

Demographic Detail Report

Front Range Village

Harmony Rd & Ziegler Rd, Fort Collins, CO 80525

Building Type: **Shopping Center**
 Center Type: **Regional Mall**
 Center GLA: **767,710 SF**
 Year Built: **1991**

Total Available: **38,822 SF**
 % Leased: **98.96%**
 Rent/SF/Yr: **\$33.00**



Radius	3 Mile		5 Mile		10 Mile	
Population						
2021 Projection	66,222		149,641		315,150	
2016 Estimate	60,442		136,861		288,099	
2010 Census	53,048		120,855		255,910	
Growth 2016 - 2021	9.56%		9.34%		9.39%	
Growth 2010 - 2016	13.94%		13.24%		12.58%	
2016 Population by Age						
	60,442		136,861		288,099	
Age 0 - 4	3,713	6.14%	8,959	6.55%	18,565	6.44%
Age 5 - 9	3,591	5.94%	8,015	5.86%	17,206	5.97%
Age 10 - 14	3,804	6.29%	7,912	5.78%	17,057	5.92%
Age 15 - 19	4,110	6.80%	9,274	6.78%	18,853	6.54%
Age 20 - 24	5,393	8.92%	14,330	10.47%	27,732	9.63%
Age 25 - 29	4,836	8.00%	12,911	9.43%	25,340	8.80%
Age 30 - 34	4,364	7.22%	10,566	7.72%	21,375	7.42%
Age 35 - 39	4,197	6.94%	9,214	6.73%	19,042	6.61%
Age 40 - 44	4,048	6.70%	8,407	6.14%	17,638	6.12%
Age 45 - 49	3,705	6.13%	7,549	5.52%	16,108	5.59%
Age 50 - 54	3,761	6.22%	7,706	5.63%	16,713	5.80%
Age 55 - 59	3,798	6.28%	7,890	5.76%	17,448	6.06%
Age 60 - 64	3,423	5.66%	7,255	5.30%	16,301	5.66%
Age 65 - 69	2,710	4.48%	5,859	4.28%	13,395	4.65%
Age 70 - 74	1,877	3.11%	4,171	3.05%	9,699	3.37%
Age 75 - 79	1,208	2.00%	2,720	1.99%	6,405	2.22%
Age 80 - 84	827	1.37%	1,843	1.35%	4,296	1.49%
Age 85+	1,078	1.78%	2,279	1.67%	4,925	1.71%
Age 65+	7,700	12.74%	16,872	12.33%	38,720	13.44%
Median Age	35.50		33.30		34.50	
Average Age	37.00		36.10		36.90	

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Radius	3 Mile		5 Mile		10 Mile	
2016 Population By Race	60,442		136,861		288,099	
White	55,354	91.58%	125,424	91.64%	267,386	92.81%
Black	684	1.13%	1,885	1.38%	3,351	1.16%
Am. Indian & Alaskan	466	0.77%	1,272	0.93%	2,962	1.03%
Asian	2,397	3.97%	4,516	3.30%	6,924	2.40%
Hawaiian & Pacific Island	55	0.09%	147	0.11%	296	0.10%
Other	1,486	2.46%	3,618	2.64%	7,179	2.49%
Population by Hispanic Origin	60,442		136,861		288,099	
Non-Hispanic Origin	54,559	90.27%	122,303	89.36%	254,637	88.39%
Hispanic Origin	5,883	9.73%	14,558	10.64%	33,462	11.61%
2016 Median Age, Male	34.40		32.50		33.60	
2016 Average Age, Male	35.90		35.20		35.90	
2016 Median Age, Female	36.80		34.20		35.60	
2016 Average Age, Female	38.10		37.00		37.80	
2016 Population by Occupation Classification	48,511		110,119		231,502	
Civilian Employed	32,905	67.83%	72,466	65.81%	154,396	66.69%
Civilian Unemployed	1,137	2.34%	2,803	2.55%	5,620	2.43%
Civilian Non-Labor Force	14,400	29.68%	34,676	31.49%	71,182	30.75%
Armed Forces	69	0.14%	174	0.16%	304	0.13%
Households by Marital Status						
Married	12,202		25,574		55,922	
Married No Children	6,318		14,037		32,106	
Married w/Children	5,884		11,537		23,816	
2016 Population by Education	42,959		96,284		204,348	
Some High School, No Diploma	1,424	3.31%	3,887	4.04%	9,732	4.76%
High School Grad (Incl Equivalency)	5,103	11.88%	12,796	13.29%	33,271	16.28%
Some College, No Degree	11,438	26.63%	26,394	27.41%	59,650	29.19%
Associate Degree	3,128	7.28%	7,913	8.22%	15,661	7.66%
Bachelor Degree	13,210	30.75%	27,558	28.62%	53,473	26.17%
Advanced Degree	8,656	20.15%	17,736	18.42%	32,561	15.93%

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Radius	3 Mile		5 Mile		10 Mile	
2016 Population by Occupation	61,618		133,961		285,233	
Real Estate & Finance	2,651	4.30%	4,568	3.41%	8,812	3.09%
Professional & Management	21,609	35.07%	44,068	32.90%	87,037	30.51%
Public Administration	1,216	1.97%	2,884	2.15%	6,272	2.20%
Education & Health	8,499	13.79%	19,176	14.31%	39,735	13.93%
Services	4,782	7.76%	12,024	8.98%	26,406	9.26%
Information	564	0.92%	1,452	1.08%	3,185	1.12%
Sales	8,295	13.46%	17,258	12.88%	36,095	12.65%
Transportation	85	0.14%	465	0.35%	1,396	0.49%
Retail	3,739	6.07%	8,368	6.25%	17,883	6.27%
Wholesale	681	1.11%	1,505	1.12%	3,158	1.11%
Manufacturing	3,430	5.57%	6,619	4.94%	15,156	5.31%
Production	1,746	2.83%	4,753	3.55%	12,428	4.36%
Construction	1,361	2.21%	4,040	3.02%	11,081	3.88%
Utilities	773	1.25%	2,064	1.54%	4,709	1.65%
Agriculture & Mining	522	0.85%	1,302	0.97%	3,451	1.21%
Farming, Fishing, Forestry	28	0.05%	215	0.16%	768	0.27%
Other Services	1,637	2.66%	3,200	2.39%	7,661	2.69%
2016 Worker Travel Time to Job	30,353		67,335		144,160	
<30 Minutes	25,164	82.90%	55,152	81.91%	111,168	77.11%
30-60 Minutes	3,817	12.58%	9,006	13.37%	24,396	16.92%
60+ Minutes	1,372	4.52%	3,177	4.72%	8,596	5.96%
2010 Households by HH Size	21,625		47,748		102,105	
1-Person Households	6,184	28.60%	13,290	27.83%	26,850	26.30%
2-Person Households	7,537	34.85%	17,060	35.73%	37,400	36.63%
3-Person Households	3,322	15.36%	7,654	16.03%	16,656	16.31%
4-Person Households	2,928	13.54%	6,221	13.03%	13,359	13.08%
5-Person Households	1,084	5.01%	2,316	4.85%	5,199	5.09%
6-Person Households	407	1.88%	829	1.74%	1,784	1.75%
7 or more Person Households	163	0.75%	378	0.79%	857	0.84%
2016 Average Household Size	2.40		2.40		2.40	
Households						
2021 Projection	27,038		59,547		126,268	
2016 Estimate	24,652		54,312		115,213	
2010 Census	21,624		47,748		102,105	
Growth 2016 - 2021	9.68%		9.64%		9.60%	
Growth 2010 - 2016	14.00%		13.75%		12.84%	

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Front Range Village			
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Radius	3 Mile	5 Mile	10 Mile
2016 Households by HH Income	24,652	54,313	115,212
<\$25,000	3,855 15.64%	10,933 20.13%	23,396 20.31%
\$25,000 - \$50,000	5,559 22.55%	12,870 23.70%	27,614 23.97%
\$50,000 - \$75,000	4,379 17.76%	9,198 16.94%	20,751 18.01%
\$75,000 - \$100,000	3,416 13.86%	7,089 13.05%	15,223 13.21%
\$100,000 - \$125,000	2,457 9.97%	4,651 8.56%	10,300 8.94%
\$125,000 - \$150,000	1,104 4.48%	2,402 4.42%	4,993 4.33%
\$150,000 - \$200,000	2,448 9.93%	4,310 7.94%	7,979 6.93%
\$200,000+	1,434 5.82%	2,860 5.27%	4,956 4.30%
2016 Avg Household Income	\$86,710	\$79,502	\$75,974
2016 Med Household Income	\$66,626	\$58,624	\$57,658
2016 Occupied Housing	24,653	54,311	115,213
Owner Occupied	15,709 63.72%	33,292 61.30%	72,860 63.24%
Renter Occupied	8,944 36.28%	21,019 38.70%	42,353 36.76%
2010 Housing Units	24,453	53,128	112,913
1 Unit	16,364 66.92%	36,678 69.04%	83,020 73.53%
2 - 4 Units	1,465 5.99%	3,428 6.45%	7,605 6.74%
5 - 19 Units	4,216 17.24%	8,268 15.56%	14,423 12.77%
20+ Units	2,408 9.85%	4,754 8.95%	7,865 6.97%
2016 Housing Value	15,709	33,294	72,861
<\$100,000	868 5.53%	2,488 7.47%	5,585 7.67%
\$100,000 - \$200,000	2,091 13.31%	4,169 12.52%	12,104 16.61%
\$200,000 - \$300,000	5,897 37.54%	12,552 37.70%	28,162 38.65%
\$300,000 - \$400,000	3,654 23.26%	7,042 21.15%	12,571 17.25%
\$400,000 - \$500,000	1,564 9.96%	3,313 9.95%	6,519 8.95%
\$500,000 - \$1,000,000	1,401 8.92%	3,238 9.73%	6,976 9.57%
\$1,000,000+	234 1.49%	492 1.48%	944 1.30%
2016 Median Home Value	\$283,016	\$279,588	\$266,548
2016 Housing Units by Yr Built	25,215	55,778	118,302
Built 2010+	2,581 10.24%	5,931 10.63%	11,654 9.85%
Built 2000 - 2010	6,148 24.38%	11,036 19.79%	24,084 20.36%
Built 1990 - 1999	6,467 25.65%	13,232 23.72%	24,340 20.57%
Built 1980 - 1989	4,385 17.39%	8,527 15.29%	14,850 12.55%
Built 1970 - 1979	4,509 17.88%	9,643 17.29%	22,100 18.68%
Built 1960 - 1969	842 3.34%	3,550 6.36%	8,519 7.20%
Built 1950 - 1959	171 0.68%	1,474 2.64%	4,365 3.69%
Built <1949	112 0.44%	2,385 4.28%	8,390 7.09%
2016 Median Year Built	1993	1991	1989