



Market Profile

Fort Lupton city, CO (0827700)

Geography: Place

	Fort Lupton c...
Population Summary	
2000 Total Population	6,997
2010 Total Population	7,387
2018 Total Population	8,105
2018 Group Quarters	0
2023 Total Population	8,354
2018-2023 Annual Rate	0.61%
2018 Total Daytime Population	8,400
Workers	3,954
Residents	4,446
Household Summary	
2000 Households	2,171
2000 Average Household Size	3.22
2010 Households	2,397
2010 Average Household Size	3.08
2018 Households	2,609
2018 Average Household Size	3.11
2023 Households	2,682
2023 Average Household Size	3.11
2018-2023 Annual Rate	0.55%
2010 Families	1,823
2010 Average Family Size	3.54
2018 Families	1,960
2018 Average Family Size	3.60
2023 Families	1,999
2023 Average Family Size	3.62
2018-2023 Annual Rate	0.39%
Housing Unit Summary	
2000 Housing Units	2,209
Owner Occupied Housing Units	67.7%
Renter Occupied Housing Units	30.6%
Vacant Housing Units	1.7%
2010 Housing Units	2,541
Owner Occupied Housing Units	62.2%
Renter Occupied Housing Units	32.1%
Vacant Housing Units	5.7%
2018 Housing Units	2,738
Owner Occupied Housing Units	62.4%
Renter Occupied Housing Units	32.9%
Vacant Housing Units	4.7%
2023 Housing Units	2,859
Owner Occupied Housing Units	63.8%
Renter Occupied Housing Units	30.0%
Vacant Housing Units	6.2%
Median Household Income	
2018	\$58,795
2023	\$66,702
Median Home Value	
2018	\$176,551
2023	\$236,211
Per Capita Income	
2018	\$22,480
2023	\$25,952
Median Age	
2010	31.6
2018	32.2
2023	32.6

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.



Market Profile

Fort Lupton city, CO (0827700)

Geography: Place

Fort Lupton c...

2018 Households by Income

Household Income Base	2,609
<\$15,000	9.4%
\$15,000 - \$24,999	6.8%
\$25,000 - \$34,999	7.2%
\$35,000 - \$49,999	14.6%
\$50,000 - \$74,999	25.9%
\$75,000 - \$99,999	16.7%
\$100,000 - \$149,999	13.2%
\$150,000 - \$199,999	4.5%
\$200,000+	1.6%
Average Household Income	\$70,172

2023 Households by Income

Household Income Base	2,683
<\$15,000	7.1%
\$15,000 - \$24,999	5.3%
\$25,000 - \$34,999	5.9%
\$35,000 - \$49,999	12.6%
\$50,000 - \$74,999	25.5%
\$75,000 - \$99,999	18.7%
\$100,000 - \$149,999	16.7%
\$150,000 - \$199,999	6.2%
\$200,000+	2.2%
Average Household Income	\$81,204

2018 Owner Occupied Housing Units by Value

Total	1,709
<\$50,000	8.8%
\$50,000 - \$99,999	7.7%
\$100,000 - \$149,999	20.5%
\$150,000 - \$199,999	24.5%
\$200,000 - \$249,999	11.9%
\$250,000 - \$299,999	12.2%
\$300,000 - \$399,999	7.1%
\$400,000 - \$499,999	5.2%
\$500,000 - \$749,999	1.2%
\$750,000 - \$999,999	0.3%
\$1,000,000 - \$1,499,999	0.2%
\$1,500,000 - \$1,999,999	0.1%
\$2,000,000 +	0.4%
Average Home Value	\$206,495

2023 Owner Occupied Housing Units by Value

Total	1,826
<\$50,000	3.2%
\$50,000 - \$99,999	2.2%
\$100,000 - \$149,999	7.8%
\$150,000 - \$199,999	20.2%
\$200,000 - \$249,999	22.8%
\$250,000 - \$299,999	15.7%
\$300,000 - \$399,999	11.1%
\$400,000 - \$499,999	12.2%
\$500,000 - \$749,999	2.5%
\$750,000 - \$999,999	0.8%
\$1,000,000 - \$1,499,999	0.5%
\$1,500,000 - \$1,999,999	0.1%
\$2,000,000 +	0.9%
Average Home Value	\$286,062

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.



Market Profile

Fort Lupton city, CO (0827700)

Geography: Place

	Fort Lupton c...
2010 Population by Age	
Total	7,387
0 - 4	8.9%
5 - 9	9.0%
10 - 14	8.2%
15 - 24	15.1%
25 - 34	13.2%
35 - 44	12.3%
45 - 54	14.8%
55 - 64	9.9%
65 - 74	4.9%
75 - 84	2.7%
85 +	1.0%
18 +	69.2%
2018 Population by Age	
Total	8,105
0 - 4	8.6%
5 - 9	8.4%
10 - 14	7.9%
15 - 24	13.5%
25 - 34	15.9%
35 - 44	11.7%
45 - 54	11.6%
55 - 64	11.4%
65 - 74	7.0%
75 - 84	2.9%
85 +	1.1%
18 +	70.8%
2023 Population by Age	
Total	8,353
0 - 4	8.7%
5 - 9	8.5%
10 - 14	8.3%
15 - 24	13.2%
25 - 34	15.3%
35 - 44	13.5%
45 - 54	10.2%
55 - 64	10.2%
65 - 74	7.9%
75 - 84	3.3%
85 +	1.0%
18 +	70.0%
2010 Population by Sex	
Males	3,645
Females	3,742
2018 Population by Sex	
Males	4,044
Females	4,061
2023 Population by Sex	
Males	4,190
Females	4,163

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.



Market Profile

Fort Lupton city, CO (0827700)

Geography: Place

	Fort Lupton c...
2010 Population by Race/Ethnicity	
Total	7,387
White Alone	72.1%
Black Alone	0.6%
American Indian Alone	1.6%
Asian Alone	0.9%
Pacific Islander Alone	0.1%
Some Other Race Alone	21.4%
Two or More Races	3.4%
Hispanic Origin	55.1%
Diversity Index	73.7
2018 Population by Race/Ethnicity	
Total	8,106
White Alone	70.0%
Black Alone	0.8%
American Indian Alone	1.6%
Asian Alone	0.9%
Pacific Islander Alone	0.1%
Some Other Race Alone	23.0%
Two or More Races	3.5%
Hispanic Origin	58.0%
Diversity Index	74.9
2023 Population by Race/Ethnicity	
Total	8,354
White Alone	69.0%
Black Alone	0.9%
American Indian Alone	1.6%
Asian Alone	1.1%
Pacific Islander Alone	0.1%
Some Other Race Alone	23.6%
Two or More Races	3.7%
Hispanic Origin	60.6%
Diversity Index	75.1
2010 Population by Relationship and Household Type	
Total	7,387
In Households	100.0%
In Family Households	90.5%
Householder	24.7%
Spouse	18.1%
Child	38.9%
Other relative	5.7%
Nonrelative	3.1%
In Nonfamily Households	9.5%
In Group Quarters	0.0%
Institutionalized Population	0.0%
Noninstitutionalized Population	0.0%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.



Market Profile

Fort Lupton city, CO (0827700)

Geography: Place

	Fort Lupton c...
2018 Population 25+ by Educational Attainment	
Total	4,990
Less than 9th Grade	12.1%
9th - 12th Grade, No Diploma	11.5%
High School Graduate	27.1%
GED/Alternative Credential	7.9%
Some College, No Degree	20.0%
Associate Degree	8.9%
Bachelor's Degree	8.7%
Graduate/Professional Degree	3.8%
2018 Population 15+ by Marital Status	
Total	6,082
Never Married	25.5%
Married	53.9%
Widowed	5.4%
Divorced	15.2%
2018 Civilian Population 16+ in Labor Force	
Civilian Employed	97.3%
Civilian Unemployed (Unemployment Rate)	2.7%
2018 Employed Population 16+ by Industry	
Total	3,722
Agriculture/Mining	5.2%
Construction	12.4%
Manufacturing	13.7%
Wholesale Trade	1.9%
Retail Trade	11.7%
Transportation/Utilities	8.8%
Information	0.6%
Finance/Insurance/Real Estate	2.7%
Services	40.2%
Public Administration	2.8%
2018 Employed Population 16+ by Occupation	
Total	3,719
White Collar	42.0%
Management/Business/Financial	9.0%
Professional	11.2%
Sales	7.0%
Administrative Support	14.8%
Services	19.1%
Blue Collar	38.9%
Farming/Forestry/Fishing	1.8%
Construction/Extraction	11.9%
Installation/Maintenance/Repair	6.3%
Production	8.7%
Transportation/Material Moving	10.2%
2010 Population By Urban/ Rural Status	
Total Population	7,387
Population Inside Urbanized Area	0.0%
Population Inside Urbanized Cluster	98.7%
Rural Population	1.3%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.

February 21, 2019



Market Profile

Fort Lupton city, CO (0827700)

Geography: Place

	Fort Lupton c...
2010 Households by Type	
Total	2,397
Households with 1 Person	19.8%
Households with 2+ People	80.2%
Family Households	76.1%
Husband-wife Families	55.7%
With Related Children	30.3%
Other Family (No Spouse Present)	20.3%
Other Family with Male Householder	6.5%
With Related Children	3.8%
Other Family with Female Householder	13.8%
With Related Children	9.7%
Nonfamily Households	4.2%
All Households with Children	44.4%
Multigenerational Households	7.7%
Unmarried Partner Households	6.7%
Male-female	6.2%
Same-sex	0.5%
2010 Households by Size	
Total	2,397
1 Person Household	19.8%
2 Person Household	28.2%
3 Person Household	15.9%
4 Person Household	15.7%
5 Person Household	10.9%
6 Person Household	4.8%
7 + Person Household	4.6%
2010 Households by Tenure and Mortgage Status	
Total	2,397
Owner Occupied	66.0%
Owned with a Mortgage/Loan	53.4%
Owned Free and Clear	12.5%
Renter Occupied	34.0%
2010 Housing Units By Urban/ Rural Status	
Total Housing Units	2,541
Housing Units Inside Urbanized Area	0.0%
Housing Units Inside Urbanized Cluster	98.2%
Rural Housing Units	1.8%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.



Market Profile

Fort Lupton city, CO (0827700)

Geography: Place

Fort Lupton c...

Top 3 Tapestry Segments

1. American Dreamers (7C)
2. Middleburg (4C)
3. Up and Coming Families

2018 Consumer Spending

Apparel & Services: Total \$	\$4,907,551
Average Spent	\$1,881.01
Spending Potential Index	86
Education: Total \$	\$2,931,456
Average Spent	\$1,123.59
Spending Potential Index	78
Entertainment/Recreation: Total \$	\$7,019,682
Average Spent	\$2,690.56
Spending Potential Index	84
Food at Home: Total \$	\$11,053,489
Average Spent	\$4,236.68
Spending Potential Index	84
Food Away from Home: Total \$	\$7,926,698
Average Spent	\$3,038.21
Spending Potential Index	87
Health Care: Total \$	\$12,361,218
Average Spent	\$4,737.91
Spending Potential Index	83
HH Furnishings & Equipment: Total \$	\$4,704,178
Average Spent	\$1,803.06
Spending Potential Index	86
Personal Care Products & Services: Total \$	\$1,855,242
Average Spent	\$711.09
Spending Potential Index	86
Shelter: Total \$	\$36,950,097
Average Spent	\$14,162.55
Spending Potential Index	84
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$5,220,616
Average Spent	\$2,001.00
Spending Potential Index	80
Travel: Total \$	\$4,711,949
Average Spent	\$1,806.04
Spending Potential Index	84
Vehicle Maintenance & Repairs: Total \$	\$2,408,816
Average Spent	\$923.27
Spending Potential Index	86

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2015 and 2016 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.

February 21, 2019