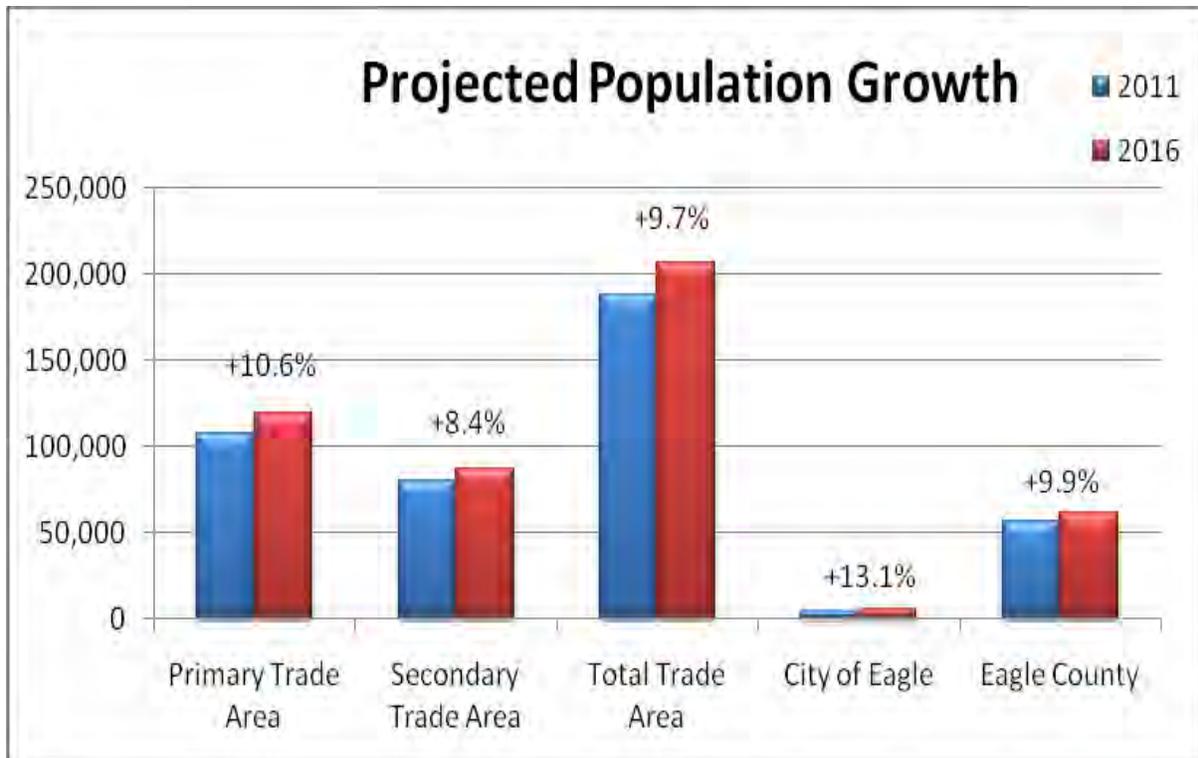
2016, a five-year increase of 10.6%. The strongest five-year percentage of population growth (16%) is projected in Census Tract 372 in Gypsum followed closely by the Eagle Census Tract of 374 (14%).

The secondary trade area offers an additional 80,042 persons for a current total trade area population base of 188,043 persons. This base is projected to grow to 206,229 persons by 2016, or 9.7% over the five-year period.

By comparison, the Town of Eagle is currently estimated to have a population of 4,779 persons, which is projected to grow to approximately 5,403 persons in 2016, an increase of 13% over the five-year period. The five-year population growth is also projected to be strong in Silverthorne (10%), Glenwood Springs (7%) and Breckenridge (5%).

Of the identified counties in the area, both Garfield County and Eagle County are projected to have strong growth from 2011 through 2016. Garfield County currently has an estimated base of 59,646 persons that is projected to grow to 65,682 (10%) and Eagle County currently has a base of 56,395 persons that is projected to grow to 61,953 persons (also 10%).

The following table details the projected population growth for the defined primary, secondary and total trade areas compared to the Town and County of Eagle. A visual depiction of the projected population growth in the greater Eagle River Station market by Census Tract within the defined trade areas can be found in Appendix 1.



The current population estimate within five miles of the site is approximately 6,672 persons. This base is projected to grow 15% to 7,645 persons by 2016. Within a fifteen-mile radius of the site, the current base is estimated to be 33,250 persons, increasing 14% to 37,863 persons by 2016. The population density is still sparse at thirty-miles due to the rural nature of the area, with a current base of 83,472 persons.

Households within the defined primary trade area are currently estimated to be 39,904 and projected to grow to 44,020 households by 2016, a five-year growth of 10.3%. The strongest percentage household growth over the five-year period within the primary defined trade area is also projected in Census Tract 372 in Gypsum (14.8%), followed closely by Census Tracts 708 (Toponas 14.7%) and 519 (New Castle – 14.5%) and 706 (15%). The Eagle Census Tract of 374 is projected to grow 13% from 6,231 households to 7,044 households by 2016.

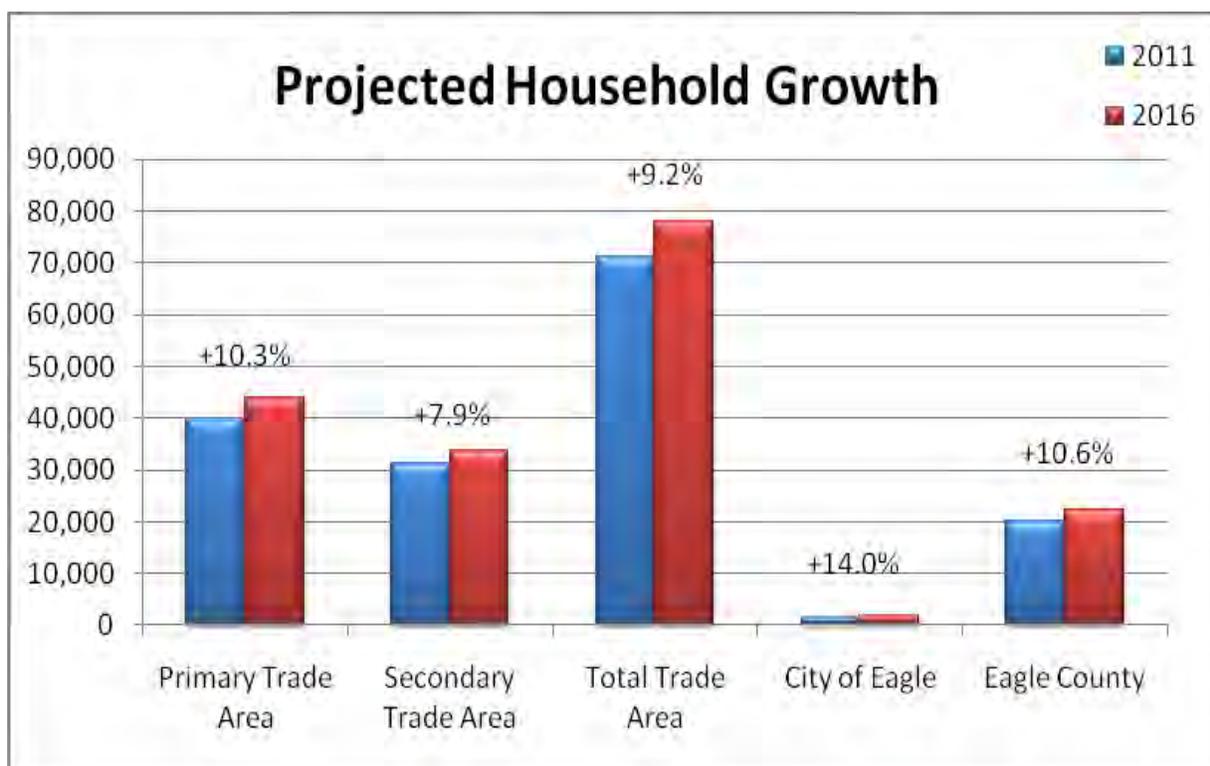
The secondary trade area offers an additional 31,404 households for a total trade area household base of 71,308. This base is projected to grow to 77,899 households by 2016, a 9.2% projected growth over the five-year period. Within the secondary trade area the Collbran Census Tract (718) has the strongest projected growth of 13% over the five-year period.

The primary and total household base is primarily owner-occupied (68% and 67%, respectively). Within the primary household base, 25% of the homes are considered “seasonal” or secondary households. This percentage grows to 44% in the secondary trade area for a total seasonal household base of 35%, or 24,315 households. Much of

the seasonal household base is found in the ski areas of Breckenridge (70%), Vail (60%), Steamboat Springs (39%), Aspen (34%) and Silverthorne (32%). Of the Town of Eagle’s household base, only 10% is considered seasonal. Of Eagle County’s household base (20,019) 6,006, or 30.5% is seasonal.

Persons per household within the defined primary trade area is 2.7, slightly lower than that found in the Town of Eagle (2.9) and Eagle County (2.8). The secondary trade area’s persons per household is reported as 2.5 and the total trade area’s persons per household is reported as 2.6. The City of Aspen reported the smallest household size of all the cities identified (2.0) and Silverthorne reported the highest (3.0). Persons per household by radii are reported as 3.0 at five miles and fifteen miles, respectively of the site and 2.7 at thirty miles.

The following table details the projected household growth for the primary, secondary and total trade areas, as well as for the Town and County of Eagle:

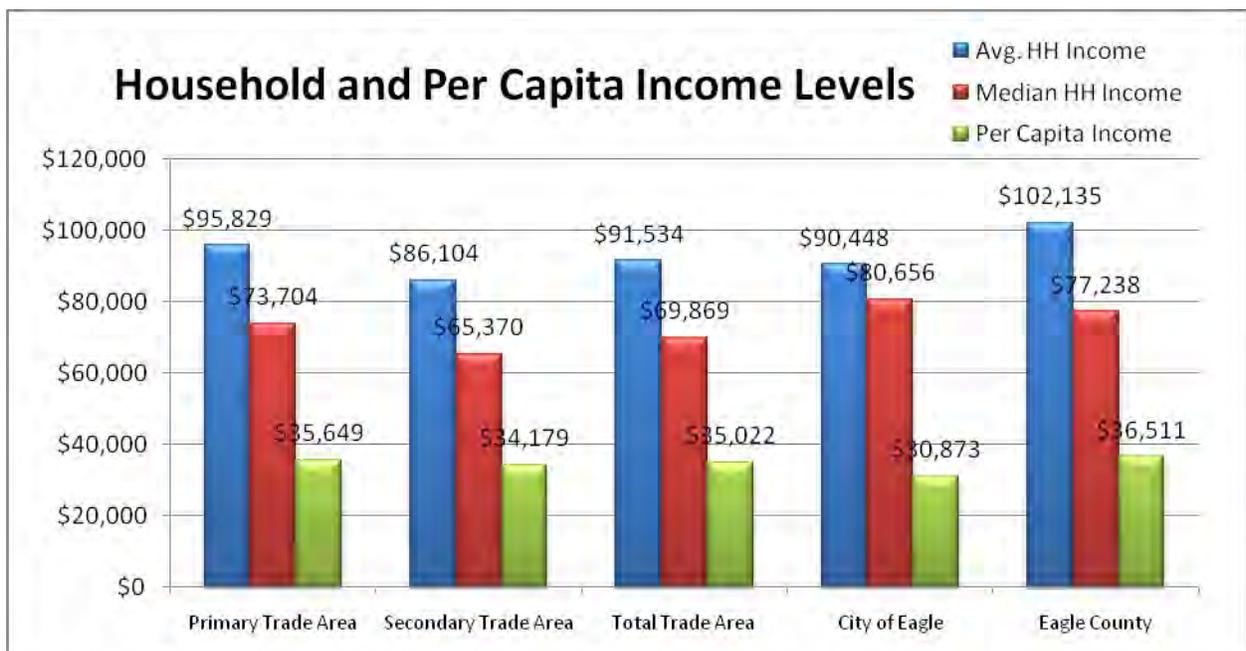


Incomes in the defined primary trade area are strong. The *average* current household income reported for the primary trade area is \$95,829, 6% higher than that reported in the Town of Eagle (\$90,448) and 5% higher than is found in the total trade area (\$91,534). Trade area *median* household incomes are reported as \$73,704, as compared to \$80,656 and \$69,869 for the Town of Eagle and the total trade area. Per capita incomes are also strong, with the primary trade area reporting per capita incomes of \$35,649. The total trade area and the Town of Eagle report per capita incomes of \$35,022 and \$30,873, respectively.

In the primary trade area, the Steamboat Springs Census Tract of 705 north of the site offers the strongest average household incomes within the defined primary trade area (\$117,282), followed by the Eagle Census Tract of 374 (\$115,563) and Vail’s Census Tract 375 (\$110,873). By municipality, Aspen reports the strongest average household incomes (\$104,044), followed by Silverthorne (\$103,427) and Steamboat Springs (\$93,455). Median household incomes, however, are strongest in Eagle (\$80,656) followed closely by Silverthorne (\$80,500).

By county, Pitkin County reports the strongest average household incomes in the area (\$111,370) followed by Eagle County (\$102,135), but Eagle County has stronger median household incomes (\$72,060) as compared to \$76,360 in Pitkin County. Due to the smaller household sizes in Pitkin County, per capita incomes are much stronger than found in Eagle County (\$51,370 compared to \$36,511).

The following table details the average, median and per capita incomes for the primary, secondary and total trade areas, compared to the Town and County of Eagle:



In the primary trade area, 32% of the households (or 12,889) report incomes of \$100,000 or higher, with an additional 17% (6,624) of households reporting incomes between \$75,000 and \$99,999. In the total trade area, 30% of the households (or 21,035) report incomes of \$100,000, with an additional 16% (11,552) reporting incomes between \$75,000 and \$99,999. The following chart shows the breakdown of households by income in the total trade area:



Current incomes by radius within a five-, fifteen- and thirty-mile radii are consistently strong. Average and median household incomes within five miles of the site are reported as \$100,751 and \$84,687. Within fifteen miles incomes are reported as \$108,624 and \$81,524 and \$99,290 and \$75,336, respectively, at the thirty-mile radii. Per capita incomes are reported as \$33,880, \$36,310 and \$36,351 for the same radii.

Racially, the primary trade area's population is primarily white (84%), with 25% of Hispanic ethnicity. The total trade area's population base is also primarily white (86%) with 22% of Hispanic ethnicity, compared to the Town of Eagle, which is 83% white and 23% of Hispanic ethnicity and Eagle County which is 82% white and 29% of Hispanic ethnicity.

The median age in the primary trade area is 35.4 years, compared to a median age of 35.9 years in the total trade area and 35.3 years in the Town of Eagle. The median age is oldest in Aspen (42.4 years) and Pitkin County (42.7 years).

Within the primary trade area, 52% are employed in white-collar occupations, with approximately 75% of the work force in service-oriented positions, followed by 14% employed in sales positions and 10% in finance, managerial or professional positions. The Town of Eagle's work force is also primarily white-collar employed (55%), with 81% employed in service positions, 9% in sales and 10% in finance, managerial or professional positions.

Of those age 25 years and older in the primary trade area, 41% have a bachelor's degree or higher education, similar to that found in the total trade area (40%) and in the Town of Eagle (35%). The Cities of Vail and Aspen have the strongest education levels (66% and 64%, respectively, have a college degree).

Please refer to Appendix 1 for a detailed population and demographic table by Census Tract along with a demographic profile for the primary, secondary and total trade areas and for a five-, fifteen- and thirty-mile radii of the site.

Lifestyle Characteristics. To better understand the propensity of local residents to shop retailers proposed for the Eagle River Station, we examined the lifestyles of residents located within the defined trade areas.

Prizm_{NE} lifestyles combine aggregate consumer demand with demographic variables to form 66 different lifestyles as a predictor of consumer purchasing patterns. These lifestyles are based on the smallest geographical basis available, and updated annually to insure the most current and accurate data.

By lifestyle classification, most households within the defined primary and total trade areas are classified as *God's Country* followed by *Greenbelt Sports*, *Country Squires* and *Fast-Track Families*. Combined, these four lifestyles make up 67% of the primary trade area household base and 61% of the total trade area's base.

The following table details the top lifestyles found in the defined Eagle River Station trade areas:

Prizm_{NE} Lifestyle	Primary Trade Area	Total Trade Area	Short Description
God's Country	12,141 31%	24,596 35%	When city dwellers and suburbanites began moving to the country in the 1970s, God's Country emerged as the most affluent of the nation's exurban lifestyles. Today, wealthier communities exist in the hinterlands, but God's Country remains a haven for upper-income couples in spacious homes. Typically college-educated Baby Boomers, these Americans try to maintain a balanced lifestyle between high-power jobs and laid-back leisure. God's Country are three times more likely than the norm to snow ski, ride horses, play racquetball and travel for business. They stay at Marriott or Hilton for vacations, shop LL Bean, Eddie Bauer and eat at casual restaurants such as Chili's.

Prizm _{NE} Lifestyle	Primary Trade Area	Total Trade Area	Short Description
Greenbelt Sports	5,588 14%	8,854 13%	A segment of middle-class exurban couples, Greenbelt Sports is known for its active lifestyle. Most of these middle-aged residents are married, college-educated and own new homes; about a third have children. And few segments have higher rates for pursuing outdoor activities such as skiing, canoeing, backpacking, boating and mountain biking. Greenbelt Sports are twice as likely as the norm to in-line skate, snow ski, play racquetball, golf, canoe and backpack. They shop at Eddie Bauer, Ann Taylor and Structure, eat at casual restaurants such as Steak & Ale or Chili's and buy nostalgia music.
Country Squires	4,476 12%	4,847 7%	The wealthiest residents in exurban America live in Country Squires, an oasis for affluent Baby Boomers who've fled the city for the charms of small-town living. In their bucolic communities noted for their recently built homes on sprawling properties, the families of executives live in six-figure comfort. Country Squires enjoy country club sports like golf, tennis and swimming as well as skiing, boating and biking. They are three-times as likely the norm to own snow skis, belong to a country club and more than twice as likely as the norm to go mountain biking. They like to travel (primarily domestic) and order on-line at Barnes & Noble, LL Bean or Amacon.com.
Fast Track Families	3,890 10%	4,654 7%	With their upper-middle-class incomes, numerous children and spacious homes, Fast-Track Families are in their prime acquisition years. These middle-aged parents have the disposable income and educated sensibility to want the best for their children. They buy the latest technology with impunity: new computers, DVD players, home theater systems and video games. They take advantage of their rustic locales by camping, boating and fishing. They are three times more likely than the norm to buy from Little Caesars, attend high school sports, own a motorboat and a tent. The shop at Victoria's Secret, Eddie Bauer and JC Penney's.

The trade area's lifestyle base represents primarily upper-middle class to wealthy consumers that lead active lives. While *Fast Track Families* are still raising younger children, the other lifestyles represent empty nesters or those with older children in the household. Outside activities are varied, including snow and/or water skiing, ice skating, tennis, hiking, camping and mountain biking. Inside they are apt to play racquetball and own a stair-stepper and/or treadmill.

When the identified lifestyles travel, they tend to travel domestically, however, *God's Country* also travel extensively for business.

Shopping patterns of the lifestyles also tend toward the casual, with retailers such as LL Bean and Eddie Bauer. While *Fast Track Families* prefer to shop JC Penney's, the other lifestyles lean more towards Nordstrom.

Daytime Employment. In addition to the Eagle River Station trade area’s population base, the site is well positioned to serve the close-in daytime employment base. With the easy access provided by the interstate and US Highway 6, those working within five miles of the site can easily reach the site during their lunch hour and still return to work on time. For purposes of ease of shopping the proposed center, we have classified the daytime population base into two segments, the primary shopper (within five mile of the site) and a secondary shopper (within ten miles of the site). Within five miles of the site there are an estimated 5,209 employees, growing to 9,305 employees within ten miles. Of those considered the primary daytime employment base to utilize shops and restaurants at the site, 60% are private sector employees, leaving the remaining 40% government and non-profit employees.

Most non-government employees are employed in service occupations (26%), followed by 15% in construction and 12% in retail. The following table details the number of employees by business type for the proposed site:

Business-Facts: Workplace Population 2010 Report

Description	0.00 - 3.00 miles <i>Radius 1</i>	0.00 - 5.00 miles <i>Radius 2</i>	0.00 - 10.00 miles <i>Radius 3</i>
Total Employment	4,663	5,008	9,459
Executive and Professional	1,357	1,455	2,686
Management	315	340	673
Sales and Marketing	311	348	760
Health-Legal-Social	245	257	370
Engineer-Science-Computer Professional	208	218	290
Educators	164	173	409
Journalists-Creative Professional	113	119	185
Administration and Support	1,349	1,440	2,442
Management Support	293	310	430
Admin-Clerical Support	865	929	1,689
Technical Support	191	201	323
Service Personnel	666	725	1,238
Health Care Personnel	54	59	92
Food and Beverage	334	374	663
Personal Services	125	134	259
Protective Services	152	159	224
Trade and Labor	1,292	1,388	3,092
Construction	405	431	844
Installation and Repair	296	320	777
Craft Production	67	72	130
Machine Operators	53	57	114
Assemblers	22	24	52

Business-Facts: Workplace Population 2010 Report

Description	0.00 - 3.00 miles	0.00 - 5.00 miles	0.00 - 10.00 miles
	<i>Radius 1</i>	<i>Radius 2</i>	<i>Radius 3</i>
Transportation	117	128	379
Agriculture	159	170	296
Laborers	172	187	501

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The employment base adds the following expenditure potential to the proposed site:

	Employment Base 0-3 Mile Radius	Employment Base 0-5 Mile Radius	Employment Base 0-10 Mile Radius
	2010	2010	2010
Worker Base	4,663	5,209	9,305
Food & Restaurants	\$1,502,635	\$1,678,582	\$2,998,503
Retail & Entertainment	\$1,754,417	\$1,959,846	\$3,500,934
Total	\$ 3,257,053	\$ 3,638,427	\$6,449,437

Tourist Base. Another segment that can be served by retailers and restaurants at Eagle River Station is a substantial tourist population base.

The Vail/Avon/Beaver Creek Ski area reported 1.6 million skier visits last season, similar to the visits reported by Breckenridge (1.63 million/Summit County) and more than Copper Mountain (1.1 million/Summit County) and Keystone (1.05 million/Summit County). Other skier visit numbers (for the 2008-2009 season unless noted differently) are:

- Steamboat Springs – 1.05 million (2005-2006 season)
- Beaver Creek – 0.88 million (2005-2006 season)
- Snowmass – 0.73 million
- A-Basin (Summit County) – 0.33 million
- Aspen Mountain – 0.30 million
- Aspen Highlands – 0.20 million
- And Buttermilk – 0.13 million

As such, the total of number of annual skier visits is nearly 9 million in the defined trade area. Vail Resorts is anticipating stronger skier visits this year due to a recent \$75-\$85 million spent on capital improvements over the summer, including a new high-speed lift at Vail, replacement of grooming and rental equipment and a new alpine coaster slide at Breckenridge. In January, Vail Resorts reported a 10% increase in skier visits this year over last year for the early season (November-December). As a comparison, Aspen/Snowmass/Aspen Highlands and Buttermilk reported a 7% increase for the same period.

The Vail area is easily accessible from the Denver market, being located only 100 miles west. Vail alone has 1,711 hotel rooms, as well as 1,996 condo units (8,381 beds) that are utilized as rentals for the tourist season. Vail's vacancy rate is reported as 64% during the summer, compared to 46% during the winter. Average room rates are reported as \$153 per night during the summer compared to \$363 per night during the winter months.

Most Vail visitors in 2010 came from Colorado (50%) followed by Texas (8%), Florida (4%), California and Illinois (both 3%) which is quite a shift from the 2007 and 2005 studies as shown below:

State	2010	2007	2005
Colorado	50.2%	30.3%	46.6%
Texas	7.7%	8.3%	4.8%
Florida	3.8%	5.0%	2.1%
Illinois	3.4%	4.1%	4.0%
California	3.4%	5.7%	4.9%
Arizona	2.6%	N/A	N/A
Kansas	2.3%	2.8%	1.9%
Minnesota	2.2%	N/A	N/A

International visitors represent 2.8% of the total tourist base.

Most (75%) of those visiting the Vail area stay at least one night with 12% (winter) to 14% (summer) visiting the area for the day. The remaining visitors are from the local area. The primary reason to visit the area in summer was reported as a mountain getaway, recreational experience and climate in the summers as opposed to skiing, recreational experience and climate in the winter.

The Cities of Aspen/Snowmass report 1,364,055 (2008-2009) persons that stay overnight per year in the area's resort lodging units (3,665 beds). Not surprisingly, most visit during the winter months (January through March) when hotel vacancy rates are at a low of 32% to 40%. Tourism is also high during the summer months of July and August when only 43% to 50% of the rooms are vacant. The slowest month for tourism is in May, when 82% of the rooms are vacant, followed by November (81%), and October/April (74% to 76%). Overall, the annual vacancy rate is reported as 57%.

Most Vail summer visitors reach the area via use of a car (61%) with the remaining 39% using air travel for part of the trip. By comparison, 91% of winter visitors use air travel. In the Aspen/Snowmass area, 56% use air travel and the remaining 44% use a private car.

The following chart details the primary airport traveled to reach the two destinations:

	Vail			Aspen
	Summer 2010	Winter 2010	Summer 2007	Summer 2008
Denver Int'l Airport	91%	73%	87%	32%
Eagle Regional Airport	8%	26%	12%	2%
Aspen Sardy Field	0.6%	0.3%	0.6%	64%

Denver International Airport is serviced by 15 regional and international airlines with 11,848,627 persons arriving in the winter months (November 2009-April 2010) and an additional 13,974,281 arriving during the remainder of the year. Eagle Regional Airport is serviced by four airlines with a reported 166,409 persons (winter) and 37,760 (summer) persons arriving during the same period. Aspen's/Pitkin County's airport is serviced by two airlines with 108,815 persons that arrived in the winter of 2009-2010 and 66,725 persons that arrived in the summer months.

The following table details the demographics and tourist profile for the areas. (Please note that the statistics are from different studies, as such all categories do not directly correspond. The Vail/Avon/Beaver Creek figures are from a 2010 study and the Aspen/Snowmass data is from a study conducted in 2008:

	Vail (Summer)	Vail (Winter)	Aspen
Gender: Male	44%	33%	53%
Female	56%	67%	47%
Age: Under 25	8%	11%	5%
25-44 Years	42%	48%	36%
45-54 Years	24%	20%	24%
55 and Older	26%	21%	35%
Marital Status/Length of Stay	6.9 nights	5.0 nights	5.8 nights
Single	4%	17%	15%
Couple No Child	30%	25%	17%
Family	23%	26%	37%
Empty Nester	N/A	N/A	32%
Household Incomes			
\$50,000 or less	20%	12%	11%
\$50,000-\$99,999	28%	22%	24%
\$100,000-\$199,999	42%	29%	30%
\$200,000 or higher	10%	37%	35%

Additionally, following are the responses of 2010 and 2007 Summer Vail respondents when asked about their visit to Vail and their purchases:

	2010	2007
Did not make a Purchase	27%	24%
Clothing/Accessories	37%	44%
Jewelry	8%	10%
Souvenir/Gift	23%	26%
Candy/Ice Cream	8%	N/A
Art Gallery	2%	3%
Toy/Children item	3%	3%
Furniture	1%	1%
Sporting Goods	5%	15%

When asked what goods or services they would like added to the area, Target was the most mentioned, followed by childrens stores, fruit stores, a book store and dancing store. When asked what other towns in the area they had shopped, 16% mentioned Beaver Creek, 12% said Avon, 8% said Breckenridge and 5% said Dillon/Silverthorne. Only 2% had shopped at Eagle or Eagle/Vail.

As such, the annual economic impact of tourism in the Vail/Avon/Beaver Creek and Aspen/Snowmass markets are as follows:

	Vail/Avon/Beaver Creek	Aspen/Snowmass
Dining:	\$107,709,150	\$89,209,200
Shopping:	\$ 29,143,100	\$49,527,450
Total:	\$136,852,250	\$138,763,650

The **seasonality** of the area is reflected in the sales tax revenue received as reported by Eagle County shown below:

Sales Tax Receipts - Eagle County

Month	Actual 2008	Actual 2009	% Change from 2008	Actual 2010	% Change from 2009	% to Total
January	\$1,543,597	\$1,174,522	-23.91%	\$1,292,487	10.04%	12.9%
February	1,555,599	1,268,575	-18.45%	1,199,423	-5.45%	11.9%
March	1,787,716	1,425,845	-20.24%	1,269,000	-11.00%	12.6%
April	786,132	715,864	-8.94%	693,171	-3.17%	6.9%
May	683,651	516,699	-24.42%	469,565	-9.12%	4.7%
June	912,974	671,204	-26.48%	577,636	-13.94%	5.7%
July	1,092,840	791,568	-27.57%	809,902	2.32%	8.1%
August	1,032,962	757,649	-26.65%	756,133	-0.20%	7.5%
September	855,767	615,591	-28.07%	599,087	-2.68%	6.0%

Sales Tax Receipts - Eagle County

<i>Month</i>	<i>Actual 2008</i>	<i>Actual 2009</i>	<i>% Change from 2008</i>	<i>Actual 2010</i>	<i>% Change from 2009</i>	<i>% to Total</i>
October	687,928	523,260	-23.94%	490,528	-6.26%	4.9%
November	669,800	539,954	-19.39%	526,127	-2.56%	5.2%
December	1,489,407	1,219,636	-18.11%	1,369,266	12.27%	13.6%
Total	\$13,098,373	\$10,220,367	-21.97%	\$10,052,325	-1.64%	

Retail Competition. As part of our evaluation of the Eagle market, we conducted a detailed examination of the competitive nature of the market. We evaluated all major retail nodes throughout the Eagle/Vail area. Based on this analysis, we were able to gain a better understanding of the retail gravitational patterns in the market and the likely impact of these retail patterns on the proposed Eagle River Station center.

Currently, there is no regional shopping mall within the defined total trade area. There is an outlet mall, The Outlets at Silverthorne that is located just off of Interstate 70 in Silverthorne. This center is actually a combination of three separate shopping centers that are divided by Interstate 70 as well as by U.S. Highway 6. As such, to cross-shop, patrons must drive from center to center due to the traffic levels on the road network. The center does offer a strong core of apparel tenanting, including Coldwater Creek, Timberland and Polo Ralph Lauren in the 225,000 square feet of retail space. Sales at the center are reportedly moderate. Just south of the outlet center is the Dillon Ridge Marketplace (186,000 GLA), offering Bed Bath & Beyond, The Sports Authority and a theater.

The only department store located in the defined trade area is in Glenwood Springs. The Glenwood Springs Mall is anchored by a Kmart (40,300 square feet) and a small JC Penney (34,360 square feet). In total, the center offers 200,000 square feet of retail space. The center is located in northwest Glenwood Springs, and offers ancillary tenants with a moderate-income appeal.

Also located in Glenwood Springs is a regional shopping center, the largest identified retail center (405,000 GLA) in the entire market, Glenwood Meadows. This is a new center anchored by Target, Bed Bath & Beyond, The Sports Authority and Lowe’s. A portion of the center offers the appearance of a “main street” with service-oriented retailers. The center is located on the north side of the town, with easy visibility, but indirect access from Interstate 70.

Glenwood Springs also has one of the area’s two Wal-Marts. The Roaring Fork Marketplace (270,000 GLA) is anchored by Wal-Mart and is located on the south side of Glenwood Springs. This is an older center, with second-generation retail, with the exception of the Wal-Mart unit. The other Wal-Mart center is a freestanding supercenter located in Avon adjacent to the trade area’s only Home Depot. The Avon Wal-Mart and

Home Depot is the first phase of a proposed development (Village at Avon) with a second phase (200,000 gross square feet) that is currently in litigation with Avon and the developer. As such, the second phase is not assumed to be developed in the next five years.

Close-in to the site in Eagle is the Eagle Ranch Village. Eagle Ranch Village is located south of US Highway 6 at the intersection of Sylvan Lake Road and Capitol Street in southwest Eagle. The development is part of a large mixed-use development including residential, office and the shopping district. The shopping district is anchored by Capitol Theaters, in addition to small restaurants, retailers and services. The master-plan of the development shows future retail and restaurant space will be developed, including an “unnamed market”, however, there has been no specific development proposed other than the Addison Building, which will offer up to 33,000 square feet of restaurant, retail and office space.

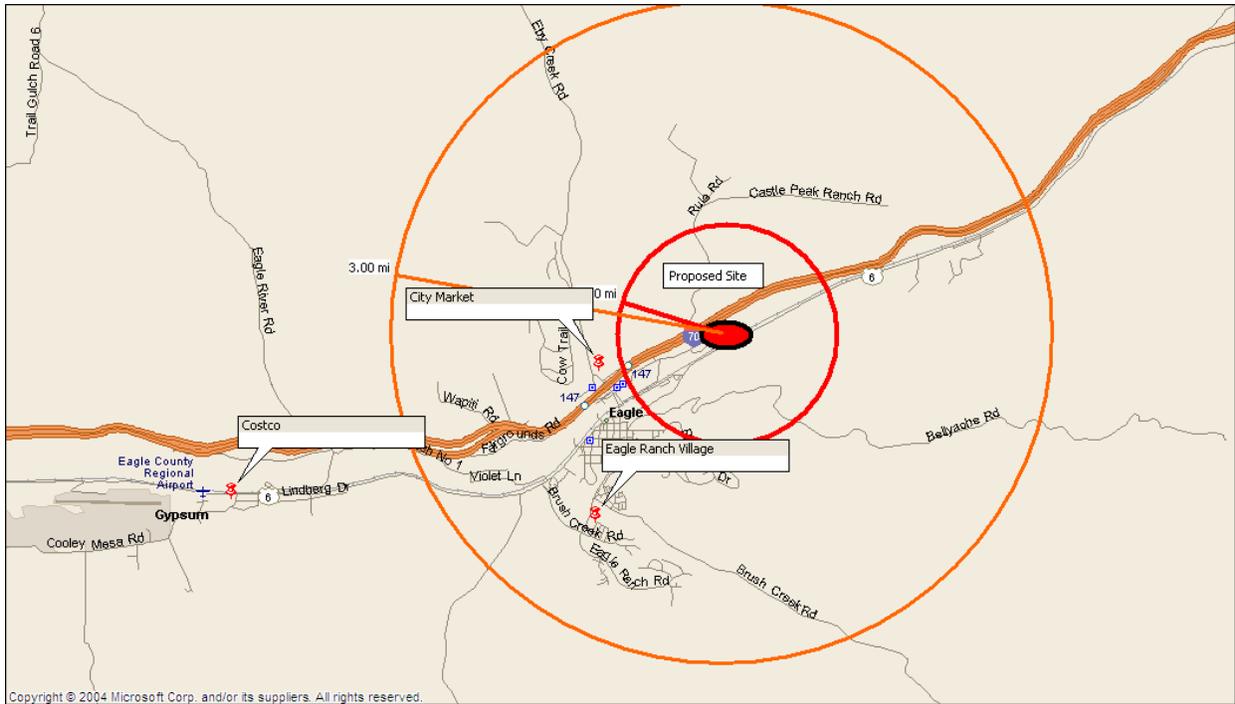
The only other major retail center identified in the area is Riverwalk located in Edwards, Colorado. This center is developed as part of a mixed-use project anchored by a hotel and the Riverwalk Theater. The center offers approximately 117,500 square feet of retail space, however, none of the retailers are national tenants. The center also offers office space on the second floor.

Other than the above retail centers, the only other major retailers are found in the “downtown” districts in Vail/Avon and in Aspen. Aspen, as a haven to wealthy tourists, offers the strongest core of national retailers, such as Ralph Lauren, Prada, Quicksilver, Gap/Gap Kids and Fendi. It also has a sizeable jewelry and art gallery core of retailers that appeal to both the resident as well as the tourist component. Ruth’s Chris has recently announced that it is locating to the market. The development of shopping centers in the area is not likely to occur in the future as the town has a moratorium on future development in addition to having been unreceptive to large retail development in the past.

Vail/Avon also has retail close-in to the skiing districts, offering restaurants, specialty foods and clothing. However, the retail is distributed over a sizeable distance and located in small hubs throughout the market making it difficult to shop retailers other than those close to accommodations where visiting tourists are staying. Vail Village, on the east side of Vail is undergoing a major face-lift to update the retail space as well as to offer a stronger shopping district.

Other developments in the area may include a new 570,000 GLA center in Gypsum, Tower Center. This development has received approval from the city planners, however, there is no start date for the project and no specific retailers have been announced for the project. Additionally Whole Foods is planning to start construction on a small (25,000 gross square feet) facility in Basalt later this year with a proposed 2012 opening date. The Whole Foods project has been on- and off-again since 2008, but appears to be inline to be built this year.

The following map details the location of the site as well as the major close-in competition:



Please refer to the shopping center profile in Appendix 3 for a complete list of retail centers in the market. A map with the locations of the centers can be found in Appendix 1.

APPENDIX 1

Population and Demographic Tables and Maps

Population and Demographics Characteristics Table

Proposed Eagle River Station Eagle, CO



Census Tract	Name	Population-Current Year Estimate	Projected 5-Year Population	Projected Pop Growth 2011 – 2016	Households-Current Year Estimate	Projected 5-Year Households	Projected HH Growth 2011 – 2016	% Owner Occupied Housing	% Seasonal Housing	Persons Per Household
Primary Trade Area										
371	Gypsum	1,101	1,197	8.7%	380	414	9.0%	67.8%	35.7%	2.90
372	Gypsum	7,249	8,433	16.3%	2,272	2,609	14.8%	77.2%	7.0%	3.20
373	Basalt	9,968	11,152	11.9%	3,387	3,758	11.0%	76.8%	10.0%	2.90
374	Eagle	18,492	21,108	14.1%	6,231	7,044	13.0%	72.4%	18.0%	3.00
375	Vail	12,682	13,786	8.7%	4,551	4,950	8.8%	54.1%	37.3%	2.70
376	Vail	1,610	1,684	4.6%	621	659	6.1%	58.6%	12.3%	2.60
377	Vail	5,294	5,452	3.0%	2,578	2,711	5.2%	54.5%	59.7%	2.10
516	Glenwood Springs	4,141	4,463	7.8%	1,496	1,602	7.1%	66.8%	8.5%	2.70
517	Glenwood Springs	7,147	7,667	7.3%	3,158	3,435	8.8%	57.1%	4.1%	2.20
518.01	Carbondale	10,860	12,058	11.0%	3,730	4,111	10.2%	64.5%	7.6%	2.90
518.02	Glenwood Springs	3,447	3,808	10.5%	1,191	1,338	12.3%	78.1%	9.1%	2.80
519	New Castle	12,698	14,538	14.5%	4,623	5,295	14.5%	80.0%	3.7%	2.70
705	Steamboat Springs	4,213	4,325	2.7%	1,688	1,746	3.4%	64.9%	13.3%	2.40
706	Steamboat Springs	2,728	2,909	6.6%	1,033	1,092	5.7%	79.4%	12.2%	2.60
707	Steamboat Springs	3,762	3,952	5.1%	1,810	1,931	6.7%	70.0%	61.9%	2.10
708	Toponas	2,609	2,958	13.4%	1,155	1,325	14.7%	82.1%	31.1%	2.30
Primary Trade Area Total		108,001	119,490	10.6%	39,904	44,020	10.3%	68.4%	25.3%	2.70

Population and Demographics Characteristics Table

Proposed Eagle River Station Eagle, CO



Census Tract	Name	Population-Current Year Estimate	Projected 5-Year Population	Projected Pop Growth 2011 – 2016	Households-Current Year Estimate	Projected 5-Year Households	Projected HH Growth 2011 – 2016	% Owner Occupied Housing	% Seasonal Housing	Persons Per Household
Secondary Trade Area										
171	Silverthorne	8,573	9,532	11.2%	3,022	3,336	10.4%	73.5%	50.1%	2.70
172	Dillon	7,638	8,159	6.8%	2,835	3,010	6.2%	67.7%	63.9%	2.50
173	Frisco	3,882	4,135	6.5%	1,685	1,814	7.7%	68.5%	68.4%	2.30
174	Breckenridge	9,216	9,981	8.3%	3,686	3,987	8.2%	69.6%	63.7%	2.50
520	Rifle	14,574	16,419	12.7%	5,084	5,710	12.3%	67.7%	63.9%	2.50
521	Parachute	6,779	7,609	12.2%	2,708	3,015	11.3%	68.5%	68.4%	2.30
616	Leadville	1,791	1,958	9.3%	502	542	8.0%	80.2%	20.6%	3.50
617	Leadville	5,267	5,176	-1.7%	2,174	2,156	-0.8%	61.9%	17.3%	2.40
618	Leadville	1,222	1,336	9.3%	438	474	8.2%	84.5%	58.0%	2.80
718	Collbran	4,467	5,056	13.2%	1,650	1,869	13.3%	69.6%	63.7%	2.50
971	Snowmass	7,620	8,171	7.2%	3,307	3,563	7.7%	65.9%	34.0%	2.30
972	Aspen	1,513	1,555	2.8%	678	688	1.5%	53.9%	30.6%	2.20
973	Aspen	218	225	3.2%	106	109	2.8%	58.1%	57.7%	2.10
974	Aspen	7,282	7,427	2.0%	3,528	3,605	2.2%	53.4%	34.4%	2.00
Secondary Trade Area Total		80,042	86,739	8.4%	31,404	33,879	7.9%	65.5%	43.8%	2.50
Total Trade Area		188,043	206,229	9.7%	71,308	77,899	9.2%	67.1%	34.8%	2.60
Aspen		6,201	6,312	1.8%	3,046	3,112	2.2%	52.2%	34.3%	2.00
Breckenridge		2,797	2,949	5.4%	1,151	1,222	6.2%	62.9%	69.6%	2.40
Eagle		4,779	5,403	13.1%	1,618	1,844	14.0%	67.7%	10.0%	2.90
Glenwood Springs		9,144	9,783	7.0%	3,880	4,219	8.7%	56.1%	4.8%	2.30
Leadville		2,718	2,695	-0.9%	1,236	1,235	-0.1%	60.0%	19.0%	2.20
Silverthorne		4,534	4,995	10.2%	1,456	1,617	11.1%	71.8%	32.2%	3.00
Steamboat Springs		10,589	11,034	4.2%	4,469	4,713	5.5%	73.0%	39.3%	2.30
Vail		4,784	4,912	2.7%	2,349	2,464	4.9%	55.3%	59.9%	2.00
Eagle County		56,395	61,953	9.9%	20,019	22,144	10.6%	66.7%	30.5%	2.80
Garfield County		59,646	65,682	10.1%	21,992	24,508	11.4%	66.7%	6.3%	2.70
Lake County		8,280	8,444	2.0%	3,115	3,173	1.9%	68.0%	27.5%	2.60
Pitkin County		16,634	17,299	4.0%	7,619	7,965	4.5%	58.9%	34.4%	2.10
State of Colorado		5,161,129	5,482,089	6.2%	1,977,304	2,115,911	7.0%	67.9%	10.5%	2.60

Age & Marital Status Table

Proposed Eagle River Station Eagle, CO

Census Tract	Name	Total Median Age	% of Population Age...						% Single Female	% Single Male	% Married
			0-9 Years	10-17 Years	18-34 Years	35-54 Years	55-64 Years	65+ Years			
Primary Trade Area											
371	Gypsum	32.5	19.1%	10.4%	24.5%	32.4%	7.8%	5.7%	14.8%	26.1%	59.2%
372	Gypsum	33.6	18.1%	11.3%	22.6%	33.9%	10.1%	3.9%	18.3%	21.6%	60.0%
373	Basalt	37.0	16.6%	10.2%	19.3%	37.1%	11.9%	4.8%	21.7%	26.4%	51.9%
374	Eagle	35.5	16.6%	10.0%	22.5%	35.0%	11.0%	5.0%	20.1%	25.2%	54.7%
375	Vail	33.0	14.1%	6.9%	34.5%	31.2%	8.9%	4.5%	23.1%	37.0%	39.9%
376	Vail	35.3	13.2%	7.0%	29.3%	33.6%	9.4%	7.5%	24.2%	31.6%	44.2%
377	Vail	36.2	6.9%	4.1%	36.7%	33.1%	11.0%	8.3%	28.6%	44.4%	27.0%
516	Glenwood Springs	34.5	16.4%	11.1%	23.2%	28.2%	12.5%	8.6%	19.4%	18.2%	62.4%
517	Glenwood Springs	38.9	12.0%	8.3%	23.6%	33.4%	12.9%	9.9%	23.0%	24.0%	53.1%
518.01	Carbondale	34.7	15.6%	10.4%	24.6%	29.8%	12.1%	7.5%	18.9%	22.7%	58.4%
518.02	Glenwood Springs	34.1	13.5%	10.3%	27.6%	27.9%	11.9%	8.8%	21.8%	16.8%	61.4%
519	New Castle	34.2	17.3%	11.8%	21.9%	29.7%	11.7%	7.6%	16.3%	17.8%	65.9%
705	Steamboat Springs	38.5	7.3%	6.1%	30.8%	33.7%	14.5%	7.7%	20.8%	30.8%	48.4%
706	Steamboat Springs	37.1	12.0%	9.0%	25.5%	33.4%	14.5%	5.5%	13.7%	28.3%	58.0%
707	Steamboat Springs	36.9	8.5%	6.0%	32.2%	31.9%	14.0%	7.4%	18.3%	27.6%	54.1%
708	Toponas	41.2	10.2%	8.8%	20.3%	35.7%	15.6%	9.4%	11.6%	21.0%	67.4%
Primary Trade Area Total		35.4	14.6%	9.2%	25.6%	32.6%	11.6%	6.5%	20.3%	26.3%	53.4%

Age & Marital Status Table

Proposed Eagle River Station Eagle, CO

Census Tract	Name	Total Median Age	% of Population Age...						% Single Female	% Single Male	% Married
			0-9 Years	10-17 Years	18-34 Years	35-54 Years	55-64 Years	65+ Years			
Secondary Trade Area											
171	Silverthorne	34.8	15.0%	6.9%	28.5%	34.4%	10.0%	5.3%	15.0%	28.4%	56.6%
172	Dillon	34.3	13.3%	6.6%	31.7%	34.2%	8.7%	5.5%	18.9%	34.8%	46.3%
173	Frisco	38.2	8.9%	5.7%	29.1%	36.6%	11.0%	8.7%	18.2%	31.7%	50.1%
174	Breckenridge	35.1	10.7%	5.7%	33.4%	34.5%	10.3%	5.5%	18.7%	37.4%	43.9%
520	Rifle	34.3	13.3%	6.6%	31.7%	34.2%	8.7%	5.5%	18.9%	34.8%	46.3%
521	Parachute	38.2	8.9%	5.7%	29.1%	36.6%	11.0%	8.7%	18.2%	31.7%	50.1%
616	Leadville	28.2	20.0%	12.9%	28.8%	26.6%	8.8%	2.9%	15.2%	31.7%	53.1%
617	Leadville	36.2	11.9%	9.7%	26.5%	30.1%	12.4%	9.4%	22.7%	28.3%	49.0%
618	Leadville	35.1	14.0%	13.5%	22.4%	29.1%	11.8%	9.2%	18.4%	24.5%	57.1%
718	Collbran	35.1	10.7%	5.7%	33.4%	34.5%	10.3%	5.5%	18.7%	37.4%	43.9%
971	Snowmass	42.5	11.4%	7.4%	17.6%	36.8%	17.3%	9.5%	21.2%	29.7%	49.2%
972	Aspen	43.2	10.4%	6.4%	17.5%	36.7%	19.3%	9.6%	24.8%	39.9%	35.3%
973	Aspen	48.8	6.0%	4.6%	14.8%	36.4%	23.0%	15.2%	25.9%	27.9%	46.2%
974	Aspen	42.6	7.9%	5.5%	22.4%	35.4%	17.9%	10.9%	31.4%	36.5%	32.1%
Secondary Trade Area Total		36.5	13.5%	8.5%	25.5%	31.6%	11.9%	9.0%	20.0%	28.8%	51.2%
Total Trade Area		35.9	14.1%	8.9%	25.6%	32.2%	11.7%	7.6%	20.1%	27.4%	52.5%
Aspen		42.4	8.2%	5.5%	22.0%	36.0%	17.6%	10.7%	31.7%	36.7%	31.7%
Breckenridge		35.5	9.9%	5.0%	34.1%	34.8%	10.3%	5.9%	20.4%	39.7%	39.9%
Eagle		35.3	17.4%	11.5%	20.5%	34.4%	11.4%	4.7%	19.8%	22.9%	57.4%
Glenwood Springs		37.4	13.6%	8.9%	23.8%	31.9%	12.4%	9.4%	22.8%	23.1%	54.2%
Leadville		38.3	11.1%	8.7%	24.5%	32.2%	12.9%	10.8%	25.6%	33.2%	41.3%
Silverthorne		34.2	16.6%	7.8%	27.3%	34.1%	9.7%	4.5%	13.5%	26.4%	60.1%
Steamboat Springs		37.4	9.7%	7.2%	28.8%	33.9%	13.9%	6.5%	17.9%	27.7%	54.4%
Vail		36.5	7.0%	4.1%	36.0%	33.1%	11.2%	8.6%	28.7%	44.2%	27.1%
Eagle County		34.8	15.3%	8.8%	26.3%	34.1%	10.4%	5.1%	21.8%	30.0%	48.2%
Garfield County		34.6	16.4%	11.0%	23.3%	28.8%	11.2%	9.4%	18.7%	20.0%	61.4%
Lake County		34.2	14.0%	11.0%	26.4%	29.2%	11.5%	8.0%	20.6%	28.4%	51.0%
Pitkin County		42.7	9.7%	6.4%	19.7%	36.2%	17.8%	10.2%	26.2%	33.6%	40.2%
State of Colorado		36.2	13.7%	10.5%	24.0%	29.2%	11.6%	10.9%	23.2%	23.0%	53.8%

Income Table

Proposed Eagle River Station Eagle, CO

Census Tract	Name	Average Household Income (est)	Median Household Income (est)	Per Capita Income (est)	% of Households With Incomes...					
					\$0-\$25K	\$25K-\$35K	\$35K-\$50K	\$50K-\$75K	\$75k-\$100K	\$100K+
Primary Trade Area										
371	Gypsum	\$66,186	\$49,386	\$22,817	9.4%	12.3%	29.5%	20.4%	14.2%	14.2%
372	Gypsum	\$93,499	\$77,408	\$29,693	5.0%	5.3%	13.4%	24.3%	21.0%	31.1%
373	Basalt	\$91,431	\$75,799	\$31,133	8.9%	7.1%	13.4%	19.9%	20.3%	30.3%
374	Eagle	\$115,563	\$87,589	\$39,091	7.2%	6.0%	7.9%	19.5%	18.6%	40.8%
375	Vail	\$110,873	\$79,819	\$39,939	7.8%	7.9%	14.4%	17.3%	13.3%	39.3%
376	Vail	\$71,113	\$56,250	\$27,331	15.8%	13.2%	15.3%	22.5%	13.9%	19.3%
377	Vail	\$88,955	\$64,524	\$44,210	13.1%	9.5%	12.9%	24.9%	12.7%	26.8%
516	Glenwood Springs	\$83,759	\$64,228	\$30,695	9.1%	9.4%	15.9%	27.5%	14.0%	24.1%
517	Glenwood Springs	\$76,902	\$61,331	\$34,382	15.2%	9.4%	16.0%	21.0%	16.2%	22.4%
518.01	Carbondale	\$98,385	\$79,660	\$34,260	11.4%	5.9%	12.0%	17.5%	16.9%	36.3%
518.02	Glenwood Springs	\$108,726	\$92,241	\$37,555	10.2%	9.6%	14.1%	5.8%	15.0%	45.4%
519	New Castle	\$81,436	\$68,788	\$29,648	10.2%	9.2%	11.6%	25.3%	19.3%	24.4%
705	Steamboat Springs	\$117,282	\$96,720	\$47,437	9.4%	3.4%	6.0%	16.7%	16.8%	47.8%
706	Steamboat Springs	\$102,045	\$78,391	\$38,703	15.1%	3.5%	8.7%	20.2%	18.4%	34.1%
707	Steamboat Springs	\$82,496	\$62,500	\$39,564	16.5%	7.1%	15.0%	22.7%	12.6%	26.0%
708	Toponas	\$73,336	\$53,457	\$32,379	17.1%	11.4%	18.6%	21.0%	10.8%	21.1%
Primary Trade Area Total		\$95,829	\$73,704	\$35,649	10.4%	7.6%	12.6%	20.6%	16.6%	32.3%

Income Table

Proposed Eagle River Station Eagle, CO

Census Tract	Name	Average Household Income (est)	Median Household Income (est)	Per Capita Income (est)	% of Households With Incomes...					
					\$0-\$25K	\$25K-\$35K	\$35K-\$50K	\$50K-\$75K	\$75k-\$100K	\$100K+
Secondary Trade Area										
171	Silverthorne	\$97,855	\$78,317	\$35,313	8.1%	6.6%	9.8%	23.1%	18.7%	33.8%
172	Dillon	\$81,846	\$64,109	\$31,148	11.6%	9.5%	15.9%	23.0%	14.6%	25.3%
173	Frisco	\$104,156	\$84,435	\$45,399	8.4%	5.5%	6.9%	22.1%	18.9%	38.2%
174	Breckenridge	\$88,207	\$64,329	\$35,401	11.3%	8.5%	17.2%	22.6%	12.0%	28.4%
520	Rifle	\$81,846	\$64,109	\$31,148	11.6%	9.5%	15.9%	23.0%	14.6%	25.3%
521	Parachute	\$104,156	\$84,435	\$45,399	8.4%	5.5%	6.9%	22.1%	18.9%	38.2%
616	Leadville	\$49,357	\$40,906	\$13,954	27.3%	9.9%	32.4%	14.6%	8.5%	7.3%
617	Leadville	\$60,350	\$47,587	\$25,126	20.8%	11.5%	21.1%	21.2%	13.3%	12.2%
618	Leadville	\$62,842	\$53,822	\$22,590	22.3%	5.6%	17.9%	28.1%	16.9%	9.3%
718	Collbran	\$88,207	\$64,329	\$35,401	11.3%	8.5%	17.2%	22.6%	12.0%	28.4%
971	Snowmass	\$106,267	\$78,234	\$46,270	8.7%	7.0%	10.6%	21.4%	17.6%	34.7%
972	Aspen	\$143,077	\$74,133	\$64,266	5.3%	7.8%	12.1%	25.6%	11.2%	37.9%
973	Aspen	\$157,643	\$94,531	\$76,279	9.5%	0.0%	6.7%	21.9%	15.2%	46.7%
974	Aspen	\$108,616	\$75,022	\$53,229	13.1%	6.9%	12.8%	17.2%	16.5%	33.6%
Secondary Trade Area Total		\$86,104	\$65,370	\$34,179	13.2%	8.5%	14.7%	22.2%	15.6%	25.8%
Total Trade Area		\$91,534	\$69,869	\$35,022	11.6%	8.0%	13.5%	21.3%	16.2%	29.5%
Aspen		\$104,044	\$72,060	\$51,725	13.6%	7.4%	13.3%	17.8%	16.2%	31.7%
Breckenridge		\$82,858	\$59,762	\$34,344	12.3%	8.6%	20.8%	21.3%	11.5%	25.5%
Eagle		\$90,448	\$80,656	\$30,873	9.9%	6.9%	6.9%	21.2%	22.1%	32.9%
Glenwood Springs		\$75,062	\$59,532	\$32,264	14.7%	9.8%	17.0%	22.4%	15.1%	21.1%
Leadville		\$57,617	\$46,129	\$26,517	24.0%	11.1%	20.1%	23.1%	9.6%	12.1%
Silverthorne		\$103,427	\$80,500	\$33,998	5.5%	6.4%	9.4%	24.9%	17.6%	36.3%
Steamboat Springs		\$93,455	\$72,142	\$39,646	13.7%	5.5%	10.7%	22.8%	16.1%	31.3%
Vail		\$89,119	\$64,544	\$44,654	12.9%	9.2%	13.3%	25.0%	12.9%	26.7%
Eagle County		\$102,135	\$77,238	\$36,511	8.5%	7.4%	12.2%	20.4%	16.9%	34.6%
Garfield County		\$80,643	\$65,841	\$30,015	12.8%	8.9%	14.2%	22.2%	16.8%	25.1%
Lake County		\$58,946	\$46,718	\$22,374	22.0%	10.4%	22.5%	21.1%	13.0%	11.0%
Pitkin County		\$111,370	\$76,630	\$51,370	10.5%	6.9%	11.7%	19.8%	16.5%	34.6%
State of Colorado		\$75,390	\$58,206	\$29,195	17.8%	10.1%	15.3%	20.9%	13.8%	22.2%

Race, Education and Employment Status

Proposed Eagle River Station Eagle, CO

Census Tract	Name	% College Degree or Higher	% White Collar	% Finance, Management & Professional	% Service	% Sales	% White	% African American	% Asian / Pacific Is.	% Hispanic Ethnicity
Primary Trade Area										
371	Gypsum	16.8%	36.9%	2.2%	80.5%	17.4%	77.1%	0.6%	0.0%	45.2%
372	Gypsum	21.7%	44.8%	5.4%	82.9%	10.7%	75.3%	0.3%	0.2%	40.0%
373	Basalt	38.9%	49.4%	9.4%	72.8%	16.2%	85.4%	0.3%	1.6%	30.5%
374	Eagle	46.4%	54.1%	11.3%	75.0%	13.3%	80.1%	0.6%	0.9%	29.4%
375	Vail	55.7%	55.6%	11.3%	73.7%	14.2%	80.3%	0.6%	1.2%	27.9%
376	Vail	29.3%	44.2%	8.6%	78.0%	12.4%	84.8%	0.6%	0.6%	41.2%
377	Vail	66.4%	63.6%	10.9%	69.8%	18.4%	93.5%	0.6%	2.2%	6.7%
516	Glenwood Springs	28.1%	50.6%	8.8%	76.2%	12.7%	82.4%	0.4%	0.9%	26.8%
517	Glenwood Springs	33.4%	59.2%	12.6%	68.4%	16.8%	88.0%	0.5%	1.2%	17.5%
518.01	Carbondale	30.5%	49.2%	7.2%	81.2%	11.3%	77.2%	0.9%	0.8%	46.3%
518.02	Glenwood Springs	28.9%	48.7%	11.4%	73.3%	14.7%	84.9%	0.4%	0.7%	30.3%
519	New Castle	20.0%	48.8%	8.2%	76.2%	15.1%	88.6%	0.6%	0.3%	16.8%
705	Steamboat Springs	52.8%	57.7%	16.5%	69.4%	11.8%	95.2%	1.1%	1.1%	2.3%
706	Steamboat Springs	60.8%	63.0%	14.7%	67.1%	11.6%	95.6%	0.2%	1.1%	5.2%
707	Steamboat Springs	61.8%	61.9%	15.6%	66.3%	15.0%	96.4%	0.9%	0.3%	3.8%
708	Toponas	41.2%	55.2%	15.8%	76.4%	7.8%	95.4%	1.0%	0.4%	4.0%
Primary Trade Area Total		40.8%	53.3%	10.5%	74.4%	13.9%	84.4%	0.6%	0.9%	25.4%

Race, Education and Employment Status

Proposed Eagle River Station Eagle, CO

Census Tract	Name	% College Degree or Higher	% White Collar	% Finance, Management & Professional	% Service	% Sales	% White	% African American	% Asian / Pacific Is.	% Hispanic Ethnicity
Secondary Trade Area										
171	Silverthorne	40.2%	54.4%	10.4%	69.2%	19.2%	80.8%	2.0%	1.6%	23.9%
172	Dillon	41.9%	47.5%	7.3%	78.1%	14.3%	86.3%	1.5%	1.0%	22.3%
173	Frisco	60.5%	58.3%	12.7%	70.0%	15.7%	96.6%	0.1%	0.8%	3.5%
174	Breckenridge	53.0%	53.8%	10.1%	74.3%	14.0%	95.0%	0.3%	0.4%	6.0%
520	Rifle	41.9%	47.5%	7.3%	78.1%	14.3%	86.3%	1.5%	1.0%	22.3%
521	Parachute	60.5%	58.3%	12.7%	70.0%	15.7%	96.6%	0.1%	0.8%	3.5%
616	Leadville	13.1%	29.1%	4.5%	81.6%	13.9%	56.9%	0.0%	0.4%	78.1%
617	Leadville	23.9%	45.0%	8.9%	76.0%	14.1%	79.7%	0.1%	0.9%	32.1%
618	Leadville	19.6%	34.5%	8.5%	83.7%	7.7%	69.0%	0.8%	0.1%	40.5%
718	Collbran	53.0%	53.8%	10.1%	74.3%	14.0%	95.0%	0.3%	0.4%	6.0%
971	Snowmass	52.9%	62.0%	11.9%	71.7%	14.5%	91.7%	0.5%	0.9%	12.0%
972	Aspen	62.8%	54.0%	15.2%	75.3%	9.5%	91.5%	2.1%	0.7%	7.0%
973	Aspen	44.4%	67.3%	29.3%	70.0%	0.0%	96.3%	0.0%	0.9%	5.1%
974	Aspen	63.4%	67.9%	15.1%	66.4%	15.8%	94.3%	0.6%	1.9%	6.8%
Secondary Trade Area Total		38.5%	52.4%	9.9%	74.5%	14.5%	87.5%	1.1%	0.8%	18.4%
Total Trade Area		39.8%	52.9%	10.2%	74.5%	14.1%	85.7%	0.8%	0.9%	22.4%
Aspen		63.7%	67.3%	14.8%	67.1%	15.3%	94.4%	0.6%	1.8%	6.7%
Breckenridge		54.4%	54.3%	8.9%	76.0%	14.1%	94.3%	0.4%	0.4%	7.6%
Eagle		35.2%	55.5%	10.2%	80.5%	9.3%	83.3%	0.7%	0.3%	22.9%
Glenwood Springs		30.7%	55.8%	11.3%	70.2%	16.3%	85.1%	0.5%	1.2%	22.1%
Leadville		29.6%	44.8%	9.5%	76.0%	13.3%	81.1%	0.1%	0.9%	25.0%
Silverthorne		38.2%	50.8%	9.0%	72.8%	17.6%	76.0%	2.4%	1.7%	34.1%
Steamboat Springs		54.3%	59.2%	15.4%	67.8%	13.5%	95.7%	0.6%	0.9%	4.4%
Vail		66.4%	63.6%	11.1%	69.5%	18.4%	93.5%	0.6%	2.3%	6.9%
Eagle County		45.8%	53.0%	9.9%	74.9%	14.3%	81.8%	0.5%	1.1%	29.1%
Garfield County		23.2%	48.9%	8.2%	77.2%	13.8%	84.8%	1.0%	0.6%	25.9%
Lake County		21.3%	40.5%	8.0%	78.1%	13.2%	73.3%	0.2%	0.7%	43.1%
Pitkin County		58.5%	64.0%	13.9%	69.6%	14.5%	92.9%	0.7%	1.3%	9.2%
State of Colorado		35.3%	62.8%	18.1%	65.0%	15.8%	80.3%	3.9%	2.7%	20.5%

**Population and Demographic Report
Eagle River Station (Trade Areas)
Eagle, CO**

	Primary TA		Secondary TA		Total TA	
Population						
2016 Projection	119,490		86,739		206,229	
2011 Estimate	108,001		80,042		188,043	
2000 Census	81,503		64,842		146,345	
1990 Census	49,765		43,775		93,540	
Growth 2011-2016	10.64%		8.37%		9.67%	
Growth 2000-2011	32.51%		23.44%		28.49%	
Growth 1990-2000	63.78%		48.13%		56.45%	
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2010 Estimated Population by Single Race Classification	105,703		78,703		184,406	
White Alone	89,219	84.41%	68,852	87.48%	158,071	85.72%
Black or African American Alone	626	0.59%	830	1.05%	1,456	0.79%
American Indian and Alaska Native Alone	817	0.77%	567	0.72%	1,384	0.75%
Asian Alone	903	0.85%	580	0.74%	1,483	0.80%
Native Hawaiian and Other Pacific Islander Alone	56	0.05%	42	0.05%	98	0.05%
Some Other Race Alone	11,686	11.06%	5,914	7.51%	17,600	9.54%
Two or More Races	2,396	2.27%	1,918	2.44%	4,314	2.34%
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2010 Estimated Population Hispanic or Latino by Origin	105,703		78,703		184,406	
Not Hispanic or Latino	78,863	74.61%	64,242	81.63%	143,105	77.60%
Hispanic or Latino	26,840	25.39%	14,461	18.37%	41,301	22.40%
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Hispanic or Latino by Origin	26,840		14,461		41,301	
Mexican	22,466	83.70%	11,177	77.29%	33,643	81.46%
Puerto Rican	225	0.84%	224	1.55%	449	1.09%
Cuban	151	0.56%	69	0.48%	220	0.53%
All Other Hispanic or Latino	3,998	14.90%	2,991	20.68%	6,989	16.92%
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2010 Estimated Hispanic or Latino by Single Race Classification	26,840		14,461		41,301	
White Alone	13,614	50.72%	7,494	51.82%	21,108	51.11%
Black or African American Alone	157	0.58%	89	0.62%	246	0.60%
American Indian and Alaska Native Alone	297	1.11%	180	1.24%	477	1.15%
Asian Alone	16	0.06%	19	0.13%	35	0.08%
Native Hawaiian and Other Pacific Islander Alone	11	0.04%	9	0.06%	20	0.05%
Some Other Race Alone	11,612	43.26%	5,865	40.56%	17,477	42.32%
Two or More Races	1,133	4.22%	805	5.57%	1,938	4.69%
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2010 Estimated Population, Asian Alone Race by Category	903		580		1,483	
Chinese, except Taiwanese	294	32.56%	170	29.31%	464	31.29%
Filipino	96	10.63%	39	6.72%	135	9.10%
Japanese	162	17.94%	101	17.41%	263	17.73%
Asian Indian	88	9.75%	52	8.97%	140	9.44%
Korean	101	11.18%	63	10.86%	164	11.06%
Vietnamese	33	3.65%	27	4.66%	60	4.05%
Cambodian	4	0.44%	3	0.52%	7	0.47%
Hmong	0	0.00%	1	0.17%	1	0.07%
Laotian	0	0.00%	0	0.00%	0	0.00%
Thai	9	1.00%	11	1.90%	20	1.35%
All other Asian Races, including 2 or more	116	12.85%	113	19.48%	229	15.44%

**Population and Demographic Report
Eagle River Station (Trade Areas)
Eagle, CO**

	Primary TA		Secondary TA		Total TA	
	105,703		78,703		184,406	
2010 Estimated Population by Ancestry						
Arab	203	0.19%	35	0.04%	238	0.13%
Czech	904	0.86%	407	0.52%	1,311	0.71%
Danish	635	0.60%	384	0.49%	1,019	0.55%
Dutch	1,600	1.51%	1,273	1.62%	2,873	1.56%
English	8,799	8.32%	7,253	9.22%	16,052	8.70%
French (except Basque)	1,386	1.31%	1,412	1.79%	2,798	1.52%
French Canadian	166	0.16%	313	0.40%	479	0.26%
German	14,457	13.68%	10,911	13.86%	25,368	13.76%
Greek	265	0.25%	447	0.57%	712	0.39%
Hungarian	320	0.30%	323	0.41%	643	0.35%
Irish	8,808	8.33%	7,790	9.90%	16,598	9.00%
Italian	3,733	3.53%	3,202	4.07%	6,935	3.76%
Lithuanian	221	0.21%	103	0.13%	324	0.18%
Norwegian	1,613	1.53%	1,590	2.02%	3,203	1.74%
Polish	2,077	1.96%	1,669	2.12%	3,746	2.03%
Portuguese	49	0.05%	150	0.19%	199	0.11%
Russian	957	0.91%	756	0.96%	1,713	0.93%
Scottish	3,151	2.98%	2,117	2.69%	5,268	2.86%
Scotch-Irish	1,759	1.66%	1,333	1.69%	3,092	1.68%
Slovak	13	0.01%	39	0.05%	52	0.03%
Subsaharan African	1	0.00%	83	0.11%	84	0.05%
Swedish	1,714	1.62%	1,812	2.30%	3,526	1.91%
Swiss	148	0.14%	382	0.49%	530	0.29%
Ukrainian	221	0.21%	132	0.17%	353	0.19%
United States of America	2,410	2.28%	1,801	2.29%	4,211	2.28%
Welsh	368	0.35%	699	0.89%	1,067	0.58%
West Indian (exc Hisp groups)	60	0.06%	48	0.06%	108	0.06%
Other	35,828	33.89%	22,782	28.95%	58,610	31.78%
Ancestry Unclassified	13,837	13.09%	9,457	12.02%	23,294	12.63%
2010 Estimated Population Age 5+ by Language Spoken						
At Home						
Speak only English	75,487	77.28%	61,710	84.52%	137,197	80.37%
Speak Asian or Pacific Island Language	968	0.99%	377	0.52%	1,345	0.79%
Speak IndoEuropean Language	2,370	2.43%	1,895	2.60%	4,265	2.50%
Speak Spanish	18,690	19.13%	8,909	12.20%	27,599	16.17%
Speak Other Language	168	0.17%	125	0.17%	293	0.17%
2010 Estimated Population by Sex						
Male	56,277	53.24%	42,459	53.95%	98,736	53.54%
Female	49,426	46.76%	36,244	46.05%	85,670	46.46%

**Population and Demographic Report
Eagle River Station (Trade Areas)
Eagle, CO**

	Primary TA		Secondary TA		Total TA	
2010 Estimated Population by Age	105,703		78,703		184,406	
Age 0 to 4	8,020	7.59%	5,687	7.23%	13,707	7.43%
Age 5 to 9	7,358	6.96%	4,913	6.24%	12,271	6.65%
Age 10 to 14	6,242	5.91%	4,188	5.32%	10,430	5.66%
Age 15 to 17	3,519	3.33%	2,519	3.20%	6,038	3.27%
Age 18 to 20	3,119	2.95%	2,332	2.96%	5,451	2.96%
Age 21 to 24	4,982	4.71%	3,573	4.54%	8,555	4.64%
Age 25 to 34	18,910	17.89%	14,191	18.03%	33,101	17.95%
Age 35 to 44	17,807	16.85%	13,216	16.79%	31,023	16.82%
Age 45 to 54	16,664	15.76%	11,671	14.83%	28,335	15.37%
Age 55 to 64	12,211	11.55%	9,336	11.86%	21,547	11.68%
Age 65 to 74	4,609	4.36%	4,381	5.57%	8,990	4.88%
Age 75 to 84	1,724	1.63%	2,068	2.63%	3,792	2.06%
Age 85 and over	538	0.51%	628	0.80%	1,166	0.63%
Age 16 and over	82,905	78.43%	63,085	80.16%	145,990	79.17%
Age 18 and over	80,564	76.22%	61,396	78.01%	141,960	76.98%
Age 21 and over	77,445	73.27%	59,064	75.05%	136,509	74.03%
Age 65 and over	6,871	6.50%	7,077	8.99%	13,948	7.56%
2010 Estimated Median Age	35.39		36.47		35.85	
2010 Estimated Average Age	35.31		36.77		35.94	
2010 Estimated Male Population by Age	56,277		42,459		98,736	
Age 0 to 4	4,126	7.33%	2,893	6.81%	7,019	7.11%
Age 5 to 9	3,802	6.76%	2,544	5.99%	6,346	6.43%
Age 10 to 14	3,173	5.64%	2,163	5.09%	5,336	5.40%
Age 15 to 17	1,808	3.21%	1,309	3.08%	3,117	3.16%
Age 18 to 20	1,630	2.90%	1,333	3.14%	2,963	3.00%
Age 21 to 24	2,709	4.81%	1,965	4.63%	4,674	4.73%
Age 25 to 34	10,572	18.79%	8,306	19.56%	18,878	19.12%
Age 35 to 44	9,989	17.75%	7,463	17.58%	17,452	17.68%
Age 45 to 54	8,622	15.32%	6,100	14.37%	14,722	14.91%
Age 55 to 64	6,453	11.47%	4,825	11.36%	11,278	11.42%
Age 65 to 74	2,384	4.24%	2,263	5.33%	4,647	4.71%
Age 75 to 84	795	1.41%	1,027	2.42%	1,822	1.85%
Age 85 and over	214	0.38%	268	0.63%	482	0.49%
2010 Estimated Median Age, Male	35.32		35.96		35.59	
2010 Estimated Average Age, Male	35.23		36.52		35.79	
2010 Estimated Female Population by Age	49,426		36,244		85,670	
Age 0 to 4	3,894	7.88%	2,794	7.71%	6,688	7.81%
Age 5 to 9	3,556	7.19%	2,369	6.54%	5,925	6.92%
Age 10 to 14	3,069	6.21%	2,025	5.59%	5,094	5.95%
Age 15 to 17	1,711	3.46%	1,210	3.34%	2,921	3.41%
Age 18 to 20	1,489	3.01%	999	2.76%	2,488	2.90%
Age 21 to 24	2,273	4.60%	1,608	4.44%	3,881	4.53%
Age 25 to 34	8,338	16.87%	5,885	16.24%	14,223	16.60%
Age 35 to 44	7,818	15.82%	5,753	15.87%	13,571	15.84%
Age 45 to 54	8,042	16.27%	5,571	15.37%	13,613	15.89%
Age 55 to 64	5,758	11.65%	4,511	12.45%	10,269	11.99%
Age 65 to 74	2,225	4.50%	2,118	5.84%	4,343	5.07%
Age 75 to 84	929	1.88%	1,041	2.87%	1,970	2.30%
Age 85 and over	324	0.66%	360	0.99%	684	0.80%
2010 Estimated Median Age, Female	35.49		37.14		36.19	
2010 Estimated Average Age, Female	35.40		37.07		36.11	

**Population and Demographic Report
Eagle River Station (Trade Areas)
Eagle, CO**

	Primary TA		Secondary TA		Total TA	
2010 Estimated Population Age 15 and Over by Marital Status	84,083		63,915		147,998	
Total, Never Married	27,936	33.22%	22,074	34.54%	50,010	33.79%
Males, Never Married	17,171	20.42%	13,872	21.70%	31,043	20.98%
Females, Never Married	10,765	12.80%	8,202	12.83%	18,967	12.82%
Married, Spouse present	39,184	46.60%	29,559	46.25%	68,743	46.45%
Married, Spouse absent	5,750	6.84%	3,165	4.95%	8,915	6.02%
Widowed	2,424	2.88%	1,851	2.90%	4,275	2.89%
Males, Widowed	538	0.64%	359	0.56%	897	0.61%
Females, Widowed	1,886	2.24%	1,492	2.33%	3,378	2.28%
Divorced	8,789	10.45%	7,266	11.37%	16,055	10.85%
Males, Divorced	4,417	5.25%	4,180	6.54%	8,597	5.81%
Females, Divorced	4,372	5.20%	3,086	4.83%	7,458	5.04%
2010 Estimated Population Age 25 and Over by Educational Attainment	72,463		55,491		127,954	
Less than 9th grade	4,729	6.53%	2,126	3.83%	6,855	5.36%
Some High School, no diploma	4,012	5.54%	2,514	4.53%	6,526	5.10%
High School Graduate (or GED)	15,670	21.62%	13,955	25.15%	29,625	23.15%
Some College, no degree	13,363	18.44%	11,796	21.26%	25,159	19.66%
Associate Degree	5,133	7.08%	3,758	6.77%	8,891	6.95%
Bachelor's Degree	20,915	28.86%	15,260	27.50%	36,175	28.27%
Master's Degree	5,552	7.66%	4,205	7.58%	9,757	7.63%
Professional School Degree	2,592	3.58%	1,313	2.37%	3,905	3.05%
Doctorate Degree	497	0.69%	564	1.02%	1,061	0.83%
2010 Est. Pop. Age 25+ by Educational Attainment, Hispanic or Latino	14,154		7,587		21,741	
Less than 9th grade	4,519	31.93%	1,800	23.72%	6,319	29.06%
Some High School, no diploma	2,837	20.04%	1,306	17.21%	4,143	19.06%
High School Graduate (or GED)	3,518	24.86%	2,187	28.83%	5,705	26.24%
Some College, no degree	1,315	9.29%	1,043	13.75%	2,358	10.85%
Associate Degree	596	4.21%	538	7.09%	1,134	5.22%
Bachelor's Degree	1,111	7.85%	592	7.80%	1,703	7.83%
Graduate or Professional Degree	258	1.82%	121	1.59%	379	1.74%
Households						
2016 Projection	44,020		33,879		77,899	
2011 Estimate	39,904		31,404		71,308	
2000 Census	30,454		25,762		56,216	
1990 Census	19,037		18,090		37,127	
Growth 2011-2016	10.31%		7.88%		9.24%	
Growth 2000-2011	31.03%		21.90%		26.85%	
Growth 1990-2000	59.97%		42.41%		51.42%	
2010 Estimated Households by Household Type	39,081		30,909		69,990	
Family Households	24,284	62.14%	17,886	57.87%	42,170	60.25%
Non-family Households	14,797	37.86%	13,023	42.13%	27,820	39.75%
2010 Estimated Group Quarters Population	1,001		2,012		3,013	

**Population and Demographic Report
Eagle River Station (Trade Areas)
Eagle, CO**

	Primary TA		Secondary TA		Total TA	
2010 Households by Ethnicity: Hispanic or Latino	6,386	16.34%	3,706	11.99%	10,092	14.42%
2010 Estimated Households by Household Income	39,081		30,909		69,990	
Less than \$15,000	1,953	5.00%	1,971	6.38%	3,924	5.61%
\$15,000 to \$24,999	2,096	5.36%	2,102	6.80%	4,198	6.00%
\$25,000 to \$34,999	2,956	7.56%	2,624	8.49%	5,580	7.97%
\$35,000 to \$49,999	4,920	12.59%	4,548	14.71%	9,468	13.53%
\$50,000 to \$74,999	8,032	20.55%	6,847	22.15%	14,879	21.26%
\$75,000 to \$99,999	6,499	16.63%	4,831	15.63%	11,330	16.19%
\$100,000 to \$124,999	4,509	11.54%	2,917	9.44%	7,426	10.61%
\$125,000 to \$149,999	2,913	7.45%	1,790	5.79%	4,703	6.72%
\$150,000 to \$199,999	2,396	6.13%	1,374	4.45%	3,770	5.39%
\$200,000 to \$499,999	2,142	5.48%	1,468	4.75%	3,610	5.16%
\$500,000 or more	665	1.70%	437	1.41%	1,102	1.57%
2010 Estimated Average Household Income	\$ 95,829		\$ 86,104		\$ 91,534	
2010 Estimated Median Household Income	\$ 73,704		\$ 65,370		\$ 69,869	
2010 Estimated Per Capita Income	\$ 35,649		\$ 34,179		\$ 35,022	
2010 Median Household Income by Single Race Classification or Ethnicity						
White Alone	\$ 76,202		\$ 67,028		\$ 71,807	
Black or African American Alone	\$ 66,964		\$ 45,000		\$ 54,977	
American Indian and Alaska Native Alone	\$ 59,821		\$ 48,043		\$ 56,064	
Asian Alone	\$ 68,620		\$ 55,500		\$ 65,909	
Native Hawaiian and Other Pacific Islander Alone	\$ 75,000		\$ 53,125		\$ 62,500	
Some Other Race Alone	\$ 55,815		\$ 49,476		\$ 53,162	
Two or More Races	\$ 49,670		\$ 55,702		\$ 52,478	
Hispanic or Latino	\$ 57,697		\$ 49,359		\$ 54,485	
Not Hispanic or Latino	\$ 77,976		\$ 67,877		\$ 72,897	
2010 Estimated Households by Type and Presence of Own Children	24,284		17,886		42,170	
Married-Couple Family, own children	9,493	39.09%	6,074	33.96%	15,567	36.91%
Married-Couple Family, no own children	9,817	40.43%	8,834	49.39%	18,651	44.23%
Male Householder, own children	852	3.51%	766	4.28%	1,618	3.84%
Male Householder, no own children	918	3.78%	485	2.71%	1,403	3.33%
Female Householder, own children	2,175	8.96%	1,150	6.43%	3,325	7.88%
Female Householder, no own children	1,029	4.24%	577	3.23%	1,606	3.81%
2010 Estimated Households by Household Size	39,081		30,909		69,990	
1-person household	8,680	22.21%	7,956	25.74%	16,636	23.77%
2-person household	13,106	33.54%	11,188	36.20%	24,294	34.71%
3-person household	7,043	18.02%	4,994	16.16%	12,037	17.20%
4-person household	6,025	15.42%	4,160	13.46%	10,185	14.55%
5-person household	2,478	6.34%	1,657	5.36%	4,135	5.91%
6-person household	1,011	2.59%	600	1.94%	1,611	2.30%
7 or more person household	738	1.89%	354	1.15%	1,092	1.56%
2010 Estimated Average Household Size	2.68		2.48		2.59	

**Population and Demographic Report
Eagle River Station (Trade Areas)
Eagle, CO**

	Primary TA		Secondary TA		Total TA	
2010 Estimated Households by Presence of People	39,081		30,909		69,990	
Households with 1 or more People under Age 18	13,948	35.69%	8,626	27.91%	22,574	32.25%
Married-Couple Family	10,130	25.92%	6,440	20.84%	16,570	23.67%
Other Family, Male Householder	1,029	2.63%	794	2.57%	1,823	2.60%
Other Family, Female Householder	2,538	6.49%	1,317	4.26%	3,855	5.51%
Nonfamily, Male Householder	199	0.51%	74	0.24%	273	0.39%
Nonfamily, Female Householder	52	0.13%	1	0.00%	53	0.08%
Households no People under Age 18	25,133	64.31%	22,283	72.09%	47,416	67.75%
Married-Couple Family	9,848	25.20%	8,648	27.98%	18,496	26.43%
Other Family, Male Householder	790	2.02%	458	1.48%	1,248	1.78%
Other Family, Female Householder	768	1.97%	435	1.41%	1,203	1.72%
Nonfamily, Male Householder	8,211	21.01%	7,919	25.62%	16,130	23.05%
Nonfamily, Female Householder	5,516	14.11%	4,823	15.60%	10,339	14.77%
2010 Estimated Households by Number of Vehicles	39,081		30,909		69,990	
No Vehicles	1,261	3.23%	1,171	3.79%	2,432	3.47%
1 Vehicle	10,490	26.84%	8,707	28.17%	19,197	27.43%
2 Vehicles	17,247	44.13%	12,695	41.07%	29,942	42.78%
3 Vehicles	6,695	17.13%	5,520	17.86%	12,215	17.45%
4 Vehicles	2,446	6.26%	1,943	6.29%	4,389	6.27%
5 or more Vehicles	942	2.41%	873	2.82%	1,815	2.59%
2010 Estimated Average Number of Vehicles	2.06		2.06		2.06	
Family Households						
2015 Projection	26,977		19,423		46,400	
2010 Estimate	24,284		17,886		42,170	
2000 Census	18,832		14,792		33,624	
1990 Census	12,117		10,427		22,544	
Growth 2010-2015	11.09%		8.59%		10.03%	
Growth 2000-2010	28.95%		20.92%		25.42%	
Growth 1990-2000	55.42%		41.86%		49.15%	
2010 Estimated Families by Poverty Status	24,284		17,886		42,170	
Income At or Above Poverty Level						
Current Year Families at or Above Poverty	23,004	94.73%	17,076	95.47%	40,080	95.04%
Current Year Families at or Above Poverty with Children	12,409	51.10%	7,701	43.06%	20,110	47.69%
Income Below Poverty Level						
Current Year Families Below Poverty	1,280	5.27%	810	4.53%	2,090	4.96%
Current Year Families Below Poverty with Children	1,056	4.35%	609	3.40%	1,665	3.95%
2010 Estimated Population Age 16 and Over by Employment	82,905		63,085		145,990	
In Armed Forces	10	0.01%	30	0.05%	40	0.03%
Civilian - Employed	64,670	78.00%	47,769	75.72%	112,439	77.02%
Civilian - Unemployed	2,010	2.42%	1,632	2.59%	3,642	2.49%
Not in Labor Force	16,215	19.56%	13,654	21.64%	29,869	20.46%
2010 Estimated Employed Population Age 16 and Over by Class of Worker	63,479		46,937		110,416	
For-Profit Private Workers	48,320	76.12%	34,290	73.06%	82,610	74.82%
Non-Profit Private Workers	3,132	4.93%	2,707	5.77%	5,839	5.29%
Local Government Workers	4,712	7.42%	4,146	8.83%	8,858	8.02%
State Government Workers	855	1.35%	1,062	2.26%	1,917	1.74%
Federal Government Workers	436	0.69%	480	1.02%	916	0.83%
Self-Employed Workers	5,391	8.49%	3,988	8.50%	9,379	8.49%
Unpaid Family Workers	633	1.00%	264	0.56%	897	0.81%

**Population and Demographic Report
Eagle River Station (Trade Areas)
Eagle, CO**

	Primary TA		Secondary TA		Total TA	
	63,479		46,937		110,416	
2010 Estimated Employed Population Age 16 and Over by Occupation						
Management , Including Farmers and Farm Managers	8,738	13.77%	5,794	12.34%	14,532	13.16%
Business and Financial Operations	2,814	4.43%	1,694	3.61%	4,508	4.08%
Computer and Mathematical	577	0.91%	349	0.74%	926	0.84%
Architecture and Engineering	923	1.45%	834	1.78%	1,757	1.59%
Life, Physical, and Social Science	310	0.49%	335	0.71%	645	0.58%
Community and Social Services	438	0.69%	369	0.79%	807	0.73%
Legal	759	1.20%	532	1.13%	1,291	1.17%
Education, Training, and Library	2,807	4.42%	2,193	4.67%	5,000	4.53%
Arts, Design, Entertainment, Sports, and Media	1,612	2.54%	1,696	3.61%	3,308	3.00%
Healthcare Practitioners and Technical	1,597	2.52%	1,067	2.27%	2,664	2.41%
Healthcare Support	906	1.43%	665	1.42%	1,571	1.42%
Protective Service	845	1.33%	1,115	2.38%	1,960	1.78%
Food Preparation and Serving Related	3,364	5.30%	3,263	6.95%	6,627	6.00%
Building and Grounds Cleaning, and Maintenance	4,761	7.50%	3,102	6.61%	7,863	7.12%
Service : Personal Care and Service	2,730	4.30%	1,473	3.14%	4,203	3.81%
Sales and Related Occupations	6,661	10.49%	5,469	11.65%	12,130	10.99%
Office and Administrative Support	6,598	10.39%	4,261	9.08%	10,859	9.83%
Farming, Fishing, and Forestry	326	0.51%	447	0.95%	773	0.70%
Construction and Extraction	10,063	15.85%	6,415	13.67%	16,478	14.92%
Installation, Maintenance, and Repair	1,667	2.63%	2,311	4.92%	3,978	3.60%
Production	2,173	3.42%	1,314	2.80%	3,487	3.16%
Transportation and Material Moving	2,810	4.43%	2,239	4.77%	5,049	4.57%
2010 Estimated Employed Population Age 16 and Over by Occupation Classification	63,479		46,937		110,416	
Blue Collar	16,713	26.33%	12,279	26.16%	28,992	26.26%
White Collar	33,834	53.30%	24,593	52.40%	58,427	52.92%
Service & Farm	12,932	20.37%	10,065	21.44%	22,997	20.83%
2010 Estimated Workers Age 16 and Over by Transportation To Work	61,992		45,427		107,419	
Drove Alone	40,281	64.98%	28,640	63.05%	68,921	64.16%
Car Pooled	9,725	15.69%	6,746	14.85%	16,471	15.33%
Public Transportation	3,666	5.91%	1,841	4.05%	5,507	5.13%
Walked	2,544	4.10%	3,413	7.51%	5,957	5.55%
Bicycle	1,159	1.87%	944	2.08%	2,103	1.96%
Other Means	369	0.60%	472	1.04%	841	0.78%
Worked at Home	4,248	6.85%	3,371	7.42%	7,619	7.09%
2010 Estimated Workers Age 16 and Over by Travel Time to Work	58,515		42,558		101,073	
Less than 15 minutes	24,562	41.98%	18,954	44.54%	43,516	43.05%
15 to 29 Minutes	17,648	30.16%	10,792	25.36%	28,440	28.14%
30 to 44 Minutes	8,100	13.84%	6,231	14.64%	14,331	14.18%
45 to 59 Minutes	3,661	6.26%	2,938	6.90%	6,599	6.53%
60 or more Minutes	4,544	7.77%	3,643	8.56%	8,187	8.10%
2010 Estimated Average Travel Time to Work in Minutes	24.30		24.44		24.36	
2010 Estimated Tenure of Occupied Housing Units	39,081		30,909		69,990	
Owner-Occupied	26,741	68.42%	20,236	65.47%	46,977	67.12%
Renter-Occupied	12,340	31.58%	10,673	34.53%	23,013	32.88%

**Population and Demographic Report
Eagle River Station (Trade Areas)
Eagle, CO**

	Primary TA		Secondary TA		Total TA
2010 Occupied Housing Units, Average Length of Residence					
Owner-Occupied	12		13		12
Renter-Occupied	6		6		6
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2010 Estimated All Owner-Occupied Housing Units by Value	26,741		20,236		46,977
Less than \$20,000	330	1.23%	438	2.16%	768
\$20,000 to \$39,999	599	2.24%	446	2.20%	1,045
\$40,000 to \$59,999	499	1.87%	417	2.06%	916
\$60,000 to \$79,999	499	1.87%	516	2.55%	1,015
\$80,000 to \$99,999	468	1.75%	485	2.40%	953
\$100,000 to \$149,999	1,136	4.25%	1,607	7.94%	2,743
\$150,000 to \$199,999	1,204	4.50%	2,078	10.27%	3,282
\$200,000 to \$299,999	3,429	12.82%	3,709	18.33%	7,138
\$300,000 to \$399,999	4,714	17.63%	2,741	13.55%	7,455
\$400,000 to \$499,999	3,642	13.62%	1,757	8.68%	5,399
\$500,000 to \$749,999	5,693	21.29%	2,567	12.69%	8,260
\$750,000 to \$999,999	1,901	7.11%	1,247	6.16%	3,148
\$1,000,000 or more	2,627	9.82%	2,228	11.01%	4,855
2010 Estimated Median Owner-Occupied Housing Unit Value	\$ 413,523		\$ 315,396		\$ 375,500
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2010 Estimated Housing Units by Units in Structure	52,336		54,979		107,315
1 Unit Attached	8,018	15.32%	4,418	8.04%	12,436
1 Unit Detached	23,479	44.86%	23,254	42.30%	46,733
2 Units	1,445	2.76%	1,569	2.85%	3,014
3 or 4 Units	3,141	6.00%	3,358	6.11%	6,499
5 to 19 Units	7,837	14.97%	9,965	18.13%	17,802
20 to 49 Units	3,574	6.83%	6,247	11.36%	9,821
50 or More Units	1,405	2.68%	3,232	5.88%	4,637
Mobile Home or Trailer	3,412	6.52%	2,910	5.29%	6,322
Boat, RV, Van, etc.	25	0.05%	26	0.05%	51
Dominant structure type	1 Unit Detached		1 Unit Detached		1 Unit Detached
<hr/>					
2010 Estimated Housing Units by Year Structure Built	52,336		54,979		107,315
2000 or Later	12,078	23.08%	9,920	18.04%	21,998
1990 to 1999	14,210	27.15%	12,608	22.93%	26,818
1980 to 1989	9,328	17.82%	9,865	17.94%	19,193
1970 to 1979	9,931	18.98%	13,986	25.44%	23,917
1960 to 1969	2,662	5.09%	3,547	6.45%	6,209
1950 to 1959	1,110	2.12%	1,246	2.27%	2,356
1940 to 1949	671	1.28%	592	1.08%	1,263
1939 or Earlier	2,346	4.48%	3,215	5.85%	5,561
2010 Estimated Median Year Structure Built**	1990		1985		1987
Dominant Year Structure Built	1990 to 1999		1970 to 1979		1990 to 1999

** Median Year Built will be unreliable if more than half of the Housing Units in this report area were built in 1939 or earlier.

**Population and Demographic Report
Proposed Eagle River Station (5 - 15 - 30 Mile Radius)
Eagle, CO**

DSH 2011 - 2016	0 - 5 mi		0 - 15 mi		0 - 30 mi	
Population						
2016 Projection	7,645		37,863		92,345	
2011 Estimate	6,672		33,250		83,472	
2000 Census	4,353		22,262		63,619	
1990 Census	2,357		9,111		38,240	
Growth 2010-2016	14.59%		13.87%		10.63%	
Growth 2000-2011	53.26%		49.36%		31.21%	
Growth 1990-2000	84.72%		144.35%		66.37%	
2010 Estimated Population by Single Race Classification	6,477		32,327		81,697	
White Alone	5,489	84.75%	25,234	78.06%	67,324	82.41%
Black or African American Alone	40	0.62%	188	0.58%	472	0.58%
American Indian and Alaska Native Alone	64	0.99%	261	0.81%	628	0.77%
Asian Alone	30	0.47%	234	0.72%	810	0.99%
Native Hawaiian and Other Pacific Islander Alone	2	0.03%	10	0.03%	46	0.06%
Some Other Race Alone	733	11.32%	5,662	17.51%	10,472	12.82%
Two or More Races	118	1.83%	738	2.28%	1,946	2.38%
2010 Estimated Population Hispanic or Latino by Origin	6,477		32,327		81,697	
Not Hispanic or Latino	5,137	79.32%	21,386	66.15%	57,769	70.71%
Hispanic or Latino	1,340	20.68%	10,941	33.85%	23,928	29.29%
Hispanic or Latino by Origin	1,340		10,941		23,928	
Mexican	1,213	90.52%	9,637	88.08%	20,343	85.02%
Puerto Rican	2	0.15%	30	0.27%	156	0.65%
Cuban	9	0.65%	48	0.44%	120	0.50%
All Other Hispanic or Latino	116	8.67%	1,226	11.21%	3,310	13.83%
2010 Estimated Hispanic or Latino by Single Race Classification	1,340		10,941		23,928	
White Alone	509	38.00%	4,687	42.84%	12,134	50.71%
Black or African American Alone	2	0.14%	40	0.37%	154	0.65%
American Indian and Alaska Native Alone	42	3.15%	138	1.26%	245	1.02%
Asian Alone	0	0.00%	1	0.01%	17	0.07%
Native Hawaiian / Pacific Islander Alone	0	0.00%	0	0.00%	11	0.05%
Some Other Race Alone	732	54.65%	5,643	51.57%	10,404	43.48%
Two or More Races	54	4.05%	433	3.95%	962	4.02%
2010 Estimated Population, Asian Alone Race by Category	30		234		810	
Chinese, except Taiwanese	8	25.87%	62	26.40%	265	32.76%
Filipino	1	3.66%	30	12.61%	79	9.74%
Japanese	7	22.13%	30	13.00%	143	17.67%
Asian Indian	4	12.86%	32	13.70%	76	9.39%
Korean	1	3.52%	22	9.44%	83	10.19%
Vietnamese	2	6.67%	14	5.86%	33	4.06%
Cambodian	0	0.00%	0	0.00%	4	0.49%
Hmong	0	0.00%	0	0.00%	0	0.00%
Laotian	0	0.00%	0	0.00%	0	0.00%
Thai	0	0.00%	3	1.46%	16	1.98%
All other Asian Races, including 2 or more	8	25.30%	41	17.52%	111	13.72%

**Population and Demographic Report
Proposed Eagle River Station (5 - 15 - 30 Mile Radius)
Eagle, CO**

DSH 2011 - 2016	0 - 5 mi		0 - 15 mi		0 - 30 mi	
2010 Estimated Population by Ancestry	6,477		32,327		81,697	
Arab	10	0.15%	52	0.16%	94	0.11%
Czech	92	1.42%	282	0.87%	624	0.76%
Danish	26	0.40%	126	0.39%	479	0.59%
Dutch	82	1.27%	475	1.47%	1,373	1.68%
English	382	5.90%	1,834	5.67%	6,228	7.62%
French (except Basque)	50	0.78%	330	1.02%	1,031	1.26%
French Canadian	8	0.12%	29	0.09%	101	0.12%
German	923	14.25%	4,404	13.62%	10,415	12.75%
Greek	2	0.03%	12	0.04%	154	0.19%
Hungarian	8	0.12%	89	0.27%	303	0.37%
Irish	418	6.46%	1,991	6.16%	6,155	7.53%
Italian	216	3.34%	921	2.85%	2,643	3.23%
Lithuanian	18	0.28%	60	0.19%	222	0.27%
Norwegian	43	0.66%	267	0.83%	1,047	1.28%
Polish	123	1.90%	645	1.99%	1,585	1.94%
Portuguese	8	0.12%	32	0.10%	47	0.06%
Russian	63	0.97%	307	0.95%	818	1.00%
Scottish	228	3.52%	884	2.73%	2,611	3.20%
Scotch-Irish	87	1.35%	443	1.37%	1,237	1.51%
Slovak	0	0.00%	0	0.00%	6	0.01%
Subsaharan African	0	0.00%	0	0.00%	8	0.01%
Swedish	54	0.84%	272	0.84%	1,058	1.30%
Swiss	1	0.02%	7	0.02%	141	0.17%
Ukrainian	12	0.19%	83	0.26%	209	0.26%
United States of America	102	1.57%	555	1.72%	1,733	2.12%
Welsh	4	0.06%	25	0.08%	206	0.25%
West Indian (exc Hisp groups)	0	0.00%	1	0.00%	27	0.03%
Other	2,378	36.72%	12,582	38.92%	29,927	36.63%
Ancestry Unclassified	1,136	17.54%	5,621	17.39%	11,212	13.72%
2010 Estimated Population Age 5+ by Language Spoken At Home	5,866		29,436		75,378	
Speak only English	4,900	83.54%	20,323	69.04%	55,710	73.91%
Speak Asian or Pacific Island Language	16	0.28%	37	0.13%	668	0.89%
Speak IndoEuropean Language	141	2.40%	773	2.63%	1,996	2.65%
Speak Spanish	808	13.78%	8,303	28.21%	16,896	22.42%
Speak Other Language	0	0.00%	0	0.00%	107	0.14%
2010 Estimated Population by Sex	6,477		32,327		81,697	
Male	3,384	52.24%	17,385	53.78%	43,634	53.41%
Female	3,093	47.76%	14,942	46.22%	38,064	46.59%

Population and Demographic Report
Proposed Eagle River Station (5 - 15 - 30 Mile Radius)
Eagle, CO

DSH 2011 - 2016	0 - 5 mi		0 - 15 mi		0 - 30 mi	
2010 Estimated Population by Age	6,477		32,327		81,697	
Age 0 to 4	612	9.44%	2,891	8.94%	6,319	7.73%
Age 5 to 9	550	8.50%	2,547	7.88%	5,761	7.05%
Age 10 to 14	441	6.81%	2,033	6.29%	4,789	5.86%
Age 15 to 17	304	4.69%	1,094	3.38%	2,579	3.16%
Age 18 to 20	216	3.33%	963	2.98%	2,272	2.78%
Age 21 to 24	331	5.11%	1,576	4.87%	3,766	4.61%
Age 25 to 34	753	11.62%	5,474	16.93%	14,609	17.88%
Age 35 to 44	1,109	17.13%	5,896	18.24%	14,256	17.45%
Age 45 to 54	1,122	17.32%	5,014	15.51%	12,977	15.88%
Age 55 to 64	736	11.36%	3,301	10.21%	9,285	11.36%
Age 65 to 74	198	3.05%	1,144	3.54%	3,471	4.25%
Age 75 to 84	78	1.21%	315	0.98%	1,222	1.50%
Age 85 and over	28	0.43%	80	0.25%	390	0.48%
Age 16 and over	4,771	73.66%	24,503	75.80%	63,940	78.26%
Age 18 and over	4,570	70.56%	23,763	73.51%	62,249	76.19%
Age 21 and over	4,354	67.23%	22,800	70.53%	59,977	73.41%
Age 65 and over	304	4.69%	1,539	4.76%	5,083	6.22%
2010 Estimated Median Age	35.29		34.24		35.53	
2010 Estimated Average Age	33.56		33.56		35.21	
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2010 Estimated Male Population by Age	3,384		17,385		43,634	
Age 0 to 4	313	9.24%	1,480	8.51%	3,251	7.45%
Age 5 to 9	283	8.37%	1,316	7.57%	2,981	6.83%
Age 10 to 14	234	6.90%	1,021	5.87%	2,396	5.49%
Age 15 to 17	159	4.69%	566	3.26%	1,335	3.06%
Age 18 to 20	113	3.35%	509	2.93%	1,193	2.73%
Age 21 to 24	174	5.15%	859	4.94%	2,038	4.67%
Age 25 to 34	371	10.96%	3,033	17.44%	8,186	18.76%
Age 35 to 44	611	18.05%	3,353	19.29%	8,097	18.56%
Age 45 to 54	586	17.31%	2,662	15.31%	6,752	15.47%
Age 55 to 64	402	11.89%	1,790	10.29%	4,902	11.23%
Age 65 to 74	100	2.95%	601	3.46%	1,793	4.11%
Age 75 to 84	31	0.92%	160	0.92%	559	1.28%
Age 85 and over	8	0.23%	35	0.20%	152	0.35%
2010 Estimated Median Age, Male	35.74		34.70		35.54	
2010 Estimated Average Age, Male	33.54		33.84		35.17	
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2010 Estimated Female Population by Age	3,093		14,942		38,064	
Age 0 to 4	299	9.67%	1,410	9.44%	3,068	8.06%
Age 5 to 9	267	8.64%	1,231	8.24%	2,780	7.30%
Age 10 to 14	208	6.72%	1,012	6.77%	2,394	6.29%
Age 15 to 17	145	4.68%	528	3.53%	1,244	3.27%
Age 18 to 20	102	3.31%	454	3.04%	1,079	2.84%
Age 21 to 24	157	5.07%	716	4.79%	1,728	4.54%
Age 25 to 34	382	12.34%	2,442	16.34%	6,423	16.87%
Age 35 to 44	499	16.12%	2,543	17.02%	6,159	16.18%
Age 45 to 54	537	17.35%	2,352	15.74%	6,225	16.35%
Age 55 to 64	333	10.78%	1,511	10.11%	4,383	11.52%
Age 65 to 74	98	3.17%	543	3.63%	1,679	4.41%
Age 75 to 84	47	1.52%	156	1.04%	662	1.74%
Age 85 and over	20	0.65%	45	0.30%	238	0.63%
2010 Estimated Median Age, Female	34.66		33.68		35.51	
2010 Estimated Average Age, Female	33.57		33.24		35.26	

**Population and Demographic Report
Proposed Eagle River Station (5 - 15 - 30 Mile Radius)
Eagle, CO**

DSH 2011 - 2016	0 - 5 mi		0 - 15 mi		0 - 30 mi	
2010 Estimated Population Age 15 and Over by Marital Status	4,874		24,857		64,828	
Total, Never Married	1,131	23.20%	8,180	32.91%	23,129	35.68%
Males, Never Married	673	13.81%	5,203	20.93%	14,315	22.08%
Females, Never Married	458	9.39%	2,977	11.98%	8,814	13.60%
Married, Spouse present	2,568	52.70%	10,721	43.13%	27,553	42.50%
Married, Spouse absent	276	5.65%	2,644	10.64%	5,191	8.01%
Widowed	250	5.13%	588	2.36%	1,872	2.89%
Males, Widowed	84	1.72%	126	0.51%	404	0.62%
Females, Widowed	166	3.41%	462	1.86%	1,467	2.26%
Divorced	649	13.32%	2,724	10.96%	7,084	10.93%
Males, Divorced	323	6.63%	1,274	5.13%	3,402	5.25%
Females, Divorced	326	6.69%	1,450	5.83%	3,681	5.68%
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2010 Estimated Population Age 25 and Over by Educational Attainment	4,023		21,224		56,210	
Less than 9th grade	202	5.02%	1,847	8.70%	4,096	7.29%
Some High School, no diploma	201	5.00%	1,393	6.56%	3,182	5.66%
High School Graduate (or GED)	1,057	26.28%	4,501	21.21%	11,468	20.40%
Some College, no degree	780	19.38%	3,317	15.63%	10,048	17.88%
Associate Degree	229	5.68%	1,215	5.72%	3,636	6.47%
Bachelor's Degree	1,216	30.23%	6,391	30.11%	17,360	30.88%
Master's Degree	229	5.69%	1,448	6.82%	3,863	6.87%
Professional School Degree	94	2.33%	999	4.71%	2,227	3.96%
Doctorate Degree	15	0.38%	113	0.53%	329	0.59%
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2010 Est. Pop. Age 25+ by Educational Attainment, Hispanic or Latino	575		5,657		12,699	
Less than 9th grade	171	29.83%	1,920	33.94%	4,101	32.29%
Some High School, no diploma	70	12.26%	1,272	22.49%	2,631	20.72%
High School Graduate (or GED)	145	25.29%	1,270	22.45%	3,259	25.66%
Some College, no degree	102	17.73%	559	9.88%	1,119	8.81%
Associate Degree	3	0.59%	159	2.81%	436	3.43%
Bachelor's Degree	69	12.09%	360	6.36%	903	7.11%
Graduate or Professional Degree	13	2.21%	117	2.07%	250	1.97%
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Households						
2016 Projection	2,528		12,483		33,558	
2011 Estimate	2,227		11,051		30,472	
2000 Census	1,491		7,559		23,618	
1990 Census	852		3,313		14,697	
Growth 2011-2016	13.51%		12.96%		10.13%	
Growth 2000-2011	49.38%		46.19%		29.02%	
Growth 1990-2000	74.99%		128.15%		60.70%	
<hr/>						
2010 Estimated Households by Household Type	2,167		10,764		29,855	
Family Households	1,561	72.04%	7,086	65.83%	18,152	60.80%
Non-family Households	606	27.96%	3,678	34.17%	11,703	39.20%
<hr/>						
2010 Estimated Group Quarters Population	52		251		763	

**Population and Demographic Report
Proposed Eagle River Station (5 - 15 - 30 Mile Radius)
Eagle, CO**

DSH 2011 - 2016	0 - 5 mi		0 - 15 mi		0 - 30 mi	
2010 Households by Ethnicity: Hispanic or Latino	302	13.93%	2,370	22.02%	5,583	18.70%
<hr/>						
2010 Estimated Households by Household Income	2,167		10,764		29,855	
Less than \$15,000	119	5.51%	413	3.84%	1,460	4.89%
\$15,000 to \$24,999	68	3.12%	388	3.60%	1,361	4.56%
\$25,000 to \$34,999	130	5.99%	726	6.74%	2,240	7.50%
\$35,000 to \$49,999	146	6.73%	1,203	11.18%	3,793	12.71%
\$50,000 to \$74,999	438	20.23%	2,160	20.06%	6,006	20.12%
\$75,000 to \$99,999	471	21.72%	1,888	17.54%	5,009	16.78%
\$100,000 to \$124,999	358	16.54%	1,357	12.60%	3,483	11.67%
\$125,000 to \$149,999	154	7.09%	910	8.45%	2,280	7.64%
\$150,000 to \$199,999	132	6.10%	644	5.99%	1,780	5.96%
\$200,000 to \$499,999	117	5.41%	767	7.13%	1,853	6.21%
\$500,000 or more	34	1.56%	309	2.87%	591	1.98%
2010 Estimated Average Household Income	\$ 100,751		\$ 108,624		\$ 99,290	
2010 Estimated Median Household Income	\$ 84,687		\$ 81,524		\$ 75,336	
2010 Estimated Per Capita Income	\$ 33,880		\$ 36,310		\$ 36,531	
<hr/>						
2010 Median Household Income by Single Race Classification or Ethnicity						
White Alone	\$ 88,671		\$ 86,852		\$ 78,555	
Black or African American Alone	\$ 87,500		\$ 83,755		\$ 64,687	
American Indian and Alaska Native Alone	\$ 66,935		\$ 100,672		\$ 67,260	
Asian Alone	\$ 86,298		\$ 70,535		\$ 65,901	
Native Hawaiian and Other Pacific Islander Alone	\$ 112,500		\$ 108,607		\$ 91,034	
Some Other Race Alone	\$ 46,578		\$ 56,365		\$ 56,595	
Two or More Races	\$ 80,798		\$ 76,771		\$ 56,078	
Hispanic or Latino	\$ 60,337		\$ 63,118		\$ 57,391	
Not Hispanic or Latino	\$ 88,293		\$ 88,546		\$ 81,065	
<hr/>						
2010 Estimated Households by Type and Presence of Own Children	1,561		7,086		18,152	
Married-Couple Family, own children	720	46.14%	3,011	42.49%	7,079	39.00%
Married-Couple Family, no own children	490	31.38%	2,329	32.87%	6,875	37.87%
Male Householder, own children	66	4.20%	311	4.39%	713	3.93%
Male Householder, no own children	26	1.65%	257	3.63%	704	3.88%
Female Householder, own children	196	12.56%	929	13.11%	1,931	10.64%
Female Householder, no own children	63	4.07%	249	3.52%	851	4.69%
<hr/>						
2010 Estimated Households by Household Size	2,167		10,764		29,855	
1-person household	387	17.86%	1,910	17.74%	6,632	22.21%
2-person household	643	29.67%	3,440	31.96%	9,928	33.25%
3-person household	382	17.63%	1,915	17.79%	5,274	17.67%
4-person household	426	19.64%	1,848	17.17%	4,537	15.20%
5-person household	213	9.82%	880	8.18%	1,969	6.60%
6-person household	63	2.89%	394	3.66%	829	2.78%
7 or more person household	54	2.50%	377	3.50%	686	2.30%
2010 Estimated Average Household Size	2.97		2.98		2.71	

Population and Demographic Report
Proposed Eagle River Station (5 - 15 - 30 Mile Radius)
Eagle, CO

DSH 2011 - 2016	0 - 5 mi		0 - 15 mi		0 - 30 mi	
2010 Estimated Households by Presence of People	2,167		10,764		29,855	
Households with 1 or more People under Age 18	1,081	49.88%	4,723	43.88%	10,870	36.41%
Married-Couple Family	761	35.10%	3,193	29.67%	7,555	25.30%
Other Family, Male Householder	74	3.40%	383	3.55%	851	2.85%
Other Family, Female Householder	223	10.28%	1,026	9.53%	2,214	7.42%
Nonfamily, Male Householder	21	0.96%	104	0.97%	197	0.66%
Nonfamily, Female Householder	3	0.14%	18	0.16%	52	0.17%
Households no People under Age 18	1,086	50.12%	6,041	56.12%	18,985	63.59%
Married-Couple Family	472	21.76%	2,300	21.37%	6,845	22.93%
Other Family, Male Householder	18	0.82%	200	1.86%	606	2.03%
Other Family, Female Householder	43	2.00%	186	1.73%	654	2.19%
Nonfamily, Male Householder	310	14.32%	2,034	18.90%	6,290	21.07%
Nonfamily, Female Householder	243	11.21%	1,320	12.27%	4,589	15.37%
2010 Estimated Households by Number of Vehicles	2,167		10,764		29,855	
No Vehicles	57	2.62%	291	2.71%	953	3.19%
1 Vehicle	458	21.12%	2,777	25.79%	8,623	28.88%
2 Vehicles	1,008	46.54%	5,095	47.33%	12,891	43.18%
3 Vehicles	433	19.97%	1,726	16.03%	4,842	16.22%
4 Vehicles	179	8.25%	698	6.49%	1,887	6.32%
5 or more Vehicles	32	1.50%	177	1.65%	659	2.21%
2010 Estimated Average Number of Vehicles	2.16		2.04		2.02	
<hr/>						
Family Households						
2015 Projection	1,775		8,037		20,124	
2010 Estimate	1,561		7,086		18,152	
2000 Census	1,087		5,008		14,369	
1990 Census	591		2,168		9,243	
Growth 2010-2015	13.73%		13.42%		10.86%	
Growth 2000-2010	43.62%		41.50%		26.33%	
Growth 1990-2000	83.94%		131.02%		55.46%	
<hr/>						
2010 Estimated Families by Poverty Status	1,561		7,086		18,152	
Income At or Above Poverty Level						
Current Year Families at or Above Poverty	1,528	97.85%	6,710	94.69%	17,129	94.36%
Current Year Families at or Above Poverty with Children	968	62.01%	4,158	58.67%	9,526	52.48%
Income Below Poverty Level						
Current Year Families Below Poverty	34	2.15%	376	5.31%	1,023	5.64%
Current Year Families Below Poverty with Children	33	2.09%	374	5.28%	859	4.73%
<hr/>						
2010 Estimated Population Age 16 and Over by Employment	4,771		24,503		63,940	
In Armed Forces	0	0.00%	0	0.00%	10	0.01%
Civilian - Employed	3,634	76.18%	19,068	77.82%	49,870	77.99%
Civilian - Unemployed	68	1.42%	543	2.22%	1,481	2.32%
Not in Labor Force	1,069	22.40%	4,892	19.97%	12,580	19.67%
<hr/>						
2010 Estimated Employed Population Age 16 and Over by Class of Worker	3,595		18,929		49,054	
For-Profit Private Workers	2,652	73.77%	15,337	81.03%	38,362	78.20%
Non-Profit Private Workers	152	4.24%	657	3.47%	2,250	4.59%
Local Government Workers	370	10.30%	1,148	6.07%	3,400	6.93%
State Government Workers	42	1.16%	130	0.69%	367	0.75%
Federal Government Workers	10	0.29%	53	0.28%	265	0.54%
Self-Employed Workers	302	8.41%	1,361	7.19%	4,057	8.27%
Unpaid Family Workers	66	1.83%	242	1.28%	352	0.72%

**Population and Demographic Report
Proposed Eagle River Station (5 - 15 - 30 Mile Radius)
Eagle, CO**

DSH 2011 - 2016	0 - 5 mi		0 - 15 mi		0 - 30 mi	
2010 Estimated Employed Population Age 16 and Over by Occupation	3,595		18,929		49,054	
Management , Including Farmers and Farm Managers	711	19.78%	2,933	15.50%	7,129	14.53%
Business and Financial Operations	137	3.82%	899	4.75%	2,244	4.58%
Computer and Mathematical	28	0.78%	141	0.74%	381	0.78%
Architecture and Engineering	35	0.97%	178	0.94%	699	1.43%
Life, Physical, and Social Science	7	0.19%	14	0.07%	87	0.18%
Community and Social Services	20	0.57%	93	0.49%	307	0.63%
Legal	7	0.19%	126	0.66%	487	0.99%
Education, Training, and Library	147	4.09%	641	3.39%	2,027	4.13%
Arts, Design, Entertainment, Sports, and Media	62	1.74%	443	2.34%	1,508	3.07%
Healthcare Practitioners and Technical	141	3.92%	483	2.55%	1,174	2.39%
Healthcare Support	58	1.62%	305	1.61%	720	1.47%
Protective Service	42	1.17%	189	1.00%	621	1.27%
Food Preparation and Serving Related	146	4.06%	811	4.28%	2,704	5.51%
Building and Grounds Cleaning, and Maintenance	166	4.63%	2,133	11.27%	4,270	8.71%
Service : Personal Care and Service	160	4.46%	778	4.11%	2,133	4.35%
Sales and Related Occupations	277	7.70%	1,945	10.27%	5,393	10.99%
Office and Administrative Support	449	12.48%	1,786	9.44%	4,774	9.73%
Farming, Fishing, and Forestry	22	0.61%	55	0.29%	201	0.41%
Construction and Extraction	583	16.21%	3,119	16.48%	7,462	15.21%
Installation, Maintenance, and Repair	141	3.92%	464	2.45%	1,148	2.34%
Production	102	2.84%	498	2.63%	1,488	3.03%
Transportation and Material Moving	153	4.25%	896	4.73%	2,096	4.27%
2010 Estimated Employed Population Age 16 and Over by Occupation Classification	3,595		18,929		49,054	
Blue Collar	979	27.23%	4,977	26.29%	12,194	24.86%
White Collar	2,021	56.22%	9,682	51.15%	26,211	53.43%
Service & Farm	595	16.55%	4,270	22.56%	10,649	21.71%
2010 Estimated Workers Age 16 and Over by Transportation To Work	3,521		18,374		47,867	
Drove Alone	2,548	72.38%	12,729	69.27%	30,547	63.82%
Car Pooled	562	15.96%	2,999	16.32%	7,504	15.68%
Public Transportation	12	0.34%	875	4.76%	3,551	7.42%
Walked	109	3.11%	557	3.03%	1,857	3.88%
Bicycle	32	0.90%	119	0.65%	820	1.71%
Other Means	17	0.48%	111	0.60%	310	0.65%
Worked at Home	241	6.84%	985	5.36%	3,277	6.85%
2010 Estimated Workers Age 16 and Over by Travel Time to Work	3,321		17,573		45,204	
Less than 15 minutes	1,536	46.25%	7,355	41.85%	18,642	41.24%
15 to 29 Minutes	839	25.25%	6,326	36.00%	13,720	30.35%
30 to 44 Minutes	746	22.46%	2,606	14.83%	6,531	14.45%
45 to 59 Minutes	136	4.09%	613	3.49%	3,090	6.83%
60 or more Minutes	65	1.95%	674	3.83%	3,223	7.13%
2010 Estimated Average Travel Time to Work in Minutes	20.78		21.45		24.21	
2010 Estimated Tenure of Occupied Housing Units	2,167		10,764		29,855	
Owner-Occupied	1,536	70.89%	7,442	69.14%	19,664	65.86%
Renter-Occupied	631	29.11%	3,322	30.86%	10,191	34.14%

**Population and Demographic Report
Proposed Eagle River Station (5 - 15 - 30 Mile Radius)
Eagle, CO**

DSH 2011 - 2016	0 - 5 mi		0 - 15 mi		0 - 30 mi	
2010 Occupied Housing Units, Average Length of Residence						
Owner-Occupied	11		11		12	
Renter-Occupied	5		5		6	
2010 Estimated All Owner-Occupied Housing Units by Value	1,536		7,442		19,664	
Less than \$20,000	4 0.28%		72 0.97%		237 1.21%	
\$20,000 to \$39,999	52 3.40%		304 4.08%		460 2.34%	
\$40,000 to \$59,999	9 0.57%		165 2.22%		404 2.05%	
\$60,000 to \$79,999	17 1.13%		174 2.34%		464 2.36%	
\$80,000 to \$99,999	14 0.90%		107 1.44%		368 1.87%	
\$100,000 to \$149,999	1 0.05%		144 1.94%		684 3.48%	
\$150,000 to \$199,999	32 2.06%		191 2.57%		640 3.26%	
\$200,000 to \$299,999	120 7.80%		688 9.24%		2,040 10.38%	
\$300,000 to \$399,999	250 16.31%		1,338 17.98%		3,320 16.88%	
\$400,000 to \$499,999	288 18.76%		834 11.21%		2,635 13.40%	
\$500,000 to \$749,999	505 32.86%		1,659 22.29%		4,441 22.59%	
\$750,000 to \$999,999	115 7.49%		640 8.60%		1,646 8.37%	
\$1,000,000 or more	129 8.38%		1,126 15.13%		2,323 11.81%	
2010 Estimated Median Owner-Occupied Housing Unit Value	\$ 493,257		\$ 464,505		\$ 446,071	
2010 Estimated Housing Units by Units in Structure	2,404		14,192		39,593	
1 Unit Attached	406 16.88%		2,593 18.27%		6,685 16.88%	
1 Unit Detached	1,392 57.92%		5,932 41.80%		16,626 41.99%	
2 Units	30 1.25%		141 1.00%		960 2.42%	
3 or 4 Units	136 5.68%		707 4.98%		2,478 6.26%	
5 to 19 Units	167 6.96%		2,354 16.59%		6,383 16.12%	
20 to 49 Units	82 3.39%		1,102 7.76%		2,718 6.86%	
50 or More Units	17 0.71%		290 2.04%		1,004 2.53%	
Mobile Home or Trailer	173 7.21%		1,064 7.50%		2,716 6.86%	
Boat, RV, Van, etc.	0 0.00%		8 0.06%		24 0.06%	
Dominant structure type	1 Unit Detach...		1 Unit Detach...		1 Unit Detach...	
2010 Estimated Housing Units by Year Structure Built	2,404		14,192		39,593	
2000 or Later	792 32.94%		4,362 30.73%		8,463 21.37%	
1990 to 1999	754 31.36%		5,744 40.47%		11,256 28.43%	
1980 to 1989	241 10.03%		2,256 15.89%		7,343 18.55%	
1970 to 1979	322 13.42%		1,041 7.34%		7,482 18.90%	
1960 to 1969	81 3.38%		303 2.14%		2,057 5.20%	
1950 to 1959	45 1.86%		111 0.78%		849 2.14%	
1940 to 1949	55 2.30%		84 0.59%		461 1.17%	
1939 or Earlier	113 4.70%		291 2.05%		1,681 4.25%	
2010 Estimated Median Year Structure Built**	1995		1995		1990	
Dominant Year Structure Built	2000 or Later		1990 to 1999		1990 to 1999	

** Median Year Built will be unreliable if more than half of the Housing Units in this report area were built in 1939 or earlier.

Business-Facts: WorkPlace and Employment Summary 2010

Business Description	0-1 Mile Radius			0-5 Mile Radius			0-10 Mile Radius		
	Total Establishment	Total Employees	% of Total	Total Establishment	Total Employees	% of Total	Total Establishment	Total Employees	% of Total
Industries (All)	622	5,079		633	5,209		1,030	9,305	
Industries (Private Sector)	520	2,984	58.8%	530	3,113	59.8%	886	6,671	71.7%
Industries (Government and Non-Profit)*	102	2,095	41.2%	103	2,096	40.2%	144	2,634	28.3%
Agriculture (All)	21	155	3.1%	21	155	3.0%	41	255	2.7%
Mining (All)	0	0	0.0%	0	0	0.0%	2	10	0.1%
Construction (All)	94	702	13.8%	97	786	15.1%	181	1,386	14.9%
Manufacturing (All)	17	70	1.4%	17	70	1.3%	26	308	3.3%
Transportation, Communications/Public Utilities	20	99	1.9%	21	102	2.0%	44	740	8.0%
Wholesale Trade (All)	11	43	0.8%	11	43	0.8%	27	202	2.2%
Retail (All Retail)	91	587	11.6%	96	624	12.0%	166	946	10.2%
Building Mats and Garden Supply	7	31	0.6%	7	31	0.6%	16	101	1.1%
General Merchandise Stores	0	0	0.0%	0	0	0.0%	1	7	0.1%
Food Stores	7	111	2.2%	7	111	2.1%	15	170	1.8%
Auto Dealers and Gas Stations	5	17	0.3%	5	17	0.3%	17	68	0.7%
Apparel and Accessory Stores	6	17	0.3%	6	17	0.3%	10	23	0.2%
Home Furniture, Furnishings and Equipment	9	19	0.4%	11	38	0.7%	22	65	0.7%
Eating and Drinking Places	30	300	5.9%	31	312	6.0%	43	378	4.1%
Miscellaneous Retail Stores	27	92	1.8%	29	98	1.9%	42	134	1.4%
Finance (All)	53	256	5.0%	53	256	4.9%	86	462	5.0%
Bank, Savings and Lending Institutions	15	80	1.6%	15	80	1.5%	19	99	1.1%
Security and Commodity Brokers	2	14	0.3%	2	14	0.3%	3	16	0.2%
Insurance Carriers and Agencies	13	31	0.6%	13	31	0.6%	15	36	0.4%
Real Estate	23	131	2.6%	23	131	2.5%	49	311	3.3%
Trusts, Holdings and Other Investments	0	0	0.0%	0	0	0.0%	0	0	0.0%
Service (All)	243	1,364	26.9%	245	1,370	26.3%	371	3,021	32.5%
Hotel and Other Lodging	10	100	2.0%	10	100	1.9%	15	835	9.0%
Personal Services	51	192	3.8%	52	197	3.8%	91	318	3.4%
Business Services	81	281	5.5%	81	281	5.4%	106	432	4.6%
Motion Picture and Amusement	21	271	5.3%	21	271	5.2%	30	396	4.3%
Health Services	31	160	3.2%	31	160	3.1%	37	271	2.9%
Legal Services	5	16	0.3%	5	16	0.3%	5	16	0.2%
Educational Services	9	198	3.9%	9	198	3.8%	20	466	5.0%
Social Services	11	51	1.0%	11	51	1.0%	20	115	1.2%
Misc, Membership Orgs and Nonclassified	24	95	1.9%	25	96	1.8%	47	172	1.8%
Public Administration (All)	72	1,803	35.5%	72	1,803	34.6%	86	1,975	21.2%
CY Population	5,948			6,541			15,688		
CY Residential Pop per Business	10			10			15		
CY Households	2,005			2,197			5,097		
CY HHs per Businesses	3			4			5		

Trade Areas, Competition and Population Growth

Proposed Eagle River Station
Eagle, CO

Prepared for RED Development

5-Year Population Growth (2010 to 2014)

- Decline or No Growth
- Below 4%
- 4% to 8%
- 8% to 12%
- 12% and Above

★ Proposed Eagle River Station

 Primary Trade Area

 Total Trade Area

Major Competition

(see competitive profile)

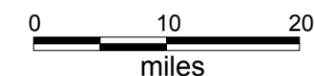
- Outlet Center
- Community Center
- Neighborhood Center

Primary Highway

Major Road

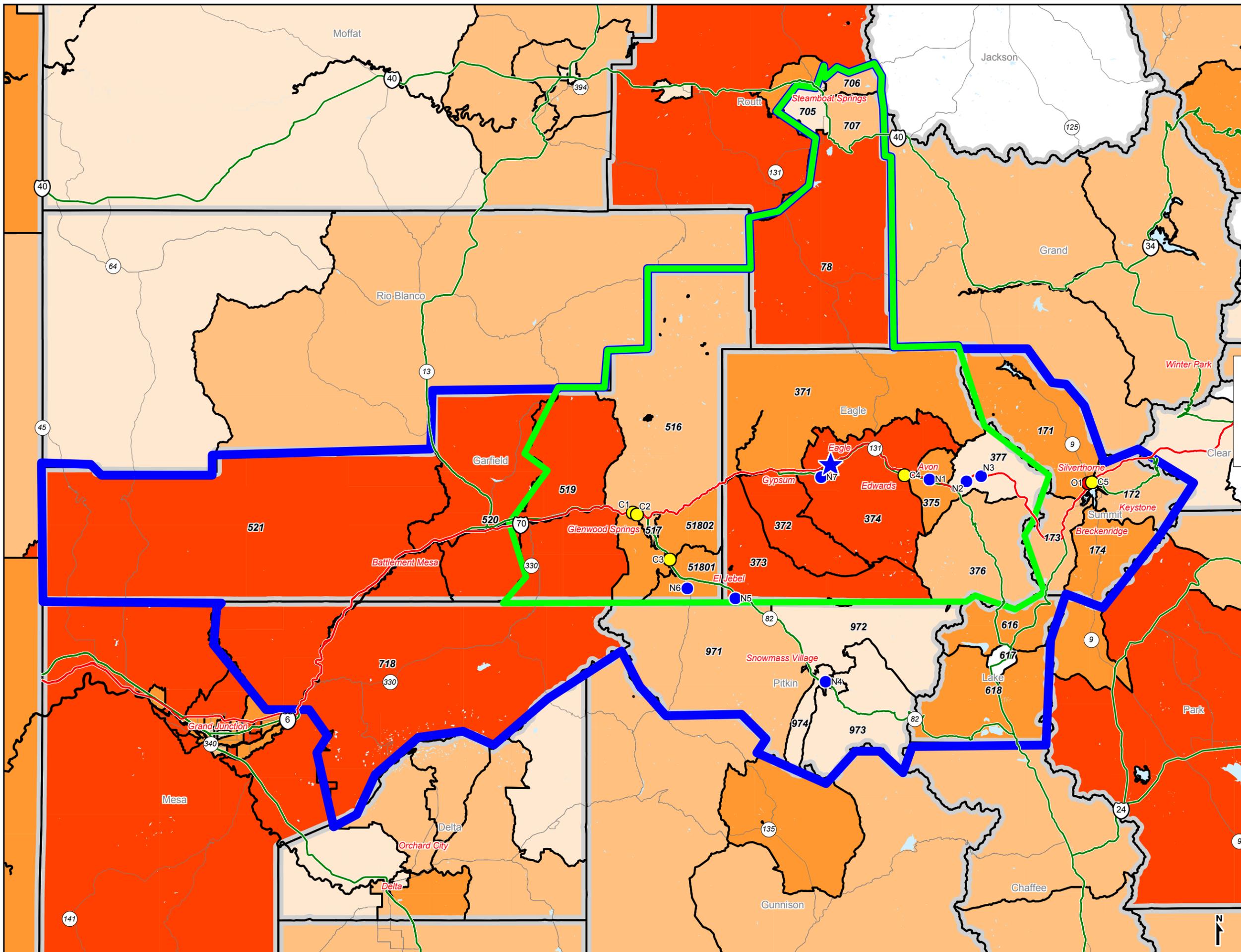
Census Tract Boundary

County Boundary



Data Source: Nielsen

March, 2011



Trade Areas, Competition and Population Density

Proposed Eagle River Station
Eagle, CO

Prepared for RED Development

1 Dot = 75 People

★ Proposed Eagle River Station

Primary Trade Area

Total Trade Area

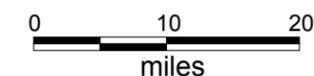
Major Competition
(see competitive profile)

- Outlet Center
- Community Center
- Neighborhood Center

Primary Highway

Census Tract Boundary

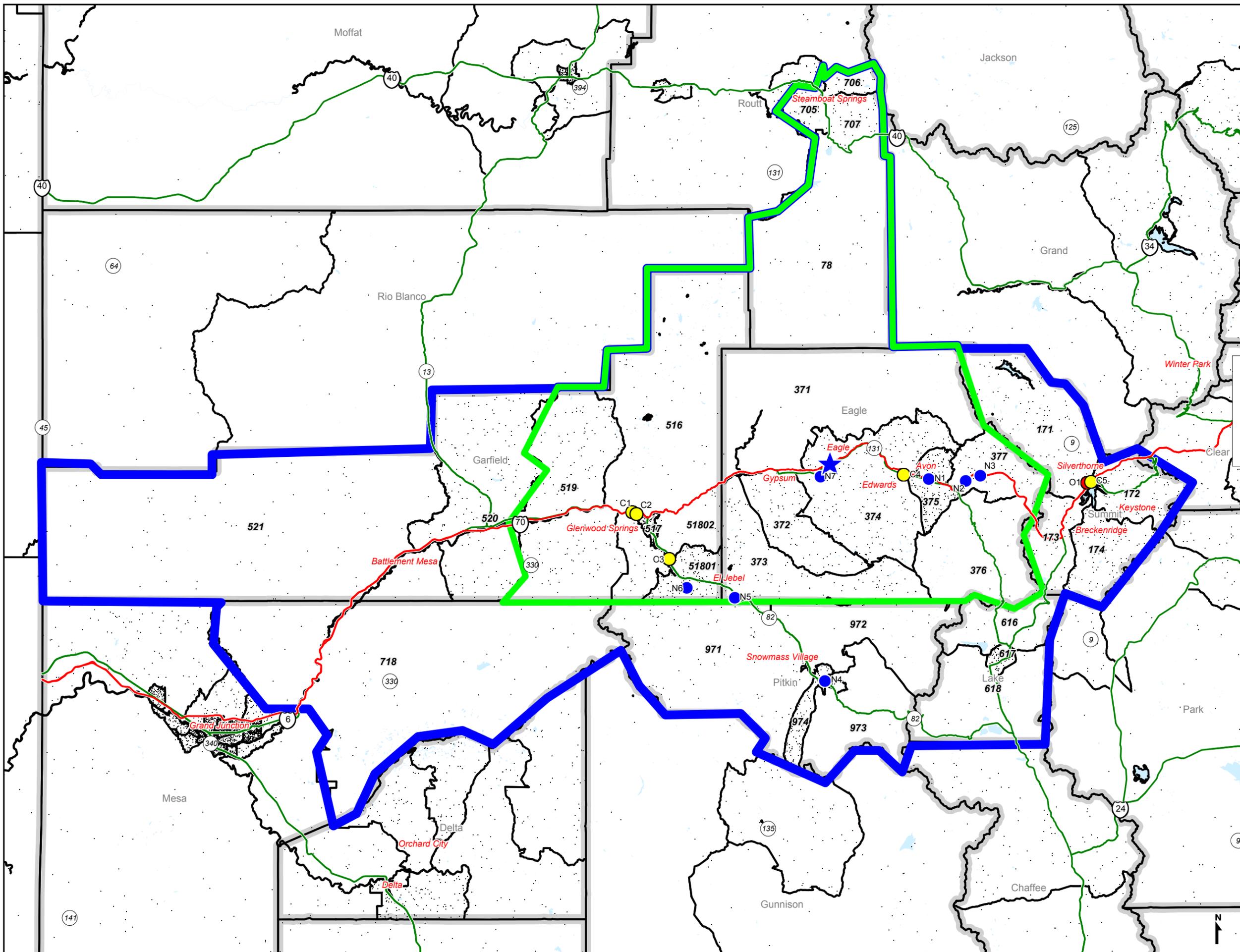
County Boundary



Data Source: Nielsen



March, 2011



**Trade Areas,
Competition
and
Average Income**

Proposed
Eagle River Station
Eagle, CO

Prepared for RED Development

2010 Average Household Income

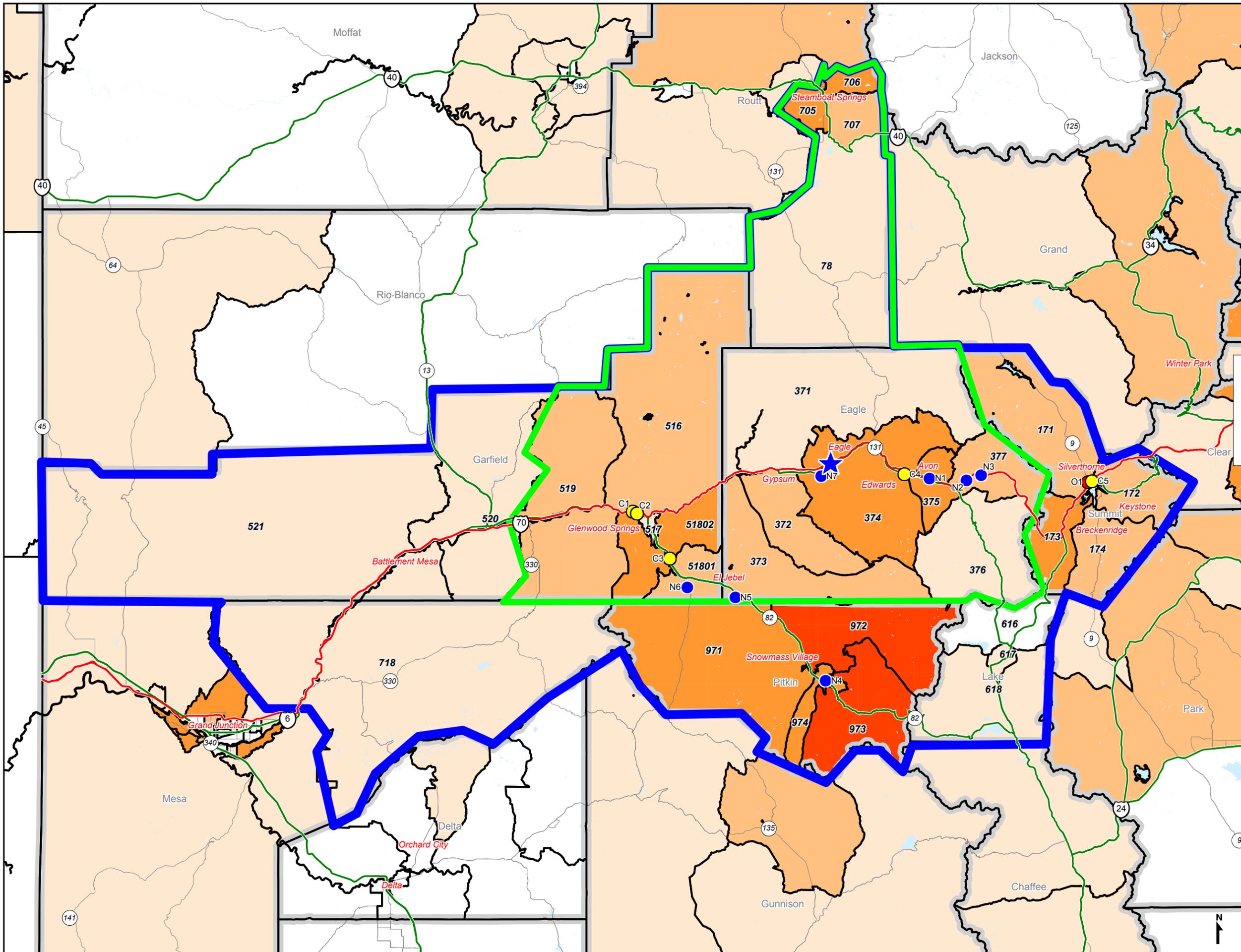
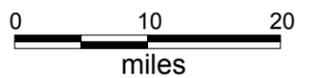
- Below \$60,000
- \$60,000 to \$80,000
- \$80,000 to \$100,000
- \$100,000 to \$120,000
- \$120,000 and Above

- ★ Proposed Eagle River Station
- ▭ Primary Trade Area
- ▭ Total Trade Area

Major Competition
(see competitive profile)

- Outlet Center
- Community Center
- Neighborhood Center

- Primary Highway
- Major Road
- Census Tract Boundary
- County Boundary



APPENDIX 2

Lifestyle Data



Prizm Lifestyle Report



Primary Trade Area
for
Proposed Eagle River Station
Eagle, CO

	<u>Households</u>	<u>%</u>	<u>Cumulative %</u>		<u>Households</u>	<u>%</u>	<u>Cumulative %</u>
God's Country	12,141	31.1%	31.1%	Close-In Couples	0	0.0%	100.0%
Greenbelt Sports	5,588	14.3%	45.4%	Domestic Duos	0	0.0%	100.0%
Country Squires	4,476	11.5%	56.8%	Executive Suites	0	0.0%	100.0%
Fast-Track Families	3,890	10.0%	66.8%	Family Thrifts	0	0.0%	100.0%
Big Fish, Small Pond	1,819	4.7%	71.4%	Gray Power	0	0.0%	100.0%
Big Sky Families	1,446	3.7%	75.1%	Home Sweet Home	0	0.0%	100.0%
Country Casuals	1,445	3.7%	78.8%	Hometown Retired	0	0.0%	100.0%
Young & Rustic	1,384	3.5%	82.4%	Kids & Cul-de-Sacs	0	0.0%	100.0%
Traditional Times	1,236	3.2%	85.5%	Low-Rise Living	0	0.0%	100.0%
Blue Highways	966	2.5%	88.0%	Middleburg Managers	0	0.0%	100.0%
Mayberry-ville	923	2.4%	90.4%	Mobility Blues	0	0.0%	100.0%
Red, White & Blues	690	1.8%	92.1%	Money & Brains	0	0.0%	100.0%
New Homesteaders	645	1.7%	93.8%	Movers & Shakers	0	0.0%	100.0%
Simple Pleasures	456	1.2%	94.9%	Multi-Culti Mosaic	0	0.0%	100.0%
Shotguns & Pickups	374	1.0%	95.9%	New Beginnings	0	0.0%	100.0%
Heartlanders	359	0.9%	96.8%	New Empty Nests	0	0.0%	100.0%
Kid Country, USA	348	0.9%	97.7%	Old Glories	0	0.0%	100.0%
Golden Ponds	272	0.7%	98.4%	Park Bench Seniors	0	0.0%	100.0%
Back Country Folks	226	0.6%	99.0%	Pools & Patios	0	0.0%	100.0%
Crossroads Villagers	199	0.5%	99.5%	Second City Elite	0	0.0%	100.0%
Old Milltowns	121	0.3%	99.8%	Suburban Pioneers	0	0.0%	100.0%
Bedrock America	77	0.2%	100.0%	Suburban Sprawl	0	0.0%	100.0%
American Classics	0	0.0%	100.0%	Sunset City Blues	0	0.0%	100.0%
American Dreams	0	0.0%	100.0%	The Cosmopolitans	0	0.0%	100.0%
Beltway Boomers	0	0.0%	100.0%	Up-and-Comers	0	0.0%	100.0%
Big City Blues	0	0.0%	100.0%	Upper Crust	0	0.0%	100.0%
Blue Blood Estates	0	0.0%	100.0%	Upward Bound	0	0.0%	100.0%
Blue-Chip Blues	0	0.0%	100.0%	Urban Achievers	0	0.0%	100.0%
Bohemian Mix	0	0.0%	100.0%	Urban Elders	0	0.0%	100.0%
Boomtown Singles	0	0.0%	100.0%	White Picket Fences	0	0.0%	100.0%
Brite Lites, Li'l City	0	0.0%	100.0%	Winner's Circle	0	0.0%	100.0%
City Roots	0	0.0%	100.0%	Young Digerati	0	0.0%	100.0%
City Startups	0	0.0%	100.0%	Young Influentials	0	0.0%	100.0%



Prizm Lifestyle Report



Secondary Trade Area
for
Proposed Eagle River Station
Eagle, CO

	<u>Households</u>	<u>%</u>	<u>Cumulative %</u>		<u>Households</u>	<u>%</u>	<u>Cumulative %</u>
God's Country	12,455	40.3%	40.3%	Close-In Couples	0	0.0%	100.0%
Greenbelt Sports	3,266	10.6%	50.9%	Domestic Duos	0	0.0%	100.0%
Traditional Times	2,294	7.4%	58.3%	Executive Suites	0	0.0%	100.0%
Mayberry-ville	1,842	6.0%	64.3%	Family Thrifts	0	0.0%	100.0%
Red, White & Blues	1,542	5.0%	69.2%	Gray Power	0	0.0%	100.0%
Big Fish, Small Pond	1,422	4.6%	73.8%	Home Sweet Home	0	0.0%	100.0%
Young & Rustic	1,311	4.2%	78.1%	Hometown Retired	0	0.0%	100.0%
New Homesteaders	1,084	3.5%	81.6%	Kids & Cul-de-Sacs	0	0.0%	100.0%
Fast-Track Families	764	2.5%	84.1%	Low-Rise Living	0	0.0%	100.0%
Big Sky Families	651	2.1%	86.2%	Middleburg Managers	0	0.0%	100.0%
Country Casuals	646	2.1%	88.3%	Mobility Blues	0	0.0%	100.0%
Blue Highways	583	1.9%	90.2%	Money & Brains	0	0.0%	100.0%
Kid Country, USA	569	1.8%	92.0%	Movers & Shakers	0	0.0%	100.0%
Heartlanders	498	1.6%	93.6%	Multi-Culti Mosaic	0	0.0%	100.0%
Shotguns & Pickups	497	1.6%	95.2%	New Beginnings	0	0.0%	100.0%
Country Squires	371	1.2%	96.4%	New Empty Nests	0	0.0%	100.0%
Simple Pleasures	291	0.9%	97.4%	Old Glories	0	0.0%	100.0%
Bedrock America	229	0.7%	98.1%	Park Bench Seniors	0	0.0%	100.0%
Golden Ponds	189	0.6%	98.7%	Pools & Patios	0	0.0%	100.0%
Crossroads Villagers	159	0.5%	99.2%	Second City Elite	0	0.0%	100.0%
Old Milltowns	147	0.5%	99.7%	Suburban Pioneers	0	0.0%	100.0%
Back Country Folks	99	0.3%	100.0%	Suburban Sprawl	0	0.0%	100.0%
American Classics	0	0.0%	100.0%	Sunset City Blues	0	0.0%	100.0%
American Dreams	0	0.0%	100.0%	The Cosmopolitans	0	0.0%	100.0%
Beltway Boomers	0	0.0%	100.0%	Up-and-Comers	0	0.0%	100.0%
Big City Blues	0	0.0%	100.0%	Upper Crust	0	0.0%	100.0%
Blue Blood Estates	0	0.0%	100.0%	Upward Bound	0	0.0%	100.0%
Blue-Chip Blues	0	0.0%	100.0%	Urban Achievers	0	0.0%	100.0%
Bohemian Mix	0	0.0%	100.0%	Urban Elders	0	0.0%	100.0%
Boomtown Singles	0	0.0%	100.0%	White Picket Fences	0	0.0%	100.0%
Brite Lites, Li'l City	0	0.0%	100.0%	Winner's Circle	0	0.0%	100.0%
City Roots	0	0.0%	100.0%	Young Digerati	0	0.0%	100.0%
City Startups	0	0.0%	100.0%	Young Influentials	0	0.0%	100.0%



Prizm Lifestyle Report



Total Trade Area
for
Proposed Eagle River Station
Eagle, CO

	<u>Households</u>	<u>%</u>	<u>Cumulative %</u>		<u>Households</u>	<u>%</u>	<u>Cumulative %</u>
God's Country	24,596	35.1%	35.1%	Close-In Couples	0	0.0%	100.0%
Greenbelt Sports	8,854	12.7%	47.8%	Domestic Duos	0	0.0%	100.0%
Country Squires	4,847	6.9%	54.7%	Executive Suites	0	0.0%	100.0%
Fast-Track Families	4,654	6.7%	61.4%	Family Thrifts	0	0.0%	100.0%
Traditional Times	3,530	5.0%	66.4%	Gray Power	0	0.0%	100.0%
Big Fish, Small Pond	3,241	4.6%	71.0%	Home Sweet Home	0	0.0%	100.0%
Mayberry-ville	2,765	4.0%	75.0%	Hometown Retired	0	0.0%	100.0%
Young & Rustic	2,695	3.9%	78.8%	Kids & Cul-de-Sacs	0	0.0%	100.0%
Red, White & Blues	2,232	3.2%	82.0%	Low-Rise Living	0	0.0%	100.0%
Big Sky Families	2,097	3.0%	85.0%	Middleburg Managers	0	0.0%	100.0%
Country Casuals	2,091	3.0%	88.0%	Mobility Blues	0	0.0%	100.0%
New Homesteaders	1,729	2.5%	90.5%	Money & Brains	0	0.0%	100.0%
Blue Highways	1,549	2.2%	92.7%	Movers & Shakers	0	0.0%	100.0%
Kid Country, USA	917	1.3%	94.0%	Multi-Culti Mosaic	0	0.0%	100.0%
Shotguns & Pickups	871	1.2%	95.3%	New Beginnings	0	0.0%	100.0%
Heartlanders	857	1.2%	96.5%	New Empty Nests	0	0.0%	100.0%
Simple Pleasures	747	1.1%	97.5%	Old Glories	0	0.0%	100.0%
Golden Ponds	461	0.7%	98.2%	Park Bench Seniors	0	0.0%	100.0%
Crossroads Villagers	358	0.5%	98.7%	Pools & Patios	0	0.0%	100.0%
Back Country Folks	325	0.5%	99.2%	Second City Elite	0	0.0%	100.0%
Bedrock America	306	0.4%	99.6%	Suburban Pioneers	0	0.0%	100.0%
Old Milltowns	268	0.4%	100.0%	Suburban Sprawl	0	0.0%	100.0%
American Classics	0	0.0%	100.0%	Sunset City Blues	0	0.0%	100.0%
American Dreams	0	0.0%	100.0%	The Cosmopolitans	0	0.0%	100.0%
Beltway Boomers	0	0.0%	100.0%	Up-and-Comers	0	0.0%	100.0%
Big City Blues	0	0.0%	100.0%	Upper Crust	0	0.0%	100.0%
Blue Blood Estates	0	0.0%	100.0%	Upward Bound	0	0.0%	100.0%
Blue-Chip Blues	0	0.0%	100.0%	Urban Achievers	0	0.0%	100.0%
Bohemian Mix	0	0.0%	100.0%	Urban Elders	0	0.0%	100.0%
Boomtown Singles	0	0.0%	100.0%	White Picket Fences	0	0.0%	100.0%
Brite Lites, Li'l City	0	0.0%	100.0%	Winner's Circle	0	0.0%	100.0%
City Roots	0	0.0%	100.0%	Young Digerati	0	0.0%	100.0%
City Startups	0	0.0%	100.0%	Young Influentials	0	0.0%	100.0%

APPENDIX 3

Competitive Data

**MAJOR SHOPPING CENTER COMPETITION
Proposed Eagle River Station
Eagle Colorado**



	Center Name	Address	Cross Street	City	GLA	Anchors	Anchor Sq. Ft.
Outlet Centers							
O1	Outlets @ Silverthorne	Hwy 6	I-70	Silverthorne	225,000	Polo	6,500
Community Centers:							
C1	Glenwood Springs Mall	Hwy 6	Hwy 24	Glenwood	200,000	Big Kmart Staples JC Penney	40,300 18,000 34,360
C2	Glenwood Meadows	Midland	Wulfsohn	Glenwood Springs	405,000	Bed Bath & Beyond Lowe's Sports Authority Target Petco	35,000 129,600 35,000 125,200 n/a
C3	Roaring Fork Marketplace	Hwy 82 & 29th St		Glenwood	270,000	Wal-Mart American Furniture Whse	120,000 57,000
C4	Riverwalk	Hwy 6	Edwards Village	Edwards	117,500	Riverwalk Theater	25,000
C5	Dillon Ridge Marketplace	Hwy 6	Dillon Ridge Rd	Dillon	186,000	Bed Bath & Beyond City Market Sports Authority Skyline Theater	25,000 60,000 25,000 40,000
Neighborhood Centers:							
N1	Chapel Square	Beaver Creek Place	Nottingham	Avon	160,000	City Market Sports Authority Pier 1	45,000 35,000 12,000
N2	West Vail Mall	Vail Mall	I-70	Vail	74,000	Sports Authority	35,000
N3	Crossroads Center	143 E. Meadow		Vail	67,000	City Market	35,000
N4	North Mill Station	Mill St	Rio Grande	Aspen	85,000	Clark's Market Ace Hardware	35,000 20,000
N5	Orchard Place	Rte 82	Valley Rd	Basalt	80,000	City Market Cinema	45,000 25,000
N6	City Market Center	St Hwy 133	Main St	Carbondale	60,000	City Market	40,000
N7	Eagle Ranch Village	Sylvan Lake Road	Capital Street	Eagle	N/A	Capitol Theater	N/A

APPENDIX 4

Sales Forecast Tables

Retail Expenditure Potential Table

Proposed Eagle River Station

Eagle, CO



	Tourist Potential	Daytime Employment Potential	Primary Trade Area		Secondary Trade Area		Total Trade Area		Total Available Potential	
			Current Year Estimate	5-Year Projection	Current Year Estimate	5-Year Projection	Current Year Estimate	5-Year Projection	Current Year Estimate	5-Year Projection
			Department Stores	\$786,706	\$35,080	\$117,153,800	\$148,077,700	\$84,217,600	\$104,449,800	\$201,371,400
Discount Department Stores	\$2,281,446	\$101,731	\$229,267,600	\$285,128,400	\$167,075,100	\$203,651,800	\$396,342,700	\$488,780,200	\$398,725,877	\$491,163,377
Warehouse Clubs & Superstores	N/A	N/A	\$114,223,200	\$140,004,600	\$84,366,700	\$101,282,500	\$198,589,900	\$241,287,100	\$198,589,900	\$241,287,100
Womens Apparel	\$3,933,528	\$175,398	\$61,039,000	\$75,498,200	\$42,001,000	\$51,210,700	\$103,040,000	\$126,708,900	\$107,148,925	\$130,817,825
Mens Apparel	\$2,360,117	\$105,239	\$41,678,600	\$51,669,400	\$29,536,700	\$36,061,300	\$71,215,300	\$87,730,700	\$73,680,655	\$90,196,055
Unisex Apparel	\$6,293,644	\$280,636	\$25,679,400	\$31,791,900	\$17,884,400	\$21,818,000	\$43,563,800	\$53,609,900	\$50,138,080	\$60,184,180
Childrens Apparel	\$3,068,151	\$136,810	\$26,266,800	\$33,668,600	\$18,229,700	\$23,016,300	\$44,496,600	\$56,684,900	\$47,701,562	\$59,889,862
Shoes & Accessories	\$1,888,093	\$84,191	\$12,851,600	\$16,112,600	\$9,082,200	\$11,187,300	\$21,933,700	\$27,299,800	\$23,905,984	\$29,272,084
Total Apparel, Shoes & Accessories	\$17,543,533	\$782,273	\$167,515,400	\$208,740,700	\$116,734,000	\$143,293,600	\$284,249,400	\$352,034,200	\$302,575,206	\$370,360,006
Grocery Stores	\$6,450,985	\$287,652	\$236,146,700	\$274,328,300	\$177,187,200	\$201,716,300	\$413,333,900	\$476,044,600	\$420,072,537	\$482,783,237
Specialty Food Stores	\$2,202,775	\$98,223	\$83,257,100	\$96,004,500	\$61,414,900	\$69,346,800	\$144,672,100	\$165,351,200	\$146,973,098	\$167,652,198
Alcoholic Beverages	\$1,809,423	\$80,683	\$50,448,900	\$57,794,600	\$37,490,000	\$42,081,800	\$87,939,000	\$99,876,400	\$89,829,106	\$101,766,506
Fast Food Restaurant	\$82,705,707	\$1,799,102	\$30,869,400	\$35,228,400	\$22,816,700	\$25,612,100	\$53,686,100	\$60,840,500	\$137,591,208	\$144,745,608
Full-Service Restaurant	\$114,212,643	\$1,199,401	\$36,821,400	\$42,441,700	\$27,351,700	\$30,933,800	\$64,173,000	\$73,375,400	\$180,184,745	\$189,387,145
Total Food & Restaurant	\$207,381,533	\$3,465,060	\$437,543,500	\$505,797,500	\$326,260,500	\$369,690,800	\$763,804,100	\$875,488,100	\$974,650,694	\$1,086,334,694
Appliances, Computers and Electronics	\$944,047	\$42,095	\$54,369,800	\$84,322,700	\$39,399,100	\$59,939,800	\$93,768,900	\$144,262,500	\$94,755,042	\$145,248,642
Art, Craft & Sewing Stores	\$1,573,411	\$70,159	\$2,644,900	\$3,288,300	\$1,893,500	\$2,313,800	\$4,538,400	\$5,602,100	\$6,181,970	\$7,245,670
Auto Supplies	\$1,809,423	\$80,683	\$13,479,500	\$15,425,900	\$10,321,500	\$11,543,700	\$23,801,000	\$26,969,700	\$25,691,106	\$28,859,806
Book Stores	\$2,517,458	\$112,254	\$12,768,600	\$15,698,200	\$9,158,700	\$11,073,300	\$21,927,200	\$26,771,500	\$24,556,912	\$29,401,212
Cards & Gift Shops	\$7,945,726	\$354,303	\$4,916,400	\$6,005,800	\$3,590,800	\$4,306,000	\$8,507,100	\$10,311,800	\$16,807,129	\$18,611,829
Drugstore / Pharmaceutical	\$157,341	\$7,016	\$162,126,000	\$197,934,300	\$125,413,100	\$149,538,500	\$287,539,100	\$347,472,800	\$287,703,457	\$347,637,157
Florists	\$2,124,105	\$94,715	\$14,872,900	\$17,942,400	\$10,612,200	\$12,579,600	\$25,485,200	\$30,522,000	\$27,704,020	\$32,740,820
Health & Beauty Store	\$236,012	\$10,524	\$79,377,400	\$98,181,900	\$60,332,000	\$72,658,000	\$139,709,400	\$170,839,900	\$139,955,936	\$171,086,436
Furniture, Home Decor & Accessories	\$3,146,822	\$140,318	\$45,158,300	\$55,657,600	\$32,246,400	\$39,015,200	\$77,404,700	\$94,672,800	\$80,691,840	\$97,959,940
Home Improvement	\$1,180,058	\$52,619	\$21,237,600	\$25,504,500	\$15,384,800	\$18,111,200	\$36,622,400	\$43,615,700	\$37,855,078	\$44,848,378
Jewelry Store	\$236,012	\$10,524	\$22,773,400	\$27,878,900	\$16,257,100	\$19,514,100	\$39,030,500	\$47,392,900	\$39,277,036	\$47,639,436
Laundry / Dry Cleaning	\$78,671	\$3,508	\$5,078,900	\$6,145,000	\$3,573,900	\$4,245,600	\$8,652,800	\$10,390,600	\$8,734,979	\$10,472,779
Luggage Shops	\$629,364	\$28,064	\$1,476,800	\$1,795,700	\$1,045,100	\$1,250,300	\$2,521,900	\$3,046,000	\$3,179,328	\$3,703,428
Optical / Vision Care	\$1,494,740	\$66,651	\$11,838,500	\$14,500,700	\$8,579,600	\$10,312,900	\$20,418,100	\$24,813,500	\$21,979,492	\$26,374,892
Personal Expenses & Services	\$1,022,717	\$45,603	\$75,324,300	\$90,472,400	\$56,779,800	\$66,476,800	\$132,104,100	\$156,949,200	\$133,172,421	\$158,017,521
Pet Supplies	\$708,035	\$31,572	\$14,957,600	\$17,932,400	\$11,362,600	\$13,351,200	\$26,320,200	\$31,283,600	\$27,059,807	\$32,023,207
Photographic Equipment & Supplies	\$629,364	\$28,064	\$1,877,000	\$2,715,500	\$1,295,900	\$1,872,300	\$3,172,900	\$4,587,800	\$3,830,328	\$5,245,228
Sporting Goods Store	\$7,552,373	\$336,763	\$15,488,500	\$22,871,900	\$10,620,200	\$15,475,900	\$26,108,700	\$38,347,800	\$33,997,836	\$46,236,936
Tobacco Shop	\$1,652,082	\$73,667	\$34,251,400	\$39,847,600	\$27,759,800	\$32,062,400	\$62,011,100	\$71,910,000	\$63,736,849	\$73,635,749
Toy & Hobby Shops	\$1,966,764	\$87,699	\$9,110,400	\$11,215,900	\$6,574,500	\$7,944,500	\$15,684,900	\$19,160,400	\$17,739,363	\$21,214,863
Film & Theatre Entertainment	\$9,833,819	\$438,494	\$29,575,000	\$36,722,500	\$22,317,300	\$27,174,700	\$51,892,200	\$63,897,200	\$62,164,513	\$74,169,513
Total Other Retail	\$47,438,342	\$2,115,294	\$632,703,200	\$792,060,100	\$474,517,900	\$580,759,800	\$1,107,220,800	\$1,372,819,800	\$1,156,774,436	\$1,422,373,436
Total Identified Retail Expenditure	\$275,431,559	\$6,499,437	\$1,698,406,700	\$2,079,809,000	\$1,253,171,800	\$1,503,128,300	\$2,951,578,300	\$3,582,936,900	\$3,233,509,296	\$3,864,867,896

* Stated in constant 2011 dollars - No adjustment has been made for potential inflation

Retail Sales Forecast Table

Proposed Eagle River Station

Eagle, CO



	Total Available Potential		Recommended Size	2013 Annual Sales*	2013 Sales* Per Sq Ft	2016 Annual Sales*	2016 Sales* Per Sq Ft	Retailers Such As:
	Current Year Estimate	5-Year Projection						
Department Stores	\$202,193,185	\$253,349,285	88,000	\$19,800,000	\$225	\$22,000,000	\$250	Kohl's or JC Penney
Discount Department Stores	\$398,725,877	\$491,163,377	128,000	\$37,120,000	\$290	\$40,960,000	\$320	Target
			30,000	\$6,750,000	\$225	\$7,500,000	\$250	TJ Maxx, Marshalls or Ross Dress for Less
Grocery Stores	\$420,072,537	\$482,783,237	35,000	\$16,975,000	\$485	\$19,775,000	\$565	Whole Foods
Appliances, Computers and Electronics	\$94,755,042	\$145,248,642	30,000	\$19,500,000	\$650	\$21,450,000	\$715	Best Buy
Home Improvement	\$37,855,078	\$44,848,378	110,000	\$28,600,000	\$260	\$31,350,000	\$285	Lowe's Home Improvement
Sporting Goods Store	\$33,997,836	\$46,236,936	20,000	\$7,700,000	\$385	\$8,500,000	\$425	REI
Total Anchor Space:			441,000	\$136,445,000	\$309	\$151,535,000	\$344	
Womens Apparel	\$107,148,925	\$130,817,825	2,500	\$1,162,500	\$465	\$1,275,000	\$510	Chico's/Soma
			4,000	\$1,400,000	\$350	\$1,540,000	\$385	Christopher Banks
			6,500	\$2,762,500	\$425	\$3,055,000	\$470	Coldwater Creek
			6,500	\$3,737,500	\$575	\$4,127,500	\$635	Victoria's Secret
Unisex Apparel	\$50,138,080	\$60,184,180	3,500	\$1,487,500	\$425	\$1,645,000	\$470	Aeropostale (relocated)
			4,000	\$1,700,000	\$425	\$1,880,000	\$470	American Eagle
			4,000	\$1,700,000	\$425	\$1,880,000	\$470	Eddie Bauer
			2,000	\$800,000	\$400	\$880,000	\$440	Lucky or Diesel Jeans
			2,500	\$1,162,500	\$465	\$1,275,000	\$510	Oakley
			2,500	\$1,062,500	\$425	\$1,175,000	\$470	Puma
			4,500	\$1,890,000	\$420	\$2,092,500	\$465	The Buckle
Childrens Apparel	\$47,701,562	\$59,889,862	2,500	\$812,500	\$325	\$900,000	\$360	Gymboree or Children's Place
Shoes & Accessories	\$23,905,984	\$29,272,084	4,000	\$1,300,000	\$325	\$1,440,000	\$360	Famous Footwear or Rack Room Shoes
			8,500	\$2,550,000	\$300	\$2,805,000	\$330	Cowtown Boot or Western Warehouse
			3,000	\$1,230,000	\$410	\$1,350,000	\$450	Athlete's Foot and/or Foot Locker
			2,000	\$750,000	\$375	\$820,000	\$410	Brighton Collectables or Francesca's
Total Apparel, Shoes & Accessories			62,500	\$25,507,500	\$408	\$28,140,000	\$450	
Specialty Food Stores	\$146,973,098	\$167,652,198	1,000	\$300,000	\$300	\$330,000	\$330	Rocky Mtn Chocolate
Fast/Casual Restaurant	\$137,591,208	\$144,745,608	3,500	\$1,925,000	\$550	\$2,117,500	\$605	Starbucks and/or Teavana
			2,500	\$962,500	\$385	\$1,062,500	\$425	Baja Fresh or Chipotle
			1,000	\$325,000	\$325	\$360,000	\$360	Cold Stone Creamery or Cherry on Top Yogurt
			2,500	\$875,000	\$350	\$962,500	\$385	Five Guy's or Smash Burgers
			2,500	\$875,000	\$350	\$962,500	\$385	Subway, Quizno's or Jimmy John's
			2,500	\$875,000	\$350	\$962,500	\$385	Kyoto Bowl, Panda Express or Noodles & Co
			4,000	\$1,700,000	\$425	\$1,880,000	\$470	Panera Bread or Paradise Bakery Café
Full Service Restaurant	\$180,184,745	\$189,387,145	5,500	\$2,612,500	\$475	\$2,942,500	\$535	California Pizza Kitchen or Woody's Wood Fired Tavern
			5,500	\$2,750,000	\$500	\$3,080,000	\$560	Lonestar Steakhouse or Buckhorn Exchange
			5,500	\$2,475,000	\$450	\$2,805,000	\$510	Applebee's, Ruby Tuesday or Red Robin
			7,000	\$3,325,000	\$475	\$3,780,000	\$540	Red Lobster or Willy G's Seafood
			7,000	\$3,150,000	\$450	\$3,640,000	\$520	Casa Bonita or Zengo Mexican Grill
Total Food & Restaurant			50,000	\$22,150,000	\$443	\$24,885,000	\$498	
Cards & Gift Shops	\$16,807,129	\$18,611,829	3,500	\$997,500	\$285	\$1,102,500	\$315	Hallmark
Health & Beauty Store	\$139,955,936	\$171,086,436	2,500	\$875,000	\$350	\$962,500	\$385	Bath & Body Works
Jewelry Store	\$39,277,036	\$47,639,436	1,000	\$350,000	\$350	\$385,000	\$385	Fossil or Dakota Watch
			2,000	\$800,000	\$400	\$880,000	\$440	James Avery Craftsman
			1,500	\$637,500	\$425	\$697,500	\$465	Silverheels Jewelry
Optical / Vision Care	\$21,979,492	\$26,374,892	1,000	\$625,000	\$625	\$675,000	\$675	Solstice or Sunglass Hut
Total Other Retail			11,500	\$4,285,000	\$373	\$4,702,500	\$409	
Total Retail and Restaurants			565,000	\$188,387,500	\$333	\$209,262,500	\$370	
None Retail Uses:								
Movie Theater			30,000	\$4,950,000	\$165	\$5,400,000	\$180	
Total Center:			595,000	\$193,337,500	\$325	\$214,662,500	\$361	

* Sales stated in constant 2011 dollars - No adjustment has been made for potential inflation