



## Larimer County, Colorado

### 2012 Economic Profile

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## Larimer County, Colorado

### 2012 Economic Profile

#### Population & Cities

Population and Households, 2010		
	Population	Households
Larimer County	300,637	132,890
Berthoud (MCP)	5,060	2,067
Estes Park	5,878	4,112
Fort Collins	144,417	60,563
Johnstown (MCP)	562	284
Loveland	67,083	28,592
Timnath	665	258
Wellington	6,311	2,281
Windsor (MCP)	4,617	1,673
Unincorporated Area	66,044	33,060

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

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

Race and Ethnicity Distribution, 2011	
Hispanic or Latino (of any race)	10.8%
Not Hispanic or Latino	89.2%
White alone	84.1%
Black or African American alone	0.9%
American Indian and Alaska Native alone	0.4%
Asian alone	2.0%
Native Hawaiian and Other Pacific Islander alone	0.1%
Other race	1.8%

Note: Percentages may not add due to rounding.

Source: U.S. Census Bureau, Population Estimates Program.

Gender and Age Distribution, 2012	
Male	49.7%
Female	50.3%
Median age	35.8
0 to 14 years	17.8%
15 to 29 years	24.2%
30 to 44 years	19.3%
45 to 59 years	20.1%
60 to 74 years	13.3%
75 to 89 years	4.8%
90+ years	0.6%

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

Larimer County Square Miles
2,632

Source: Colorado Department of Local Affairs.



**Larimer County, Colorado**  
2012 Economic Profile  
Employment & Labor Force

<b>Employment by Industry, 2011</b>			
	<b>Establishments</b>	<b>Employment</b>	<b>Average Annual Wage</b>
Total All Industries	9,968	128,806	\$42,101
Agriculture, Forestry, Fishing, Hunting	76	627	\$27,335
Mining	40	333	\$49,204
Utilities	18	241	\$65,812
Construction	1,112	7,102	\$46,854
Manufacturing	415	10,947	\$79,288
Wholesale Trade	585	2,989	\$55,920
Retail Trade	1,139	16,816	\$23,904
Transportation & Warehousing	164	2,083	\$37,172
Information	171	2,504	\$52,856
Finance & Insurance	537	3,185	\$52,242
Real Estate, Rental, & Leasing	478	2,138	\$32,486
Professional & Technical Services	1,727	8,893	\$71,688
Management of Companies & Enterprises	75	557	\$75,027
Administrative & Waste Services	573	8,204	\$29,576
Educational Services	133	1,207	\$27,713
Health Care & Social Assistance	884	16,884	\$43,803
Arts, Entertainment, & Recreation	174	1,967	\$16,905
Accommodation & Food Services	774	14,788	\$15,098
Other Services	767	3,568	\$28,878
Government	118	23,746	\$46,390
Non-Classifiable	10	27	\$69,587

*Note: Employment for individual industries may not add to the total due to rounding.*

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

<b>Labor Force Data, 2011</b>	
Labor Force	178,042
Employed	166,001
Unemployment Rate	6.2%

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

<b>Ten Largest Employers in Larimer County</b>		
<b>Company</b>	<b>Industry</b>	<b>Local Employees</b>
Poudre Valley Health System	Healthcare	5,320
Hewlett Packard	Technology Product Design	2,000
Center Partners	Customer Care Center	1,300
Woodward	Speed Controls	1,200
Banner Health: McKee Medical Center	Healthcare	1,130
Hach Company	Analytical Instruments	800
Avago Technologies	Semiconductor Components	690
Anheuser-Busch	Brewery	680
Advanced Energy	Semiconductor Components	580
Agrium	Fertilizer & Micronutrient Products	430

*Source: Development Research Partners, April 2012.*



## Larimer County, Colorado 2012 Economic Profile Education

K-12 Education Statistics (Most Recent Available School Year)		
	School Year	
Enrollment	2011-2012	44,340
Number of Schools	2011-2012	88
Classroom Teacher FTE	2011-2012	2,473
Pupil/Teacher Ratio	2011-2012	17.9
Dropout Rate (grades 7-12) <sup>1</sup>	2010-2011	1.6%
Completer Rate <sup>2</sup>	2010-2011	85.0%
Graduation Rate <sup>3</sup>	2010-2011	82.9%

<sup>1</sup> Includes alternative schools. Due to a change in Colorado law, dropout figures from 2005 and beyond could include students who have left to attend school at home, outside of the state or country, or at a private institution. These students are only included in the dropout count when specific documentation of the school change is not provided.

<sup>2</sup> Completers are students who graduate, receive certificates or other designations of high school completion or attendance, or receive a G.E.D. from programs administered by the district.

<sup>3</sup> Graduation rates are calculated based on high school graduates only.  
Source: Colorado Department of Education.

College Entrance Exam Scores	
<b>ACT Composite Score - 2011</b>	
Larimer County	21.3
Northern Colorado	19.9
Colorado	20.7
U.S. Average	21.1
<b>SAT 2011</b>	
<b>Critical Reading</b>	
Colorado	570
U.S. Average	497
<b>Math</b>	
Colorado	573
U.S. Average	514
<b>Writing</b>	
Colorado	556
U.S. Average	489

Note: All Colorado high school juniors are required to take the ACT. Nationally, only college bound juniors generally take the ACT.

Sources: Colorado Department of Education; ACT, Inc.; and College Board.

Shares of Population Age 25 Years and Over by Educational Attainment (2010)	
Larimer County	Percent of Total
Percent with high school diploma or higher	94.9
Percent with bachelor's degree or higher	45.8
<b>Colorado</b>	
Percent with high school diploma or higher	89.7
Percent with bachelor's degree or higher	36.4
<b>U.S. Average</b>	
Percent with high school diploma or higher	85.6
Percent with bachelor's degree or higher	28.2

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

Higher Education Facilities in Metro Denver and Northern Colorado	
	Fall 2011 Enrollment
<b>Four Year Public Colleges and Universities</b>	
Colorado School of Mines - Golden	5,350
Colorado State University - Fort Collins, Denver	27,055
Metropolitan State University - Denver	23,337
University of Colorado Boulder	30,788
University of Colorado Denver	18,288
University of Northern Colorado - Greeley	11,332
<b>Four Year Private Colleges and Universities</b>	
Colorado Christian University - Lakewood	2,599
Johnson & Wales - Denver	1,669
Regis University - Denver	11,069
University of Denver - Denver	11,476
University of Phoenix - Metro Denver campuses	2,257
<b>Two Year Public Colleges</b>	
Aims Community College - Greeley	5,290
Arapahoe Community College - Littleton	11,097
Community College of Aurora	7,824
Community College of Denver	13,053
Front Range Community College - Westminster, Fort Collins	20,568
Red Rocks Community College - Lakewood	9,544

Source: Colorado Department of Higher Education and individual schools.



## Larimer County, Colorado 2012 Economic Profile Cost of Living, Income, & Housing

Per Capita Personal Income, 2010	
Larimer County	\$38,546
Northern Colorado	\$34,088
Colorado	\$42,295
United States	\$39,937

*Source: U.S. Bureau of Economic Analysis.*

### Cost of Living Index (selected cities) - First Quarter 2012

City	All Items							Misc. Goods and Services
	Index <sup>1</sup>	Grocery	Housing	Utilities	Transportation	Health Care		
Atlanta, GA	98.1	107.9	85.8	96.1	109.1	99.4	101.8	
Baltimore, MD	116.6	111.9	157.6	102.7	101.5	100.3	94.0	
Boston, MA	139.4	118.8	165.3	142.4	110.6	127.4	135.3	
Chicago, IL	116.9	107.6	138.1	105.4	116.7	104.3	107.4	
Cleveland, OH	100.1	108.4	93.8	105.1	101.5	103.8	99.7	
Dallas, TX	99.8	101.9	75.0	111.4	108.9	108.2	113.1	
<b>Denver, CO</b>	<b>104.0</b>	<b>96.5</b>	<b>114.8</b>	<b>89.6</b>	<b>90.8</b>	<b>109.8</b>	<b>105.7</b>	
Houston, TX	92.9	84.0	91.9	90.5	94.8	95.2	97.4	
Miami, FL	110.3	110.5	121.4	102.8	112.6	111.2	101.8	
Minneapolis, MN	108.4	106.6	114.1	102.7	105.6	102.6	107.5	
New York, NY	228.3	147.7	451.9	127.9	131.0	124.8	142.6	
Philadelphia, PA	124.5	124.7	140.5	129.3	105.6	105.4	117.4	
Portland, OR	115.2	102.3	134.4	103.2	120.5	117.2	105.3	
Raleigh, NC	91.2	98.4	72.5	104.9	101.6	93.8	96.6	
San Diego, CA	132.7	114.8	192.6	106.9	111.7	110.6	105.5	
San Francisco, CA	166.5	120.4	294.8	93.7	110.9	112.8	121.4	
Seattle, WA	115.9	111.2	135.8	89.6	109.0	118.3	110.8	
Washington, DC	144.6	113.2	248.4	103.4	107.6	101.9	97.1	

<sup>1</sup> Index measures the relative price levels for consumer goods and services in selected cities compared with the national average of 100 for all participating cities.

Source: The Council for Community and Economic Research, C2ER Cost of Living Index.

### Single-Family Median Home Sales Price (000s)

City	1Q2012
Atlanta, GA	\$87.8
Baltimore, MD	\$218.1
Boston, MA	\$311.5
Chicago, IL	\$157.2
Cleveland, OH	\$84.9
Dallas, TX	\$148.2
<b>Denver, CO</b>	<b>\$226.4</b>
Houston, TX	\$152.1
Los Angeles, CA	\$281.4
Miami, FL	\$182.0
Minneapolis, MN	\$147.3
New York, NY	\$363.8
Philadelphia, PA	\$193.5
Phoenix, AZ	\$129.9
Portland, OR	\$208.6
Raleigh, NC	N/A
San Francisco, CA	\$448.0
Seattle, WA	\$265.4
Washington, DC	\$311.6
<b>United States</b>	<b>\$158.1</b>

Source: National Association of Realtors.



## Larimer County, Colorado 2012 Economic Profile Tax Rates

Local & State Sales Tax Rates	
Berthoud	3.00%
Estes Park	4.00%
Fort Collins	3.85%
Johnstown	3.00%
Loveland	3.00%
Timnath	3.00%
Wellington	3.00%
Windsor	3.20%
Larimer County	0.60%
Colorado	2.90%

*Note: Sales and use tax rates are current as of July 1, 2012. Additional local or special levies may apply. Some cities may be located in more than one county.*

*Source: Colorado Division of Property Taxation.*

Colorado Income Tax	
Corporate Income Tax	4.63%
Personal Income Tax	4.63%

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

*Source: Colorado Department of Revenue.*

Real & Business Personal Property Taxes	
Assessment Ratios	
Commercial Property	29%
Residential Property	7.96%
Average Mill Levy, 2011	
Larimer County	87.962
Northern Colorado	78.145

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

*Source: Colorado Department of Revenue.*

Property Tax Example	
<p>Assume you have a home with a base year market value of \$200,000. With a residential property assessment ratio of 7.96%, the assessed value of the home is \$15,920 (1). Given that the 2011 Northern Colorado average mill levy of 78.145 is the tax on each \$1,000 of assessed value, the total tax due is \$1,244.07 (2).</p>	
<p>(1) <math>\\$200,000 * 7.96\% = \\$15,920</math></p>	
<p>(2) <math>\\$15,920 * .078145 = \\$1,244.07</math></p>	



## Larimer County, Colorado

### 2012 Economic Profile

#### Transportation

Ideally located near major air, motor, and rail arterials, all transportation needs are well met in Larimer County. Denver International Airport is less than one hour away, and the Fort Collins-Loveland Airport, served by Allegiant Air, is easily accessible. I-25 connects the region to Denver. Highway 34 provides a direct route to Estes Park, while connections to I-80 and I-70 are less than an hour away to the north and south, respectively.

Larimer County is also served by the Union Pacific and Great Western Railroads, positioning the Larimer County communities at the nexus of transportation infrastructure.

#### Air Transportation

Denver International Airport (DIA)	
Denver International Airport (DIA) is the fifth-busiest airport in the United States and has served well more than 700 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)	157
Commercial Carriers	15
2011 Passenger Traffic (millions)	52.8
2010-2011 Passenger Traffic Growth	1.7%
Nonstop Destinations (Domestic & Int'l)	160

General Aviation Airports
The <b>Fort Collins-Loveland Municipal Airport</b> is located about 55 miles north of Denver along the I-25 corridor. The airport has commercial airline service and also provides corporate and general aviation services. <a href="http://www.fortloveair.com">www.fortloveair.com</a>
The <b>Greeley-Weld County Airport</b> is one of Colorado's fastest-growing business aviation facilities. The airport is located 50 miles north of Denver. <a href="http://www.gxy.net">www.gxy.net</a>

The Mason Street Corridor project is the largest transit development in Fort Collins history. The \$87 million project will connect the existing Downtown Transit Center to a new South Transit Center via the MAX, a bus rapid transit system. The South Transit Center will serve as the southern hub for many transportation routes and will provide a Park-n-Ride, bicycle parking, and offer connections to the Mason Corridor and Mason Trail. Fort Collins officials say bus rapid transit service will begin in 2014.

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.greeleygov.com/theBus">www.greeleygov.com/theBus</a>
Transfort (City of Fort Collins)	<a href="http://www.ci.fort-collins.co.us/transfort/">www.ci.fort-collins.co.us/transfort/</a>

Rail Transportation
Burlington Northern Santa Fe Railway - Freight Service
Union Pacific Railroad - Freight Service
Amtrak - Passenger Service



Larimer County, Colorado  
2012 Economic Profile  
Commercial Real Estate

	Existing Space <sup>1</sup>	Vacant Space <sup>1</sup>	Overall Vacancy Rate	Avg. Lease Rate <sup>2</sup>
Office	9.9	0.9	8.8%	\$18.94
Industrial	15.4	1.4	9.1%	\$6.06
Flex	4.4	0.3	7.4%	\$7.43
Retail	18.5	1.3	6.8%	\$13.86

<sup>1</sup> Building space is listed in millions of square feet. Vacant space, vacancy rate, and average lease rate are for all direct and sublet space.

<sup>2</sup> Office lease rates are per square foot; all others are per square foot, triple-net (NNN).

Source: CoStar Realty Group.

City	Materials	Installation	Composite
Atlanta, GA	98.0	76.5	88.5
Baltimore, MD	100.2	84.7	93.3
Boston, MA	102.2	136.8	117.5
Buffalo, NY	100.3	104.0	101.9
Chicago, IL	99.1	138.9	116.6
Cincinnati, OH	96.9	85.8	92.0
Cleveland, OH	97.9	99.8	98.7
Columbus, OH	97.8	90.6	94.6
Dallas, TX	99.4	66.8	85.0
<b>Denver, CO</b>	<b>101.7</b>	<b>84.7</b>	<b>94.2</b>
Detroit, MI	97.4	110.1	103.0
Houston, TX	99.1	69.8	86.2
Indianapolis, IN	99.2	85.6	93.2
Kansas City, MO	100.1	108.0	103.6
Los Angeles, CA	100.1	115.5	106.9
Memphis, TN	98.2	69.6	85.6
Miami, FL	99.6	76.7	89.6
Milwaukee, WI	100.9	108.3	104.2
Minneapolis, MN	102.1	123.0	111.3
Nashville, TN	96.8	72.2	86.0
New York, NY	104.8	166.9	132.2
Philadelphia, PA	99.9	130.9	113.6
Phoenix, AZ	97.9	76.6	88.5
Pittsburgh, PA	99.1	104.6	101.5
St. Louis, MO	100	105.7	102.5
San Antonio, TX	96.2	65	82.4
San Diego, CA	99.3	107.8	103.0
San Francisco, CA	108.5	142.3	123.4
Seattle, WA	102.5	106.3	104.2
Washington, D.C.	102.4	92.8	98.2
<b>National Average</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>

Source: RS Means, "Building Construction Cost Data 2012."

	Acres
Centerra	1,183
Mountain Vista Business Park	850
2534	450
Ludlow Business Park	340
Centre for Advanced Technology	235
Rocky Mountain Center for Innovation & Technology	177
Longview Commercial Park	160
Crossroads Business Park	160
Oakridge Business Park	138
Airpark of the Rockies	135
Harmony Technology Park	105
Loveland East Site	100
Prospect East Business Park	97
Highlands Industrial Park	80
Centre Point Business Airpark, LLC	70
Wellington Industrial Land	60
Interchange Business Park	55

Source: Larimer County.



**NORTHERN  
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**Larimer County, Colorado**

**2012 Economic Profile**

**Cultural Institutions**

**Major Cultural Institutions in Northern Colorado, 2012**

<b>Facility</b>	<b>City</b>	<b>Facility</b>	<b>City</b>
"Beet" Street	Fort Collins	Greeley Stampede	Greeley
Benson Sculpture Garden	Loveland	Lincoln Center	Fort Collins
Fort Collins Museum of Art	Fort Collins	Midtown Arts Center	Fort Collins
Fort Collins Symphony	Fort Collins	UNC/Greeley Jazz Festival	Greeley
Greeley Philharmonic Orchestra	Greeley	Union Colony Civic Center	Greeley

Source: Development Research Partners.

**Professional Sports Teams and Venues**

<b>Northern Colorado</b>			
<b>Team</b>	<b>Sport</b>	<b>League</b>	<b>Venue</b>
Colorado Eagles	Hockey	CHL	Budweiser Events Center
Colorado Ice	Football	IFL	Budweiser Events Center
<b>Metro Denver</b>			
<b>Team</b>	<b>Sport</b>	<b>League</b>	<b>Venue</b>
Colorado Avalanche	Hockey	NHL	Pepsi Center
Colorado Mammoth	Lacrosse	NLL	Pepsi Center
Colorado Rapids	Soccer	MLS	Dick's Sporting Goods Park
Colorado Rockies	Baseball	MLB	Coors Field
Denver Broncos	Football	NFL	Sports Authority Field at Mile High
Denver Nuggets	Basketball	NBA	Pepsi Center
Denver Outlaws	Lacrosse	MLL	Sports Authority Field at Mile High

Source: Development Research Partners.

NORTHERN  
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Economic Development Corporation

## Larimer County, Colorado

2012 Economic Profile

Economic Development Partners

**Northern Colorado Economic Development Corporation**

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