**2021 BUSINESS SURVEY**

Business Retention is the Foundation of a Healthy Local Economy, and is a Top Priority for the City.

To better understand the business climate of Northglenn, the Economic Development Department distributed its 8th annual business survey to all companies in the city. The survey had 89 responses.

**Top 5 Challenges in 2021**

1. Cash Flow
2. Recruitment & Staffing
3. Access to Customers
4. Expanding Sales
5. Workforce Quality

Rate the availability of a qualified workforce as good to excellent

- 59% Plan on making capital investments in 2022
- 62% Made capital investments in 2021
- 72% Expect to increase their workforce in the next 12 months
- 2020 2021
- 66% 72% Have less than 10 full-time employees
- 48% Plan to expand locally in the next 12 months, compared to 24% in 2020
- 53% Expect to increase their workforce in the next 12 months, compared to 34% in 2020

Respondents*

- 75% Operate in less than 5,000 square feet of space
- 46% Had an increase in sales revenue in the last 12 months
- 93% Expect an increase in sales revenue in the next 12 months
- 5% More 10-

*3% were home-based

- Service
- Restaurant
- Retail
- Entertainment
- Manufacturing/Distribution

**NORTHGLEN AT A GLANCE**

- **$71,104** Median Household Income
- **38,007** Population
- **14,608** Housing Units
- **3.28** Median Age
- **5.4%** Unemployment Rate
- **$507K** Median Home Price

**ECONOMIC DEVELOPMENT DEPARTMENT**

**2021 YEAR IN REVIEW**

**NORTHGLEN AT A GLANCE**

- **101,458** Square Feet of Retail, Office and Industrial Space Absorbed
- **740** New Storefront Jobs
- **28** Home-Based
- **50** Storefront
- **80** Business Retention Activities
- **47** New Business Permits
- **5.4%** Unemployment Rate
- **18,183** Live in City
- **12,409** Work and Live in City
- **1,047**

**MONEY FACT:** Local Economists Project 2021 to be a Strong Year for the City.

**NORTHGLEN AT A GLANCE**

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Clear Choice Denver North opened its 5,500-square-foot dental implant center, taking the third floor of the $20M Health building at 11900 Grant St. They employ eight people, specializing in providing dental implants."
**BUSINESSES**

**2021 HIGHLIGHTS**

Cinizzetti’s Italian Market celebrated their 40th anniversary of their opening with a ribbon cutting ceremony at 120 E. 120th Ave. The 30,000 square foot Italian restaurant is located in the Northglenn Marketplace at 281 120th Ave.

Delta House of Harley-Davidson is scheduled to open in the second quarter of 2022 at 11800 Grant St. They employ eight people specializing in providing dental implants for a single tooth to people, specializing in providing dental implants for a single tooth.

Marvin Brown Laboratories purchased the former First Community Federal Credit Union building at 11455 Pearl St. and employs 33 people. The laboratory provides trial ingredient and product testing for food products, supplements, detergents, soaps, and other specialized chemicals.

Clear Choice Denver North opened its 5,500 square foot implant center, taking the third floor of the B2C Health building at 11900 Grant St. They employ eight people specializing in providing dental implants for a single tooth to people, specializing in providing dental implants for a single tooth.

SALES TAX HISTORY

<table>
<thead>
<tr>
<th>Year</th>
<th>Total</th>
<th>Industrial</th>
<th>Retail</th>
</tr>
</thead>
<tbody>
<tr>
<td>2020</td>
<td>$1,300,46</td>
<td>$2,300,46</td>
<td>$1,000,46</td>
</tr>
<tr>
<td>2021</td>
<td>$1,500,46</td>
<td>$2,500,46</td>
<td>$1,200,46</td>
</tr>
<tr>
<td>2022</td>
<td>$1,700,46</td>
<td>$3,000,46</td>
<td>$1,300,46</td>
</tr>
</tbody>
</table>

**9TH ANNUAL BUSINESS APPRECIATION EVENT**

After taking a year off from this event due to the pandemic, the City of Northglenn was happy to highlight and celebrate the city businesses in October.

The event also showcased the new Northglenn Recreation Center at the Parks and Recreation event, where the event was held.

To cap off the evening, the city recognized over 30 organizations, non-profits, churches, Businesses and government agencies that were nominated for going above and beyond to support the community during the pandemic.

**REDEVELOPMENT**

National Tenants Coming to Northglenn Marketplace

On April 11, the Northglenn Urban Renewal Authority (NURA) announced that Rsq Commercial is planning a new national anchor to be called Cinizzetti’s Italian Market, which had been closed for a full year due to the pandemic.

REDEVELOPMENT PLANNED FOR 112TH AND WASHINGTON

The pandemic was difficult for all businesses. However, the Northglenn Marketplace retained all its tenants except several small businesses in Phase 0.

A major celebration was the re-opening of Cinizzetti’s Italian Market, which had been closed for a full year due to the pandemic.

The existing news was the announcements of three new national anchor tenants.

**LAND DEVELOPMENT**

New $54.6 million Northglenn Recreation Center, Senior Center and Theatre Opens

2021 was an exciting year for the City of Northglenn. It celebrated the completion of Phase 1 of Civic Center Master Plan (CCMP) that was added by City Council in 2017. The new $54.6 million facility encompasses 119,000 square feet and includes a new recreation center, senior center, and theatre.

Phase 2 of the CCMP includes the construction of a new city hall and a Public Private Partnership with a master developer. The city is negotiating with a master developer for the remaining 25 acres, which will include a wide variety of residential options, commercial opportunities, and community services.

The Northglenn Urban Renewal Authority (NURA) issued $26,200,000 bonds to construct the remaining infrastructure needed to complete Phase 1 of the CCMP facility and 50-acre Memorial Parkway. This investment will also support the new city hall and future private development.

**COMMERCIAL REAL ESTATE G4 Q4 2021**

- **Office:** 75.5% Vacant, $10,295,083 Leased
- **Industrial:** 16.7% Vacant, $5,786,923 Leased

**COMMERCIAL BUILDING PERMIT VALUES**

- **Office**
  - 14.9% Commercial
  - 3.4% Industrial
- **Retail**
  - 15.6% Commercial
  - 52.3% Industrial
- **Industrial**
  - 17.4% Commercial
  - 3.4% Industrial
- **Lease Rate**
  - $10.77/sf
- **Sales Tax Rate**
  - 8.9%
BUSINESSES

2021 HIGHLIGHTS

Cincinnati’s Italian Market celebrated the opening of their second location in Northglenn in 120 W. 132nd Ave. The 39,300-square-foot Italian restaurant is located in the Northglenn Marketplace at 281 W. 124th Ave.

Delta Hotels by Marriott invested more than $10 million in transforming the former Roosevelt Manor Inn into a 140-room five-story hotel and convention center at 120 W. 132nd Ave. The 344,320-square-foot hotel and convention center was completely renovated, and a new Tony Bren's Bar and Starbucks Coffee were added.

Marley Brown Laboratories purchased the former Missouri Pacific Credit Union building at 11455 E. 112th Ave. and plans to occupy it with 250 people. This laboratory provides trial ingredients and product testing for foods products, supplements, detergents, and other specialty chemicals.

Clear Choice Denver North opened its 6,996-square-foot dental implant center, taking the third floor of the AQ Health building at 11300 Grant St. They employ eight people, specializing in providing dental implants for a single tooth to a full arch.

After taking a year off from this event due to the pandemic, the City of Northglenn was happy to highlight its tenants except several small businesses in Phase One.

For more information on the event, go to www.northglenn.org/boa.

LEVEL DEVELOPMENT

New $44.6 million Northglenn Recreation Center, Senior Center and Theatre Opens

2021 was an exciting year for the City of Northglenn. It celebrated the completion of Phase 1 of the Civic Center Master Plan (CCMP) that was adopted by City Council in 2017. The new $51.4 million facility encompasses 107,909 square feet and includes a new recreation center, senior center, and theatre.

Phase 2 of the CCMP includes the construction of a new city hall and a Public-Private Partnership with a master developer. The city is negotiating with a master developer for the remaining 12 acres, which will include a wide variety of residential options, commercial opportunities, and community parks.

The Northglenn Urban Renewal Authority (NURA) purchased property at 11221 and 11233 E. 112th Ave. Credit Union building at 11455 E. 112th Ave for $11.21 million. The 54.6-acre property will also support the new city hall and future private developments.

Regional Recreation Center

The pandemic was difficult for all businesses. However, the Northglenn Marketplace retained all of its tenants except several small businesses in Phase One.

A major celebration was the re-opening of Cinzzetti’s Italian Restaurant, which had been closed for a full year due to the pandemic.

The event was held.

Additionally, the City of Northglenn issued $17.1 million in general obligation bonds for NURA.

After months of site preparation and infrastructure improvements, new residential construction is underway at the Karl’s Farm site at 120th Avenue and Irma Drive.

This 64-acre master planned community will include 25.4 acres with a wide variety of housing opportunities, Southland Company, Richmond Americas Homes, and Heritage Homes. NURA purchased property at the site, adjacent to the Southland Company, Richmond Americas Homes, and Heritage Homes.

The Northglenn Urban Renewal Authority (NURA) issued bonds to construct the hotel and convention center. The new Northglenn Urban Renewal Authority building that this has been vacant since 2012.

In 2021, NURA issued first business permits. NURA has awarded five business permits totaling $5,304,000. This leveraging $3 million in private commercial property improvements.

Since 2010, 17 business grants and incentives have been awarded for a total amount of $13.7 million.

REDEVELOPMENT PLANNED FOR 112TH AND WASHINGTON

On April 16, the Northglenn Urban Renewal Authority (NURA) purchased property at 21325 and 11255 Washington Street for future redevelopment.

The properties have been identified as a priority area by City Council and NURA.

Northglenn is a municipality that is a developer interested in purchasing the property. Once completed, the plan will include restaurants and Washington Street and 112th Avenue corridors.

The existing news was the announcement of three new national anchor tenants.

小女孩将要举行婚礼，但是她和她的新郎在举行婚礼的前夜就离家出走，导致婚礼取消。
Business Retention is the Foundation of a Healthy Local Economy, and is a Top Priority for the City.

To better understand the business climate of Northglenn, the Economic Development Department distributed its 8th annual business survey to all companies in the city. The survey had 89 responses.

Top 5 Challenges in 2021:
1. Cash flow
2. Recruitment & Staffing
3. Access to Customers
4. Expanding Sales
5. Workforce Quality

93% expect an increase in sales revenue in the next 12 months.

53% expect to increase their workforce in the next 12 months.

88% have less than 10 full-time employees.

59% plan on making capital investments in 2022.

Business Retention is the Foundation of a Healthy Local Economy, and is a Top Priority for the City.

Made capital investments in 2021:
- 59% (planned in 2022)
- 62%

Rate the availability of a qualified workforce as:
- 72% good to excellent
- 66%

46% had an increase in sales revenue in the last 12 months.

93% expect an increase in sales revenue in the next 12 months.

Plan to expand locally in the next 24 months, compared to 29% in 2020.

Respondents:
- 75% operate in less than 5,000 square feet of space
- 69%
- 29%

DISCOVER Northglenn

Northglenn is a vibrant community with almost 1,000 businesses. We have a business friendly and welcoming environment for companies to thrive and grow.

Our strategic location along Interstate 25 in the north Denver area offers many advantages, including:
- Frontier Park with 600-acre retail
- Expanded opportunities with lower rates and smaller Streamlined entitlement and development process
- Business assistance programs
- Available workforce
- Attainable housing

The Economic Development team is focused on excellent one-on-one customer service to support companies in growing and expanding businesses in our city to help them be successful.

To learn more about Northglenn or business assistance programs, visit northglenn.org/biz.
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**Top 5 Challenges in 2021**
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**Rate the availability of a qualified workforce as good to excellent**
- 2020: 72%
- 2021: 66%

**Expect an increase in sales revenue in the next 12 months**
- 2020: 46%
- 2021: 93%

**Plan on making capital investments in 2022**
- 2020: 53%
- 2021: 62%

**had an increase in sales revenue in the last 12 months**
- 2020: 34%
- 2021: 56%

**Expect an increase in sales revenue in the next 12 months**
- 2020: 34%
- 2021: 56%

Northglenn is a vibrant community with around 1,000 businesses. We have a business-friendly and welcoming environment for companies to thrive and grow.


The Economic Development team is located in an historic one-on-one customer service focus to support new, existing and expanding businesses in our city to help them to be successful.

**ECONOMIC DEVELOPMENT STAFF**
- Shannon Fields, Economic Development Specialist
- Debbie Tuttle, Director of Economic Development
- Marisa Phillips, Coordinator

**SOURCE: DOLA Colorado Demographic Profile except where noted.**
- Census.gov
- City of Northglenn
- Altos Research
- Colorado Department of Labor and Employment

**NORTHGLEN AT A GLANCE**

**2021 MEDIAN HOUSEHOLD INCOME**
- $71,104

**2021 POPULATION**
- 38,007

**2021 HOUSING UNITS**
- 14,608

**UNEMPLOYMENT RATE**
- 5.4%

**MEDIAN AGE**
- 32.8

**RACE/ETHNICITY**
- WHITE: 69%
- BLACK: 3.2%
- LATINO: 10%
- HISPANIC/PHYSICAL: 3%
- AMERICAN INDIAN/ALASKA NATIVE: 0.6%
- ASIAN: 3.7%
- PACIFIC ISLANDER: 0.3%
- NORTHER EUROPEAN: 5.5%
- RACIAL/ETHNIC: 0.7%

**MEDIAN HOUSEHOLD INCOME**
- 64%

**INCOME**
- 2021: $71,104

**AGE**
- 32.8

**EDUCATION**
- HAVE BACHELOR’S DEGREES: 20%

**PERSONS PER HOUSEHOLD**
- 2.89

**HOMEOWNERSHIP RATE**
- 69%

**HOUSING UNITS**
- 14,608

**SALES TAX**
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