

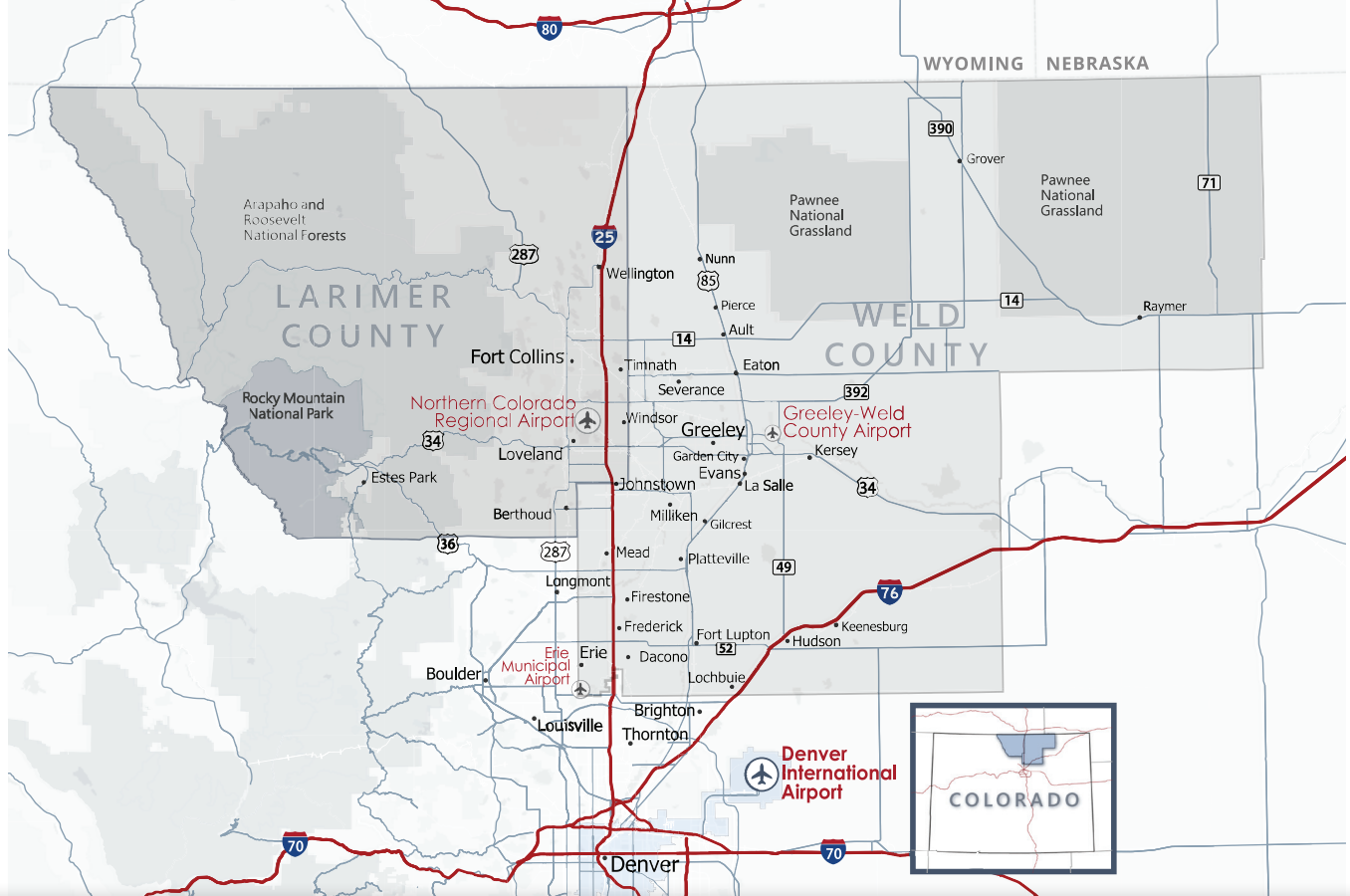


2026

NORTHERN COLORADO

REGIONAL PROFILE

 **NoCo REDI**
Northern Colorado Regional Economic Development Initiative



NORTHERN COLORADO COMMUNITIES

Ault	Fort Collins	Keenesburg	Northglenn
Berthoud	Fort Lupton	Kersey	Nunn
Brighton	Frederick	LaSalle	Pierce
Dacono	Garden City	Lochbuie	Platteville
Eaton	Gilcrest	Longmont	Severance
Erie	Greeley	Loveland	Thornton
Estes Park	Grover	Mead	Timnath
Evans	Hudson	Milliken	Windsor
Firestone	Johnstown	New Raymer	Wellington

Northern Colorado is a region of innovation, education and opportunity that encompasses Larimer and Weld Counties.

The region is located directly north of Metro Denver, with the Rocky Mountains to the west and Wyoming to the north. With affordable housing costs, low taxes, and a favorable business climate, the area is one of the fastest growing regions in Colorado.

The well-educated workforce and diverse employment base make Northern Colorado a prime area for business and industry growth. Our cluster growth strategy focuses on innovation in Bioscience, Distribution, Food Manufacturing, Fabrication and Production Technology, IT, and Plastics. Northern Colorado is also rich with cultural opportunities and outdoor recreation.

SNAPSHOT

6,651

SQUARE MILES

3.7%

UNEMPLOYMENT

756,664

POPULATION

\$73,894

PER CAPITA INCOME

36.5

MEDIAN AGE

92.8%

HS+ GRADUATES

378,419

LABOR FORCE

\$58 BILLION

GDP

DEMOGRAPHICS

NORTHERN COLORADO

756,664 POPULATION // 291,814 HOUSEHOLDS

LARIMER COUNTY

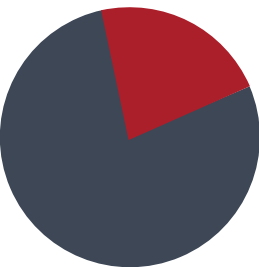
378,133 POPULATION // 153,999 HOUSEHOLDS

	POPULATION	HOUSEHOLDS
ESTES PARK	5,946	4,465
FORT COLLINS	172,442	73,689
LOVELAND	80,146	36,634
WELLINGTON	11,997	4,470
UNINCORPORATED LARIMER	66,873	33,658

MEDIAN AGE

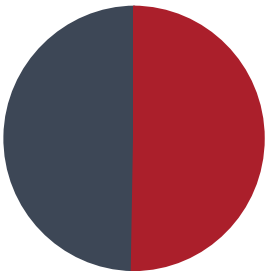
36.5

RACE/ ETHNICITY



HISPANIC / LATINO 31.7%
NOT HISPANIC / LATINO 68.3%

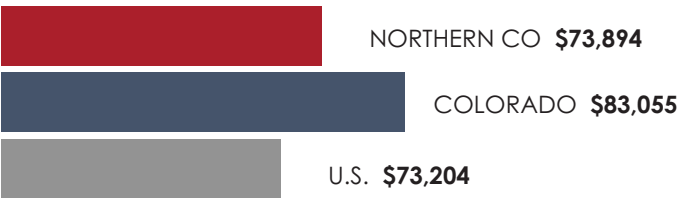
GENDER



MALE 50.2%
FEMALE 49.8%

Sources: U.S. Census Bureau, Population Estimates Program, Colorado Division of Local Government, State Demography Office, ESRI.

PER CAPITA INCOME



Source: Census 2022 ACS 5-year Estimates.

LARIMER & WELD MULTI-COUNTY

	POPULATION	HOUSEHOLDS
BERTHOUD	12,785	5,728
JOHNSTOWN	19,886	7,852
TIMNATH	9,429	3,761
WINDSOR	41,228	16,668

WELD COUNTY

378,531 POPULATION 137,815 HOUSEHOLDS

	POPULATION	HOUSEHOLDS
AULT	2,780	1,116
BRIGHTON (MCP)	461	166
DACONO	6,691	2,335
EATON	5,769	2,175
ERIE (MCP)	22,931	8,144
EVANS	22,869	8,457
FIRESTONE	19,270	6,732
FORT LUPTON	9,666	3,386
FREDERICK	17,437	6,055
GARDEN CITY	253	128
GILCREST	1,024	353
GREELEY	116,732	44,837
GROVER	154	85
HUDSON	1,625	613
KEENESBURG	2,055	868
KERSEY	1,475	555
LA SALLE	2,314	841
LOCHBUIE (MCP)	8,537	2,759
LONGMONT (MCP)	1,274	665
MEAD	6,915	2,340
MILLIKEN	9,205	3,173
NORTHGLENN (MCP)	25	8
NUNN	531	220
PIERCE	1,086	430
PLATTEVILLE	2,899	1,034
RAYMER	108	48
SEVERANCE	11,570	3,942
THORNTON (MCP)	-	-
UNINCORPORATED WELD	47,874	18,537

Source: Colorado State Demography Office - 2024 Data
Note: MCP indicates multi-county place. Figures reported are the portion of total population and households located in the given county.

EMPLOYMENT

TOTAL LABOR FORCE - 378,419

LARIMER COUNTY // 204,490

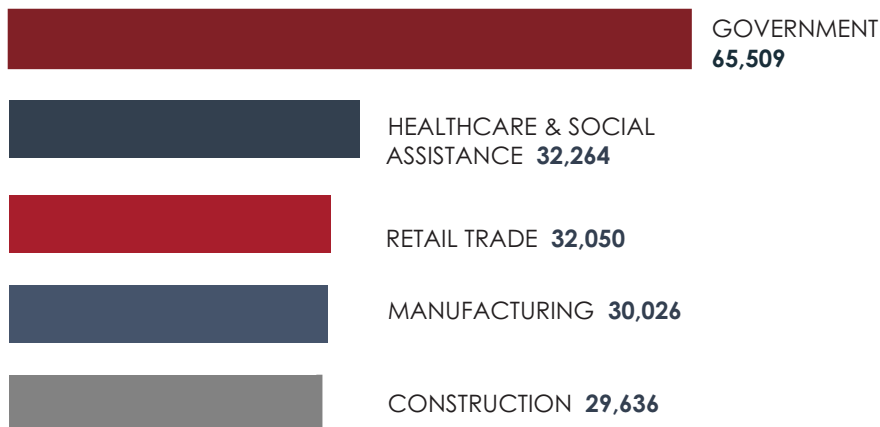
WELD COUNTY // 173,929

Employed: 197,628
Unemployed: 6,862
LF Participation: 62.1%
%Unemployment: 3.4%

Employed: 167,015
Unemployed: 6,914
LF Participation: 62.1%
Unemployment: 4.0%

Source: Colorado Department of Labor and Employment, Labor Market Information/
Federal Reserve Bank of St Louis Economic Data

TOP INDUSTRIES BY EMPLOYMENT



Source: Lightcast, Database USA

ANNUAL WAGE BY INDUSTRY

AVERAGE ALL INDUSTRIES: \$74,427

Accommodation & Food Services \$31,657	Government \$77,678	Real Estate, Rental & Leasing \$79,967
Administrative & Waste Services \$62,364	Healthcare & Social Assistance \$74,981	Retail Trade \$51,022
Agriculture, Forestry, Fishing, Hunting \$61,855	Information \$98,328	Transportation / Warehousing \$73,158
Arts, Entertainment & Recreation \$33,508	Management of Companies & Enterprises \$192,250	Utilities \$157,205
Construction \$85,925	Manufacturing \$117,222	Wholesale Trade \$117,365
Educational Services \$43,147	Mining \$127,309	Other Services \$46,357
Finance / Insurance \$122,471	Professional & Technical Services \$128,978	Unclassified Industry \$113,339

Source: Lightcast, Database USA

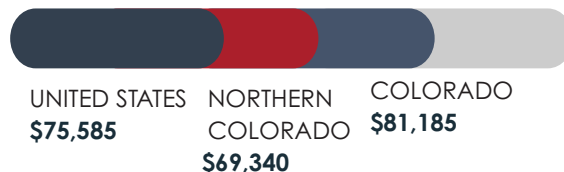
TOP 10 PRIVATE NON-RETAIL EMPLOYERS

UCHealth Healthcare	9,107
JBS USA Beef Processing/Corporate Office	4,992
Banner Health NOCO Medical Center Healthcare	3,710
Vestas Wind Turbine Manufacturing	2,631
Columbine Health Systems Healthcare Services	1,650
Broadcom Semiconductor/Technology	1,500
Hewlett Packard (HPE) Technology/Computing	1,280
Woodward Inc. Speed Controls	1,230
Halliburton Energy Services Oil & Gas Services	1,200
Orthopedic & Spine Center of the Rockies Specialty Healthcare/Orthopedics	1,180

Source: Lightcast, Database USA

AVERAGE ANNUAL WAGE

*Assumes a 40-hour week worked the year round.



Source: Bureau of Labor Statistics

REGIONAL INDUSTRY GROWTH CLUSTERS

BIOSCIENCE & MEDICAL DEVICES

DISTRIBUTION & E-COMMERCE

FABRICATION & PRODUCTION TECHNOLOGY MANUFACTURING

FOOD PROCESSING & MANUFACTURING

INFORMATION TECHNOLOGY+

PLASTICS

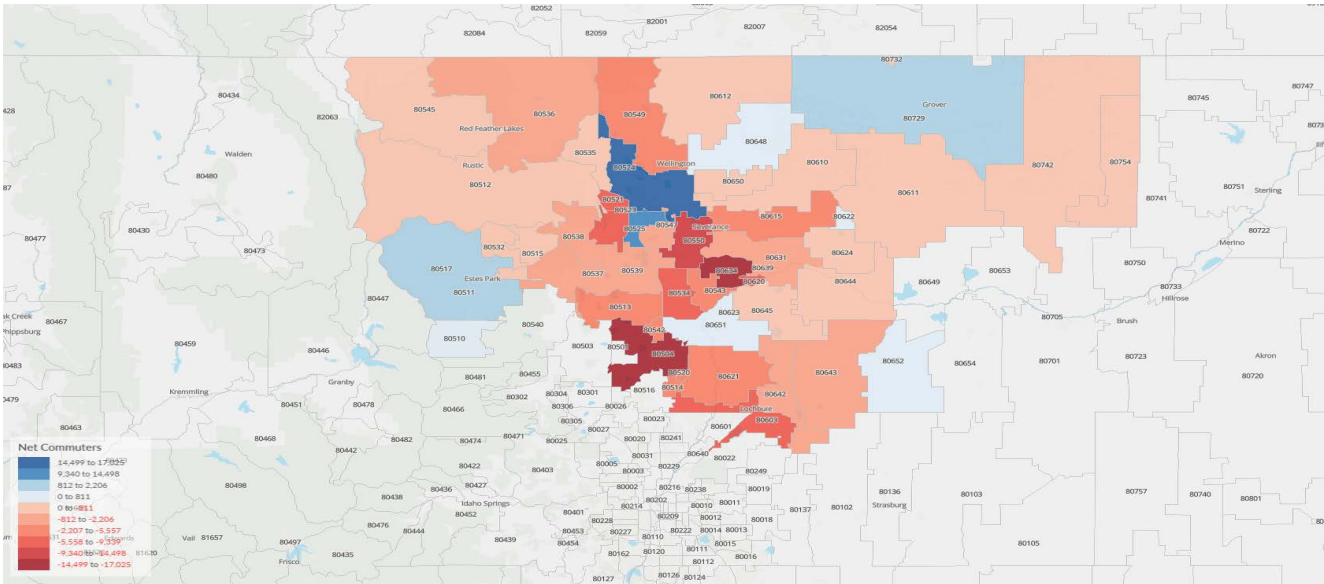
COMMUTER PATTERNS & TRANSPORTATION

WHERE TALENT WORKS

ZIP	MUNICIPALITY	2023 EMPLOYMENT
80525	Fort Collins	38,409
80524	Fort Collins	37,772
80634	Greeley	27,186
80631	Greeley	26,316
80538	Loveland	24,379

WHERE TALENT LIVES

ZIP	MUNICIPALITY	2023 WORKERS
80634	Greeley	41,685
80504	Longmont	36,218
80525	Fort Collins	29,068
80631	Greeley	27,720
80550	Windsor	27,238



Source: Lightcast Q1 2026 Data Set

AIR

DENVER INTERNATIONAL AIRPORT (DIA)
flydenver.com

NORTHERN COLORADO REGIONAL AIRPORT
flynoco.com

GREELEY / WELD COUNTY AIRPORT
gxy.net

RAIL

**BURLINGTON NORTHERN
SANTA FE RAILWAY**
Freight

**GREAT WESTERN RAILWAY
OF COLORADO**
*Freight Short Line Serviced
by OmniTRAX*

UNION PACIFIC RAILROAD
Freight

REGIONAL TRANSIT

CITY OF LOVELAND TRANSIT (COLT)
ci.loveland.co.us/publicworks

GREELEY-EVANS TRANSIT (GET)
greeleyevanstransit.com

TRANSFORT
ridetransfort.com

EDUCATION & CULTURE

HIGHER EDUCATION

FOUR-YEAR PUBLIC UNIVERSITIES



COLORADO STATE
UNIVERSITY

34,412 STUDENTS



UNIVERSITY OF
NORTHERN
COLORADO

8,824 STUDENTS



8,271 - STUDENTS



21,970 STUDENTS

Source: Colorado Department of Higher Education and Individual Schools, 2024-2025 & 2025-2026.

PK-12 EDUCATION

160,414
ENROLLMENT
2025-2026

185
SCHOOLS
2025-2026

16:6
STUDENT : TEACHER
2025-2026

92%
COMPLETION
RATE
2025-2026

90%
GRADUATION
RATE
2025-2026

2.8%
DROPOUT
RATE
GRADES 7-12
2025-2026

Source: Colorado Department of Education.

CULTURAL INSTITUTIONS

**BENSON
SCULPTURE
GARDEN**
Loveland

HISTORY MUSEUM
Greeley

JAZZ FESTIVAL
Greeley

LINCOLN CENTER
Fort Collins

**MODEL TRAIN
MUSEUM**
Greeley

**MUSEUM OF
ART**
Fort Collins

**MUSEUM OF
DISCOVERY**
Fort Collins

**PHILHARMONIC
ORCHESTRA**
Greeley

STAMPEDE
Greeley

SYMPHONY
Fort Collins

**UNION COLONY
CIVIC CENTER**
Greeley

**GARDENS ON
SPRING CREEK**
Fort Collins

MUSIC DISTRICT
Fort Collins

NEW WEST FEST
Fort Collins

**PIONEER VILLAGE
MUSEUM**
Greeley

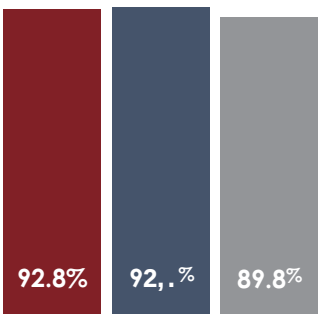
**CENTER FOR
FINE ART
PHOTOGRAPHY**
Fort Collins

BAS BLUE THEATRE
Fort Collins

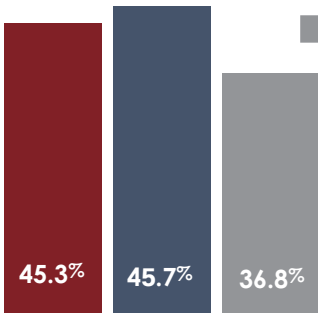
**COLORADO
NATIONAL
SPEEDWAY**
Dacono

**FREDERICK IN
FLIGHT**
Frederick

ATTAINMENT AT AGE 25+



HIGH SCHOOL+ ■ NORTHERN COLORADO ■ COLORADO



BACHELOR'S+ ■ U.S.

Source: U.S. Census Bureau, American Community Survey.

TAXES & REAL ESTATE

SALES TAX

2.0 - 5.0% MUNICIPAL RATE RANGE	2.9% STATE OF COLORADO	Tax rates as of January 1, 2026. Additional local or special levies may apply.
0.5% LARIMER COUNTY	0% WELD COUNTY	

Source: Colorado Department of Revenue, Colorado Division of Property Taxation.

PROPERTY TAX

26% COMMERCIAL PROPERTY	6.8% RESIDENTIAL PROPERTY
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Source: Colorado Division of Property Taxation

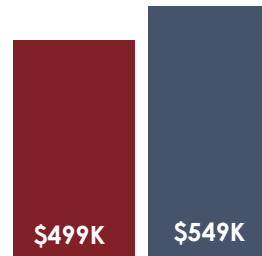
STATE CORPORATE INCOME TAX

4.40% Income tax rate is applied to adjusted federal gross income.

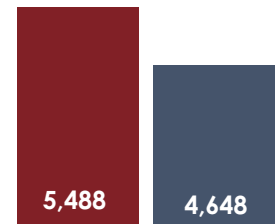
Source: (Above) Metro Denver Stats, Colorado Department of Revenue, Colorado Division of Property Taxation. (Right) Metro Denver Stats, CoStar Realty Group.

HOUSING

MEDIAN PRICE



UNITS SOLD



DETACHED

DETACHED

WELD
COUNTY

LARIMER
COUNTY

Source: Sears Real Estate/
Information Real Estate
Services, MLS System

COMMERCIAL REAL ESTATE

TYPE	EXISTING SPACE	VACANT SPACE	VACANCY RATE	AVG. LEASE RATE
Office	18.8	1.1	5.9%	\$18.2
Industrial	62.3	3.1	5.0%	\$21.8
Retail	36.3	1.2	3.4%	\$20.8

1) Building space is listed in millions of Square Feet. Vacant Space, vacancy rate, and average lease rate are for all direct and sublet space. 2) Office lease rates are per square foot; all others are per square foot, Triple-Net (NNN).

BUSINESS ASSISTANCE PROGRAMS

WELD AND LARIMER COUNTY ENTERPRISE ZONES

Select locations have State EZ designation. Private businesses located within an Enterprise Zone may be eligible for a variety of State income tax credits.

WELD/LARIMER REVOLVING LOAN FUND

The RLF was developed to assist for-profit businesses locating/expanding in rural Weld or Larimer Counties by providing short-term "gap" financing.

PERSONAL PROPERTY TAX REBATE INCENTIVE

Counties and cities, on a case-by-case basis, can negotiate with qualifying companies for a rebate up to 25% in Larimer and/or up to 50% in Weld of the jurisdiction's levy on new taxable personal property, for up to ten years.

MUNICIPAL DEVELOPMENT INCENTIVES

Municipalities throughout Weld and Larimer Counties may provide incentives based on an adopted incentive policy or on a case-by-case basis to qualifying companies.



REGIONAL ECONOMIC DEVELOPMENT PARTNERS

NoCo REDI

Northern Colorado Regional Economic Development Initiative

A collaboration of economic developers representing 35 communities to support and strengthen Northern Colorado as one economic region.

For more detailed business assistance, customized reports, site selection information, and more, contact:



**UPSTATE COLORADO
ECONOMIC DEVELOPMENT**
822 7TH STREET, SUITE 550
GREELEY, CO 80631
970-356-4565
upstatecolorado.org



**LARIMER COUNTY
ECONOMIC DEVELOPMENT**
200 W. OAK STREET
FORT COLLINS, CO 80521
970-498-6600
www.larimer.org