



# NORTHERN COLORADO REGIONAL PROFILE 2019

## ■ Introduction

Northern Colorado is a region of innovation, education and opportunity that encompasses Larimer and Weld Counties. The region is located directly north of Metro Denver, with the Rocky Mountains to the west and Wyoming to the north. With affordable housing costs, low taxes, and a favorable business climate, the area is one of the fastest growing regions in the country.

The well-educated workforce and diverse employment base make Northern Colorado a prime area for business and industry growth. Northern Colorado's top industry clusters include agriculture, bio/life sciences, business services, energy and manufacturing. Northern Colorado is also rich with cultural opportunities and outdoor recreation.

## ■ Snapshot

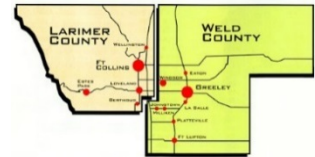
Square Miles:	6,646
Population:	648,288
Median Age:	35.5
Labor Force:	352,370
Unemployment:	2.5%
Per Capita Income:	\$47,505
HS+ Graduate:	91.7%
GRP:	\$30.3 Billion

### Primary Industry Sectors:

- Manufacturing
- Agriculture
- Energy Production
- Health & Wellness
- Business Services

Sources: EMSI, U.S. Census Bureau, Colorado Department of Labor and Employment, Colorado Department of Education

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Larimer/Weld County, Colorado

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## Demographics

### POPULATION

Population and Households by County and Largest Cities		
Community	Population	Households
<b>Larimer County</b>	343,853	147,811
Fort Collins	164,810	67,674
Loveland	76,797	32,042
Wellington	9,501	3,359
Windsor (MCP)	7,042	2,496
<b>Weld County</b>	304,435	110,496
Greeley	104,947	39,220
Evans	20,975	7,266
Windsor (MCP)	19,277	7,219
<b>Northern Colorado</b>	648,288	258,307

Note: MCP indicates multi-county place. Figures reported are the portion of total population and households located in the given county.

Source: Metro Denver Stats, CO Division of Local Government, State Demography Office.

### RACE/ETHNICITY & GENDER/AGE DISTRIBUTION

Race and Ethnicity Distribution	
Race/Ethnicity	Percentage
Hispanic or Latino (of any race)	19.8%
Not Hispanic or Latino	80.2%
Gender and Age Distribution	
Gender/Age	Percentage/Age
Male	49.8%
Female	50.2%
Median Age	35.5

Source: Colorado Division of Local Government, State Demography Office, 2017

### LABOR FORCE

Labor Force Data	
Employment #'s	
Labor Force	352,370
Employed	343,429
Unemployment Rate	2.5%

Source: Colorado Department of Labor and Employment, Labor Market Information.

## Employment

### MAJOR EMPLOYERS

Ten Largest Employers in Northern Colorado		
Company	Industry	Local Employees
UCHealth: Hospitals	Healthcare	8,790
Banner Health: Medical Centers	Healthcare	5,050
JBS USA	Beef Processing/Corporate Office	4,590
Vestas	Wind Turbine Manufacturing	2,810
Broadcom Inc.	Semiconductor Components	1,690
Woodward Inc.	Speed Controls	1,600
Hewlett Packard	Technology Product Design	1,250
State Farm Insurance Companies	Insurance	1,200
Halliburton Energy Services, Inc.	Oil & Gas development	1,030
Qualfon	Customer Care Center	870

Source: Development Research Partners, June 2019.



Top 5 Industries by Emp.	# of Employees
Retail Trade	29,289
Manufacturing	27,029
Accommodation/Food	26,781
Health Care	24,603
Construction	21,115

Source: Colorado Department of Labor and Employment, Labor Market Information, Quarterly Census of Employment and Wages (QCEW) 2017



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## Education



### HIGHER EDUCATION

Higher Education Facilities in Northern Colorado	
Four Year Public Colleges/Universities	2017-2018 Enrollment
Colorado State University	33,877
University of Northern Colorado	12,862
Two-Year Public Colleges	
Aims Community College	8,436
Front Range Community College (All Campuses)	5,321

Source: Colorado Department of Higher Education and Individual Schools.

Shares of Population Age 25 and Over by Educational Attainment	
Northern Colorado	Percent of Total
Percent with high school diploma or higher	91.7%
Percent with bachelor's degree or higher	38.4%
Colorado	
Percent with high school diploma or higher	91.6%
Percent with bachelor's degree or higher	41.2%
U.S. Average	
Percent with high school diploma or higher	88.0%
Percent with bachelor's degree or higher	32.0%

Source: U.S. Census Bureau, American Community Survey.

### K-12 EDUCATION STATISTICS

K-12 Education Statistics (Most Recent Available School Year)		
Category	School Year	Stats
Enrollment	2017-2018	91,184
Number of Schools	2017-2018	175
Pupil/Teacher Ratio	2017-2018	17.2
Dropout Rate (grades 7-12) <sup>1</sup>	2016-2017	1.6%
Completer Rate <sup>2</sup>	2015-2016	83.0%
Graduation Rate <sup>3</sup>	2015-2016	80.5%

Source: Colorado Department of Education.

## Income

### PERSONAL INCOME

Per Capita Personal Income	
Location	Income
Northern Colorado	\$47,505
Colorado	\$54,646
United States	\$51,640

Source: Income: U.S. Bureau of Economic Analysis.  
Income by Industry: Colorado Department of Labor and Employment, Labor Market Information, Quarterly Census of Employment and Wages (QCEW) 2017.

### Income by Industry

Industry	Avg. Ann. Wage	Industry	Avg. Ann. Wage
All Industries	\$49,724	Real Estate, Rental & Leasing	\$47,988
Agriculture, Forestry, Fishing, Hunting	\$39,964	Professional & Technical Services	\$82,433
Mining	\$84,934	Management of Companies & Enterprises	\$153,463
Utilities	\$90,321	Administrative & Waste Services	\$36,193
Construction	\$56,789	Educational Services	\$28,070
Manufacturing	\$70,336	Health Care & Social Assistance	\$46,873
Wholesale Trade	\$71,528	Arts, Entertainment, & Recreation	\$19,900
Retail Trade	\$29,244	Accommodation & Food Services	\$18,323
Transportation/Warehousing	\$52,023	Other Services	\$34,225
Information	\$54,518	Government	\$49,861
Finance/Insurance	\$67,219	Non-Classifiable	---

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## ■ Transportation/Location



Northern Colorado features easy access to major air, motor, and rail arterials. Denver International Airport is less than one hour away, and the Fort Collins/Loveland Municipal Airport is between the two employment centers of Fort Collins and Loveland. Motor connections can be easily made via I-25 (north-south arterial). A connection to I-80 is 45 miles to the north, while I-70 can be reached just 60 miles to the south. Hwy. 287 connects several Northern Colorado communities and allows for easy access to Denver. Hwy. 34 provides access to Estes Park through Loveland and Greeley.

Denver International Airport (DIA)	
Denver International Airport (DIA) is the sixth-busiest airport in the United States and has served more than 950 million passengers since it opened in February 1995.	
<a href="http://www.flydenver.com">www.flydenver.com</a>	
Size (square miles)	53
Runways	6
Gates (includes gates in regional jet facilities)	143
Commercial Carriers	23
Total Destinations (Domestic & Int'l)	Over 190

Transportation	
Regional Transit Resources	
City of Loveland Transit (COLT)	<a href="http://www.ci.loveland.co.us/publicworks">http://www.ci.loveland.co.us/publicworks</a>
Greeley-Evans Transit (GET)	<a href="http://www.greeleyevanstransit.com">www.greeleyevanstransit.com</a>
TransFort (City of Fort Collins)	<a href="http://www.ridetransfort.com">www.ridetransfort.com</a>
Rail Transportation	
Burlington Northern Santa Fe Railway - Freight Service	
Union Pacific Railroad - Freight Service	
General Aviation Airports	
Northern Colorado Regional Airport-	<a href="http://www.flynoco.com">www.flynoco.com</a>
Greeley/Weld County Airport-	<a href="http://www.GXY.net">www.GXY.net</a>

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## ■ Taxes

Tax Structure	
Local & State Sales Tax Rates	
Municipal Rate Range	2.0% - 5.0%
Larimer County	0.55%
Weld County	No Sales Tax
Colorado	2.9%

Source: Colorado Department of Revenue, Colorado Division of Property Taxation  
 Note: Tax rates as of November 2018. Additional local or special levies may apply.

Tax Structure	
Real & Business Personal Property Taxes	
Assessment Ratios	
Commercial Property	29%
Residential Property*	7.2%
Average Mill Levy, 2017	
Northern Colorado	76.069

Note: The mill levy is the dollars of tax per \$1,000 of assessed valuation.

Source: Colorado Division of Property Taxation. Co. Department of Revenue.

Tax Structure	
Colorado Income Tax	
Corporate Income Tax	4.63%

Note: Income tax rate is applied to adjusted federal gross income.

Source: Metro Denver Stats, Colorado Department of Revenue, Colorado Division of Property Taxation

**Northern Colorado offers a wide variety of housing options in many different sized towns and cities. From loft living to large acreages, new homes to charming bungalows, small hobby farms to condominiums and maintenance free living...Northern Colorado has all of this and more!**

## ■ Housing

Median Sales Price	
Weld County (2018)	
Median Price (Detached)	\$342,000
Units Sold (Detached)	5,465
Median Price (Detached+Attached)	\$335,000
Units Sold (Detached+Attached)	6,009
Larimer County (2018)	
Median Price (Detached)	\$405,000
Units Sold (Detached)	5,332
Median Price (Detached+Attached)	\$381,621
Units Sold (Detached+Attached)	6,695

Source: Sears Real Estate

## ■ Commercial Real Estate

Northern Colorado Commercial Real Estate Market Conditions, 3Q 2018				
Type	Existing Space <sup>1</sup>	Vacant Space <sup>1</sup>	Overall Vacancy Rate	Avg. Lease Rate <sup>2</sup>
Office	16.8	0.7	3.9%	\$22.42
Industrial	37.3	1.1	3.0%	\$9.86
Flex	8.5	1.0	11.8%	\$10.01
Retail	31.7	1.3	4.0%	\$17.23

1) Building space is listed in millions of Square Feet. Vacant Space, vacancy rate, and average Lease rate are for all direct and sublet space.

2) Office lease rates are per Square Foot; all others are per Square Foot, Triple-Net (NNN).

Source: Metro Denver Stats, CoStar Realty Group

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## ■ Cultural Institutions

Major Cultural Institutions in Northern Colorado, 2018

Facility	City	Facility	City
"Beet" Street	Fort Collins	Greeley Philharmonic Orchestra	Greeley
Benson Sculpture Garden	Loveland	Greeley Stampede	Greeley
Fort Collins Museum of Art	Fort Collins	Lincoln Center	Fort Collins
Fort Collins Museum of Discovery	Fort Collins	Greeley Train Museum	Greeley
Fort Collins Symphony	Fort Collins	UNC/Greeley Jazz Festival	Greeley
Greeley History Museum	Greeley	Union Colony Civic Center	Greeley

## ■ Economic Development Partners

FOR MORE DETAILED BUSINESS ASSISTANCE, CUSTOMIZED REPORTS, SITE SELECTION INFORMATION AND MORE, CONTACT:



UPSTATE COLORADO ECONOMIC DEVELOPMENT  
 822 SEVENTH STREET, SUITE 550  
 GREELEY, CO 80631  
 970-356-4565  
 WWW.UPSTATECOLORADO.ORG



LARIMER COUNTY ECONOMIC DEVELOPMENT  
 200 W. OAK STREET  
 FORT COLLINS, CO 80521  
 970-498-6600  
 HTTP://WWW.LARIMER.ORG/