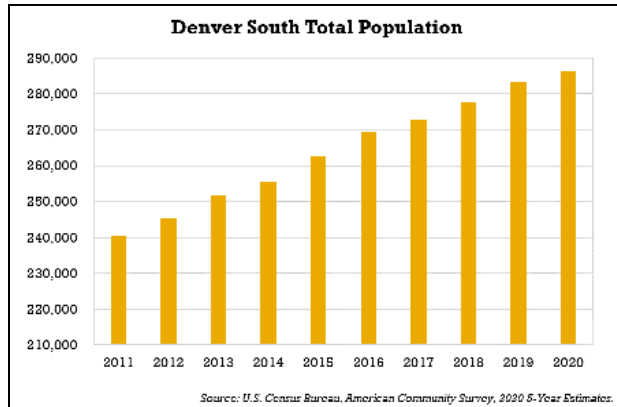


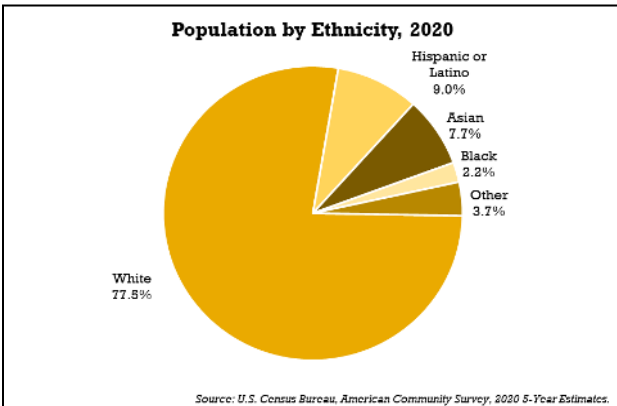
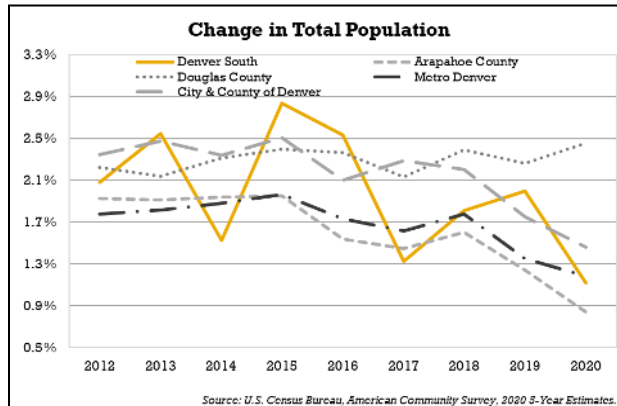
Population

- There were 286,490 people in the Denver South region in 2020, representing 9 percent of the population in Metro Denver.
- The population in the Denver South region has increased every year since 2011 and has risen at a faster pace than in Metro Denver.
 - From 2011 to 2020, population increased 2.0 percent per year in the Denver South region, compared with 1.7 percent in Metro Denver.



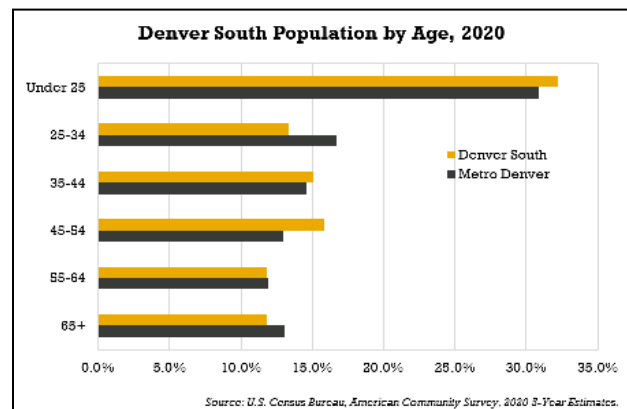
Population by County, 2020	
Adams County	509,844
Arapahoe County	649,980
Broomfield County	324,682
Boulder County	69,444
Denver County	715,878
Douglas County	344,280
Jefferson County	578,795
Metro Denver	3,192,903
Colorado	5,684,926

Source: U.S. Census Bureau, American Community Survey, 2020 5-Year Estimates.



Age

Nearly one-third of the population in the Denver South region is less than 25 years old. Fifty-six percent of the population is in the prime workforce ages of 25 to 64 years, with the largest concentration between the ages of 40 and 49 years. Nearly 12 percent of the population is over 65 years.



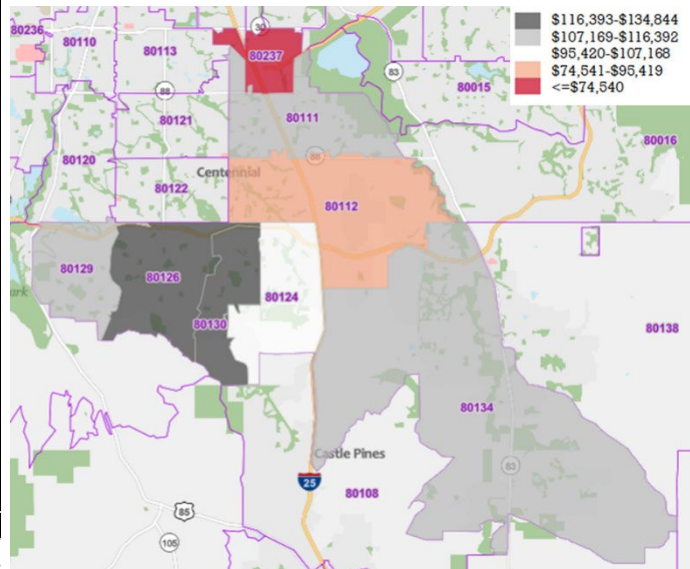
Median Household Income

- Median household incomes in the Denver South region ranged from \$74,540 in zip code 80237 to \$134,844 in zip code 80126.
 - Between 2015 and 2020, the median household income in zip codes 80111, 80126, and 80130 recorded the fastest growth among the zip codes in the region, each rising over 19 percent.
- Approximately 77 percent of the households in the Denver South region were in zip codes where the median household income exceeded \$100,000.

Median Household Income, 2020 (2020 Inflation-Adjusted Dollars)		
Area/Zip Code	Area Description	Median Income
80111	Centennial, Greenwood Village	\$115,337
80112	Centennial, Greenwood Village	\$95,419
80124	Lone Tree	\$107,168
80126	Highlands Ranch	\$134,844
80129	Highlands Ranch	\$114,067
80130	Highlands Ranch	\$128,151
80134	Lone Tree, Parker	\$116,392
80237	Denver Tech Center	\$74,540
Denver-Aurora-Lakewood MSA		\$83,289
Colorado		\$75,231
Competitor MSAs		
San Francisco MSA		\$110,837
Seattle MSA		\$90,790
New York MSA		\$81,951
Chicago MSA		\$74,621

Source: U.S. Census Bureau, American Community Survey, 2020 5-Year Estimates.

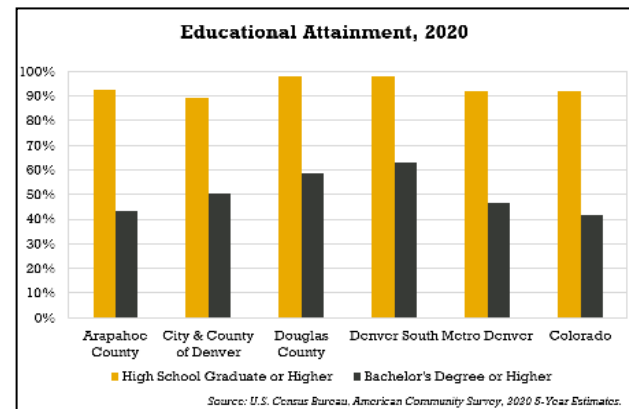
Median Household Income, 2020



Source: U.S. Census Bureau, American Community Survey, 2020 5-Year Estimates.

Educational Attainment

- The Denver South region had the highest proportion of the population with a bachelor's degree or higher in 2020, compared with the three counties, Metro Denver, and Colorado.
 - Approximately 98 percent of the Denver South region's population had a high school diploma or higher in 2020, while nearly 63 percent of the population had a bachelor's degree or higher.
 - Metro Denver reported 91.9 percent of the population had a high school diploma or higher and 46.7 percent had a bachelor's degree or higher.



Educational Attainment, 2020

	High School Graduate or Higher	Bachelors Degree or Higher
Arapahoe County	92.3%	43.4%
City & County of Denver	89.1%	50.3%
Douglas County	98.0%	58.6%
Denver South	98.0%	62.9%
Metro Denver	91.9%	46.7%
Colorado	92.1%	41.6%
Competitor MSAs		
San Francisco MSA	89.5%	50.7%
Seattle MSA	92.9%	43.6%
New York MSA	87.0%	41.4%
Chicago MSA	89.1%	39.0%

Source: U.S. Census Bureau, American Community Survey, 2020 5-Year Estimates.