

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



Your Voice of Local Business
GRAND JUNCTION, COLORADO

GRAND JUNCTION AREA CHAMBER OF COMMERCE

COMMUNITY PROFILE 2019

Grand Junction at a Glance



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

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
(Hours Subject to Change)



GRAND JUNCTION, COLORADO

Welcome to Grand Junction!

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

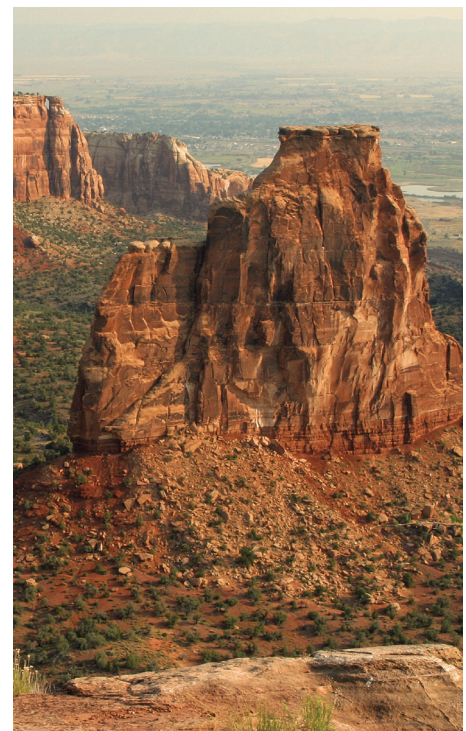
It is hard to put down on paper what a vibrant, vital and unique place Grand Junction is. What you have before you is this city "by the numbers." But numbers often don't tell the whole story. Due to early geographic isolation and settlement by self-sufficient and resourceful individuals, this community 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, using the information provided on the left side below.



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 townsite 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: Visit Grand Junction



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

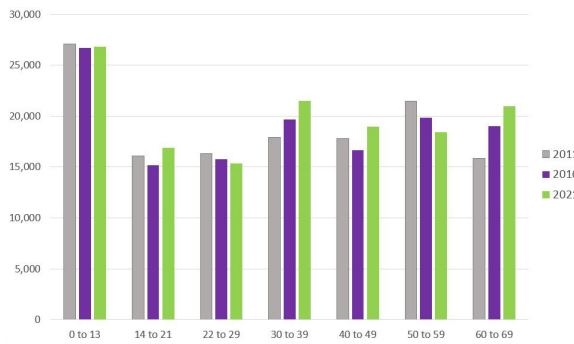
| | |
|------------|----------------|
| Females | 74,773 (50.5%) |
| Males | 73,393 (49.5%) |
| 0-19 yrs | 37,880 (25.5%) |
| 20-34 yrs | 29,869 (20.2%) |
| 35-54 yrs | 35,193 (23.7%) |
| 55-64 yrs | 20,341 (13.7%) |
| 65 yrs + | 24,883 (16.8%) |
| MEDIAN AGE | 38.8 yrs |

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



The Chamber is **community.**

We are devoted to making our community a great place to live, work and raise families. Everything we are and everything we do is in the service of a stronger community.

Unite for the greater good at www.gjchamber.org



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Major Employers Taxes

| | |
|---|-------|
| Mesa County School District #51..... | 2,715 |
| St. Mary's Hospital..... | 2,300 |
| Mesa County (All Departments)..... | 1,025 |
| State of Colorado..... | 1,012 |
| Colorado Mesa University..... | 1,006 |
| Community Hospital..... | 800 |
| CityMarkets..... | 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.

Corporate Income Tax.....4.75%

Retail Sales Tax:.....8.02%
(total within Grand Junction City Limits)

| | |
|----------------------------|-------|
| State..... | 2.9% |
| County..... | 2.37% |
| City(GJ)..... | 2.75% |
| City(Fruita)..... | 3.0% |
| City(Palisade)..... | 2.0% |
| Individual Income Tax..... | 4.63% |

Property Tax

| | |
|------------------|--|
| Residential..... | 7.96% |
| All Others..... | 29.0% |
| Mill Levy..... | .88 mills per \$1,000 assessed value (avg) |

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..... | 76,060 |
| Employed Persons..... | 72,949 |
| Unemployed Persons..... | 3,111 |
| Unemployment Rate..... | 4.1% |

Totals For Mesa County 2018
Source: CO Dept. of Labor & Employment

2018 MESA COUNTY AVG WAGES BY INDUSTRY

| | Avg. Weekly Wage.. | Avg. Employment |
|----------------------------------|--------------------|-----------------|
| Accommodation & Food Svc..... | \$377 | 6,950 |
| Admin & Support Svcs..... | \$665 | 3,037 |
| Ag/Forrest/Fish/Hunt..... | \$569 | 455 |
| Arts, Entertainment, Rec..... | \$340 | 1,056 |
| Construction..... | \$976 | 4,756 |
| Educational Svcs..... | \$760 | 4,792 |
| Finance & Insurance..... | \$1,296 | 1,980 |
| Health Care & Social Asst..... | \$921 | 11,742 |
| Information..... | \$849 | 721 |
| Mgt-Companies/Enterprises.. | \$1,700 | 167 |
| Manufacturing..... | \$811 | 3,114 |
| Mining..... | \$1,660 | 2,353 |
| Other Svcs(except Public Admin) | \$612 | 1,802 |
| Professional/Technical Svcs.. | \$1,033 | 2,206 |
| Public Administration..... | \$926 | 3,316 |
| Real Estate & Rental/Leasing.... | \$742 | 1,004 |
| Retail Trade..... | \$581 | 8,205 |
| Transportation/Warehousing... | \$983 | 2,498 |
| Utilities..... | \$1,404 | 340 |
| Wholesale Trade..... | \$1,032 | 2,420 |
| TOTAL..... | \$912 | 62,884 |

Source: CO Dept. of Labor & Employment, ES202

Real Estate/Construction

MESA CO. REAL ESTATE AVERAGES

| | 2016 | 2017 | 2018 |
|----------------------|---------------|-----------|-----------|
| Total Sold..... | 3,223 | 4,455 | 4,590 |
| Total Value..... | \$762 | \$557 | \$1,213 |
| | (in millions) | | |
| All Residential..... | \$203,250 | \$226,000 | \$263,401 |
| 3-Bedroom*..... | \$192,000 | \$212,362 | \$243,584 |
| Condo/Twnhm*..... | \$149,500 | \$164,950 | \$186,757 |
| All Commercial*..... | \$290,000 | \$327,500 | \$577,591 |
| Vacant Land*..... | \$85,000 | \$76,000 | \$152,134 |

*Median Price; **Annualized based on data through Dec. 2018
Source: Grand Junction Area Realtor Association

2018 BUILDING PERMITS

| | |
|----------------------------|---------------|
| Residential..... | 802 |
| Industrial/Commercial..... | 37 |
| Total Permits..... | 4,664 |
| Total Value..... | \$258,193,139 |

Source: Mesa County Building Dept.



2019
**CHAIRMAN
CIRCLE**

Members

- Alpine Bank
- ANB Bank
- Anthem Blue Cross
Blue Shield
- Bank of Colorado
- Bank of the San Juans
- Community Banks of Colorado
- Community Hospital
- Dalby, Wendland & Co., P.C.
- FCI Constructors, Inc.
- Grand Junction City Government
- Rocky Mountain Health Plans
- St. Mary's Medical Center | SCL Health
- US Bank
- Wells Fargo Bank



Grand Junction Area
**CHAMBER
OF COMMERCE**

**Grand Junction Area
Chamber of Commerce**
360 Grand Avenue
Grand Junction, CO 81501

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

**STAY
CONNECTED**



WWW.GJCHAMBER.ORG
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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 _____



Grand Junction Area
**CHAMBER
OF COMMERCE**

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!
(Hours Subject to Change)