



# Economic Activity Report

*January 2022*



**Commerce City Quarterly Report**  
*Quarterly Economic Summary*

January 2022

<p><b>Employment</b></p>	<p><b>33,167</b> Up 7.4% from 2Q 2020</p>	
<p><b>Average Weekly Wage</b></p>	<p><b>\$1,211</b> Up 4.6% from 2Q 2020</p>	
<p><b>Labor Force Growth Rate</b></p>	<p><b>2.9%</b> Up 3.4 percentage points from 3Q 2020</p>	
<p><b>Unemployment Rate</b></p>	<p><b>6.0%</b> Down 1.9 percentage points from 3Q 2020</p>	
<p><b>Existing Home Sales</b></p>	<p><b>399</b> Down 4.8 percent from 3Q 2020</p>	
<p><b>Single-Family Detached Average Price</b> <b>Single-Family Attached Average Price</b></p>	<p><b>\$503,570</b> Up 23.1% from 3Q 2020 <b>\$351,635</b> Up 22.3% from 3Q 2020</p>	
<p><b>Apartment Vacancy Rate</b> <b>Apartment Average Lease Rate</b></p>	<p><b>4.3%</b> Down 2.2 percentage points from 3Q 2020 <b>\$1,743</b> up 12.5 percent from 3Q 2020</p>	
<p><b>Office Vacancy</b> <b>Retail Vacancy</b> <b>Warehouse Vacancy</b> <b>All Other Industrial Vacancy</b></p>	<p><b>2.9%</b> <b>2.7%</b> <b>12.4%</b> <b>3.2%</b></p>	

## Commerce City Economic Headlines

- ◆ According to the 2021 STEM Job Growth Index from RCLCO and CapRidge Partners, Metro Denver is the top area in the nation for science, technology, engineering, and mathematics job growth. Denver ranked 8th in 2018, 5th in 2019, and 3rd in 2020. Metro Denver, Austin, and Baltimore are three areas with strong momentum that are expected to remain leaders in the STEM field into the future, according to the index.
- ◆ The Denver-Boulder market ranked No. 8 among the top bioscience markets in the U.S. and Canada, according to a report from Jones Lang LaSalle Inc. The top-ranking market was Boston, with a score of 149.81, followed by the San Francisco Bay Area, San Diego, Raleigh-Durham, and New York-New Jersey. Metro Denver’s overall score was 104.36 and ranked sixth for talent, eighth for lab real estate, ninth for the industry depth, and 14th for innovation.
- ◆ Colorado ranked No. 4 among the best states to work remotely, according to a Ziplly Fiber analysis based on factors such as broadband connectivity, electrical grid reliability, health care, inclusiveness, housing market, cost of living, and the tax burden. North Dakota, Nebraska, and Minnesota were the top 3 states.
- ◆ Colorado was the No. 7 growth state for U-Haul moves in 2021, down from No. 6 in 2020, according to the U-Haul Growth Index. Growth states are calculated by the net gain of one-way U-Haul trucks entering a state versus leaving the state in a calendar year. Texas was U-Haul’s top growth state in 2021, followed by Florida, Tennessee, South Carolina, Arizona, and Indiana.
- ◆ For the second consecutive year, Colorado was named the “Best State for Women-Led Startups” based on data compiled by Marchant Maverick. The ranking was based on five key focus areas: total venture capital in the past five years invested into women-led startups, the percent of employer firms led by women, the percent of employees at women-led firms, the percent of women self-employed in their own business, and the average income of women self-employed in their own business. Colorado was the only state to rank in the top 10 for all five metrics.

## Employment

**Business and Employment Indicators by Supersector**

	Commerce City						Metro Denver	
	Quarterly Business Count		Average Weekly Wage		Quarterly Employment Level		Quarterly Employment Level	
	2Q 2021	2Q 2020	2Q 2021	2Q 2020	2Q 2021	2Q 2020	2Q 2021	2Q 2020
<b>Total All Industries</b>	<b>1,722</b>	<b>1,583</b>	<b>\$1,211</b>	<b>\$1,158</b>	<b>33,167</b>	<b>30,893</b>	<b>1,662,103</b>	<b>1,532,549</b>
<b>Private Sector</b>								
Mining & Logging	26	24	\$1,791	\$2,331	929	666	13,670	13,363
Construction	283	261	\$1,315	\$1,287	5,599	5,690	104,492	103,009
Manufacturing	112	103	\$1,574	\$1,392	2,950	2,680	90,239	86,027
Wholesale & Retail Trade	320	309	\$1,272	\$1,113	5,247	5,097	232,286	211,998
Transp., Warehousing & Utilities	182	168	\$1,099	\$1,073	9,388	8,785	69,274	66,533
Information	9	11	\$825	\$1,425	26	25	60,781	58,965
Financial Activities	151	124	\$1,172	\$1,168	1,206	1,020	117,088	112,033
Professional & Business Services	298	268	\$1,261	\$1,179	2,331	2,103	325,249	302,640
Education & Health Services	90	81	\$962	\$880	800	742	212,447	193,930
Leisure & Hospitality	97	89	\$577	\$540	1,515	1,231	160,078	113,736
Other Services	138	130	\$1,013	\$982	1,014	874	48,689	41,832
<b>Government</b>	<b>15</b>	<b>12</b>	<b>\$1,135</b>	<b>\$1,104</b>	<b>2,158</b>	<b>1,976</b>	<b>227,658</b>	<b>228,322</b>

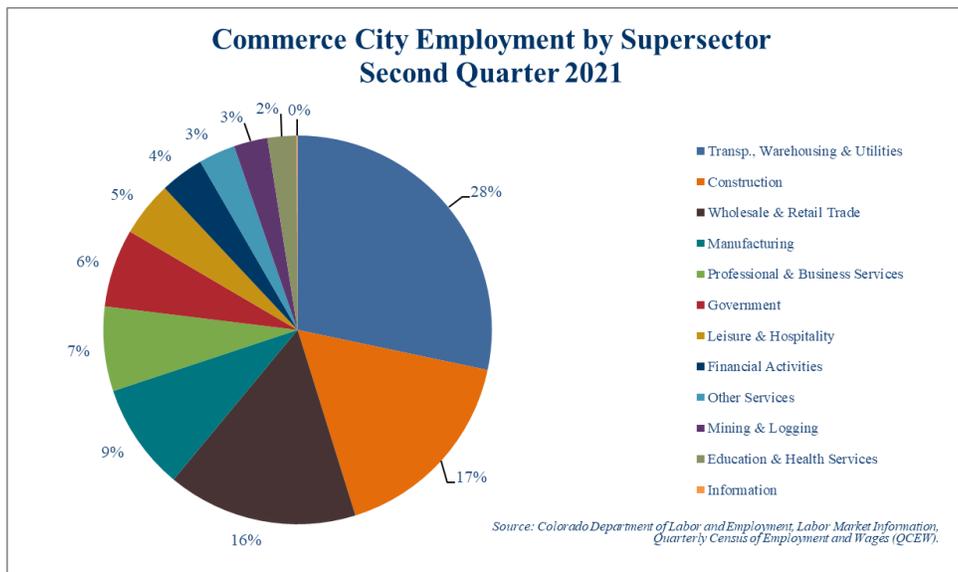
*Note: Industry data may not add to all-industry total due to rounding, suppressed data, and employment that cannot be assigned to an industry.  
Source: Colorado Department of Labor and Employment, Labor Market Information, Quarterly Census of Employment and Wages (QCEW).*

The number of businesses throughout Commerce City rose by 139 between the second quarters of 2020 and 2021, an increase of 8.8 percent. Eleven of the 12 supersectors reported over-the-year increases in the number of businesses, with the largest increases in government (+25 percent), financial activities (+21.8 percent), and

professional and business services (+11.2 percent). Information reported the only decrease of 18.2 percent, or 2 businesses.

The average weekly wage across all supersectors in Commerce City increased 4.6 percent to \$1,211 per week. Ten of the 12 supersectors reported over-the-year increases in the average weekly wage, led by wholesale and retail trade (+14.3 percent), manufacturing (+13.1 percent), and education and health services (+9.3 percent). Information reported the largest over-the-year decrease in the average weekly wage of 42.1 percent, followed by mining and logging (-23.2 percent). The leisure and hospitality sector reported the lowest weekly wage in 2Q 2021 of \$577, while mining and logging reported the highest weekly wage of \$1,791 per week during the period.

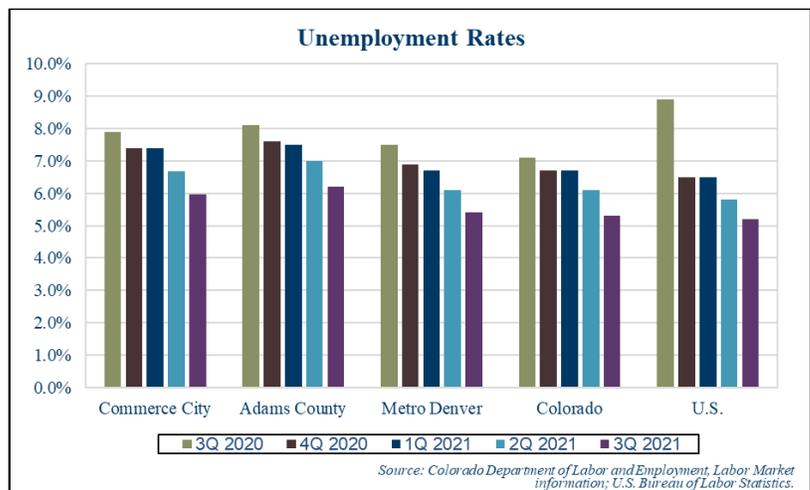
Employment in Commerce City rose 7.4 percent between the second quarters of 2020 and 2021, rising by 2,273 workers during the period. Eleven of the 12 supersectors reported over-the-year increases in employment, with the largest increases reported in mining and logging (+39.6 percent), leisure and hospitality (+23.1 percent), and financial activities (+18.3 percent). Construction reported the only over-the-year decline of 1.6 percent, or 91 workers.



Employment in Metro Denver increased 8.5 percent between the second quarters of 2020 and 2021, representing an increase of nearly 130,000 workers. Twelve of the 13 supersectors in Metro Denver reported over-the-year increases in employment, with the largest increases reported in leisure and hospitality (+40.7 percent), other services (+16.4 percent), and retail trade (+13.5 percent). Government reported the only over-the-year decrease of 0.3 percent, or 664 workers.

### Labor Force and Unemployment

The unemployment rate in Commerce City fell 1.9 percentage points between the third quarters of 2020 and 2021 to 6 percent. Adams County reported a 1.9 percentage point decrease, falling to 6.2 percent in 3Q 2021. The labor force in Commerce City increased 2.9 percent, rising by 891 people to 31,590 people working or looking for a job. The labor force in Adams County rose 3 percent over-the-year to 282,411 people. The unemployment rate in Metro Denver fell 2.1 percentage points over-the-year to



5.4 percent, while the labor force rose 2.7 percent to nearly 1.88 million workers.

The unemployment rate throughout Colorado was 5.3 percent in the third quarter of 2021, down 1.8 percentage points from the same time last year, while the labor force rose 2.6 percent in the state during the period. Nationally, the unemployment rate fell 3.7 percentage points to 5.2 percent between the third quarters of 2020 and 2021, while the labor force rose 0.7 percent during the period.

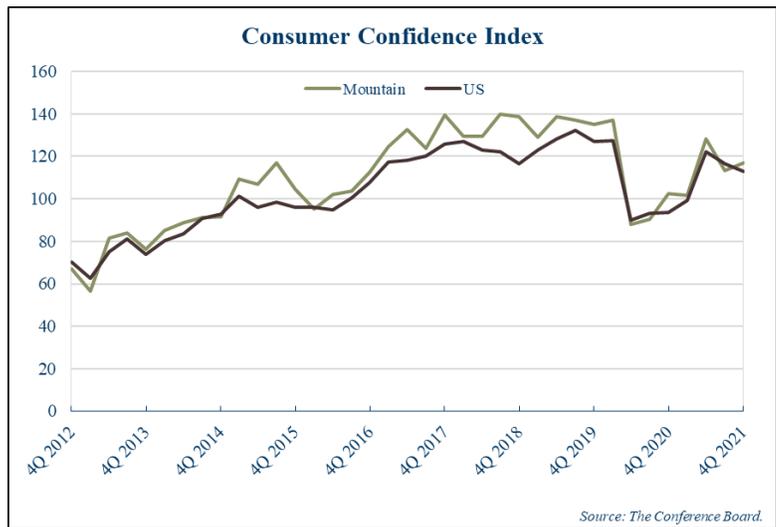
	Labor Force			Unemployment Rate	
	3Q 2021	3Q 2020	Yr/Yr % Change	3Q 2021	3Q 2020
Commerce City	31,590	30,700	2.9%	6.0%	7.9%
Adams County	282,411	274,258	3.0%	6.2%	8.1%
Metro Denver	1,875,474	1,825,743	2.7%	5.4%	7.5%
Colorado	3,200,847	3,120,516	2.6%	5.3%	7.1%
U.S. (000s)	161,999	160,804	0.7%	5.2%	8.9%

Sources: Colorado Department of Labor and Employment, Labor Market Information; U.S. Bureau of Labor Statistics.

## Consumer Activity

### Consumer Confidence

The Conference Board’s National Consumer Confidence Index increased 20.6 percent over-the-year to 113.1 in the fourth quarter of 2021. Over-the-quarter, the national index fell 3.1 percent, reflecting increased concerns about inflation and the emergence of new COVID-19 variants. Consumer confidence is still high by historic levels, but the index remains below its pre-pandemic reading of 132.6 in February 2020. According to analysts, expectations about short-term growth prospects improved at the end of the fourth quarter, while spending intentions for homes, automobiles, major appliances, and vacations all increased.



Colorado is included in the Mountain Region Index and the area reported a 13.9 percent increase in consumer confidence between the fourth quarters of 2020 and 2021. Over-the-quarter, confidence increased 3.3 percent. The Present Situations Index rose 52.3 percent over-the-year at the end of the fourth quarter of 2021, while the Expectations Index fell 6.5 percent to 96 during the period.

## Residential Real Estate

### Home Sales

Single-family detached home sales in Commerce City decreased by 24 between the third quarters of 2020 and 2021 to 345 homes sold, a decrease of 6.5 percent. Six of the seven counties in Metro Denver reported over-the-year increases in detached home sales. Douglas County reported the largest increase of 14.2 percent, followed by Broomfield County (+11.9 percent) and Adams County (+4.1 percent). Denver County reported the only over-the-year decrease of 2.3 percent, falling by 63 homes sold in 3Q 2021. Detached sales in Metro Denver rose 3.7 percent over-the-year, rising to 14,674 homes sold.

**Existing Home Sales**

	Commerce City	Metro Denver County Markets							Metro Denver Total
		Adams	Arapahoe	Boulder	Broomfield	Denver	Douglas	Jefferson	
<b>Home Sales</b>									
<i>Single-Family Detached</i>									
3Q 2021	345	2,277	2,814	1,415	338	2,708	2,339	2,783	14,674
3Q 2020	369	2,188	2,729	1,407	302	2,771	2,049	2,698	14,144
<i>Single-Family Attached</i>									
3Q 2021	54	612	1,355	324	35	1,213	391	862	4,792
3Q 2020	50	584	1,276	292	34	1,033	385	844	4,448
<b>Average Sold Price</b>									
<i>Single-Family Detached</i>									
3Q 2021	\$503,570	\$507,156	\$607,785	\$869,018	\$633,559	\$757,675	\$742,685	\$677,478	\$680,336
3Q 2020	\$409,190	\$430,798	\$533,214	\$744,389	\$552,694	\$650,329	\$606,213	\$570,163	\$579,361
<i>Single-Family Attached</i>									
3Q 2021	\$351,635	\$337,238	\$338,578	\$465,645	\$415,994	\$413,009	\$427,533	\$356,234	\$376,839
3Q 2020	\$287,564	\$290,143	\$294,128	\$410,364	\$336,194	\$363,572	\$368,963	\$305,186	\$326,260

Source: Colorado Comps LLC.

Single-family detached home prices in Commerce City rose 23.1 percent to \$503,570, an increase of \$94,380 between the third quarters of 2020 and 2021. All seven counties reported increases in detached prices, with the largest increases reported in Douglas County (+22.5 percent), Jefferson County (+18.8 percent), and Adams County (+17.7 percent). Arapahoe County reported the most modest increase of 14 percent during the period. Detached prices in Metro Denver rose 17.4 percent over-the-year to \$680,336. Adams County reported the lowest detached price of \$507,156 in 3Q 2021, while Boulder County reported the highest price of \$869,018.

Single-family attached home sales in Commerce City rose 8 percent between the third quarters of 2020 and 2021 to 54 homes sold, representing 4 additional sales over the period. All seven counties reported over-the-year increases in attached home sales. Denver County reported the largest increase of 17.4 percent, followed by Boulder County (+11 percent) and Arapahoe County (+6.2 percent). Douglas County reported the most modest increase of 1.6 percent during the period. Attached home sales in Metro Denver rose 7.7 percent to 4,792 homes sold in the third quarter of 2021.

The average price for a single-family attached home in Commerce City rose 22.3 percent over-the-year to \$351,635, an increase of \$64,071 between the third quarters of 2020 and 2021. All seven counties reported increases in the attached home price. Broomfield County reported the largest increase of 23.7 percent, followed by Jefferson County (+16.7 percent) and Adams County (+16.2 percent). Boulder County reported the most modest over-the-year increase of 13.5 percent. Adams County reported the lowest average price in 3Q 2021 of \$337,238, while Boulder County reported the highest average price of \$465,645. Attached home prices in Metro Denver rose 15.5 percent to \$376,839, an increase of \$50,579 in the third quarter of 2021.

**Apartment Market**

The Commerce City/Brighton apartment rental market reported a vacancy rate of 4.3 percent in the third quarter of 2021, a decrease of 1.1 percentage points from the previous quarter and a decrease of 2.2 percentage points from the same time last year. The average rental rate for Commerce City rose 12.5 percent over-the-year to \$1,743 per month. The rental rate rose 6.4 percent compared with the previous quarter, increasing by \$105 per month. The two-bedroom two-bathroom apartment market reported the largest over-the-year increase of 21.3 percent, or by \$355 per month, while the one-bedroom market reported the most modest over-the-year increase of 4.9 percent. Adams County reported a vacancy rate of 4 percent in 3Q 2021, down 0.1 percentage points from the previous quarter and down 0.2 percentage points from the same time last year. The average lease rate in Adams County rose 13.8 percent over-the-year to \$1,666 per month.

**Average Apartment Rents and Vacancy  
Third Quarter 2021**

	Vacancy Rate	Efficiency	1 Bed	2 Bed 1 Bath	2 Bed 2 Bath	3 Bed	Other	All
Adams County	4.0%	\$1,338	\$1,460	\$1,576	\$1,901	\$2,346	\$2,540	\$1,666
Commerce City/Brighton	4.3%	-	\$1,380	\$1,648	\$2,019	\$2,319	-	\$1,743
<b>Metro Denver</b>	3.8%	\$1,406	\$1,549	\$1,601	\$2,025	\$2,325	\$1,984	\$1,726

*Source: Denver Metro Apartment Vacancy and Rent Survey.*

The apartment vacancy rate in Metro Denver was 3.8 percent in the third quarter of 2021, 1.1 percentage points below the vacancy rate from the same time last year but 0.1 percentage points above the rate from the second quarter of 2021. The average rental rate increased 13.5 percent over-the-year, or by \$205, to \$1,726 per month in 3Q 2021. The rental rate was 4.5 percent above the level from the previous quarter.

**Foreclosures**

Foreclosure filings rose 69.7 percent across Metro Denver between the fourth quarters of 2020 and 2021, rising by 69 filings to 168. All seven counties reported increases in filings, led by Broomfield County (+200 percent), Douglas County (+150 percent), and Adams County (+94.1 percent). Denver County reported the most foreclosures in the fourth quarter of 2021 at 41, while Broomfield County reported the least number of filings at 3 during the period. Adams County recorded 33 foreclosures during 4Q 2021, an increase of 94.1 percent, or by 16 foreclosures over-the-year. Foreclosures are starting to rise as federal moratoriums expired on July 31, 2021. Still, the number is significantly lower than pre-pandemic levels.

**Residential Construction**

The number of residential units permitted in Commerce City fell 38.1 percent between the fourth quarters of 2020 and 2021, falling from 430 units to 266 units. Single-family detached units permitted fell 10.6 percent, representing 21 fewer units over-the-year. The average valuation of a detached home increased 8.1 percent to \$308,237.

**Commerce City Residential Units Permitted**

	Single-Family Detached		Condominiums and Townhomes		Multi-Family			Total Units
	Units	Avg. Valuation Per Unit	Units	Avg. Valuation Per Unit	Permits	Units	Avg. Valuation Per Unit	
4Q 2021	177	\$308,237	89	\$252,851	0	0	\$0	266
4Q 2020	198	\$285,060	52	\$210,433	6	180	\$113,480	430
<b>Yr/Yr % Change</b>	<b>-10.6%</b>	<b>8.1%</b>	<b>71%</b>	<b>20.2%</b>	-	-	-	<b>-38.1%</b>

*Source: Commerce City Development Center, Building Permits and Fees.*

Attached units permitted rose from 52 in 4Q 2020 to 89 in 4Q 2021, an increase of 71 percent. The average valuation rose 20.2 percent to \$252,851 during the period.

According to the U.S. Census Bureau, new residential units permitted in Metro Denver rose 55.4 percent between the third quarters of 2020 and 2021, totaling 8,785 units compared with 5,652 units the prior year. Multi-family units accounted for 63 percent of the total in 3Q 2021 and reported an over-the-year increase of 132.3 percent, representing 3,143 more units permitted during the period. The number of single-family attached units permitted rose 18 percent over-the-year to 197, while single-family detached units permitted fell 1.3 percent, or by 40 units, to 3,069 during the period.

## Commercial Real Estate

Note: lease rates for industrial, flex, and retail property are triple-net; office rates are full-service.

### Office Market

There was 520,916 square feet of office space in Commerce City in the fourth quarter of 2021, the same amount as the same time last year. Office vacancy rose 1.7 percentage points over-the-year to 2.9 percent. The average lease rate fell 18.5 percent to \$20.13 per square foot, a decrease of \$4.56 from the same time last year.

The office market in Metro Denver added over 2.1 million square feet of space between the fourth quarters of 2020 and 2021, an increase of 1.1 percent during the period. The office vacancy rate rose 1.6 percentage points to 12.5 percent in 4Q 2021, while the average lease rate rose 2 percent to \$29.47 per square foot.

### Retail Market

There was over 1.6 million square feet of retail in Commerce City in the third quarter of 2021, unchanged from a year prior. Retail vacancy increased 1.1 percentage points over-the-year to 2.7 percent. The average lease rate rose 5.2 percent, or by \$0.91, to \$18.51 per square foot.

The Metro Denver retail market added more than 460,000 square feet of rentable space between the fourth quarters of 2020 and 2021. The vacancy rate in the retail market fell 0.5 percentage points to 4.6 percent during the period, while the average lease rate rose 2.4 percent to \$19.27 per square foot.

**Commercial Vacancy and Lease Rates by Property Type**

		Total Existing Square Footage		Vacancy Rate		Avg Lease Rate (per sq. ft.)	
		4Q 2021	4Q 2020	4Q 2021	4Q 2020	4Q 2021	4Q 2020
<i>Office</i>	<b>Commerce City</b>	520,916	520,916	2.9%	1.2%	\$20.13	\$24.69
	<b>Metro Denver</b>	200,028,084	197,883,419	12.5%	10.9%	\$29.47	\$28.88
<i>Retail</i>	<b>Commerce City</b>	1,631,236	1,631,236	2.7%	1.6%	\$18.51	\$17.60
	<b>Metro Denver</b>	174,705,787	174,244,794	4.6%	5.1%	\$19.27	\$18.82
<i>Flex</i>	<b>Commerce City</b>	267,906	267,906	-	-	-	-
	<b>Metro Denver</b>	47,686,038	47,518,238	6.8%	7.6%	\$14.56	\$13.33
<i>Industrial</i>	<b>Commerce City</b>						
	Warehouse Distribution	9,873,692	9,270,996	12.4%	7.3%	\$9.20	\$9.18
	All Other Industrial	2,459,165	2,459,165	3.2%	3.5%	\$11.50	\$11.72
	<b>Metro Denver</b>						
Warehouse Distribution	180,404,701	175,702,617	5.3%	6.0%	\$9.11	\$8.55	
All Other Industrial	53,974,503	53,829,503	2.8%	2.7%	\$9.55	\$8.72	

Note: Vacancy rate and average lease rate are for direct space only (excludes sublet space). Industrial, flex, and retail lease rates are triple-net; office rates are full-service.

Source: CoStar Realty Information, Inc.

### Flex Market

Commerce City reported a total of 267,906 square feet of flex space in the fourth quarter of 2021, unchanged from the same time last year. Vacancy has remained at 0 percent since the second quarter of 2018. No average lease rate was reported.

The flex market in Metro Denver reported nearly 48 million square feet of rentable space in the fourth quarter of 2021, up 0.4 percent from the same time last year. The vacancy rate fell 0.8 percentage points to 6.8 percent vacancy, while the lease rate rose 9.2 percent to \$14.56 per square foot during the period.

***Industrial Market***

Warehouse distribution represented 80 percent of Commerce City’s industrial rentable space, totaling over 9.87 million square feet. Warehouse distribution in Commerce City represented 5.5 percent of all warehouse space in Metro Denver. Warehouse vacancy in Commerce City rose 5.1 percentage points over-the-year to 12.4 percent, while the average lease rate rose 0.2 percent to \$9.20 per square foot during the period.

There was nearly 2.46 million square feet of all other industrial space in Commerce City in 4Q 2021, the same amount as the same time last year. Vacancy decreased 0.3 percentage points over-the-year to 3.2 percent, while the average lease rate decreased 1.9 percent, or by \$0.22, to \$11.50 per square foot during the period.

Warehouse distribution space in Metro Denver accounted for 77 percent of total industrial space during the fourth quarter of 2021. More than 4.7 million square feet of warehouse distribution space was added between the fourth quarters of 2020 and 2021, an increase of 2.7 percent during the period. The vacancy rate for warehouse space fell 0.7 percentage points over-the-year to 5.3 percent. The average lease rate rose 6.5 percent to \$9.11 per square foot, representing an increase of \$0.56 per square foot during the period.

There was almost 54 million square feet of all other industrial space reported in the fourth quarter of 2021, an over-the-year increase of 0.3 percent. Vacancy increased 0.1 percentage points to 2.8 percent, while the average lease rate rose 9.5 percent to \$9.55 per square foot.

***Nonresidential Construction***

There was one nonresidential project permitted during the fourth quarter of 2021 that will add 8,388 square feet of nonresidential space to Commerce City.

Commerce City Commercial Building Permits Issued, 4Q 2021		
Project Description	Valuation	Total Square Feet
Auto Parts Store	\$1,695,629	8,388

*Source: Commerce City Development Center, Building Permits and Fees.*

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