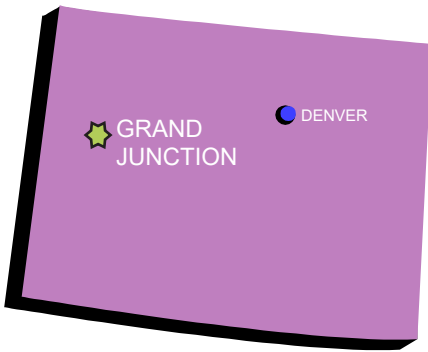




Community Profile 2018

Grand Junction Area
CHAMBER
OF COMMERCE

Grand Junction At a Glance



GRAND JUNCTION, COLORADO

POPULATION

Grand Junction (city): 64,629
Mesa County: 150,731

GRAND JUNCTION TOWN COMPANY
Incorporated: October 10, 1881

GRAND JUNCTION CITY CHARTER
Established: April 6, 1909

GOVERNMENT
Manager/Council Home Rule Charter

COUNTY Mesa

CITY AREA 32.7 square miles

TOPOGRAPHY
River valley surrounded by mesa and mountains (to the north, east and west)

ELEVATION 4,583 feet

Welcome to Grand Junction!

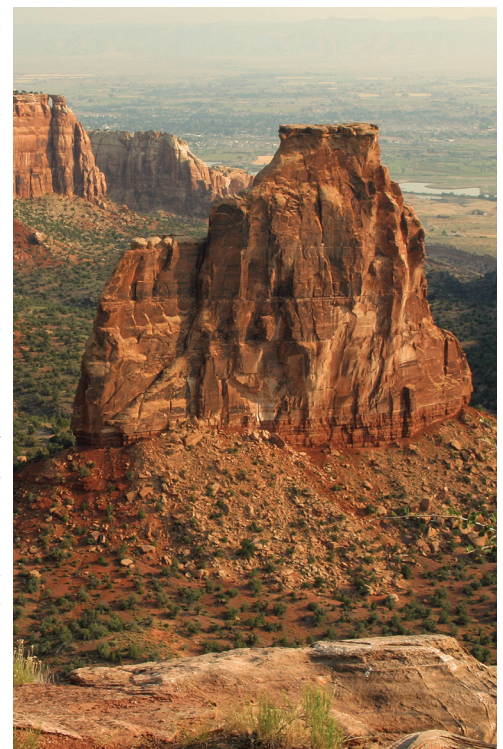
Whether visiting or considering a move, we hope you will enjoy your stay.

It is hard to put down on paper what a vibrant, vital and unique place Grand Junction is. What you have before you is this city “by the numbers.” But numbers often don’t tell the whole story. Due to early geographic isolation and settlement by self-sufficient and resourceful individuals, this community has a character that is at once independent, welcoming and entrepreneurial.

Grand Junction was carved out of Ute Indian Territory in 1882 and was one of the last cities established in Colorado. Averaging two to three percent growth per year from those early days to the end of the 20th century, the community grew into a prosperous regional hub for health care, education and a variety of retail and service products.

With more than two thirds of the surrounding county owned by the federal government, outdoor recreation and enjoyment is a favorite pastime of local residents during the daytime. Evenings bring a variety of entertainment venues in several commercial regions of the city, including our award-winning downtown area.

We hope you find this preliminary information useful. Please feel free to contact the resources listed in this profile for more in-depth information. You can also contact the Chamber, located at the corner of 4th & Grand (phone 970-242-3214 or info@gjchamber.org).



Grand Junction Area Chamber of Commerce

360 Grand Avenue
Grand Junction, CO 81501
Phone: 970-242-3214 or 800-352-5286
Fax: 970-242-3694
Website: www.gjchamber.org
Email: info@gjchamber.org
Hours: 8:30 AM - 5 PM, Mon-Fri

Community Profile

A Brief History of Grand Junction

In the early 1800s the area was part of the Northern Ute Reservation, although the Native Americans were later moved west into Utah. In September 1881, the area experienced a landrush settlement and a townsit was staked. This town, located in the Grand Valley, was first called Ute, then West Denver, and finally came to be known as Grand Junction, because of its location at the confluence of the Gunnison and Colorado rivers.

By 1883, Mesa County was created from neighboring counties and Grand Junction was named the county seat. Grand Junction began to thrive when the main line of the Denver and Rio Grande Railroad came into the area in 1887. Soon after, major irrigation turned the Grand Valley into a fertile agricultural area.

Today, Grand Junction is home to a number of light manufacturing and service industries. There are also four area hospitals, a regional airport and a number of recreational opportunities.

All photos courtesy of:
Grand Junction Visitor & Convention Bureau



Population

Collbran*	691
DeBeque*	493
Grand Junction*	64,629
Fruita*	12,679
Palisade*	2,718
Unincorporated*	69,521
Mesa County *	150,731

MSA=Metropolitan Statistical Area

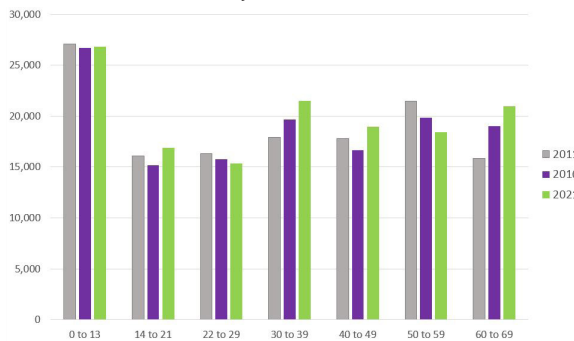
Females.....	74,773 (50.5%)
Males	73,939 (49.5%)
0-19 yrs.....	37,880 (25.5%)
20-34 yrs.....	29,869 (20.2%)
35-54 yrs.....	35,193 (23.7%)
55-64 yrs.....	20,341 (13.7%)
65 yrs +	24,883 (16.8%)
MEDIAN AGE	38.8 yrs

Annual Growth Rate (2015 to 2016) 1.2%

Source: US Census, American Community Survey, 2016

*Source: Colorado State Demography Office, 2016

MESA COUNTY PROJECTED POPULATION BY AGE



Source: Colorado State Demography Office

Climate

	High	Low	Precip.
January	37	16	0.59
April	65	39	0.79
July	93	64	0.62
October	67	41	0.91

Avg. Precipitation 8.67 inches per year
Avg. Snowfall 21.4 inches per year

Source: www.wrcc.dri.edu (Western Region Climate Center)

Demographics

RACE/ETHNICITY

Caucasian/White (any race).....	82.0%
Hispanic or Latino (any race).....	14.0%
American Indian.....	0.5%
African American/Black	0.6%
Asian	0.6%
Other	2.3%

The sum of the six individual race categories may add to more than the total population because individuals who reported more than one race are tallied in each category.

MARITAL STATUS (population: 15 yrs & older)

	MALE	FEMALES
Single (never married).....	32.1%	23.3%
Married	51.9%	49.9%
Separated.....	1.6%	1.8%
Divorced	11.7%	15.6%
Widowed	2.8%	9.4%

EDUCATION (population: 25 yrs & older)

College Graduate & Above.....	34.7%
Some College/Technical School.....	25.9%
High School Graduate	29.3%
No Diploma	10.1%

HOMEOWNERSHIP

Own Home.....	68.0%
Rent Home	32.0%

HOUSEHOLD INCOME

Less than \$25,000	24.6%
\$25,000 - \$34,999	11.2%
\$35,000 - \$49,999	14.1%
\$50,000 - \$74,999	19.5%
\$75,000 +	30.5%
Mean Household Income.....	\$65,444
Median Household Income	\$50,070
Total Households	59,501
Household Size (average)	2.43

CRIME STATISTICS

	2017	2016	% Change
Total Violent Crime.....	286	275	4%
Total Property Crime.....	3,604	3,755	-4%
Total Other Crime	8,425	7,810	8%
Total Traffic Accidents.....	2,215	2,595	-5%

Source: www.gjcity.org



Economic Outlook



Major Employers

Mesa County School District #51	2,715
St. Mary's Hospital.....	2,300
Mesa County (All Departments).....	1025
State of Colorado.....	1012
Colorado Mesa University.....	1006
Community Hospital.....	800
City Markets.....	800
VA Medical Center - Grand Junction	720
StarTek, Inc.....	700
City of Grand Junction	629
Hilltop Community Resources.	600
West Star Aviation.....	413
Rocky Mtn Health Plans.....	404
Family Health West.....	370
STRIVE.....	350
Hope West	350
Primary Care Partners	304
Mind Springs Health	272
Capco	254
United Companies	232
Navarro.....	186
CoorsTek Inc	150
The Daily Sentinel.....	146
Reynolds Polymer Technology	130
Mantey Heights Rehab & Care	130

The data provided here is provided voluntarily and may not include ALL leading employers in the area.

Taxes

Corporate Income Tax	4.75%
Retail Sales Tax:	7.65% (total)
State.....	2.9%
County	2.0%
City(GJ).....	2.75%
City(Fruita).....	2.0%
City(Palisade).....	1.0%
Individual Income Tax.....	4.63%
Property Tax	
Residential.....	7.96%



Cost of Living

Compared to the national average of 100, the average cost of living was 101 according to the Grand Junction Economic Partnership's Annual Cost of Living Index for Grand Junction MSA.

Misc. Goods & Services	102
Transportation	97
Housing	102
Health Care	106
Utilities.....	94
Grocery Items	103.6
TOTAL (AVG).....	101

Labor Force

Total Labor Force	71,959
Employed Persons.....	68,077
Unemployed Persons.....	3,882
Unemployment Rate.....	5.4%

Totals For Mesa County 2016
Source: CO Dept. of Labor & Employment



2017 MESA COUNTY AVG WAGES BY INDUSTRY

	Avg. Weekly Wage	Avg. Employment
Accommodation & Food Svc.....	\$353	6,825
Admin & Support Svcs.....	\$615	3,041
Ag/Forrest/Fish/Hunt.....	\$520	410
Arts, Entertainment, Rec.....	\$322	956
Construction	\$938	4,254
Educational Svcs	\$766	4,739
Finance & Insurance	\$1,203	2,017
Health Care & Social Asst.....	\$892	11,154
Information	\$805	759
Mgt-Companies/Enterprises.....	\$1,867	154
Manufacturing	\$6062	3,065
Mining.....	\$1,604	2,223
Other Svcs(except Public Admin).....	\$556	1,875
Professional/Technical Svcs.....	\$1,009	2,121
Public Administration	\$874	3,333
Real Estate & Rental/Leasing.....	\$724	1,040
Retail Trade.....	\$566	8,038
Transportation/Warehousing.....	\$921	2,433
Utilities.....	\$1,304	353
Wholesale Trade.....	\$1,030	2,369
TOTAL.....	\$874	61,159



Real Estate/Construction

MESA CO. REAL ESTATE AVERAGES

	2015	2016	2017
Total Sold.....	3,423	3,223	4,455
Total Value.....	\$744	\$762	\$557
<i>(in millions)</i>			
All Residential.....	\$190,305	\$203,250	\$226,000
3-Bedroom*	\$182,000	\$192,000	\$212,362
Condo/Twnhm*	\$140,900	\$149,500	\$164,950
All Commercial*	\$325,000	\$290,000	\$327,500
Vacant Land*	\$84,500	\$85,000	\$76,000

*Median Price; **Annualized based on data through Dec. 2017
Source: Grand Junction Area Realtor Association

2017 BUILDING PERMITS

	CITY	COUNTY
Residential.....	465	667
Industrial/Commercial	7	11
Total Permits	1,384	3,924
Total Value	\$172,834,399	\$257,767,541

Source: Mesa County Building Dept.



MISSION:

The Grand Junction Area Chamber of Commerce will represent business and promote economic growth.

OUR CORE FUNCTIONS:

- Creating A Strong Local Economy
- Promoting The Community
- Providing Networking Opportunities
- Representing Business To Government

gjchamber.org

YOUR LINK TO BUSINESS

Grand Junction Area Chamber of Commerce

360 Grand Avenue
Grand Junction, CO 81501

970-242-3214, Fax: 242-3694
info@gjchamber.org

Order Form

To order more information about Grand Junction, indicate which items you would like, then return this form with your check/money order or credit card information to: Grand Junction Area Chamber of Commerce, 360 Grand Ave., Grand Junction, CO 81501
Or, use your VISA/MasterCard/AMEX/Discover to order online at www.gjchamber.org or call our toll-free number, 1-800-352-5286.

Detailed Relocation Package.....\$20.00
(includes City Map, Chamber Directory, Real Estate Guide, Sunday edition of the Daily Sentinel, Community Profile, color brochures, rental guide, and more)

Clubs & Organizations List\$5.00

Chamber Membership Directory.....\$15.00

Grand Junction Area Telephone Directory\$7.00

City Map\$2.00
(Subject to Availability)

Name _____

Address _____

City/State _____ Zip _____

Credit Card # _____

Exp _____ CVV Code _____ Signature _____



When you arrive in Grand Junction, stop by the Chamber at 360 Grand Ave., 8:30AM - 5:00 PM, Monday-Friday, and say hello.
We have a welcome gift for you!