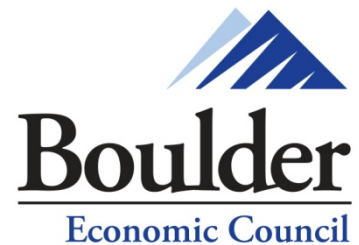


Demographic Profile

Boulder, Colorado

December 2011



Boulder Economic Council
An affiliate of the Boulder Chamber
2440 Pearl Street
Boulder, CO 80302
303.938.2081
www.BoulderEconomicCouncil.org

Economic Sustainability through Collaboration

This report summarizes the most recent data available on the city of Boulder including population estimates, growth trends, and the demographic characteristics of the city’s residents.

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The data in this report has been compiled from multiple sources and is intended for informational purposes only. The Boulder Economic Council and Boulder Chamber assume no responsibility or legal liability for the accuracy, completeness or usefulness of any information in this report. For more information, contact the Boulder Economic Council at 303.442.1044 or www.bouldereconomiccouncil.org.

Home to a world-class research university, major government research facilities, visionary entrepreneurs and the nation's most highly educated population, Boulder is a center of innovation for Colorado. Ideally located at the base of the Rocky Mountains, the city is surrounded by the scenic beauty and recreational opportunities afforded by over 45,000 acres of open space and 150 miles of biking and hiking trails. Boulder offers an impressive choice of art, cultural, dining, entertainment, and shopping options, as well as excellent schools, high-quality healthcare, and earth-friendly policies.



The city of Boulder is located in Boulder County, part of the seven-county Denver metro area and the only county in the Boulder-Longmont MSA. The following report summarizes population and demographic information for the city of Boulder and Boulder County.

Population & Growth

Boulder has a population of approximately 97,948. University of Colorado (CU) students represent an estimated 22% of Boulder's population. The presence of the university has a significant effect on the demographic characteristics of the city's residents, evidenced by a higher than average percentage of residents in the 18 to 24 age group, high rate of renter-occupied housing, and a relatively high percentage of residents with annual household incomes under \$25,000. The university is also one of the factors influencing the high educational levels of Boulder residents.

Total Population: City of Boulder <i>(includes University of Colorado students living in Boulder)</i>	
2010 Population	97,948
2010 Housing Units	43,479

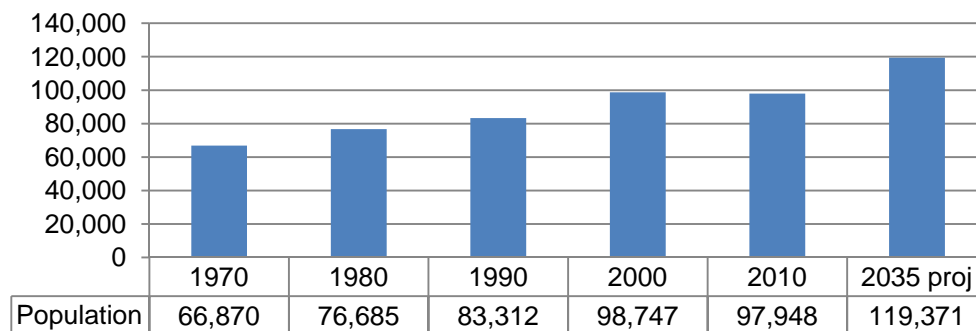
US Census, City of Boulder

University of Colorado Boulder Enrollment <i>(included in population numbers above)</i>	
Fall 2011 Enrollment	30,417
Students living in Boulder <i>(on- and off-campus)</i>	21,596

University of Colorado Boulder *(Approximately 71% of CU-Boulder students live in Boulder during the academic year. Estimate includes students living in residence halls.)*

Between 1970 and 2000, Boulder's population increased from 66,870 to 99,093 for an average annual growth rate of 1.6%. From 2000 to 2010, the city's population remained relatively stable. The city's population is expected to grow by an average of .8% a year through 2035.

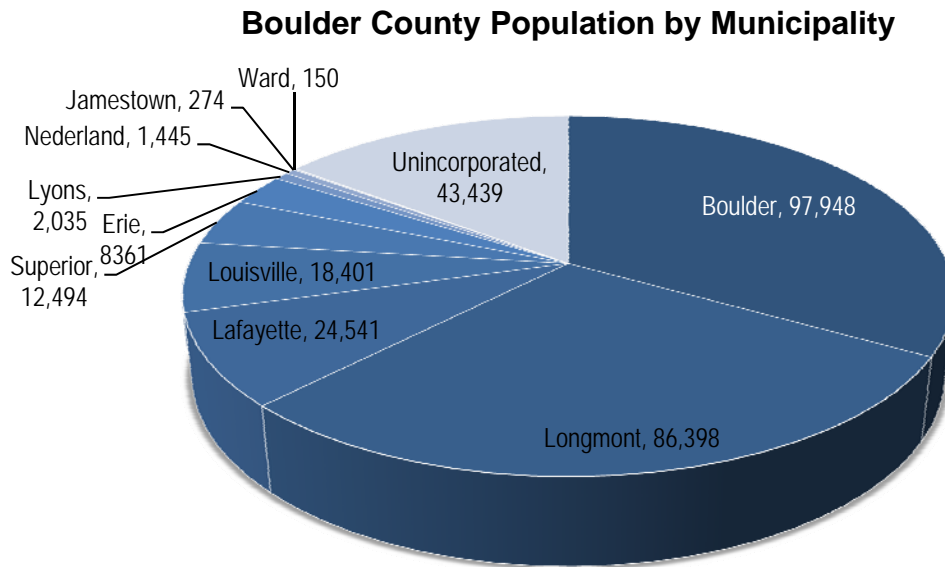
Total Population: Boulder, Colorado



US Census, City of Boulder

Boulder County has an estimated 295,487 residents. Between 1970 and 2000, the county's population increased from 131,889 to 291,288 or an average of 4% annually. From 2000 to 2010, the county's population grew by 0.7%.

Boulder is the largest city in Boulder County and approximately one-third of the county's residents live in Boulder. Population estimates for cities within the county are listed below.



Colorado State Demography Office

Boulder County Population by Municipality

	July 2000		July 2010		Change 2000 – 2010	
Boulder	98,747	35.7%	97,948	33.2%	-799	-.8%
Longmont*	72,372	26.2%	86,398	29.2%	14,026	19.4%
Lafayette	23,344	8.5%	24,541	8.3%	1,197	5.1%
Louisville	19,053	6.9%	18,401	6.2%	-652	-3.4%
Erie*	4,512	1.6%	12,494	4.2%	3,198	34.4%
Superior*	9,296	3.4%	8,361	2.8%	3,849	85.3%
Lyons	1,642	.6%	2,035	.7%	393	23.9%
Nederland	1,397	.5%	1,445	.5%	48	3.4%
Jamestown	291	.1%	274	.1%	-17	-11.2%
Ward	169	.1%	150	.1%	-19	-11.2%
Unincorporated	45,473	16.5%	43,439	14.7%	-2,034	-4.5%
Boulder County	276,296**	100.0%	295,486	100.0%	19,190	7.0%
Colorado	4,338,801		5,050,870		712,069	1.5%

Colorado State Demography Office; *Cities in more than one county (figures include Boulder County population only); **Includes Broomfield's 38,544 residents (the city became a separate county in 2001)

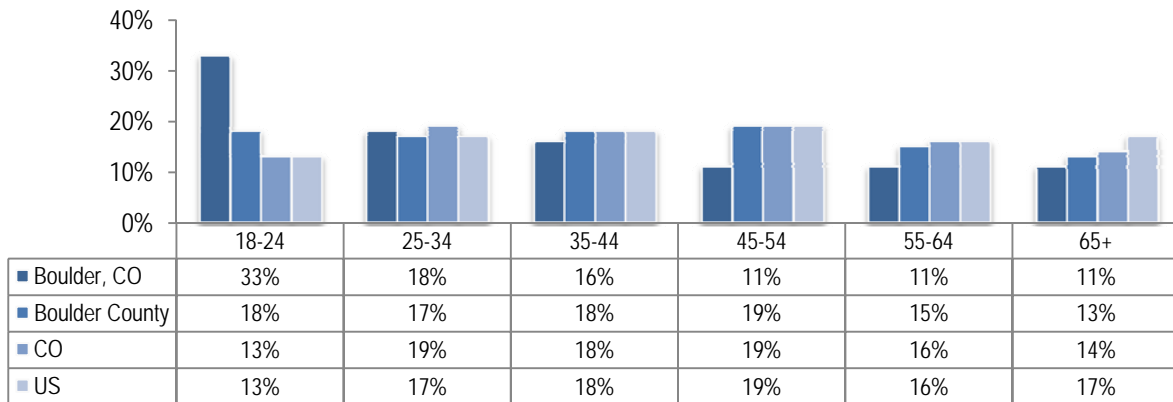
Population Characteristics

The following information is from the US Census Bureau's 2010 American Community Survey (ACS) released in September 2011. ACS data includes population in group quarters including college dorms.

Age

The median age of Boulder's population is 28.8 compared to the national median of 37.2 years. One-third of the city's adult population is between 18 and 24, reflecting the influence of the university on the area's demographic profile. By comparison, 13% of US adults are 18-24.

Age Distribution of Adults 18+

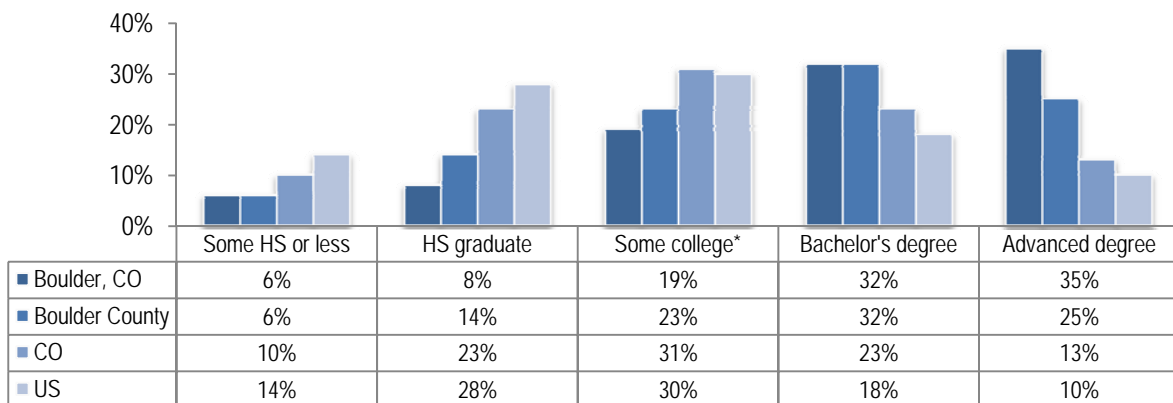


US Census, 2010 American Community Survey

Education

Boulder's population is highly educated (the Boulder MSA has the nation's highest percentage of residents with a bachelor's degree or higher). Ninety-four percent of city residents 25 or older have a high school diploma and 67% have earned a bachelor's or advanced degree, more than twice the US average of 28%. Many factors influence the high number of area residents with college degrees, including the presence of the university, research labs and a heavy concentration of businesses in advanced technology.

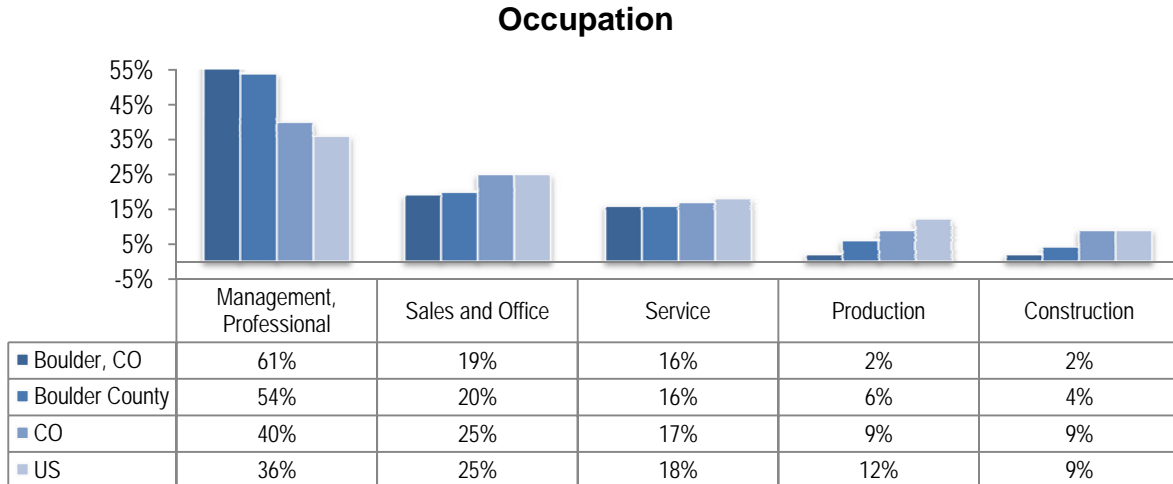
Educational Attainment (25+)



US Census, 2010 American Community Survey (* includes Associates degree)

Occupation and Industry

The majority of working residents of Boulder are employed in white collar occupations. Over 60% of the city's civilian labor force is employed in managerial, professional or related occupations compared to 36% of the nation's workers.



US Census, 2010 American Community Survey (based on SOC codes)

Data from the Bureau of Labor Statistics Occupational Employment Survey (May 2010) illustrates the Boulder area's high concentration of employment in computer, mathematical, science and engineering occupations. Boulder has a very high concentration of computer software engineers (5 times the national average), physicists, hydrologists, chemists and environmental scientists (3 to 6 times the national average), computer hardware engineers (8 times the national average) and aerospace, electronics and materials engineers (4 to 5 times the national average).

The Boulder area has a higher than average percentage of residents employed in the educational services, health care and social assistance, professional, scientific, management, and administrative industries.

Industries where residents are employed	City of Boulder	Boulder County	Colorado	US
Educational services; health care and social assistance*	29.6%	23.8%	20.4%	23.2%
Professional, scientific; management; administrative	17.7%	17.7%	13.1%	10.6%
Arts, entertainment, recreation; accommodation, food services	12.8%	11.2%	10.7%	9.2%
Manufacturing	7.5%	12.3%	7.4%	10.4%
Retail Trade	9.6%	8.9%	11.4%	11.7%
Other services	6.1%	5.1%	5.0%	5.0%
Construction	2.4%	4.5%	7.6%	6.2%
Finance, insurance; real estate, leasing	5.1%	4.9%	7.2%	6.7%
Public administration	2.2%	2.8%	5.0%	5.2%
Wholesale Trade	2.1%	2.4%	2.6%	2.8%
Information	2.0%	3.1%	3.0%	2.2%
Transportation and warehousing; utilities	2.6%	2.5%	4.5%	4.9%
Agriculture, forestry, and fishing; mining	.3%	.8%	2.2%	1.9%

US Census, 2010 American Community Survey (based on NAICS codes) *Includes universities and public schools

Income

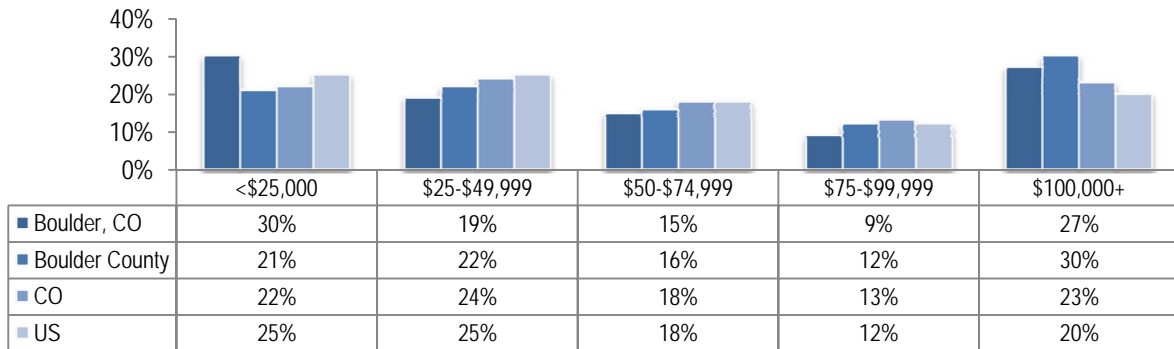
The influence of University of Colorado students can be seen when comparing the median household income and median family income for city residents. While the median household income in city of Boulder is less than state and national averages, the median family income and per capita income is significantly higher.

Annual Income	City of Boulder	Boulder County	Colorado	US
Median Household	\$52,618	\$61,859	\$54,046	\$50,046
Median Family	\$92,540	\$86,145	\$67,800	\$60,609
Per capita income	\$33,981	\$35,988	\$28,723	\$26,059

US Census, 2010 American Community Survey

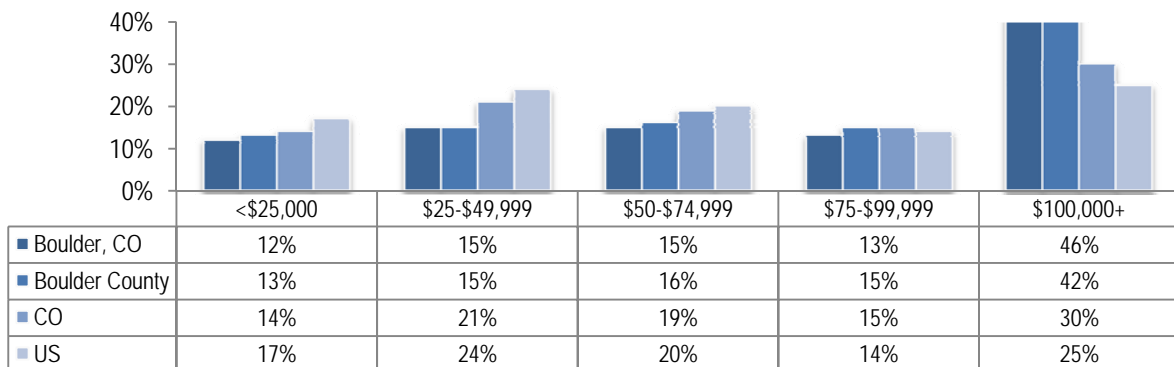
High education levels contributes to a higher than average percentage of residents with household and family incomes over \$100,000. The city's student population contributes to a higher than average percentage of households with incomes under \$25,000.

Household Income



US Census, 2010 American Community Survey

Family Income



US Census, 2010 American Community Survey

Housing

Boulder's comparatively high home values and percentage of renter-occupied housing are influenced by a number of factors, including the presence of the University of Colorado and the city's desirable location and amenities.

Census data indicates 93.9% of the city's housing units were occupied when the survey was conducted in 2010. Owner-occupied housing represented 47% of occupied housing in the city and had a median value of \$529,300. Renter-occupied housing represented 53% of occupied housing units. The median gross rent in the city was \$1,082/month.

Nearly two-thirds of the city's residents moved into their current homes in 2005 or later.

Housing	City of Boulder	Boulder County	Colorado	US
Overall occupancy rate	93.9%	94.2%	88.5%	86.9%
Owner-occupied	46.9%	62.3%	65.9%	65.4%
Avg household size	2.42	2.55	2.59	2.70
Median value	\$529,300	\$352,800	\$236,600	\$179,900
Vacancy rate	2.6%	1.6%	2.5%	2.5%
Renter-occupied	53.1%	37.7%	34.1%	34.6%
Avg household size	1.97	2.07	2.38	2.50
Median gross rent	\$1,082	\$996	\$863	\$855
Vacancy rate	1.7%	2.4%	6.7%	8.2%
Housing Units built:				
2000 or later	10.3%	13.6%	18.6%	14.9%
1980 – 1999	25.8%	37.1%	32.1%	27.9%
1960 – 1979	42.6%	34.6%	29.7%	30.0%
1940 – 1959	12.8%	6.9%	11.1%	16.4%
1939 or earlier	8.6%	7.8%	8.4%	13.7%
Moved into housing unit:				
2005 or later	63.1%	52.9%	51.3%	44.8%
2000 to 2004	13.6%	17.6%	18.2%	17.7%
1990 to 1999	13.0%	18.5%	17.3%	18.5%
1989 or earlier	10.3%	11.1%	13.2%	19.0%

US Census, 2010 American Community Survey

Ethnicity

Race*	City of Boulder	Boulder County	Colorado	US
White	90.4%	89.9%	86.4%	76.4%
Black or African American	2.5%	1.6%	4.9%	13.6%
American Indian or Alaska Native	1.8%	1.3%	2.2%	1.6%
Asian	6.4%	5.2%	3.8%	5.6%
Other	3.2%	5.3%	6.6%	5.7%
Hispanic or Latino (of any race)	10.4%	13.4%	20.8%	16.4%

*Race alone or in combination with one or more other races. Source: 2010 American Community Survey

Place of Birth	City of Boulder	Boulder County	Colorado	US
Born in United States*	88.5%	89.8%	90.1%	87.1%
Foreign born	11.5%	10.2%	9.8%	12.9%

*includes Puerto Rico, US Island areas or born abroad to American parent(s). Source: 2010 American Community Survey

Demographic Snapshot

The table below includes select data from the US Census Bureau's 2010 American Community Survey for the city of Boulder, Boulder County (Boulder-Longmont MSA), Colorado and the US. More detailed information is available on the American Fact Finder website at <http://factfinder.census.gov>.

2010 Demographic Snapshot

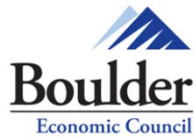
Population Characteristics	City of Boulder	Boulder County	Colorado	US
Total Population	97,948	295,487	4,302,086	281,424,600
Number of Households	39,893	119,774	196,585	114,567,419
Average Household Size	2.18	2.37	2.52	2.63
Average Family Size	2.79	2.95	3.12	3.23
% Family Households (families)	45.5%	59.1%	64.2%	66.4%
% Households with children under 18	21.0%	27.6%	30.0%	29.7%
Male	50.2%	50.0%	50.1%	49.2%
Female	49.8%	50.0%	49.9%	50.8%
Age				
Median age	28.8 years	35.9 years	36.0 years	37.2 years
Under 5 years old	4.4%	5.6%	6.8%	6.5%
18 years or older	85.1%	78.8%	75.7%	76.0%
65 years or older	9.6%	10.0%	10.9%	13.1%
Education (Population 25 or older)				
High school graduate or higher	94.1%	94.1%	89.7%	85.6%
Bachelor's degree or higher	67.2%	57.5%	36.4%	28.2%
Graduate or professional degree	34.8%	24.5%	13.0%	10.4%
% of population in workforce (16 or older)	66.1%	70.5%	69.4%	64.4%
Civilian labor force (16 or older)	55,855	168,798	2,714,224	155,917,013
Occupation				
Management, business, science, arts	60.9%	53.7%	39.7%	35.9%
Sales and office	18.5%	20.3%	24.8%	25.0%
Service	15.7%	15.6%	17.1%	18.0%
Natural resources, Construction, maintenance	2.2%	4.4%	9.4%	9.1%
Production, transportation, material moving	2.8%	6.1%	9.1%	11.9%
Mean travel time to work	18.8 minutes	22.0 minutes	24.1 minutes	25.3 minutes
Drive alone to work	51.5%	65.5%	75.5%	76.6%
Use alternative transportation	35.7%	23.6%	18.1%	19.1%
Work at home	12.8%	10.9%	6.4%	4.3%
Income				
Median household income	\$52,618	\$61,859	\$54,046	\$50,046
Median family income	\$92,540	\$86,145	\$67,800	\$60,609
Median non-family income	\$47,056	\$35,834	\$33,148	\$30,440
Per capita income	\$33,981	\$35,988	\$28,723	\$26,059
Housing				
1-unit detached housing (single family)	43.2%	61.0%	62.4%	61.4%
Built 2000 or later	10.3%	13.6%	18.6%	14.9%
Owner-occupied housing units	46.9%	62.3%	65.9%	65.4%
Renter-occupied housing units	53.1%	37.7%	34.1%	34.6%
Vacant housing units	6.1%	5.8%	11.5%	13.1%
Median value owner-occupied homes	\$529,300	\$352,800	\$236,600	\$179,900
Average Rent	\$1,082	\$996	\$863	\$855

US Census, 2010 American Community Survey; Colorado State Demography Office

*Less than 0.5%

About the Boulder Economic Council

This report is an example of the information and support the Boulder Economic Council provides to local businesses and companies interested in relocating to Boulder. Additional reports and information are available at www.bouldereconomiccouncil.org.



Established in 1997 by the Boulder Chamber, the Boulder Economic Council is a group of prominent business and community leaders committed to Boulder and its economic well-being. The council supports the healthy business sector necessary to sustain the cultural amenities, education, transit, open space and other facets of Boulder's outstanding quality of life.

The group helps lead the community in creating an economic vision and strategy that fosters business retention and growth. Boulder Economic Council members are uniquely positioned to help formulate major economic initiatives that shape Boulder's future by virtue of their individual standings in the community, knowledge of the market, familiarity with available resources and the collaborative relationships they have established. Council members and staff work to promote Boulder's economic vitality through work with both emerging and established enterprises.

Economic Sustainability through Collaboration

Our Mission

Grow, retain and attract businesses that reflect Boulder's values and contribute to our community's economic sustainability.

Our Strategy

*Create partnerships and connections,
Provide information and support,
Serve as an advocate for Boulder's business community.*

Boulder Economic Council activities include working to retain Boulder's home-grown businesses that have helped to create the character of our community; supporting organizations that provide entrepreneurs with training, networking, mentoring and access to funding sources; creating a unified voice for a strong local economy through private/public partnerships; providing information and support for local businesses and companies interested in Boulder; and participating in regional and statewide economic initiatives.

2011 Boulder Economic Council Members

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Boulder Economic Council Staff

Clif Harald, Executive Director
Jennifer Pinsonneault, Director of Research and Marketing