

# DEMOGRAPHIC PROFILE

Updated June 2005

LARIMER COUNTY, COLORADO

## ECONOMY

### 2005 Median Family Income (Family of Four)

|              |          |          |
|--------------|----------|----------|
| Fort Collins | Greeley  | Denver   |
| Loveland     | \$55,900 | \$69,200 |
| \$66,400     |          |          |

Source: www.huduser.org

### Per Capita Income 2003

|             |          |              |
|-------------|----------|--------------|
| Larimer Co. | Colorado | U.S. Average |
| \$31,543    | \$34,283 | \$31,632     |

Source: www.co.larimer.co.us

### Larimer County Personal Income (in Billions)

|         |         |         |         |         |
|---------|---------|---------|---------|---------|
| 1999    | 2000    | 2001    | 2002    | 2003    |
| \$6.723 | \$7.376 | \$7.849 | \$7.768 | \$8.491 |

Source: www.dola.state.co.us/index.htm

### Unemployment (Annual Average)

|              |      |      |      |      |
|--------------|------|------|------|------|
|              | 2001 | 2002 | 2003 | 2004 |
| Larimer      | 3.7% | 5.3% | 5.9% | 5.3% |
| Fort Collins | 4.0% | 5.7% | 6.3% | 5.6% |
| Loveland     | 3.5% | 5.1% | 5.6% | 5.0% |

Source: www.bls.gov/data/home.htm

### ACCRA Cost of Living

| 4th Quarter 2003        | Index        |
|-------------------------|--------------|
| Los Angeles, CA         | 148.8        |
| Boston, MA              | 136.9        |
| Washington D.C.         | 138.8        |
| Denver, CO              | 104.8        |
| <b>Loveland, CO</b>     | <b>99.3</b>  |
| Corvallis, OR           | 109.7        |
| <b>Fort Collins, CO</b> | <b>102.2</b> |
| Phoenix, AZ             | 98.5         |
| Dallas, TX              | 96.8         |
| Greeley, CO             | 95.9         |

## POPULATION

### Population Characteristics

|      |              |          |
|------|--------------|----------|
|      | Fort Collins | Loveland |
| 1980 | 64,092       | 30,244   |
| 1990 | 87,758       | 37,352   |
| 2000 | 118,652      | 50,608   |
| 2003 | 125,740      | 56,436   |

### Race/Ethnicity (Census 2000)

Larimer County

|                        |       |
|------------------------|-------|
| White                  | 91.4% |
| Hispanic Origin        | 8.3%  |
| Other                  | 3.4%  |
| Asian/Pacific Islander | 1.6%  |
| Black                  | .7%   |
| American Indian        | .7%   |

### Age Distribution (Census 2000)

Larimer County

|          |       |
|----------|-------|
| Under 19 | 28.0% |
| 20-24    | 10.1% |
| 25-34    | 14.4% |
| 35-54    | 30.5% |
| Other    | 17.2% |

|                       |                |                |                |                |
|-----------------------|----------------|----------------|----------------|----------------|
|                       | 2000           | 2001           | 2002           | 2003           |
| <b>Larimer County</b> | <b>251,494</b> | <b>258,985</b> | <b>268,740</b> | <b>273,965</b> |
| Unincorporated        | 68,819         | 69,979         | 71,203         | 71,575         |
| Berthoud              | 4,839          | 5,036          | 5,117          | 5,130          |
| Estes Park            | 5,413          | 5,571          | 5,728          | 5,873          |
| Fort Collins          | 118,652        | 121,797        | 126,114        | 129,756        |
| Loveland              | 50,608         | 52,824         | 55,974         | 57,922         |
| Timnath               | 223            | 223            | 223            | 230            |
| Wellington            | 2,672          | 2,785          | 3,263          | 3,479          |

### Education (Census 2000)

Adults Over Age 25

|                       |       |
|-----------------------|-------|
| High School or Higher |       |
| Fort Collins          | 91.5% |
| Larimer County        | 88.6% |
| Colorado              | 84.4% |

### Bachelor's Degree or Higher

|              |       |
|--------------|-------|
| Fort Collins | 42.7% |
| Larimer      | 32.2% |
| Colorado     | 27.0% |

### Larimer County Household Information

(Census 2000)

|  |        |
|--|--------|
| Average Number of Persons per Family   | 3.09   |
| Average Number of Person per Household | 2.54   |
| Total Number of Households             | 70,472 |
| Married Couples Households             | 58.1%  |
| With Children Under 18                 | 28.6%  |
| Households 65 or Older                 | 16%    |

Source: www.census.gov

## EMPLOYMENT AND WAGES

| Industry                                 | Establishments | Employment     | Average Wages   |
|--|----------------|----------------|-----------------|
| <b>Total</b>                             | <b>9,041</b>   | <b>120,043</b> | <b>\$34,807</b> |
| Agricultural, Forestry, Fisheries        | 67             | 707            | \$24,553        |
| Mining                                   | 26             | 319            | \$37,242        |
| Construction                             | 1,344          | 9,416          | \$36,752        |
| Manufacturing                            | 441            | 14,838         | \$64,645        |
| Transportation, Communication, Utilities | 194            | 2,450          | \$32,721        |
| Wholesale Trade                          | 525            | 2,824          | \$41,156        |
| Retail Trade                             | 1,195          | 15,922         | \$22,108        |
| Finance, Insurance, Real Estate          | 931            | 5,237          | \$37,208        |
| Information                              | 188            | 2,447          | \$39,709        |
| Service                                  | 2,532          | 26,178         | \$34,445        |
| Other Services (not public admin)        | 633            | 3,044          | \$23,525        |
| Food/Entertainment                       | 872            | 14,933         | \$11,944        |
| Gov't. Employment                        | 94             | 21,728         | \$39,202        |

### 2003 Colorado Labor Force

| Total Labor Force |             |              |          |
|-------------------|-------------|--------------|----------|
| Colorado          | Larimer Co. | Fort Collins | Loveland |
| 2,477,874         | 155,314     | 79,904       | 29,454   |
| Employment        |             |              |          |
| Colorado          | Larimer Co. | Fort Collins | Loveland |
| 2,328,182         | 146,474     | 71,355       | 27,857   |
| Unemployment      |             |              |          |
| Colorado          | Larimer Co. | Fort Collins | Loveland |
| 149,692           | 8,840       | 4,550        | 1,600    |
| Unemployment Rate |             |              |          |
| Colorado          | Larimer Co. | Fort Collins | Loveland |
| 6.0%              | 5.7%        | 6.1%         | 5.4%     |

2003 U.S. Unemployment Rate 6.0%

## MAJOR EMPLOYERS

| Company                       | Product/Service                   | Jobs | Company               | Product/Service                    | Jobs |
|-------------------------------|-----------------------------------|------|-----------------------|------------------------------------|------|
| Colorado State University     | Under and Post Grad University    | 6948 | McKee Medical         | Full Range Health Services         | 950  |
| Hewlett-Packard               | Electronic Data Processing Equip. | 3000 | Wal-Mart Distribution | Discount Store Distribution Center | 900  |
| Poudre School District        | Public School District            | 3732 | Woodward Governor     | Speed Controls                     | 800  |
| Agilent Technologies          | Test and Measurement Equipment    | 2800 | Advanced Energy       | Power Conversions/Control Systems  | 800  |
| Poudre Valley Health System   | Full Range Health Services        | 2814 | Anheuser-Busch        | Brewery                            | 743  |
| Thompson R2-J School District | Public School District            | 2000 | Hach Company          | Water Testing Manufacturer         | 793  |
| Larimer County                | County Government                 | 1394 | City of Loveland      | City Government                    | 678  |
| City of Fort Collins          | City Government                   | 1400 | Celestica             | Manufacturing                      | 650  |

Source: www.co.larimer.co.us/compass

## EDUCATION

### Public Education

There are three public school districts in Larimer County

### 2004-2005 Enrollment

| School                 | Location     | Enrollment |
|------------------------|--------------|------------|
| Poudre School District | Fort Collins | 23,000     |
| Thompson R2-J          | Loveland     | 14,000     |
| Park R-3               | Estes Park   | 1,363      |

### 2004-2005 CSAP

Colorado School Assessment Program (CSAP) scores were first released in 1997. Since then, Poudre and Thompson School Districts have consistently performed from 3-15 percentage points above the state average in each subject at each grade level.

### 2004-2005 School District Statistics

| Poudre School District<br>Student/Certified Staff Ratio | Thompson R2-J School District<br>Student/Certified Staff Ratio |
|---|--|
| 22:1  | 25:1   |

### Higher Education

#### Colorado State University (Fort Collins, Denver)

A Carnegie Class I Research University offering more undergraduate programs (74) than any other Colorado school. Eight Major Colleges: Agricultural Sciences, Applied Human Sciences, Liberal Arts, Business, Engineering, Forestry and Natural Resources, Veterinary Medicine and Biomedical Sciences, and Natural Sciences. 2005 Enrollment - 24,700

#### Front Range Community College (Fort Collins, Westminster, Estes Park, Boulder)

Associates Degrees: Arts, Science, General Studies, and Applied Science. The College offers 12 high school vocational programs and 90 associate degrees and certificates. 2005 Enrollment - 5,100

#### Aims Community College (Loveland, Greeley, Fort Lupton, Fort Collins)

Offers over 85 Associate degree programs and certificate programs. 2005 Enrollment - 14,000

## LOCAL AND STATE INCENTIVES

#### City of Fort Collins

The city's manufacturing Equipment Use Tax Rebate Program permits local manufacturers to request a partial rebate of local use taxes paid on qualifying equipment.

#### City of Loveland

A business which meets the criteria set forth in City Resolution #R-85-98 may receive, as a credit against any fees assessed by the City in connection with the new construction of new or expanded facilities within the City, a sum equal to the building materials use tax paid to the City in connection with the construction of such facilities. In Downtown Loveland selected fees assessed by the City in connection with the construction of a new or expanded facility will be waived.

#### Larimer County

On a case-by-case basis, the County will consider negotiating financial incentives up to 50 percent credit towards the company's personal property tax liability for up to four years.

#### Poudre School District

The District will consider negotiating the same type of personal property tax credits as Larimer County.

#### State of Colorado

If your company locates in a designated Enterprise Zone, you will receive a three percent investment tax credit, a three percent research and development tax credit, a new employee tax credit up to \$900 per employee, and a 10 percent tax credit for school to work programs and job training. Through Colorado FIRST, the State of Colorado offers assistance with customized job training. A grant is available for relocating companies. Visit <http://www.state.co.us/oed/edc/index.cfm> for more information.

The Northern Colorado Economic Development Corporation (NCEDC) offers assistance in various capacities to companies that are planning to expand and/or relocate to Northern Colorado, (970) 667-0905.

## TAXES

#### Retail Sales Tax

|                           |                         |
|---------------------------|-------------------------|
| State of Colorado - 2.9%  | City of Timnath - 3%    |
| City of Fort Collins - 3% | City of Wellington - 3% |
| City of Loveland - 3%     | City of Berthoud - 3%   |
| Larimer County - .8%      | City of Johnstown - 3%  |
| City of Estes Park - 4%   |                         |

#### Corporate and Personal Income Tax

4.63% of Adjusted Federal Taxable Income

#### Personal Income Tax

.0192 - .0412 on the first \$10,000 (depending on occupation)

#### Property Taxes

Depending on the location within Larimer County, residential property taxes will amount to approximately 1% of the actual value of real estate. Non-residential property will amount to approximately 2% of the actual value.

Source: [www.co.larimer.co.us/finance/salestax.htm](http://www.co.larimer.co.us/finance/salestax.htm)

## CLIMATE

### Monthly Mean Temperatures (Degrees Fahrenheit)

|      | January | July |
|------|---------|------|
| High | 40.8    | 84.8 |
| Low  | 13.1    | 55.7 |

Annual Snowfall - 47.3 inches

Days of Sunshine - 300+

## UTILITIES

### Electricity

#### Within City Limits

#### City of Loveland

500 E. Third Street  
Loveland, CO 80537  
(970) 962-2111

#### Outside City Limits

#### Xcel Energy

1901 E. Harmony Road  
Fort Collins, CO  
1-800-772-7858

#### City of Fort Collins Light and Power

PO Box 580  
Fort Collins, CO 80522-8580  
(970) 221-6700

#### Rural Areas

#### Poudre Valley Rural Electric Assoc.

PO Box 272550  
Fort Collins, CO 80527  
(970) 226-1234

### Water

#### Fort Collins City Utilities

PO Box 580  
Fort Collins, CO 80522  
(970) 221-6785

#### Loveland City Utilities

500 E. Third Street  
Loveland, CO 80537  
(970) 962-2111

### Cable

#### Comcast Communications

1201 University Avenue  
Fort Collins, CO 80521  
1-888-824-4010

#### Comcast Communications

1582 W. First Street  
Loveland, CO 80537  
1-888-824-4010

### Gas

#### Xcel Energy

1901 E. Harmony Road  
Fort Collins, CO  
1-800-772-7858

#### Telephone

#### Qwest Communications

(970) 679-7000

## HOUSING

### Residential Sales

| Fort Collins/Wellington |            |          | Loveland |            |          |
|-------------------------|------------|----------|----------|------------|----------|
| Year                    | Avg. Price | % Change | Year     | Avg. Price | % Change |
| 2001                    | \$213,04   | 10%      | 2001     | \$210,327  | 9%       |
| 2002                    | \$217,314  | 2%       | 2002     | \$218,034  | 4%       |
| 2003                    | \$228,541  | 5%       | 2003     | \$222,088  | 2%       |
| 2004                    | \$230,589  | 1%       | 2004     | \$237,886  | 7%       |

#### Single Family Building Permits 2004

Fort Collins - 987  
Loveland - 888

#### Multi-Family Building Permits 2004

Fort Collins - 308  
Loveland - 137

#### Total Number of Occupied Housing Units - 2000 Census (Larimer County) - 105,392

Owner Occupied - 65,767  
Renter Occupied - 31,397

#### Rental Vacancy Rate - 9%

# COMMUNITY INFORMATION

## Healthcare

### Fort Collins

Poudre Valley Hospital  
1024 Lemay Avenue  
Fort Collins, CO 80524  
(970) 495-7000

One of the newest and most modern hospitals in Colorado and the Rocky Mountain region with over 391 active staff physicians and 281 beds.

### Loveland

Medical Center  
of the Rockies  
I-25 and HWY 34  
Opening 2007

136 beds, cardiac and trauma care.

McKee Medical Center  
2000 N. Boise Avenue  
Loveland, CO 80538  
(970) 669-4640

A fully accredited, 107 bed acute-care hospital with a combined Intensive Care/Coronary Care Unit. 108 active staff physicians.

## Fort Collins Annual Events

|   |           |                               |
|---|-----------|-------------------------------|
| St. Patrick's Day Parade                | March     | Downtown                      |
| Service League/Kitchen Kapers           | April     |                               |
| Poudre Valley Art League                | April     | Lincoln Center                |
| Poudre Hospital Foundation Gala         | May       | CSU Equine Center             |
| Cinco De Mayo                           | May       | Downtown                      |
| Easy Street Marathon                    | May       |                               |
| Junior League Terrace/Garden Tour       | June      |                               |
| Colorado Brewers Fest                   | June      | Downtown                      |
| Fourth of July Celebration              | July      | City Park                     |
| New West Fest                           | August    | Downtown                      |
| Biennial International Poster Exhibit   | Sept-Nov  |                               |
| Homecoming Parade                       | September |                               |
| Old Town Marathon                       | October   |                               |
| Respite Care Holiday Ball               | November  |                               |
| Martin Luther King Jr Day               | January   | Downtown                      |
| Victorian Christmas Open House          | December  | Avery House                   |
| Asian Fest and Luau                     | April     | CSU                           |
| Native American Student Service Pow Wow | April     | CSU                           |
| Museum of Contemporary Art Studio Tour  | September |                               |
| Historic Homes Tour                     | September |                               |
| Treatsylvania                           | October   | The Farm at Lee Martinez Park |

## Estes Park Annual Events

|                  |          |
|------------------|----------|
| Jazz Festival    | May      |
| Wool Market      | June     |
| Rooftop Rodeo    | July     |
| Elk Fest         | October  |
| Christmas Parade | November |

## Recreation

### Fort Collins

Edora Park  
Lee Martinez Park/Farm  
Rolland Moore Park  
Edora Pool Ice Center  
Mulberry Pool  
Northside Aztlan Community Center  
Boys and Girls Club  
Spring Creek Bike Trail  
Sidewalk Cafes  
Senior Center  
Youth Activity Center  
City Park Pool Center/Railway  
Fossil Creek Park

### Loveland

Barnes Park Batting Cages  
Winona Pool  
Hatfield Chilson Recreation/Senior Center  
Lake Loveland Swim Beach  
Metrolux 12-Plex Theatre  
Crystal Rapids Water Park  
North Lake Park  
Nenson Park  
4th Street Antique Mall  
Budweiser Events Center

## Special Attractions

### Fort Collins

Anheuser-Busch Brewery  
The Lincoln Center  
Old Town Square  
Fort Collins Museum  
Swetsville Zoo  
Avery House  
Trolley  
Museum of Contemporary Art  
Discovery Science Center  
Environmental Learning Center

### Loveland

North Lake Park  
Benson Park Sculpture Garden  
Loveland Museum and Gallery  
Loveland Community Theater  
Foote Lagoon  
Rialto Theater

## Loveland Annual Events

|                                    |           |                         |
|------------------------------------|-----------|-------------------------|
| Valentine Remailing Program        | February  | Parks and Rec           |
| Loveland Spring Games              | May       | Parks and Rec           |
| Classic 10K Run                    | June      | Lake Loveland           |
| Independence Day Celebration       | July      | Foote Lagoon            |
| Summer Fest                        | July      | Benson Park             |
| Sculpture in the Park              | August    |                         |
| Sculpture Invitation               | August    | Downtown                |
| Corn Roast Parade                  | August    | North Lake Park         |
| Art in the Park                    | August    | Fairgrounds - The Ranch |
| Larimer County Fair and PRCA Rodeo | August    |                         |
| Oktoberfest                        | September |                         |
| Business Expo                      | October   |                         |
| Sculpture in the Dark              | December  | Benson Park             |
| Historic House Tour                | May       |                         |
| Corn Roast Festival                | August    |                         |

## National Forests and Parks

|                                      |                            |
|--------------------------------------|----------------------------|
| Horsetooth Mountain Park & Reservoir | 40 State Parks             |
| Rocky Mountain National Park         | Boyd Lake State Park       |
| Estes-Poudre Ranger District         | Roosevelt National Park    |
| Poudre Canyon                        | Redfeather Ranger District |
| Viestenz Mountain National Park      | Larimer County Parks       |

## Golf Courses

### Fort Collins

City Park Nine  
Collindale  
Fort Collins Country Club  
Link-n-Greens  
Mountain Vista Greens  
Ptarmigan Golf and Country Club  
Southridge Greens

### Loveland

Cattail Creek  
Mariana Butte  
The Olde Course of Loveland

### Estes Park

Estes Park Golf Club  
Lake Estes Executive Golf Course

### Milliken

Mad Russian Golf Course

## RETAIL

### Estimated Taxable Sales

|              | 2001            | 2002            | 2003            | 2004            |
|--------------|-----------------|-----------------|-----------------|-----------------|
| Fort Collins | \$1,979,022,422 | \$1,965,760,906 | \$1,969,208,226 | \$2,024,683,385 |
| Loveland     | \$679,497,931   | \$706,584,600   | \$725,181,800   | \$764,829,500   |

### Shopping Centers

Fort Collins area offers three major malls and over 25 neighborhood centers. Loveland has three major retail centers.

### The Square

3500 S. College, Fort Collins  
(970) 223-1229.

### Old Town Square

Downtown Fort Collins  
(970) 484-6500.

### The Shops at Centerra

I-25 and HWY 34, Opening October 2005.

### Outlets at Loveland

I-25 at US 34, Loveland  
(970) 663-1717. 75 factory stores.

### Foothills Mall

South College Avenue at Foothills Parkway, (970) 226-5555. 120 stores.  
Major Anchors: Foley's, JC Penney, Mervyn's, Sears.

## TRANSPORTATION

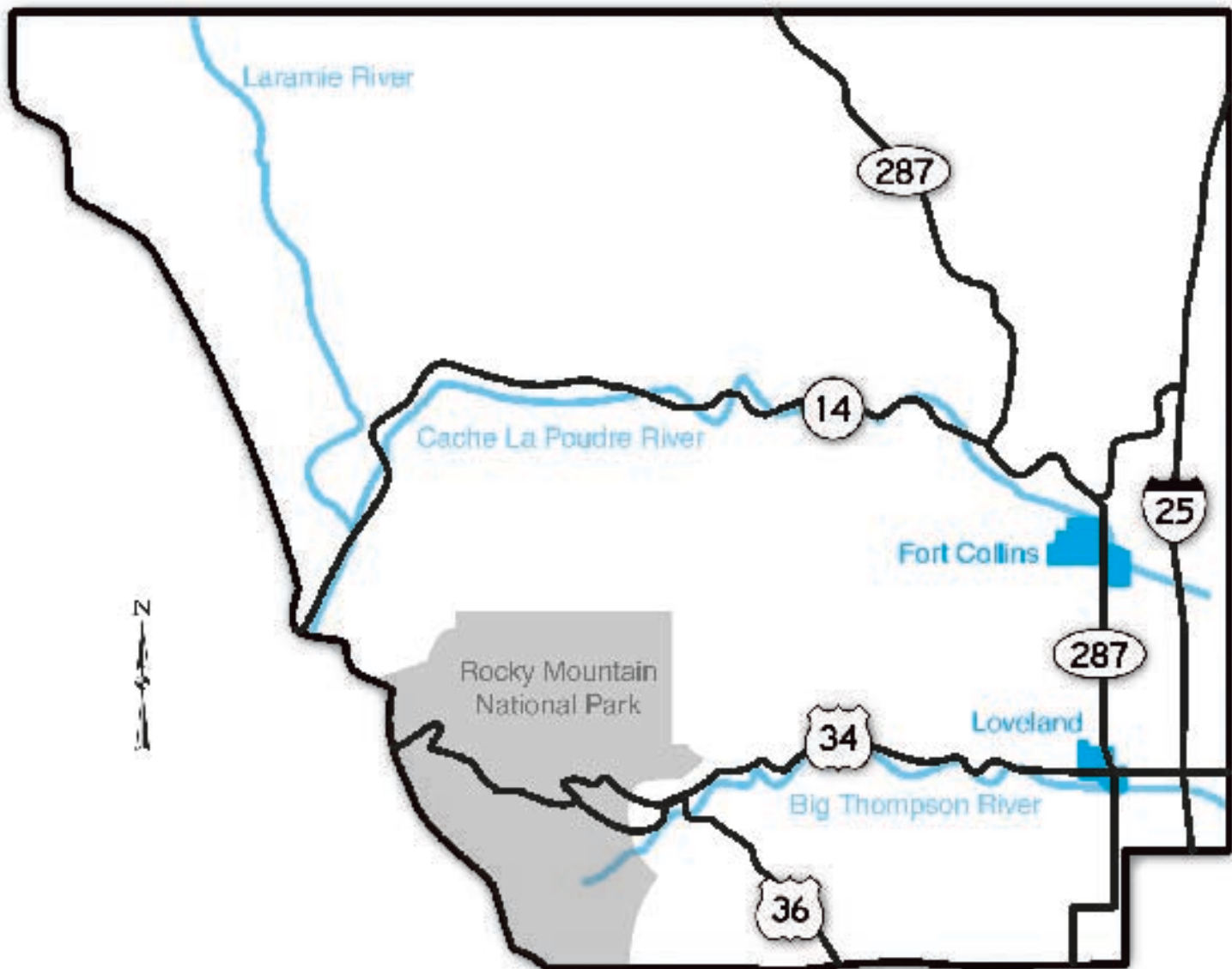
### Distance from Fort Collins to Selected Cities

| City         | Miles | Minutes |
|--------------|-------|---------|
| Loveland     | 8     | 10      |
| Greeley      | 29    | 35      |
| Estes Park   | 42    | 60      |
| Windsor      | 10    | 15      |
| Boulder      | 46    | 60      |
| Metro Denver | 62    | 75      |
| Cheyenne, WY | 45    | 60      |
| Wellington   | 10    | 15      |

### Distance to Denver International Airport

Approximately 74 miles (1.5 hours). I-25 South OR HWY 85 South to E-470 (toll highway), Peña Boulevard, East to the DIA entrance.

## LARIMER COUNTY



Larimer County is named after General William Larimer, 1809-1875. He was an early settler of Denver and the county was named after him as a 'thank you'. The Territorial legislature of Colorado named Larimer a county in 1861. More information on General William Larimer.

Larimer County is located in north central Colorado. It is the seventh largest county in Colorado based on population. The county extends to the Continental Divide and includes several mountain communities and Rocky Mountain National Park. The county encompasses 2,640 square miles that include some of the finest irrigated farmland in the state, as well as vast stretches of scenic ranch lands, forests and high mountain peaks. Over 50% of Larimer County is publicly owned, most of which is land within Roosevelt National Forest and Rocky Mountain National Park. In addition to these federal lands, Colorado State Parks and Recreation Area, Larimer County Parks and local parks within urban areas combine to provide a wide spectrum of recreational opportunities that are enjoyed by both residents and visitors.

### THIS DEMOGRAPHIC PROFILE WAS PREPARED BY THE GROUP, INC.



**THE GROUP INC.**  
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