

Demographic Detail Report

Harvest Junction Shopping Center

205-210 Ken Pratt Blvd, Longmont, CO 80501

Building Type: **Shopping Center**
 Center Type: **Power Center**
 Center GLA: **498,996 SF**
 Year Built: **2005**

Total Available: **39,501 SF**
 % Leased: **95.99%**
 Rent/SF/Yr: **\$21.72**



Radius	3 Mile		5 Mile		10 Mile	
Population						
2021 Projection	64,004		106,720		195,077	
2016 Estimate	60,453		100,433		181,202	
2010 Census	57,359		93,700		163,529	
Growth 2016 - 2021	5.87%		6.26%		7.66%	
Growth 2010 - 2016	5.39%		7.19%		10.81%	
2016 Population by Age						
	60,453		100,433		181,202	
Age 0 - 4	3,496	5.78%	5,653	5.63%	10,191	5.62%
Age 5 - 9	3,792	6.27%	6,110	6.08%	11,317	6.25%
Age 10 - 14	4,216	6.97%	6,928	6.90%	12,731	7.03%
Age 15 - 19	4,723	7.81%	7,886	7.85%	13,875	7.66%
Age 20 - 24	5,020	8.30%	8,376	8.34%	13,808	7.62%
Age 25 - 29	3,862	6.39%	6,332	6.30%	10,475	5.78%
Age 30 - 34	3,491	5.77%	5,600	5.58%	9,723	5.37%
Age 35 - 39	3,802	6.29%	6,012	5.99%	10,849	5.99%
Age 40 - 44	4,144	6.85%	6,631	6.60%	12,266	6.77%
Age 45 - 49	4,101	6.78%	6,776	6.75%	12,722	7.02%
Age 50 - 54	4,110	6.80%	7,027	7.00%	13,266	7.32%
Age 55 - 59	3,936	6.51%	6,851	6.82%	13,029	7.19%
Age 60 - 64	3,459	5.72%	6,008	5.98%	11,520	6.36%
Age 65 - 69	2,813	4.65%	4,830	4.81%	9,207	5.08%
Age 70 - 74	2,035	3.37%	3,474	3.46%	6,475	3.57%
Age 75 - 79	1,395	2.31%	2,369	2.36%	4,226	2.33%
Age 80 - 84	964	1.59%	1,628	1.62%	2,703	1.49%
Age 85+	1,094	1.81%	1,943	1.93%	2,820	1.56%
Age 65+	8,301	13.73%	14,244	14.18%	25,431	14.03%
Median Age	37.10		37.80		38.90	
Average Age	37.60		38.00		38.30	

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Radius	3 Mile		5 Mile		10 Mile	
2016 Population By Race	60,453		100,433		181,202	
White	55,351	91.56%	91,629	91.23%	166,507	91.89%
Black	848	1.40%	1,286	1.28%	2,020	1.11%
Am. Indian & Alaskan	957	1.58%	1,349	1.34%	2,017	1.11%
Asian	1,743	2.88%	3,525	3.51%	6,116	3.38%
Hawaiian & Pacific Island	48	0.08%	88	0.09%	133	0.07%
Other	1,507	2.49%	2,556	2.54%	4,409	2.43%
Population by Hispanic Origin	60,453		100,433		181,202	
Non-Hispanic Origin	43,362	71.73%	76,669	76.34%	148,425	81.91%
Hispanic Origin	17,091	28.27%	23,764	23.66%	32,777	18.09%
2016 Median Age, Male	35.70		36.20		37.70	
2016 Average Age, Male	36.50		36.90		37.40	
2016 Median Age, Female	38.50		39.30		40.10	
2016 Average Age, Female	38.60		39.10		39.10	
2016 Population by Occupation Classification	48,003		80,166		144,189	
Civilian Employed	32,779	68.29%	53,868	67.20%	98,760	68.49%
Civilian Unemployed	1,346	2.80%	2,187	2.73%	3,549	2.46%
Civilian Non-Labor Force	13,878	28.91%	24,088	30.05%	41,847	29.02%
Armed Forces	0	0.00%	23	0.03%	33	0.02%
Households by Marital Status						
Married	11,673		20,272		39,813	
Married No Children	6,297		11,018		21,450	
Married w/Children	5,376		9,254		18,363	
2016 Population by Education	42,798		71,321		128,053	
Some High School, No Diploma	5,659	13.22%	7,511	10.53%	9,762	7.62%
High School Grad (Incl Equivalency)	8,137	19.01%	13,170	18.47%	22,325	17.43%
Some College, No Degree	11,413	26.67%	19,103	26.78%	34,883	27.24%
Associate Degree	3,594	8.40%	5,840	8.19%	8,773	6.85%
Bachelor Degree	9,096	21.25%	15,980	22.41%	32,379	25.29%
Advanced Degree	4,899	11.45%	9,717	13.62%	19,931	15.56%

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Radius	3 Mile		5 Mile		10 Mile	
2016 Population by Occupation	61,009		100,125		185,039	
Real Estate & Finance	1,454	2.38%	2,345	2.34%	4,797	2.59%
Professional & Management	18,184	29.81%	31,187	31.15%	61,645	33.31%
Public Administration	944	1.55%	1,547	1.55%	3,531	1.91%
Education & Health	6,173	10.12%	10,142	10.13%	19,511	10.54%
Services	6,398	10.49%	10,095	10.08%	15,468	8.36%
Information	749	1.23%	1,396	1.39%	3,045	1.65%
Sales	7,146	11.71%	11,517	11.50%	21,231	11.47%
Transportation	1,212	1.99%	1,705	1.70%	2,377	1.28%
Retail	3,413	5.59%	5,534	5.53%	10,171	5.50%
Wholesale	835	1.37%	1,459	1.46%	2,916	1.58%
Manufacturing	4,705	7.71%	7,842	7.83%	13,377	7.23%
Production	3,551	5.82%	5,665	5.66%	9,293	5.02%
Construction	2,801	4.59%	4,217	4.21%	7,361	3.98%
Utilities	948	1.55%	1,599	1.60%	3,472	1.88%
Agriculture & Mining	445	0.73%	808	0.81%	1,726	0.93%
Farming, Fishing, Forestry	140	0.23%	153	0.15%	201	0.11%
Other Services	1,911	3.13%	2,914	2.91%	4,917	2.66%
2016 Worker Travel Time to Job	30,738		49,921		89,953	
<30 Minutes	20,571	66.92%	33,971	68.05%	56,968	63.33%
30-60 Minutes	8,244	26.82%	12,869	25.78%	27,120	30.15%
60+ Minutes	1,923	6.26%	3,081	6.17%	5,865	6.52%
2010 Households by HH Size	21,963		36,122		62,020	
1-Person Households	5,914	26.93%	9,472	26.22%	14,261	22.99%
2-Person Households	7,108	32.36%	12,037	33.32%	21,687	34.97%
3-Person Households	3,444	15.68%	5,708	15.80%	10,125	16.33%
4-Person Households	2,932	13.35%	4,987	13.81%	9,364	15.10%
5-Person Households	1,451	6.61%	2,322	6.43%	4,056	6.54%
6-Person Households	645	2.94%	944	2.61%	1,521	2.45%
7 or more Person Households	469	2.14%	652	1.80%	1,006	1.62%
2016 Average Household Size	2.60		2.60		2.60	
Households						
2021 Projection	24,652		41,386		74,324	
2016 Estimate	23,235		38,869		68,962	
2010 Census	21,962		36,122		62,021	
Growth 2016 - 2021	6.10%		6.48%		7.78%	
Growth 2010 - 2016	5.80%		7.60%		11.19%	

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Radius	3 Mile	5 Mile	10 Mile
2016 Households by HH Income	23,236	38,867	68,963
<\$25,000	4,310 18.55%	6,479 16.67%	8,887 12.89%
\$25,000 - \$50,000	5,006 21.54%	8,348 21.48%	12,516 18.15%
\$50,000 - \$75,000	4,377 18.84%	7,304 18.79%	12,437 18.03%
\$75,000 - \$100,000	3,133 13.48%	5,226 13.45%	10,190 14.78%
\$100,000 - \$125,000	2,523 10.86%	4,203 10.81%	8,536 12.38%
\$125,000 - \$150,000	1,147 4.94%	2,338 6.02%	4,946 7.17%
\$150,000 - \$200,000	1,687 7.26%	2,783 7.16%	6,182 8.96%
\$200,000+	1,053 4.53%	2,186 5.62%	5,269 7.64%
2016 Avg Household Income	\$79,852	\$84,161	\$95,971
2016 Med Household Income	\$63,755	\$65,781	\$76,574
2016 Occupied Housing	23,235	38,869	68,962
Owner Occupied	15,059 64.81%	25,358 65.24%	50,988 73.94%
Renter Occupied	8,176 35.19%	13,511 34.76%	17,974 26.06%
2010 Housing Units	22,913	38,762	68,494
1 Unit	17,172 74.94%	28,132 72.58%	55,416 80.91%
2 - 4 Units	1,687 7.36%	2,571 6.63%	2,904 4.24%
5 - 19 Units	2,811 12.27%	5,338 13.77%	6,751 9.86%
20+ Units	1,243 5.42%	2,721 7.02%	3,423 5.00%
2016 Housing Value	15,060	25,357	50,987
<\$100,000	1,385 9.20%	1,790 7.06%	3,317 6.51%
\$100,000 - \$200,000	3,933 26.12%	5,610 22.12%	8,111 15.91%
\$200,000 - \$300,000	4,971 33.01%	8,017 31.62%	14,544 28.52%
\$300,000 - \$400,000	2,764 18.35%	5,213 20.56%	10,606 20.80%
\$400,000 - \$500,000	946 6.28%	1,745 6.88%	5,110 10.02%
\$500,000 - \$1,000,000	856 5.68%	2,325 9.17%	7,755 15.21%
\$1,000,000+	205 1.36%	657 2.59%	1,544 3.03%
2016 Median Home Value	\$244,498	\$265,841	\$296,709
2016 Housing Units by Yr Built	23,711	39,771	70,766
Built 2010+	917 3.87%	2,038 5.12%	6,287 8.88%
Built 2000 - 2010	3,721 15.69%	8,142 20.47%	17,262 24.39%
Built 1990 - 1999	4,662 19.66%	7,903 19.87%	14,399 20.35%
Built 1980 - 1989	1,876 7.91%	5,008 12.59%	8,120 11.47%
Built 1970 - 1979	5,615 23.68%	8,740 21.98%	13,242 18.71%
Built 1960 - 1969	2,879 12.14%	3,543 8.91%	5,177 7.32%
Built 1950 - 1959	1,570 6.62%	1,700 4.27%	2,085 2.95%
Built <1949	2,471 10.42%	2,697 6.78%	4,194 5.93%
2016 Median Year Built	1978	1985	1991