

Vantlens location report

REPORT **RPT-SAMPLE-0417**

GENERATED **2026-08-02 09:14 MDT**

ADDRESS **1430 Larimer Street, Denver, CO 80202**

CATEGORY **Café / quick-service**

Illustrative figures for a real Denver census tract. Every row names the source it came from, and the one source that did not answer is printed as a gap.

PAGE 1 • DIAGNOSTIC SUMMARY

Resident base is modest; same-category density inside the ring is the live question.

Population, census tract	4,812	ACS 2023 5-YEAR • MEASURED
Median household income	\$91,640	ACS 2023 5-YEAR • MEASURED
Same-category establishments, 800 m	14	OVERTURE / OVERPASS • MEASURED
Median home value	Gap	ACS 2023 • NOT PUBLISHED FOR THIS TRACT

Diagnostic, not directive. The report states what the evidence supports and where it stops; the decision remains yours.

PAGE 2 · TRADE AREA & ACCESS

One ring, measured from the geocoded parcel point.

Competition ring radius	800 m	QUERIED ONCE · MEASURED
Demographic geography	Census tract	ACS 2023 5-YEAR · MEASURED
Same-category establishments in ring	14	OVERTURE / OVERPASS · MEASURED
Address precision	Address-level	US CENSUS GEOCODER · MEASURED

The ring is the radius the venue count was actually queried over. Where a figure was not returned for the ring, the gap is printed rather than interpolated from a wider radius.

PAGE 3 · METHOD NOTE & DISCLOSED GAPS

Three sources queried. One figure did not come back, and the report says so.

Sources queried	3	EACH QUERIED ONCE
Returned measured	3	GEOCODER · ACS · OVERTURE
Returned modelled	0	NO MODELLED INPUT IN THIS REPORT
Figures disclosed as a gap	1	ACS MEDIAN HOME VALUE

Each source is queried once and never re-polled. A figure that a source does not publish for this geography is printed as a gap with its reason, and it lowers the stated confidence. No number in this document is estimated to fill a hole.

SOURCE AUTHORITY · EVERY FIGURE IN THIS DOCUMENT IS DRAWN FROM THESE PUBLISHERS

US Census Bureau
AMERICAN COMMUNITY SURVEY · GEOCODER

Statistics Canada
CENSUS OF POPULATION (CA ADDRESSES)

Overture Maps Foundation
PLACES, WITH OPENSTREETMAP CONTRIBUTORS

OpenStreetMap Foundation
NOMINATIM (CA GEOCODING)