

# Demographics

## A Great Place To Work, Live And Do Business

In 2008, there were 54,941 people of working age in the labor force in Highlands Ranch, CO. Of these 77.6% were employed, 3.6% were unemployed, 18.6% were not in the labor force and 0.1% were in the Armed Forces. Highlands Ranch historically experiences a healthy business environment.

Highlands Ranch provided 18,187 employees to the daytime population working for roughly 1,618 establishments.

The local work force makeup consists of 84.7% white collar workers and 15.3% occupations. The average time traveled to work is typically in the range of 17 to 25 minutes.



Business Summary	
Total Employees	18,187
Total Establishments	1,618
Average Employee Size	11

Establishments by Employee Size	Count	%
1-4 Employees	970	60.0%
5-9 Employees	305	18.8%
10-19 Employees	164	10.1%
20-49 Employees	102	6.3%
50-99 Employees	43	2.7%
100-249 Employees	29	1.8%
250-499 Employees	4	0.3%
500-999 Employees	1	0.1%

Employees by Occupation	Count	%
<i>"White Collar" Employees</i>	11,481	63.1%
Administrative Support Workers	3,418	18.8%
Executive Managers & Administrators	2,394	13.2%
Professional Specialty Occupations	2,758	15.2%
Sales Professionals	522	2.9%
Sales Workers & Clerks	1,821	10.0%
Technical Workers & Administrative	145	0.8%
Technologies & Technicians	423	2.3%
<i>"Blue Collar" Employees</i>	6,525	35.9%
Construction, Repair & Mining	620	35.9%
Farming, Forestry & Fishing	362	2.0%
Handlers, Helpers & Laborers	482	2.7%
Machine Operators, Assemblers & Inspectors	313	1.7%
Other Services Field Based	38	0.2%
Other Services Site Based	2,535	13.9%
Precision Craft & Repair	1,483	8.2%
Private Household Service	0	0.0%
Protective Services	185	1.0%
Transportation & Materials Moving Workers	509	2.8%
Other	181	1%

Major Industry	Employees	%	Establishments	%	Avg. Size
Services	7,036	38.7%	690	42.7%	10.0
Retail Trade	5,274	29.0%	312	19.3%	16.0
Finance, Insurance & Real Estate	2,144	11.8%	237	14.7%	7.0
Construction	1,203	6.6%	117	7.2%	12.0
Transportation & Communication	713	3.9%	47	2.9%	16.0
Manufacturing	583	3.2%	37	2.3%	12.0
Wholesale, Trade	421	2.3%	54	3.3%	7.0
Agricultural, Forestry, Fishing	274	1.5%	40	2.5%	8.0
Public Administration	207	1.1%	7	0.4%	12.0
Unclassified	181	1.0%	71	4.4%	2.0
Mining	151	0.8%	6	0.4%	20.0

# Demographics

## A Great Place To Live

Highlands Ranch is a 22,000-acre master-planned community in Douglas County, Colorado. It is located twelve miles south of Denver along C-470 and approximately one mile west of Interstate 25.

The development, started in 1979, offers a broad range of home offerings for its residents. 61 percent of the land to be devoted to non-urban uses including open space and recreation, 31 percent to residential uses, and 8 percent to business properties. Highlands Ranch currently ranks as one of the top 20 master-planned communities in the country.

The current population of Highlands Ranch is approximately 92,186. The 2000 Census revealed a population change of 373.7% over the previous 1990 Census. It is estimated that the population of the area will be 109,411 as the community approaches the expected build out in 2015, representing a change of 18.7% from 2008.

Residents have access to a wide variety of parks and recreation centers as well as convenient access to the Mountains, Denver and Colorado Springs.

Population Demographics			
		%	% Change
	2008 Estimate		2008-2013
Total Population	92,186		18.7%
Total Households	32,005		18.9%
Population by Gender			
Male	46,151	50.1%	19.1%
Female	46,035	49.9%	18.3%

Population by Race & Ethnicity			
		%	% Change
	2008 Estimate		2008-2013
White	80,080	86.9%	17.1%
Black	1,647	1.8%	26.8%
American Indian or Alaska Native	350	0.4%	17.5%
Asian or Pacific Islander	6,313	6.8%	32.4%
Some Other Race	1,674	1.8%	32.7%
Two or More Races	2,122	2.3%	20.9%
Hispanic Ethnicity	7,215	7.8%	30.3%

Households by Income			
		%	% Change
	2008 Estimate		2008-2013
\$0 - \$15,000	469	1.5%	10.0%
\$15,000 - \$24,999	606	1.9%	-11.3%
\$25,000 - \$34,999	894	2.8%	-4.7%
\$35,000 - \$49,999	2,112	6.6%	-3.0%
\$50,000 - \$74,999	4,319	13.5%	4.1%
\$75,000 - \$99,999	5,372	16.8%	-4.1%
\$100,000 - \$149,999	9,515	29.7%	15.4%
\$150,000 +	8,717	27.2%	54.7%
Average Hhld Income	\$102,213		9.7%
Median Hhld Income	\$110,005		13.3%
Per Capita Income	\$35,721		10.1%

Educational Attainment			
		%	% Change
	2008 Estimate		2008-2013
Age 25+ Population	57,657		19.1%
Grade K - 8	349	0.6%	44.8%
Grade 9 - 12	555	1.0%	-20.4%
High School Graduate	7,357	12.8%	31.5%
Some College, No Degree	9,421	16.3%	0.4%
Associates Degree	4,993	8.7%	31.9%
Bachelor's Degree	24,157	41.9%	17.9%
Graduate Degree	10,824	18.8%	25.0%

