

# Mesa County

## Demographic and Economic Profile

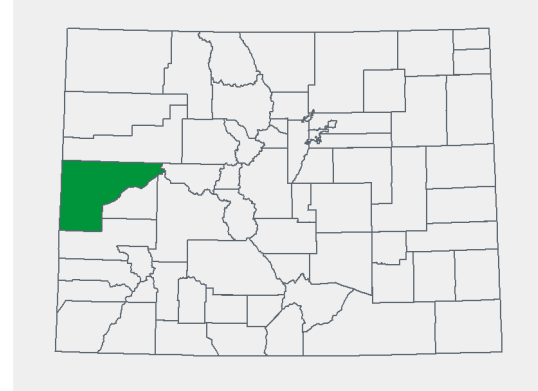


**COLORADO**  
Department of Local Affairs

### Community Quick Facts

Population (2014)	148,348
Population Change 2010 to 2014	1,236
Median HH Income (ACS 10-14)	\$48,610
State Median HH Income (ACS 10-14)	\$59,448
Employment (County in 2014)	76,532
Cost of Living Index (State=100)	93.65, Low

Source: State Demography Office  
U.S. Census Bureau

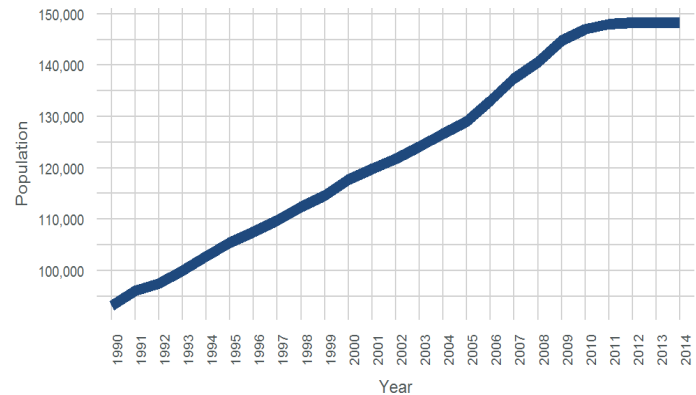


## Population

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

- Mesa County's population grew rapidly in the 1990s and throughout the 2000's and has remained stable since 2010.
- Growth during the last two decades was due to both natural increase and net migration, since 2010 the slowdown in population growth has been due to out-migration as well as an aging population that encompasses fewer families.

Mesa County Population, 1990 to 2014

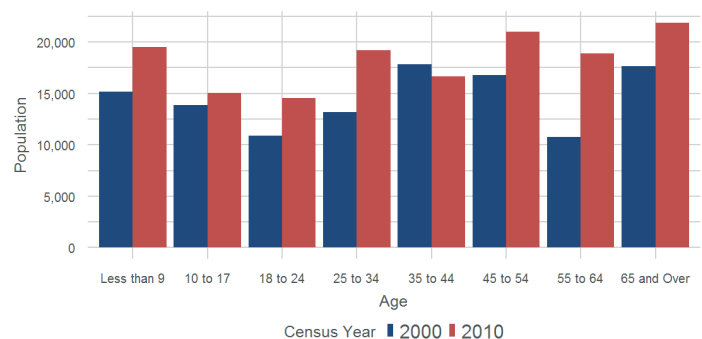


	Population		Annual Average Growth Rate (%)	
	Mesa	Colorado	Mesa	Colorado
1990	93,145	3,294,473		
1995	105,406	3,811,074	2.5%	3%
2000	117,651	4,338,801	2.2%	2.6%
2010	147,112	5,050,289	2.3%	1.5%
2014	148,348	5,353,471	0.2%	1.5%

### Population By Age

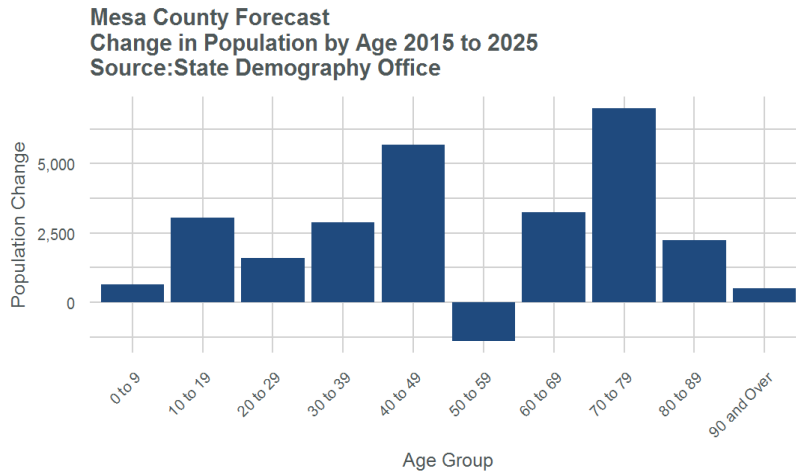
Mesa County's population by age is shown in the chart to the right for both 2000 (darker bar) and 2010 (lighter bar). Nearly all age groups experienced growth last decade. The 55 to 64 age group experienced the most significant growth due to the aging of the Baby Boomers. The aging population may put downward pressure on local government tax revenue due to changes in spending on taxable goods.

Mesa County 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.

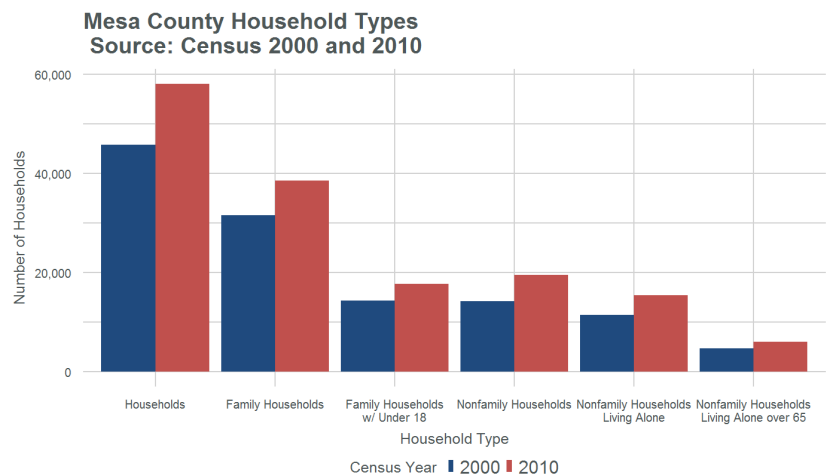


## Housing & Households

Mesa County Housing Units	2000	2010	2010 %
Total Housing Units	48,427	62,644	
Occupied Housing Units	45,823	58,095	92.7%
Owner-Occupied Units	33,313	41,506	71.4%
Renter-Occupied Units	12,510	16,589	28.6%
Vacant Housing Units	2,604	4,549	7.3%
For Seasonal	508	944	20.8%
All Other Vacant	2,096	3,605	79.2%

- The overall vacancy rate was 7.3% in 2010.
- Vacancy rates increased slightly between 2000 and 2010 but are still lower than the state (10.8%).
- Most of the units are owner occupied (71.4%) with a small rental market.

- 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

Mesa County Population by Race/Ethnicity

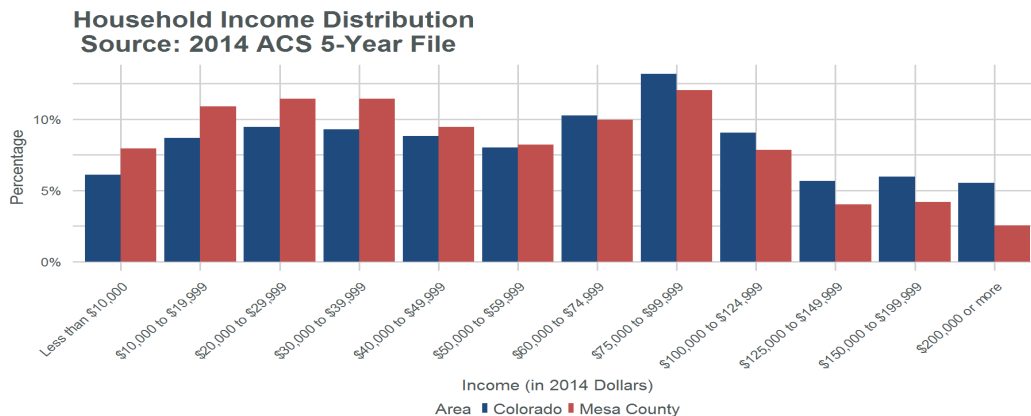
	2000	2010	2010 %	Colorado 2010 %
Total	116,255	146,723		
White	101,110	121,944	83.1%	70.0%
Black or African American	460	776	0.5%	3.8%
American Indian or Alaska Native	728	896	0.6%	0.6%
Asian	593	1,059	0.7%	2.7%
Native Hawaiian and Other	105	150	0.1%	0.1%
Some Other Race	110	133	0.1%	0.2%
Two or More	1,498	2,213	1.5%	2.0%
Hispanic	11,651	19,552	13.3%	20.7%

Source: U.S. Census 2010

- Mesa county is less diverse than the state as a whole but is becoming more diverse over time.
- The Hispanic and Black populations each grew by 68%, while the White population grew by 20.6% between 2000 and 2010. Overall population growth was 26% over the same period.

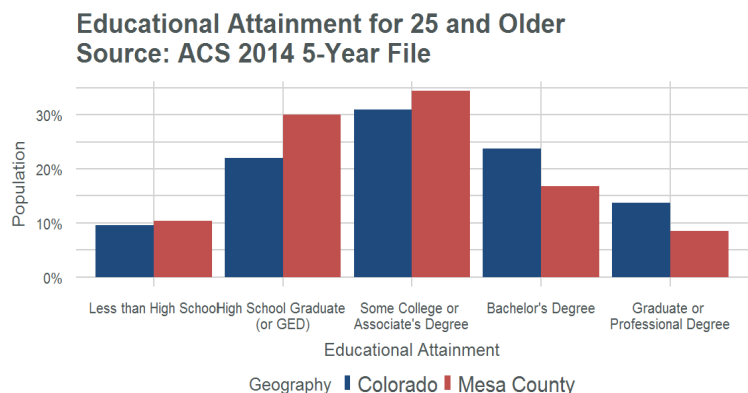
# Income

The graph below compares Mesa's income distribution to the state. Mesa has a lower median household income than the state, \$48,610 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

- Mesa 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

## Mesa County Commuting Patterns, 2014

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.

Close to 77% of the jobs in Mesa (dark green) are held by residents and 23% of the jobs are held by people who live outside the county. Considering Mesa's labor force (light green), about 78% work in the county while 22% are employed in other counties.



■ Jobs in Mesa County  
■ Workforce in Mesa County  
■ Overlap: Work and Live in Mesa County

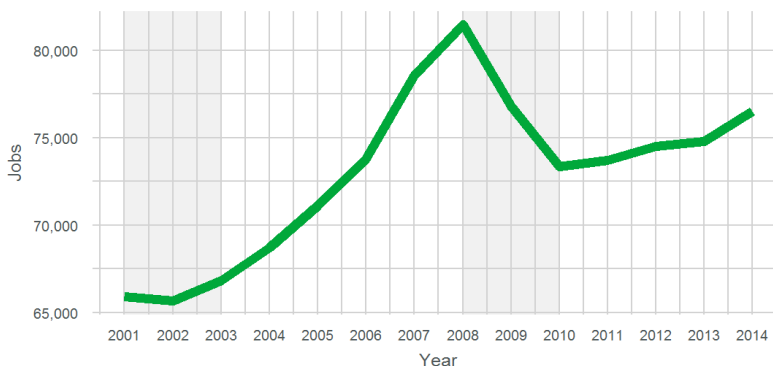
Source: LEHD On the Map, 2016

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 (was 76,532 in 2014), 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. 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

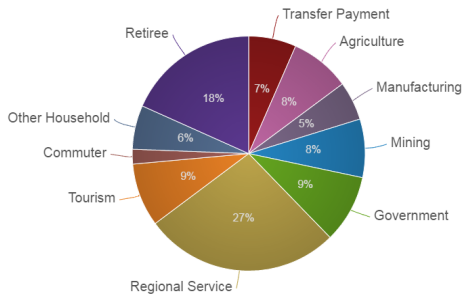
Sector Name	Mesa	Colorado
Agriculture	3.1%	1.5%
Mining	4.5%	1.2%
Utilities	0.3%	0.3%
Construction	6.8%	6.4%
Manufacturing	3.9%	4.7%
Wholesale Trade	3.6%	3.5%
Retail Trade	11.7%	9.5%
Transportation & Warehousing	3.8%	2.7%
Information	1.1%	2.5%
Finance and Insurance	3.1%	4.0%
Real Estate and Rental and Leasing	3.6%	3.4%
Professional and Technical Services	4.9%	9.0%
Management of Companies	0.2%	1.2%
Administrative and Waste Services	5.2%	6.1%
Educational Services	0.9%	1.9%
Health Care and Social Assistance	13.4%	9.7%
Arts, Entertainment, and Recreation	1.9%	2.5%
Accommodation and Food Services	8.8%	8.4%
Other Services	6.1%	5.9%
Government	13.2%	15.5%

Source: SDO Total Estimated Jobs

### Economic Industry Mix

The industrial mix in Mesa can be seen at left. The largest industries by employment are health care and social assistance, government, retail trade, and accommodation and food followed by construction and other services.

Mesa Base Industries, 2014



Source: State Demography Office

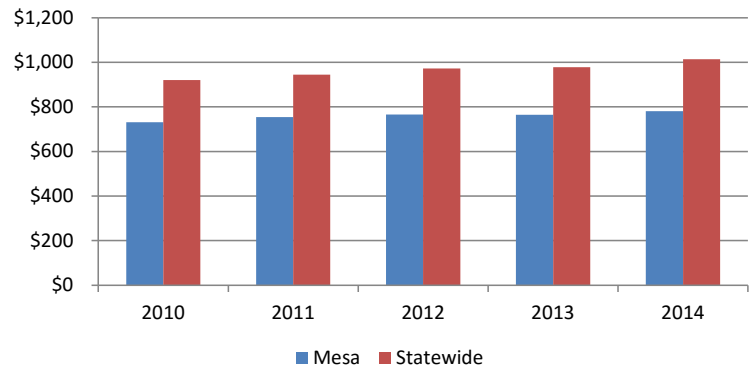
## Economic Base Analysis

The Base Industries chart shows which industries drive the economy in Mesa. It shows the important share of economic activity driven by regional services as the county is home to 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

- Average weekly wages Mesa increased by 9% between 2010 and 2015 compared to the state which increased by 13%.
- Weekly wages of \$796 in Mesa in 2015 were 76% of the \$1,014 statewide average.
- Wages in Mesa decreased slightly between 2012 and 2013, while statewide wages inched up. Over the past two years, wage growth in Mesa has lagged the state due to the continued loss of high-paying mining (oil and gas) jobs in the county.

## Average Weekly Wage



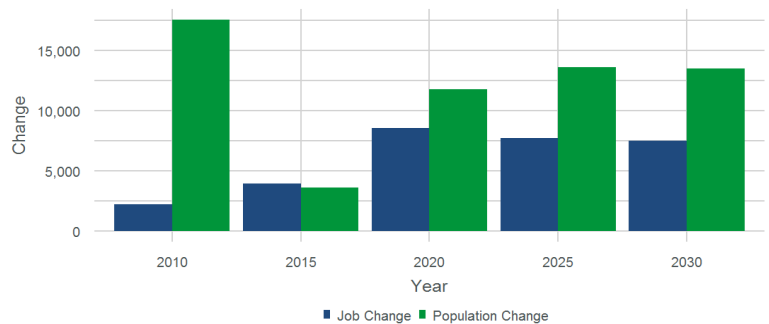
Source: Department of Labor and Employment (QCEW)

## 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