

Grand Junction city

Demographic and Economic Profile

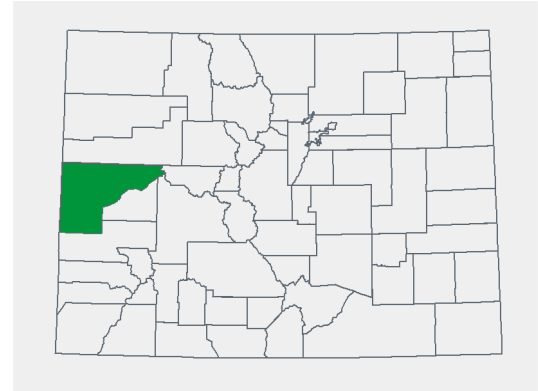


COLORADO
Department of Local Affairs

Community Quick Facts

Population (2014)	61,847
Population Change 2010 to 2014	2,379
Place Median HH Income (ACS 10-14)	\$44,887
State Median HH Income (ACS 10-14)	\$59,448
Employment (County in 2014)	76,532
County Cost of Living Index (State=100)	93.65, Low

Source: State Demography Office
U.S. Census Bureau

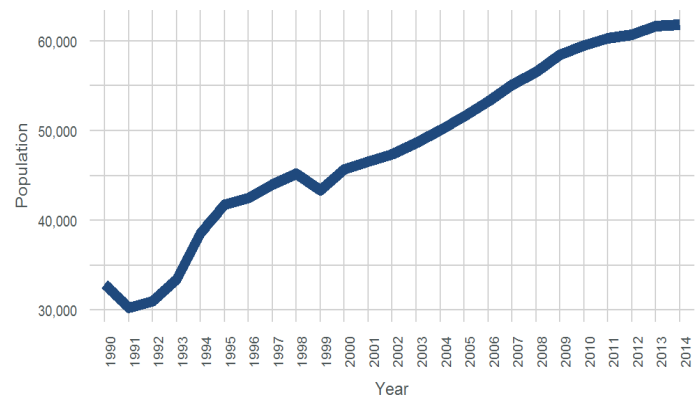


Population

Population Estimates and Forecasts for the resident population are produced by the State Demography Office.

- Grand Junction's population grew very fast in the early 90s, declined slightly in 1999, and resumed fast growth between 2000 and 2010.
- The lower growth rates in recent years compared to much higher growth in prior periods is in large part due to much slower job growth relative to pre-recession growth.

Grand Junction Population, 1990 to 2014



Population

Annual Average Growth Rate (%)

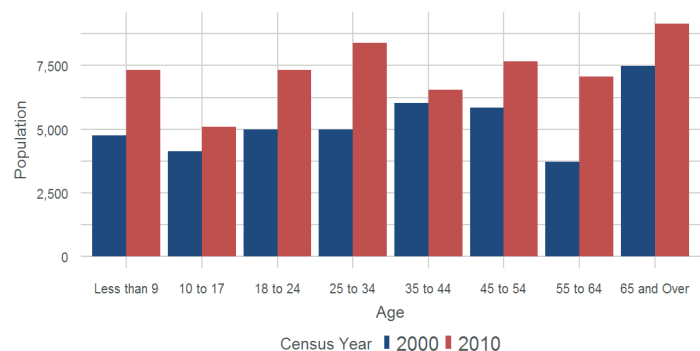
	Grand Junction city	Mesa	Colorado	Grand Junction city	Mesa	Colorado
1990	32,893	93,145	3,294,473			
1995	41,728	105,406	3,811,074	4.9%	2.5%	3%
2000	45,678	117,651	4,338,801	1.8%	2.2%	2.6%
2010	59,468	147,112	5,050,289	2.7%	2.3%	1.5%
2014	61,847	148,348	5,353,471	1%	0.2%	1.5%

Population By Age

Grand Junction's population by age is shown in the chart to the right for both 2000 (darker bar) and 2010 (lighter bar). Grand Junction experienced growth across all age groups over the decade. The most significant growth occurred within the 55 to 64 age group, the result of Baby Boomer residents aging. The 25 to 34 and Less than 9 age groups also experienced significant growth which is also reflected in the growth in family households with children under age 18.

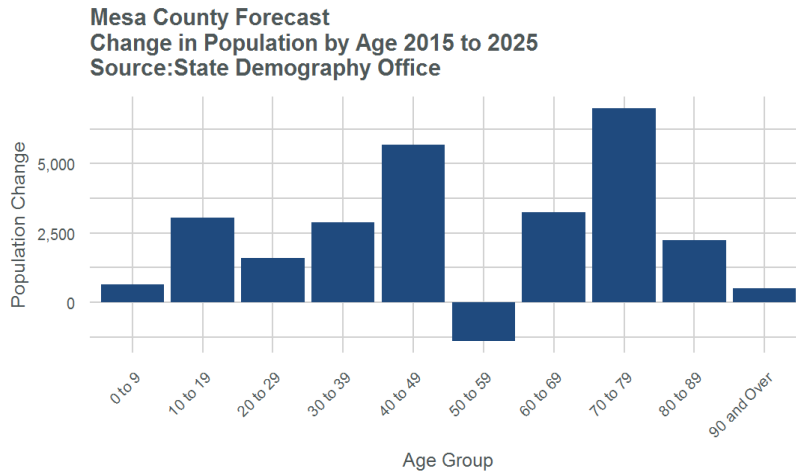
Grand Junction City Population by Age

Source: U.S. Census Bureau



Population By Age, Continued

Mesa County, where Grand Junction is located, is expected to return to stronger growth rates between 2015 and 2025. Most of this growth is forecast in prime working age adults (35-44) and those over 70 years of age. In-migration to the county will be driven by the need for replacement workers for older adults aging out of Mesa County's current labor force. Due to the forecast growth in working age adults, there is also expected growth in the number of children. Growth in the population aged 60 to 69 and 70 to 79 as well as the subsequent declines in the population aged 50 to 59 is the result of the Baby Boomer generation aging.

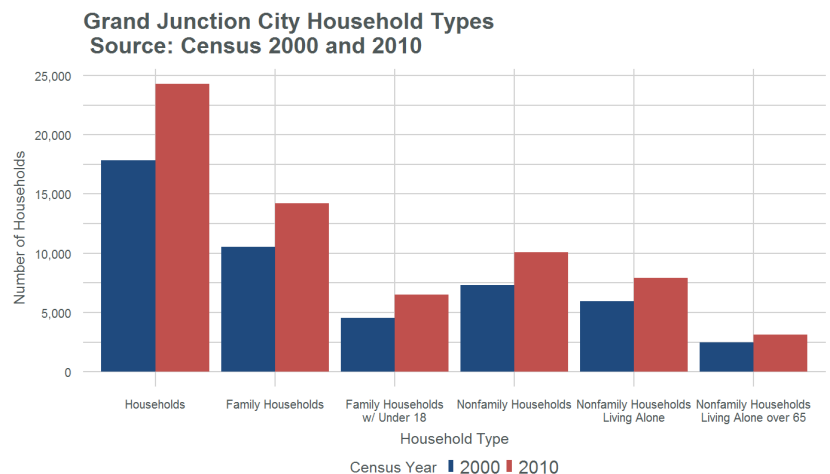


Housing & Households

Grand Junction Housing Units	2000	2010	2010 %
Total Housing Units	18,784	26,170	
Occupied Housing Units	17,865	24,311	92.9%
Owner-Occupied Units	11,183	15,171	62.4%
Renter-Occupied Units	6,682	9,140	37.6%
Vacant Housing Units	919	1,859	7.1%
For Seasonal	71	195	10.5%
All Other Vacant	848	1,664	89.5%

- The overall vacancy rate was 7.1% in 2010.
- The vacancy rate has increased slightly since 2000 but is still below the state average (10.8%).
- A majority of the units are owner occupied (62.4%) but an active rental market exists as well.

- There was an increase in households between 2000 and 2010.
- This increase can be seen across all household types, especially Family households including those with children under 18.
- This increase reflects the population growth in the 0 to 17 and 25 to 34 age groups.



Race & Ethnicity

Grand Junction city Population by Race/Ethnicity

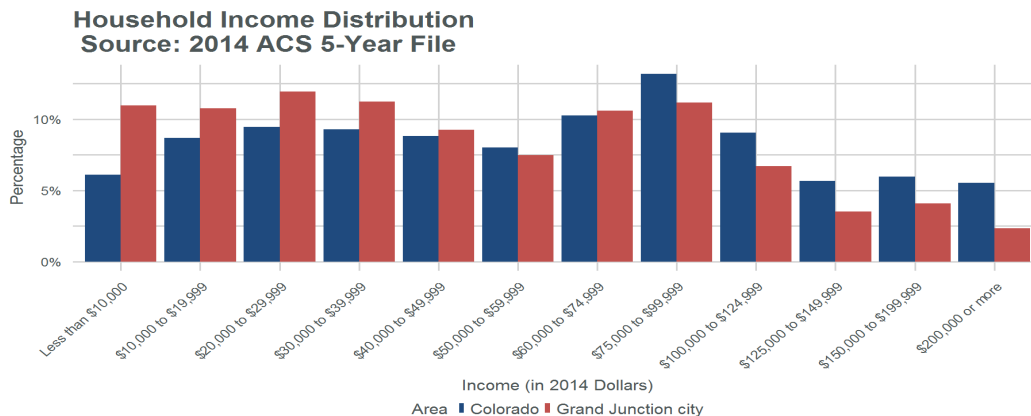
	2000	2010	2010 %	Colorado 2010 %
Total	41,986	58,566		
White	36,051	48,008	82%	70.0%
Black or African American	219	409	0.7%	3.8%
American Indian or Alaska Native	246	338	0.6%	0.6%
Asian	305	622	1.1%	2.7%
Native Hawaiian and Other	51	66	0.1%	0.1%
Some Other Race	30	55	0.1%	0.2%
Two or More	523	935	1.6%	2.0%
Hispanic	4,561	8,133	13.9%	20.7%

Source: U.S. Census 2010

- Grand Junction is less diverse than the state as a whole, but has become more diverse over time.
- The Hispanic population grew by 78% between 2000 and 2010 while the White population increased by 33%. Total population growth over the same period was 39%.

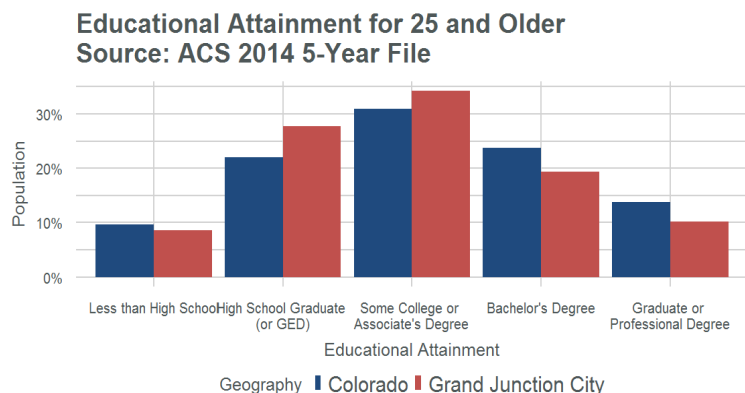
Income

The graph below compares Grand Junction's income distribution to the state. Grand Junction has a lower median household income than the state, \$44,887 vs. \$59,448. Looking at the income distribution, there is a higher share of households with under \$40,000 in income compared to the state, which likely reflects the large number of retail, healthcare and government jobs alongside fewer higher wage professional jobs.



Education

- Grand Junction has a higher share of its population completing high school education as well as post-secondary education.
- The largest share of the population has some college or an associate's degree.

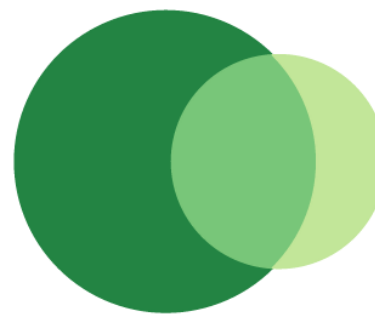


Commuting

Commuting plays an important role in the economy of an area because not all workers live where they work. Commuting impacts local job growth, access to employees, and transportation infrastructure.

Just over 34% of the jobs in Grand Junction (dark green) are held by residents and 66% of the jobs are held by people who live outside the town. Considering Mesa's labor force (light green), about 78% work in the county and nearly 22% are employed in other counties.

Grand Junction Commuting Patterns, 2014



- Jobs in Grand Junction
- Workforce in Grand Junction city
- Overlap: Work and Live in Grand Junction city

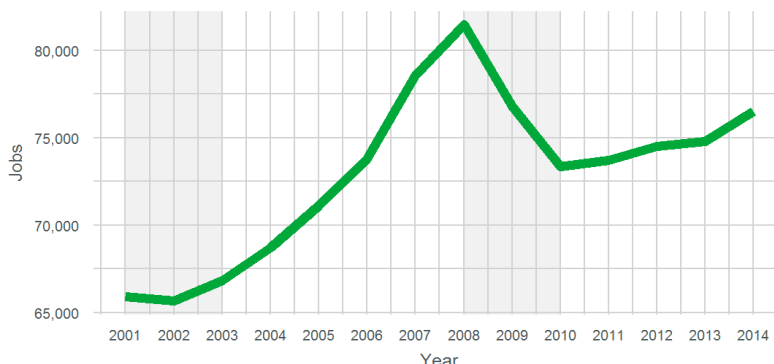
Source: LEHD On the Map, 2016

Note: Data does not include agricultural and self-employed jobs and uses administrative boundaries only.

Jobs & the Economy

Total employment in the county was estimated to be 76,090 in 2015, down 5,144 jobs from Mesa's peak employment in 2008 of 81,234. The industries with the largest loss in jobs in during the recession were construction, retail trade and mining. Since 2010 most job growth has been in health services, accommodation and food services, agriculture, wholesale trade and manufacturing; mining has continued to decline. Industries above their pre-recession peak include health services, agriculture, government, education, wholesale trade, and management of companies.

Mesa County Total Estimated Jobs, 2001 to 2014
Source: State Demography Office



Note: Grey shading represents beginning to bottom of U.S. recessions.

2014 Share of Jobs by Industry

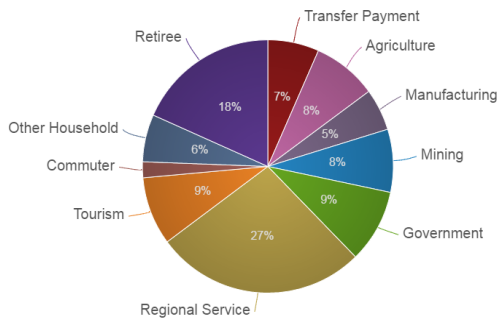
Sector Name	Grand Junction	Mesa
Agriculture	0.2%	3.1%
Mining	5.1%	4.5%
Utilities	0.4%	0.3%
Construction	6.2%	6.8%
Manufacturing	4.8%	3.9%
Wholesale Trade	4.2%	3.6%
Retail Trade	13.7%	11.7%
Transportation & Warehousing	3.6%	3.8%
Information	1.4%	1.1%
Finance and Insurance	3.4%	3.1%
Real Estate and Rental and Leasing	1.9%	3.6%
Professional and Technical Services	3.8%	4.9%
Management of Companies	0.2%	0.2%
Administrative and Waste Services	6.0%	5.2%
Educational Services	0.6%	0.9%
Health Care and Social Assistance	16.0%	13.4%
Arts, Entertainment, and Recreation	1.2%	1.9%
Accommodation and Food Services	10.2%	8.8%
Other Services	2.9%	6.1%
Government	14.3%	13.2%

Source: SDO Total Estimated Jobs

Economic Industry Mix

Due to being a regional center and its concentration of retirees, Grand Junction's industry mix is more concentrated in health care and social assistance, government, retail trade and accommodation and food services relative to Mesa County. Admin and waste, mining, construction and wholesale trade also comprise a larger share of employment than in Mesa. Agriculture, real estate, arts, entertainment and recreation and other services all have lower shares of employment relative to the county.

Mesa Base Industries, 2014



Source: State Demography Office

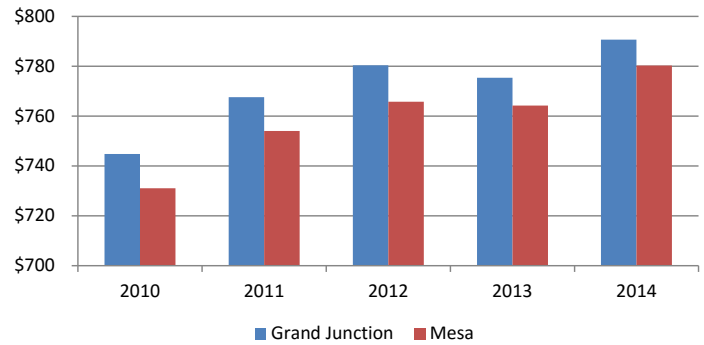
Economic Base Analysis

The Base Industries chart shows which industries drive the economy in Mesa. The chart shows the important share of economic activity driven by regional services as Grand Junction is the only metropolitan area in Colorado outside the Front Range. Regional service includes all establishments primarily engaged in Professional, Health and Education Services, Finance, Real Estate, Construction, Communication and Transportation. Retirees account for nearly 20% of the base and are a driver because they spend their savings or pensions locally. Tourism, government, agriculture, and mining are also important economic drivers to the county.

Average Wage Trends

- Since 2010, wages in Grand Junction have grown at roughly the same rate as those in Mesa County (8.5% vs. 8.9%).
- Average weekly wages in Grand Junction in 2015 were 1.5% greater than those in Mesa County.
- Wages growth in Grand Junction has been constrained over the past few years due to the loss of high-paying mining jobs.
- The 2015 Average Weekly Wage in Grand Junction of \$808 was 78% of the Colorado average of \$1,042.

Average Weekly Wage



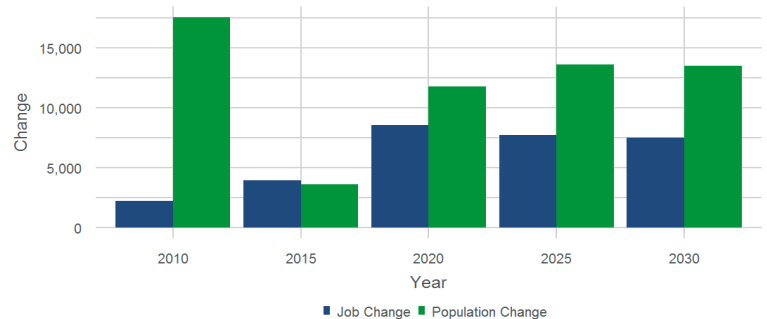
Source: Department of Labor and Employment (QCEW)

Population and Economic Forecast

The rates of growth of both population and jobs can differ somewhat because of changes in the labor market, i.e., labor force participation rates, age, unemployment rates, multiple job holding, and/or commuting. In addition, macroeconomic conditions such as business cycle fluctuations and faster or slower periods of U.S. and Colorado economic growth can affect overall job growth in a region.

- Both population and job growth were constrained from 2010 through 2015 as mining employment shifted from the traditional base in the Western Slope to Eastern Plains counties.
- From 2015 through 2030, employment and population growth are expected to move in unison with the county projected to add an average of approximately 2,000 jobs and 3,000 residents per year.
- This steady growth in both jobs and residents should increase the demand for housing, schools and community services. Additionally, an aging population coupled with relocating retirees may require increased need for accessible housing and other aging services.

Mesa County
Forecast Change in Population and Jobs 2010 to 2030
Source: State Demography Office



	Total Jobs	Population
2010	73,353	146,587
2015	77,291	150,231
2020	85,878	162,033
2025	93,618	175,674
2030	101,143	189,161