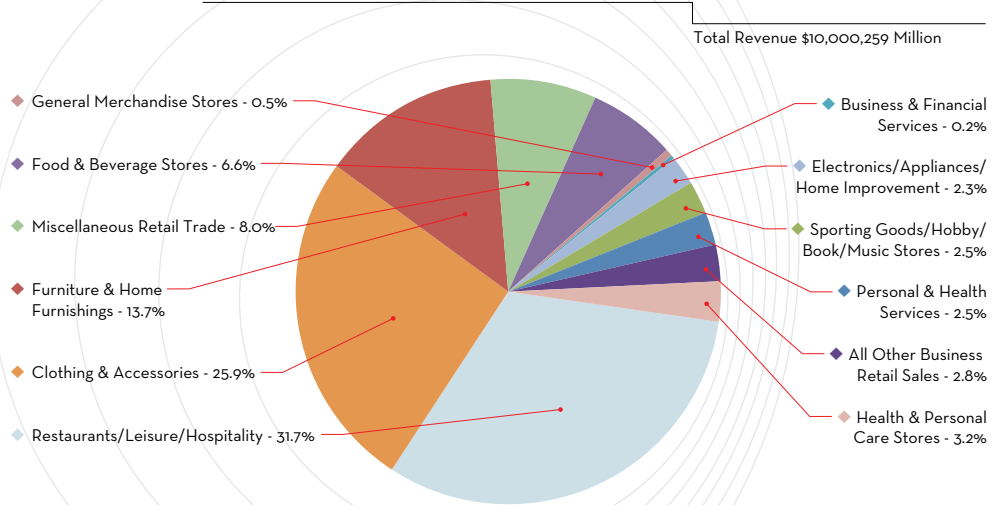


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SALES TAX REVENUE¹

- Businesses in Cherry Creek North generated over \$10 million in retail sales tax revenue for the City and County of Denver in 2015.
- Until its closure in 2015, Sears was a major contributor to the general merchandise category. If it is removed from the data, retail sales tax in Cherry Creek North increased 5.5%. Sales tax collected for the City and County of Denver increased 5.1%.
- The largest category of sales tax collections in Cherry Creek North in 2015 was restaurants and hotels, which increased 8.3%. The second largest category, clothing & accessories, increased 2.3%.
- First quarter 2016 retail sales tax collections were 6.6% higher in Cherry Creek North than the same time last year.

SALES TAX COLLECTIONS BY INDUSTRY, 2015



ASSESSED VALUATION²

- The total assessed valuation of property in Cherry Creek North of \$205.2 million represents 1.4% of the total in the City and County of Denver.
- Assessed valuation of property in Cherry Creek North increased by 28.9% from 2015 to 2016, compared with a 26.3% increase throughout the City and County of Denver. The large increases in assessed valuation were due to the biennial property reassessment and significant construction activity.

JOBS³

- Businesses in Cherry Creek North employed approximately 7,100 workers in 2015, a 4.3% increase compared with 2014. Employment increased 3.9% throughout the City and County of Denver.
- Office related employment in Cherry Creek North increased 10.2% from 2014 to 2015. There were 3,700 office workers in Cherry Creek North earning an average annual salary of \$157,020, of which about 58% were found in financial services companies.
- About 3,400 workers earning an average annual salary of \$29,640 were employed in retail, hospitality, and other personal services in Cherry Creek North in 2015. Employment decreased by 1.4% from 2014 to 2015, a decline of about 50 employees, primarily due to the closure of the Sears store.

TOP 10 LARGEST EMPLOYERS IN CHERRY CREEK NORTH

COMPANY	PRODUCT/SERVICE	EMPLOYEES
Janus Capital Group	Financial services	940
Whole Foods Market	Grocery	330
Fox Restaurant Concepts	Restaurants	180
Pura Vida Fitness & Spa	Fitness club	150
Hillstone Restaurant Group	Restaurants	140
Del Frisco's Grille	Restaurant	120
Sage Hospitality	Hotel owner & operator	120
Cherry Cricket	Restaurant	110
ANB Bank	Financial services	100
talentReef	Talent management software & solutions	90

Source: Development Research Partners

Source:

¹City and County of Denver, Office of the Controller

²City and County of Denver, Assessor's Office

³Colorado Department of Labor and Employment, Development Research Partners

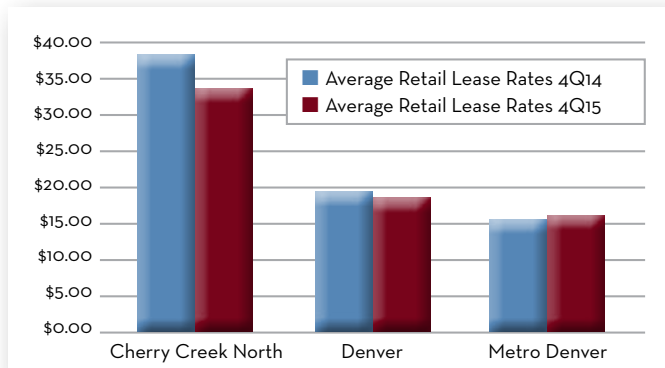
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REAL ESTATE⁴

- There was 2.5 million square feet of office and retail property in Cherry Creek North during the fourth quarter of 2015.
- Nearly 300,000 square feet of new office and retail space, 525 hotel rooms, and almost 400 residential units were planned or under construction in Cherry Creek North as of the end of 2015.
- The 11.7% office vacancy rate in the fourth quarter of 2015 in Cherry Creek North was 2.9% higher than the previous year. Nonetheless, the average office lease rate increased 2.9% over the period, reaching \$38.28 per square foot.
- Cherry Creek North recorded a fourth quarter retail vacancy rate of 3.8%, one of the lowest levels recorded since the start of the data series in the first quarter of 2006. The average retail lease rate fell from \$38 to \$34 per square foot in 2015.
- Cherry Creek North retail vacancy rates were lower than those throughout Metro Denver and the City and County of Denver at the end of 2015, while the office vacancy rate was higher than the surrounding areas.

AVERAGE RETAIL LEASE RATES PER SQ. FT.



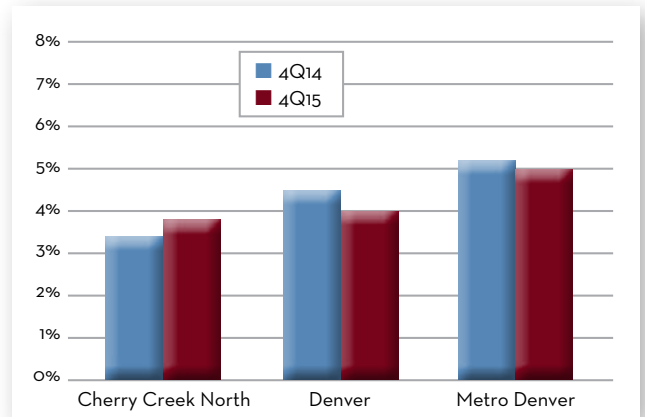
	4Q14	4Q15
Cherry Creek North	\$38.31	\$33.98
Denver	\$19.55	\$18.63
Metro Denver	\$15.69	\$16.01

Source: CoStar Realty Information, Inc.

Source:

⁴CoStar Realty Information Inc.; Cherry Creek Area Development Report, 1/22/2016
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RETAIL VACANCY RATES



	4Q14	4Q15
Cherry Creek North	3.4%	3.8%
Denver	4.5%	4.0%
Metro Denver	5.2%	5.0%

Source: CoStar Realty Information, Inc.

