



Site Type: Radius

EC (I-25 & Crossroads)
Loveland, CO 80537
Radius: 5.0 mile

EC (I-25 & Crossroads)
Loveland, CO 80537
Radius: 10.0 mile

EC (I-25 & Crossroads)
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Radius: 20.0 mile

2006 Population

	EC (I-25 & Crossroads) Loveland, CO 80537 Radius: 5.0 mile	EC (I-25 & Crossroads) Loveland, CO 80537 Radius: 10.0 mile	EC (I-25 & Crossroads) Loveland, CO 80537 Radius: 20.0 mile
Total Population	41,837	200,065	519,900
Male Population	50.0%	49.6%	49.9%
Female Population	50.0%	50.4%	50.1%
Median Age	35.7	35.5	33.1

2006 Income

	EC (I-25 & Crossroads) Loveland, CO 80537 Radius: 5.0 mile	EC (I-25 & Crossroads) Loveland, CO 80537 Radius: 10.0 mile	EC (I-25 & Crossroads) Loveland, CO 80537 Radius: 20.0 mile
Median HH Income	\$61,845	\$64,431	\$57,058
Per Capita Income	\$29,012	\$30,853	\$27,401
Average HH Income	\$75,772	\$80,539	\$72,427

Households

	EC (I-25 & Crossroads) Loveland, CO 80537 Radius: 5.0 mile	EC (I-25 & Crossroads) Loveland, CO 80537 Radius: 10.0 mile	EC (I-25 & Crossroads) Loveland, CO 80537 Radius: 20.0 mile
Total Households	15,866	76,350	193,833
Average Household Size	2.63	2.60	2.62
1990-2000 Annual Rate	4.02%	3.97%	2.97%

2006 Housing

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Owner Occupied Housing Units	71.8%	71.2%	65.3%
Renter Occupied Housing Units	23.0%	23.3%	28.7%
Vacant Housing Units	5.2%	5.5%	6.0%

Population

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1990 Population	21,742	110,739	324,933
2000 Population	32,047	161,584	435,666
2006 Population	41,837	200,065	519,900
5 Year Projected population	47,785	229,508	593,426
1990-2000 Annual Rate	3.96%	3.85%	2.98%
2000-2006 Annual Rate	4.36%	3.48%	2.87%
2006-2011 Annual Rate	2.69%	2.78%	2.68%

In the identified market area, the current year population is 519,900. In 2000, the Census count in the market area was 435,666. The rate of change since 2000 was 2.87 percent annually. The five-year projection for the population in the market area is 593,426, representing a change of 2.68 percent annually from 2006 to 2011. Currently, the population is 49.9 percent male and 50.1 percent female.

Households

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1990 Census	8,179	41,697	121,330
2000 Census	12,135	61,560	162,507
Current Year	15,866	76,350	193,833
5 Year Projected	18,145	87,618	221,026
1990-2000 Annual Rate	4.02%	3.97%	2.97%
2000-2006 Annual Rate	4.38%	3.51%	2.86%
2006-2011 Annual Rate	2.72%	2.79%	2.66%

The household count in this market area has changed from 162,507 in 2000 to 193,833 in the current year, a change of 2.86 percent annually. The five-year projection of households is 221,026, a change of 2.66 percent annually from the current year total. Average household size is currently 2.62, compared to 2.61 in the year 2000. The number of families in the current year is 128,321 in the market area.

Housing

Currently, 65.3 percent of the 206,211 housing units in the market area are owner occupied; 28.7 percent, renter occupied; and 6.0 percent are vacant. In 2000, there were 168,965 housing units— 63.8 percent owner occupied, 32.4 percent renter occupied and 3.9 percent vacant. The rate of change in housing units since 2000 is 3.24 percent. Median home value in the market area is \$223,757, compared to a median home value of \$181,127 for the U.S. In five years, median home value is projected to change by 3.73 percent annually to \$268,783. From 2000 to the current year, median home value changed by 5.74 percent annually.



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Median Household Income			
1990 Median HH Income	\$27,160	\$32,351	\$28,498
2000 Median HH Income	\$49,326	\$52,367	\$46,445
Current Year Median HH Income	\$61,845	\$64,431	\$57,058
5Y Projected Median HH Income	\$75,190	\$77,751	\$66,617
1990-2000 Annual Rate	6.15%	4.93%	5.01%
2000-2006 Annual Rate	3.69%	3.37%	3.35%
2006-2011 Annual Rate	3.99%	3.83%	3.15%
Per Capita Income			
1990 Per Capita Income	\$12,371	\$14,709	\$13,187
2000 Per Capita Income	\$22,175	\$24,479	\$21,962
Current Year Per Capita Income	\$29,012	\$30,853	\$27,401
5Y Projected Per Capita Income	\$35,258	\$37,461	\$32,770
1990-2000 Annual Rate	6.01%	5.23%	5.23%
2000-2006 Annual Rate	4.39%	3.77%	3.6%
2006-2011 Annual Rate	3.98%	3.96%	3.64%
Average Household Income			
1990 Average Household Income	\$32,788	\$38,810	\$34,886
2000 Average Household Income	\$58,383	\$63,587	\$58,080
Current Year Average HH Income	\$75,772	\$80,539	\$72,427
5Y Projected Average HH Income	\$91,839	\$97,895	\$86,951
1990-2000 Annual Rate	5.94%	5.06%	5.23%
2000-2006 Annual Rate	4.26%	3.85%	3.6%
2006-2011 Annual Rate	3.92%	3.98%	3.72%

Households by Income

Current median household income is \$57,058 in the market area, compared to \$51,546 for all U.S. households. Median household income is projected to be \$66,617 in five years. In 2000, median household income was \$46,445, compared to \$28,498 in 1990.

Current average household income is \$72,427 in this market area, compared to \$71,092 for all U.S. households. Average household income is projected to be \$86,951 in five years. In 2000, average household income was \$58,080, compared to \$34,886 in 1990.

Current per capita income is \$27,401 in the market area, compared to the U.S. per capita income of \$27,084. The per capita income is projected to be \$32,770 in five years. In 2000, the per capita income was \$21,962, compared to \$13,187 in 1990.

Population by Employment

Total Businesses	1,496	6,126	15,034
Total Employees	14,213	45,231	112,430

Currently, 93.8 percent of the civilian labor force in the identified market area is employed and 6.2 percent are unemployed. In comparison, 93.4 percent of the U.S. civilian labor force is employed, and 6.6 percent are unemployed. In five years the rate of employment in the market area will be 94.0 percent of the civilian labor force, and unemployment will be 6.0 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 93.8 percent, and 6.2 percent will be unemployed. In 2000, 71.1 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.1 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 61.1 percent in white collar jobs (compared to 60.5 percent of U.S. employment)
- 14.9 percent in service jobs (compared to 16.4 percent of U.S. employment)
- 24.0 percent in blue collar jobs (compared to 23.1 percent of U.S. employment)

In 2000, 78.2 percent of the market area population drove alone to work, and 4.4 percent worked at home. The average travel time to work in 2000 was 21.7 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2000, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 12.3 percent had not earned a high school diploma (19.6 percent in the U.S.)
- 23.1 percent were high school graduates only (28.6 percent in the U.S.)
- 7.1 percent had completed an Associate degree (6.3 percent in the U.S.)
- 21.6 percent had a Bachelor's degree (15.5 percent in the U.S.)
- 11.8 percent had earned a Master's/Professional/Doctorate Degree (8.9 percent in the U.S.)