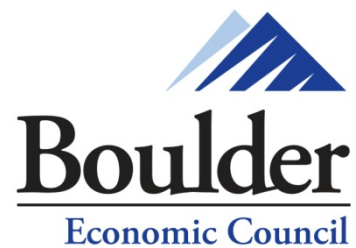


# Demographic Profile

## Boulder, Colorado

April 2009



*Economic Sustainability through Collaboration*

**Boulder Economic Council**

*An affiliate of the Boulder Chamber*

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*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.boulderbusiness.org](http://www.boulderbusiness.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 and the city has a diverse economy. Major industries include aerospace, bioscience, information technology, natural and organic products, outdoor recreation and products, photonics, professional services, renewable energy and energy research, software development, and tourism.



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 200 miles of biking and hiking trails. Within the city, Boulder offers an attractive lifestyle in a hip, urban setting. Residents benefit from excellent schools, high-quality healthcare, and earth-friendly policies.

Boulder is located in the seven-county Denver metro area in Boulder County. Only 30 minutes from downtown Denver and 45 minutes from one of the nation's largest international airports, Boulder offers big-city convenience and amenities. Its location in the Mountain Time Zone provides same-day telephone access to major markets throughout the world.

The following report summarizes population and demographic information for the city of Boulder and Boulder County (Boulder-Longmont MSA).

## Population & Growth

With an estimated population of 103,650 Boulder is Colorado's eighth largest city.

University of Colorado (CU) students represent approximately 20% of Boulder's population. The university's presence has a significant effect on the demographic characteristics of Boulder 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.

City of Boulder	
2009 Population*	103,650
2009 Housing Units	44,970

Source: City of Boulder Planning Department

\*Population estimate includes CU Boulder students living in the city of Boulder either on- or off-campus.

University of Colorado at Boulder Enrollment (included in population numbers above)	
Fall 2008 Enrollment	29,709
Students living in Boulder (estimated)	20,668
Off-campus (estimated)	13,910
On campus	6,758

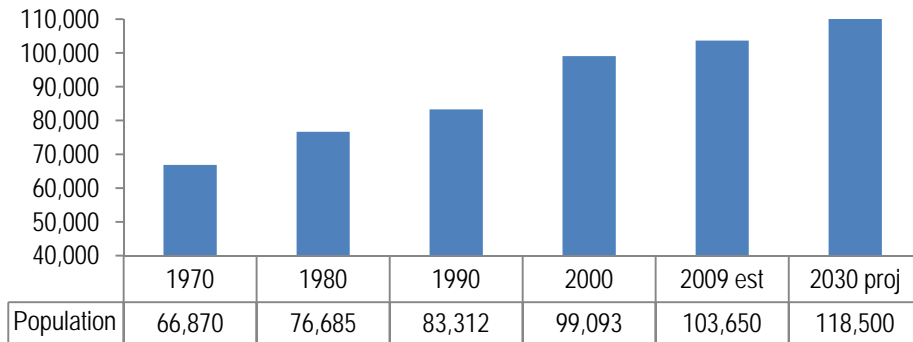
Source: University of Colorado at Boulder; Note: CU estimates indicate approximately 79% of Boulder campus students live in the city of Boulder.

The university is also one of the factors influencing the high educational levels and above-average family income levels of Boulder residents.

Note: Census Bureau estimates of Boulder's population, housing units and households are lower than local government estimates. In 2001, the City of Boulder filed a challenge to the 2000 Census count based on housing units that were not identified or included in census figures. The challenge was not accepted by the Census Bureau and no adjustments to their population estimates for the city of Boulder were made. Population estimates made by the city of Boulder and Denver Regional Council of Governments include the additional housing units not included in 2000 Census data and subsequent updates.

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 2009, population growth slowed to an estimated .5% per year. It is expected to continue to grow by an average of .68% a year to 118,500 by 2030.

### Total Population: Boulder, Colorado



Source: US Census Bureau, Denver Regional Council of Governments (DRCOG), City of Boulder

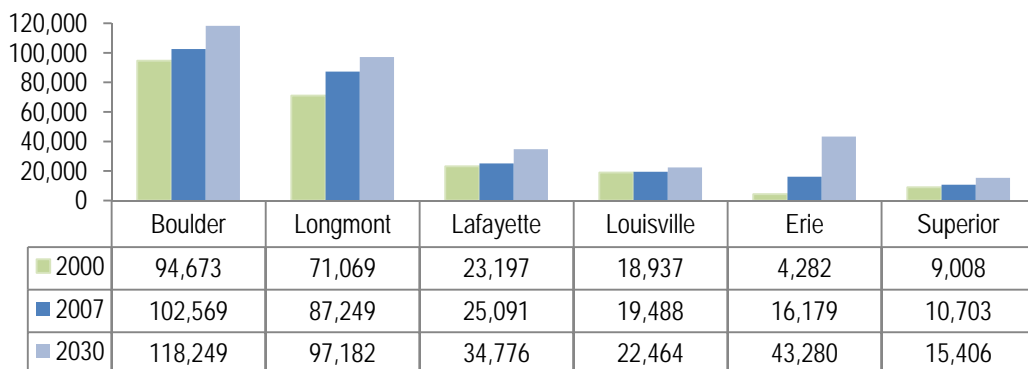
Boulder County has an estimated 302,525 residents. Since 2000, the county’s population has increased by an average of 1.7% a year. From 2006 to 2007, county population grew by 1.9%.

Population	1990	2000	2006	2007	Avg Growth 1990-2000	Avg Growth 2000 - 07	Growth 2006 - 07
Boulder	85,127	94,673	101,918	102,569	1.1%	1.2%	.6%
Longmont	51,976	71,069	83,937	87,249	3.7%	3.3%	3.9%
Lafayette	14,708	23,197	24,557	25,091	5.8%	1.2%	2.2%
Louisville	12,363	18,937	19,379	19,488	5.3%	0.4%	0.6%
Erie	1,258	4,282	14,341	16,179	24.0%	39.7%	12.8%
Superior	255	9,008	10,789	10,703	343.3%	2.7%	-0.8%
Lyons	1,227	1,585	1,769	1,951	2.9%	3.3%	10.3%
Nederland	1,099	1,394	1,511	1,444	2.7%	0.5%	-4.4%
Jamestown	251	205	192	219	-1.8%	1.0%	14.1%
Ward	159	169	172	180	0.6%	0.9%	4.7%
<b>BOULDER COUNTY</b>	<b>225,339</b>	<b>269,814</b>	<b>297,003</b>	<b>302,525</b>	<b>2.0%</b>	<b>1.7%</b>	<b>1.9%</b>

Source: DRCOG (Note: 2008 estimates to be released in mid-2009)

Boulder County’s estimated population is expected to increase to 378,006 by 2030. Within the county, the cities with the highest forecasted population growth are Erie and Boulder.

### Total Population: Boulder County Communities



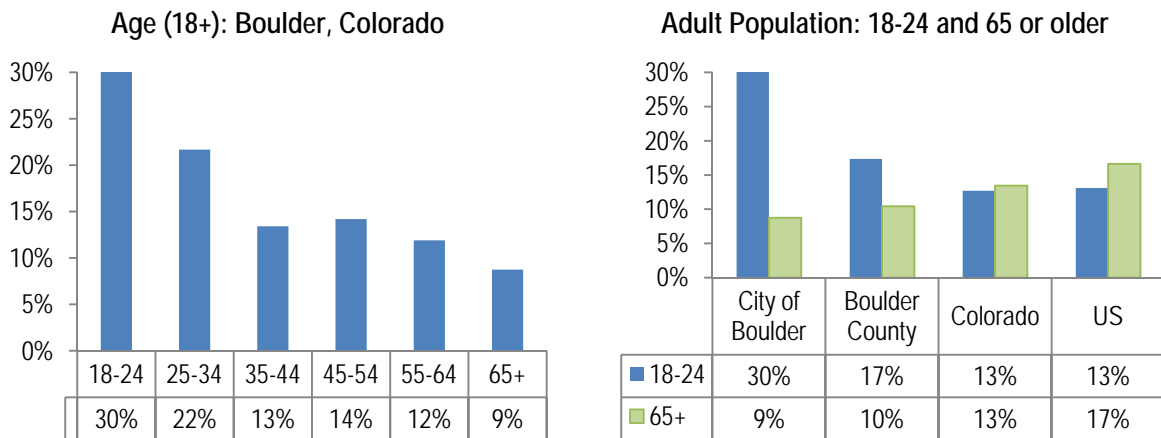
Source: DRCOG (Note: 2008 estimates to be released in mid-2009)

## Population Characteristics

The following information on the demographic characteristics of Boulder's population is based on information from the US Census Bureau's 2007 American Community Survey (ACS). The ACS is an on-going survey the Census Bureau conducts with a large national sample to provide updated estimates of population data between decennial census surveys. 2007 ACS data includes population in group quarters (college dorms, etc.). Note: 2008 ACS data is likely to be released in late summer or early fall 2009.

### Age

The median age of Boulder's adult population (18+) is 30.0 compared to the national median of 36.7. Thirty percent 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.

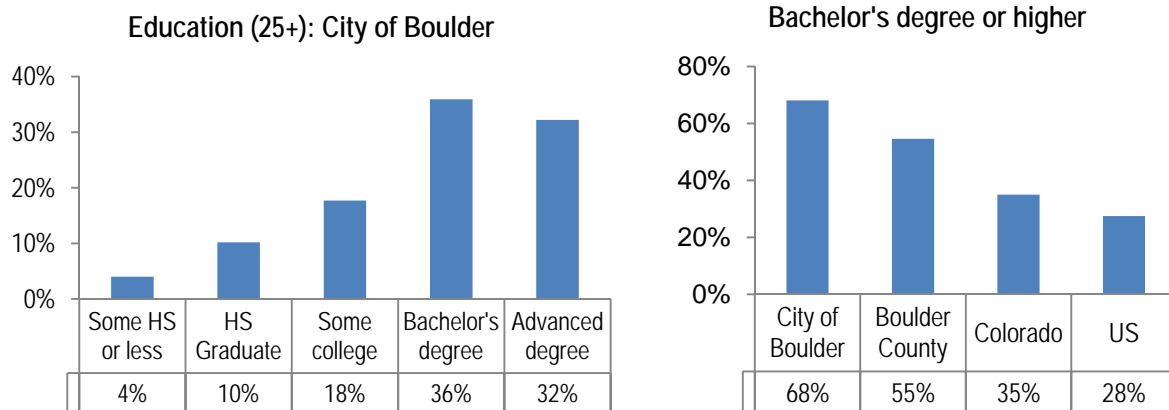


Source: US Census Bureau, 2007 American Community Survey

### Education

Boulder residents are very well educated. According to the US Census Bureau's 2007 American Community Survey, the Boulder MSA (metropolitan statistical area) has the highest percentage of residents with a bachelor's degree or higher in the US.

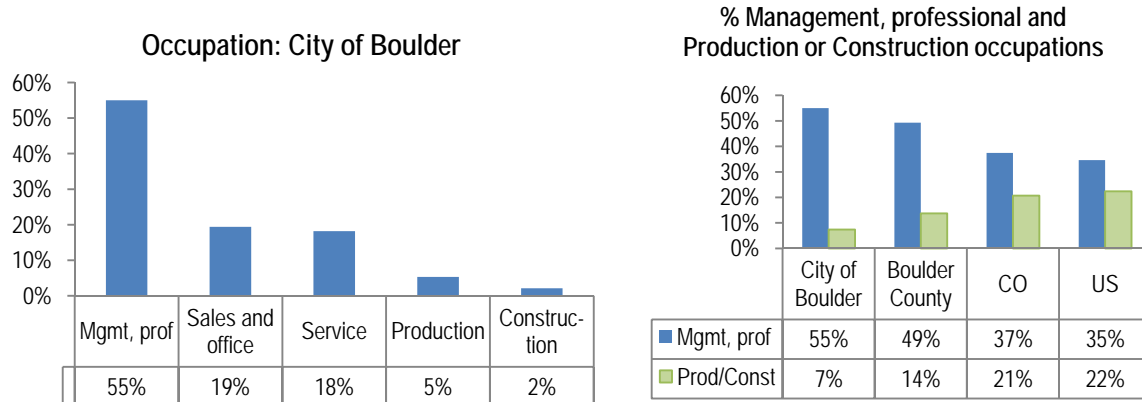
Ninety-six percent of the population 25 or older has a high school diploma; 68% have earned a bachelor's degree or higher (compared to 27.5% of US residents). Many factors influence educational levels in the city, including the University of Colorado, other educational and research institutions, and a heavy concentration of high tech jobs and industries.



Source: US Census Bureau, 2007 American Community Survey

## Occupation

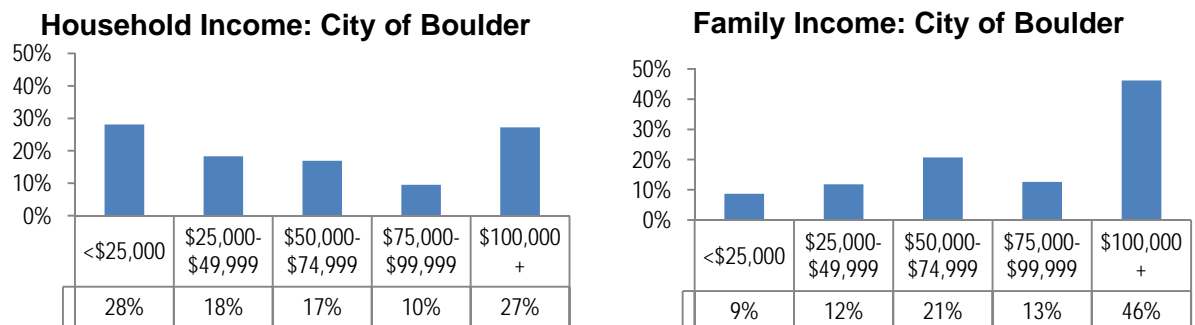
The majority of working residents of Boulder are employed in white collar occupations. Over half (55%) of the city's civilian labor force is employed in managerial, professional or related occupations compared to 35% of the nation's workers.



Source: US Census Bureau, 2007 American Community Survey

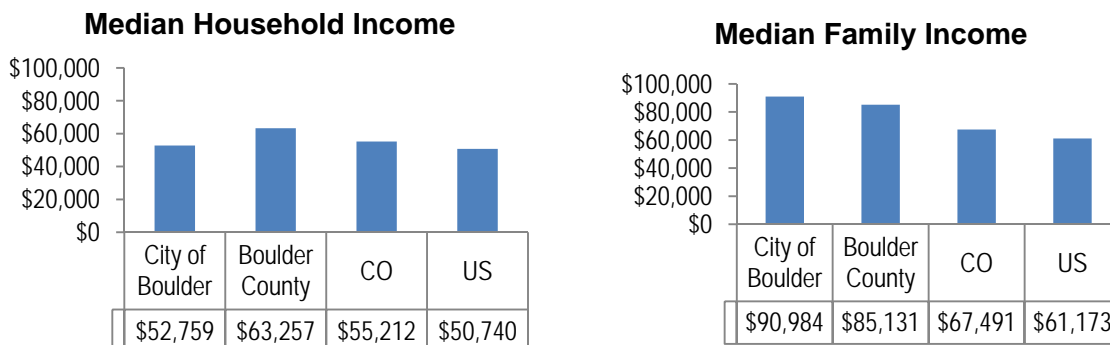
## Income

Annual *household income* in the city is concentrated in the lowest and highest categories. *Family income* shows a much different distribution, as the chart at right shows.



Source: US Census Bureau, 2007 American Community Survey

The median *household income* for Boulder residents (\$52,759) is lower than the median for county and state residents; likely a reflection of the city's student population. In contrast, the median *family income* for the city's residents (\$90,985) is comparatively higher.



Source: US Census Bureau, 2007 American Community Survey

## Housing

Census data indicates 91.8% of the city's housing units are occupied. Owner-occupied housing represents 53.5% of occupied housing in the city and has a median value of \$461,000. Renter-occupied housing represents 46.5% of occupied housing units. The median gross rent in the city is \$888/month. Most (95%) housing units in Boulder were built prior to 2000; two-thirds were built before 1980.

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 and the city's desirable location and amenities.

Housing	City of Boulder	Boulder County	Colorado	US
Overall occupancy rate	91.8%	92.3%	87.4%	87.9%
Owner-occupied	53.5%	65.9%	68.8%	67.2%
Median value	\$461,000	\$342,400	\$233,900	\$194,300
Vacancy rate	3.5%	2.8%	3.3%	2.5%
Renter-occupied	46.5%	34.1%	31.2%	32.8%
Median gross rent	\$888	\$901	\$788	\$789
Vacancy rate	6.6%	5.3%	8.6%	7.9%
Housing Units built:				
2000 or later	4.3%	10.7%	16.0%	11.9%
1980 – 1999	28.3%	37.7%	31.9%	28.2%
1960 – 1979	45.9%	35.8%	30.7%	28.1%
1940 – 1959	10.7%	7.7%	12.2%	17.2%
1939 or earlier	10.8%	8.2%	9.1%	14.5%

Source: US Census Bureau, 2007 American Community Survey

## Ethnicity

According to the 2007 American Community Survey, 93% of Boulder residents are white and most were born in the US.

Race*	City of Boulder	Boulder County	Colorado	US
White	93.4%	90.2%	85.9%	75.8%
Black or African American	.8%	1.4%	4.6%	13.1%
American Indian or Alaska Native	1.2%	1.1%	1.8%	1.5%
Asian	4.5%	4.5%	3.3%	5.0%
Other	2.6%	5.2%	7.2%	7.0%
Hispanic or Latino (of any race)	7.0%	13.1%	19.9%	15.1%

\*Race alone or in combination with one or more other races

Place of Birth	City of Boulder	Boulder County	Colorado	US
Born in United States*	90.4%	88.1%	90.0%	87.4%
Foreign born	9.6%	11.9%	10.0%	12.6%

\*includes Puerto Rico, US Island areas or born abroad to American parent(s). Source: 2007 American Community Survey

## Demographic Snapshot

The table below includes select data from the US Census Bureau's 2007 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 section of the Census Bureau's Web site.

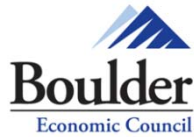
### Demographic Snapshot

Population Characteristics	City of Boulder	Boulder County	Colorado	US
Total Population	102,569	290,262	4,861,515	301,621,159
Number of Households	43,687	114,056	1,859,965	112,377,977
Average Household Size	2.23	2.47	2.56	2.61
Average Family Size	2.75	3.04	3.15	3.20
% Family Households (families)	42.5%	59.4%	64.7%	66.8%
% Households with children under 18	18.3%	29.5%	31.4%	31.1%
Male	53.2%	50.9%	50.4%	49.3%
Female	46.8%	49.1%	49.6%	50.7%
Age				
Median age	30.0 years	35.7 years	35.7 years	36.7 years
Under 5 years old	3.4%	5.8%	7.2%	6.9%
18 years or older	87.5%	78.8%	75.5%	75.5%
65 years or older	7.6%	8.2%	12.7%	12.5%
Education (Population 25 or older )				
High school graduate or higher	96.0%	92.9%	88.9%	84.5%
Bachelor's degree or higher	68.1%	54.5%	35.0%	27.5%
Graduate or professional degree	32.2%	24.7%	12.5%	10.1%
In labor force (16 or older)	67.2%	70.1%	69.9%	64.8%
Occupation				
Managerial, professional, related	55.0%	49.3%	37.4%	34.6%
Sales and office	19.4%	22.3%	25.2%	25.6%
Service	18.2%	14.6%	16.0%	16.7%
Construction, maintenance, repair	2.1%	5.8%	11.0%	9.7%
Production, transportation, related	5.3%	7.9%	9.7%	12.7%
Farming, fishing, forestry	--	.1%	.7%	.7%
Mean travel time to work	18.3 minutes	21.9 minutes	24.2 minutes	minutes
Income				
Median household income*	\$52,759	\$63,257	\$55,212	\$50,740
Median family income*	\$90,984	\$85,131	\$67,491	\$61,173
Median non-family income*	\$30,335	\$34,648	\$35,472	\$30,909
Per capita income*	\$37,911	\$36,076	\$29,133	\$26,688
Families below poverty level	5.1%	6.6%	8.4%	9.5%
Individuals below poverty level	21.0%	12.8%	12.0%	13.0%
Housing				
Total Housing Units	41,228	123,542	2,127,358	127,895,430
1-unit detached housing (single family)	44.1%	61.4%	63.2%	61.7%
Built 2000 or later	4.3%	10.7%	16.0%	11.9%
Owner-occupied housing units	53.5%	65.9%	68.8%	67.2%
Renter-occupied housing units	46.5%	34.1%	31.2%	32.8%
Vacant housing units	8.2%	7.7%	12.6%	12.1%
Median value owner-occupied homes	\$461,100	\$342,400	\$233,900	\$194,300
Average Rent	\$888	\$901	\$788	\$789

Source: 2007 American Community Survey; \*2007 Inflation-adjusted dollars (Note: 2008 data to be released later in 2009.)

## 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.



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.

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.

### 2009 Boulder Economic Council Members

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