



# South Central Mountains/Indian Hills Demographics by Census Tract

The South Central Mountains/Indian Hills area is defined by Census Tract 120.27 for both the 1990 and 2000 Censuses.

## Population & Housing

Indicators	South Central Mtns/Indian Hills	Source	All Jefferson County	Source	Colorado	Source
Population 1990	2,776	1	438,430	1	3,294,394	1
Population 2000	2,846	1	527,056	1	4,301,261	1
Housing Units 1990	1,103	1	178,611	1	1,477,349	1
Housing Units 2000	1,174	1	212,488	1	1,808,037	1
Households 1990	997	1	166,545	1	1,285,119	1
Households 2000	1,093	1	206,067	1	1,658,238	1
Average Household Size 2000	2.45	1	2.52	1	2.53	1
Families 1990	743	1	120,476	1	861,828	1
Families 2000	715	1	140,439	1	1,084,461	1

## Race\* & Age

Indicators	South Central Mtns/Indian Hills	Source	All Jefferson County	Source	Colorado	Source
<b>Race 1990</b>						
% White	96.8	1	90.5	1	80.9	1
% Black	0	1	0.6	1	3.9	1
% Asian/ Pacific	0.4	1	1.7	1	1.7	1
% Native American	0.1	1	0.4	1	0.7	1
% Other	0	1	0.1	1	0.1	1
% Hispanic Origin	2.7	1	6.7	1	12.7	1
<b>Race 2000</b>						
% White	94.7	1	84.8	1	74.4	1
% Black	0.0	1	0.8	1	3.7	1
% Asian	0.4	1	2.2	1	2.2	1
% Native American	0.5	1	0.5	1	0.7	1
% Other	2.2	1	1.7	1	2.0	1
% Hispanic/Latino	2.0	1	10.0	1	17.0	1
<b>Age</b>						
Median Age 1990	36.9	3	33.6	2	32.4	2
Median Age 2000	43.3	1	36.8	1	34.3	1
% Age Under 18	20.9	1	25.3	1	25.6	1
% Age 18 or More	79.1	1	74.7	1	74.4	1

## Income

Indicators	South Central Mtns/Indian Hills	Source	All Jefferson County	Source	Colorado	Source
Per capita Income 1990	18,769	1	11,900	1	14,821	1
Per Capita Income 2000	33,930	1	28,066	1	24,049	1
Median Household Income 1990	41,164	1	39,084	1	30,140	1
Median Household Income 2000	66,955	1	57,339	1	47,203	1

## Gross Leaseable Area 2004

Within community plan area boundaries, the Long Range Planning GIS technician took allowable GLA for Planned Development (PD) and applied a formula based on historic patterns for the straight zonings.

Indicators	South Central Mtns/Indian Hills	Source
Existing GLA	20,928	4
Zoned GLA	144,504	4

## Education-2000\*\*

Indicators	South Central Mtns/Indian Hills	Source	All Jefferson County	Source	Colorado	Source
Population 25 Yrs & Over	2,039	1	324,492	1	2,381,655	1
Males:	974	1	157,390	1	1,173,214	1
% High School Graduate or GED	23.1	1	20.1	1	21.7	1
% Some College-No Degree	18.1	1	25.1	1	23.6	1
% Associate Degree	6.1	1	6.7	1	6.7	1
% Bachelor's Degree	23.9	1	26.6	1	23.7	1
% Graduate or Professional Degree	23.2	1	14.0	1	13.5	1
Females:	1,065	1	167,102	1	1,208,441	1
% High School Graduate or GED	20.9	1	24.7	1	24.1	1
% Some College-No Degree	20.0	1	26.3	1	25.5	1
% Associate Degree	8.8	1	7.6	1	7.4	1
% Bachelor's Degree	17.9	1	23.5	1	22.6	1
% Graduate or Professional Degree	26.2	1	10.6	1	10.3	1

### Notes:

\* For purposes of this table, those of more than one race in 2000 were compiled with the "other" category, all others are the race "alone."

\*\* As the largest percentage of population is white; educational attainment shown is from the "white alone" category.

### Sources:

1) U.S. Census Bureau 2) Colorado Division of Local Government 3) Mountains Community Profile, Jefferson County, Colorado, 1993 4) Planning & Zoning Division, Long Range Planning Section, Land Use Inventory (LUI)

## Indian Hills 2000 Demographics by Zip Code

Postal zip codes provide another way to look at a general area. These zip code demographics are for only the Indian Hills postal zip code area, which is smaller than Census Tract 120.27 and is mostly the "Indian Hills subdivision."

### Population & Housing

Indicators	80454
Population	1014
Households	430
Average Household Size	2.36
# Housing Units	463
Families	291

### Race\* & Age

Indicators	80454
<b>Race</b>	
% White	94.4
% Black	0.3
% Asian/ Pacific	0.2
% Native American	0
% Other	2.2
% Hispanic Origin	2.9
<b>Age</b>	
Median Age	41.6
% Age Less Than 18	21.4
% Age 18 or More	78.6

### Income

Indicators	80454
Per Capita Income	27,284
Median Household Income	59,167

#### Source:

U.S. Census Bureau, Census 2000

**Last Update:** December 2004 by ps/Planning & Zoning, Long Range Planning Section