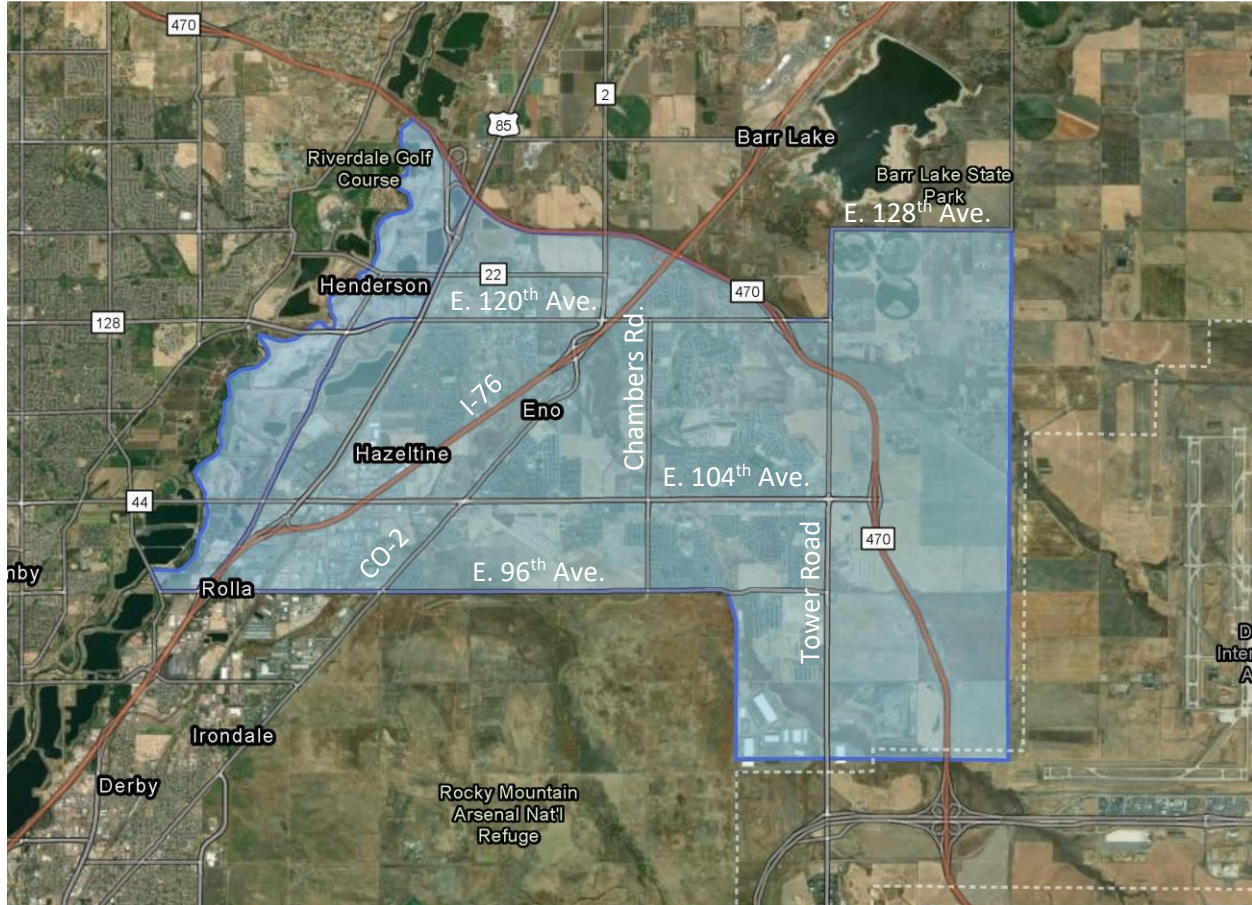


Commerce City Northern Range Retail Trade Area Demographics

May 2026



Northern Range Retail Trade Area – Existing Demographic Profile

2025 Northern Range Population	54,554
Number of Households	19,415
Average Household Size	3.18
Median Household Income	\$141,267

Projected Growth

Population Growth (2025 – 2030)	6,744
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2030 Demographic Profile

2030 Northern Range Population	61,298
Number of Households	19,415
Median Household Income	\$154,645

Northern Range Build Out Capacity

The Northern Range population is estimated to be 138,017 people at full build-out. Of that build-out, 78,600 people (or 27,300 households) will be east of E-470.