



# Economic Activity Report

*April 2022*





**Commerce City Quarterly Report**

*Quarterly Economic Summary*

*April 2022*

|   |  |  |
|---|--|--|
| <p><b>Employment</b></p>  | <p><b>31,952</b><br/>Down 0.2% from 3Q 2020</p>  |  |
| <p><b>Average Weekly Wage</b></p>   | <p><b>\$1,267</b><br/>Up 12.6% from 3Q 2020</p>  |  |
| <p><b>Labor Force Growth Rate</b></p>   | <p><b>2.6%</b><br/>Up 5.6 percentage points from 4Q 2020</p>   |  |
| <p><b>Unemployment Rate</b></p>   | <p><b>4.9%</b><br/>Down 1.9 percentage points from 4Q 2020</p>   |  |
| <p><b>Existing Home Sales</b></p>   | <p><b>350</b><br/>Up 1.2% from 4Q 2020</p>   |  |
| <p><b>Single-Family Detached Average Price</b><br/><b>Single-Family Attached Average Price</b></p>                          | <p><b>\$493,396</b><br/>Up 17.3% from 4Q 2020<br/><b>\$372,626</b><br/>Up 23.8% from 4Q 2020</p>                   |  |
| <p><b>Apartment Vacancy Rate</b><br/><b>Apartment Average Lease Rate</b></p>  | <p><b>3.2%</b><br/>Down 0.1 percentage points from 4Q 2020<br/><b>\$1,934</b><br/>Up 22.6 percent from 4Q 2020</p> |  |
| <p><b>Office Vacancy</b><br/><b>Retail Vacancy</b><br/><b>Warehouse Vacancy</b><br/><b>All Other Industrial Vacancy</b></p> | <p><b>0.8%</b><br/><b>2.4%</b><br/><b>13.4%</b><br/><b>2.9%</b></p>  |  |

## Commerce City Economic Headlines

- ◆ JLL’s 2022 “Innovation Geographies” report analyzed over 100 cities globally to identify the most advanced innovation ecosystems and talent hubs to provide a global comparison of the most attractive cities for people, businesses, and capital. Metro Denver ranked 22nd in the world for talent concentration and 52nd for innovation. According to the report, smaller cities like Denver that have high tech concentrations are becoming increasingly attractive to companies and people and are outperforming competitors when it comes to the real estate market.
- ◆ WalletHub compared the 50 states and the District of Columbia across 25 key indicators of living standards for women in order to determine the best and worst states for women. Colorado ranked 23rd overall, with a rank of 19th for women’s economic and social wellbeing and 24th for women’s health care and safety. Notably, Colorado ranked high in the percentage of women-owned businesses at No. 3. Massachusetts, Minnesota, and New York ranked highest overall, while Oklahoma, Alabama, and Arkansas ranked lowest.
- ◆ StorageCafé ranked Metro Denver 10th among the country’s 50 largest metro areas for best performing real estate markets over the past decade. Metrics for the analysis included new residential building permits, square feet of commercial real estate added, and population growth between 2012 and 2021. Metro Denver ranked 13th for single-family growth, with 98,282 single-family homes permits reported over the past 10 years, and ranked ninth for multifamily, with 100,501 multifamily permits reported over the period. For commercial growth, Metro Denver ranked highest for self-storage (9th), followed by industrial (10th), and office and retail (15th).
- ◆ According to Boulder-based venture capital and research firm Saoradh Enterprise Partners’ “2021 Cleantech Innovation Hubs Survey,” Colorado ranked No. 5 among the leading hubs in the U.S. for clean technology innovation, behind the Bay Area, Boston, New York, and Los Angeles. Research funding, technology development, venture formation, and other metrics were analyzed to rank the top 40 strongest cleantech ecosystems in the nation. Colorado’s hub scored highly for its young firms and entrepreneurs, as well as the state’s support for its innovation efforts.

## Employment

**Business and Employment Indicators by Supersector**

|                                  | Commerce City            |              |                     |                |                            |               | Metro Denver               |                  |
|----------------------------------|--------------------------|--------------|---------------------|----------------|----------------------------|---------------|----------------------------|------------------|
|                                  | Quarterly Business Count |              | Average Weekly Wage |                | Quarterly Employment Level |               | Quarterly Employment Level |                  |
|                                  | 3Q 2021                  | 3Q 2020      | 3Q 2021             | 3Q 2020        | 3Q 2021                    | 3Q 2020       | 3Q 2021                    | 3Q 2020          |
| <b>Total All Industries</b>      | <b>1,695</b>             | <b>1,583</b> | <b>\$1,267</b>      | <b>\$1,125</b> | <b>31,952</b>              | <b>32,026</b> | <b>1,688,579</b>           | <b>1,595,389</b> |
| <b>Private Sector</b>            |                          |              |                     |                |                            |               |                            |                  |
| Mining & Logging                 | 23                       | 24           | \$2,209             | \$1,529        | 800                        | 556           | 13,402                     | 13,139           |
| Construction                     | 290                      | 262          | \$1,403             | \$1,344        | 5,313                      | 5,756         | 105,783                    | 103,903          |
| Manufacturing                    | 109                      | 100          | \$1,421             | \$1,320        | 2,822                      | 2,804         | 90,827                     | 88,848           |
| Wholesale & Retail Trade         | 317                      | 310          | \$1,312             | \$1,126        | 5,182                      | 5,056         | 232,150                    | 225,834          |
| Transp., Warehousing & Utilities | 173                      | 163          | \$1,196             | \$1,023        | 9,072                      | 9,523         | 70,502                     | 68,648           |
| Information                      | 8                        | 10           | \$977               | \$916          | 31                         | 39            | 61,995                     | 58,471           |
| Financial Activities             | 147                      | 130          | \$1,359             | \$1,076        | 1,202                      | 1,083         | 118,343                    | 113,307          |
| Professional & Business Services | 294                      | 272          | \$1,312             | \$1,206        | 2,300                      | 2,226         | 334,113                    | 307,337          |
| Education & Health Services      | 89                       | 85           | \$1,040             | \$905          | 788                        | 803           | 211,739                    | 203,722          |
| Leisure & Hospitality            | 87                       | 86           | \$576               | \$524          | 1,373                      | 1,295         | 174,156                    | 144,128          |
| Other Services                   | 139                      | 128          | \$1,034             | \$988          | 988                        | 914           | 50,357                     | 46,823           |
| <b>Government</b>                | <b>14</b>                | <b>12</b>    | <b>\$1,099</b>      | <b>\$1,078</b> | <b>2,078</b>               | <b>1,968</b>  | <b>224,934</b>             | <b>221,046</b>   |

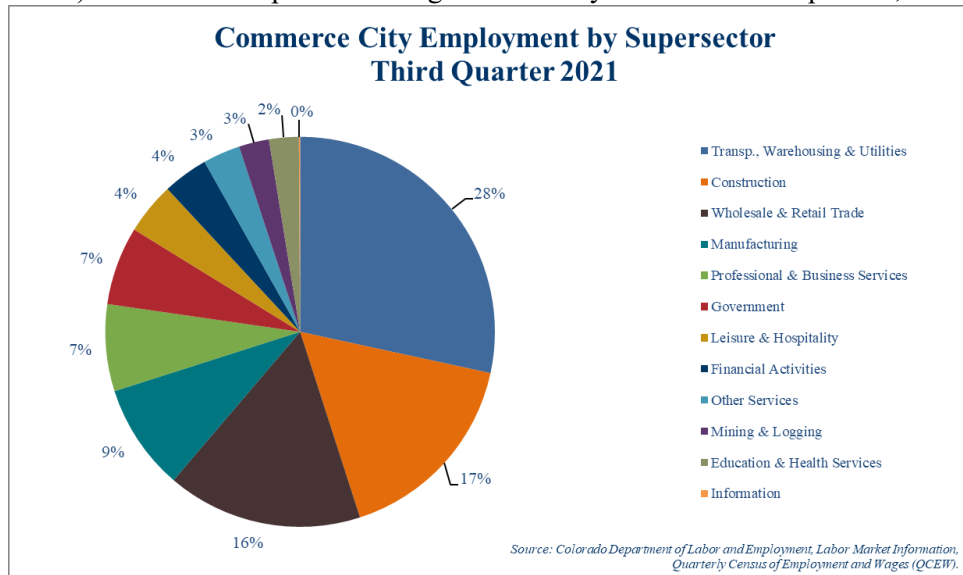
*Note: Industry data may not add to all-industry total due to rounding, suppressed data, and employment that cannot be assigned to an industry.  
Source: Colorado Department of Labor and Employment, Labor Market Information, Quarterly Census of Employment and Wages (QCEW).*

The number of businesses throughout Commerce City rose by 112 between the third quarters of 2020 and 2021, an increase of 7.1 percent. Ten of the 12 supersectors reported over-the-year increases in the number of businesses, with the largest increases in government (+16.7 percent), financial activities (+13.1 percent), and

construction (+10.7 percent). Information reported the largest decrease of 20 percent, or 2 businesses, followed by mining and logging (-4.2 percent).

The average weekly wage across all supersectors in Commerce City increased 12.6 percent to \$1,267 per week. All 12 supersectors reported over-the-year increases in the average weekly wage, led by mining and logging (+44.5 percent), financial activities (+26.3 percent), and transportation, warehousing, and utilities (+16.9 percent). Government reported the most modest over-the-year increase in the average weekly wage of 1.9 percent, followed by construction (+4.4 percent). The leisure and hospitality sector reported the lowest weekly wage in 3Q 2021 of \$576, while mining and logging reported the highest weekly wage of \$2,209 per week during the period.

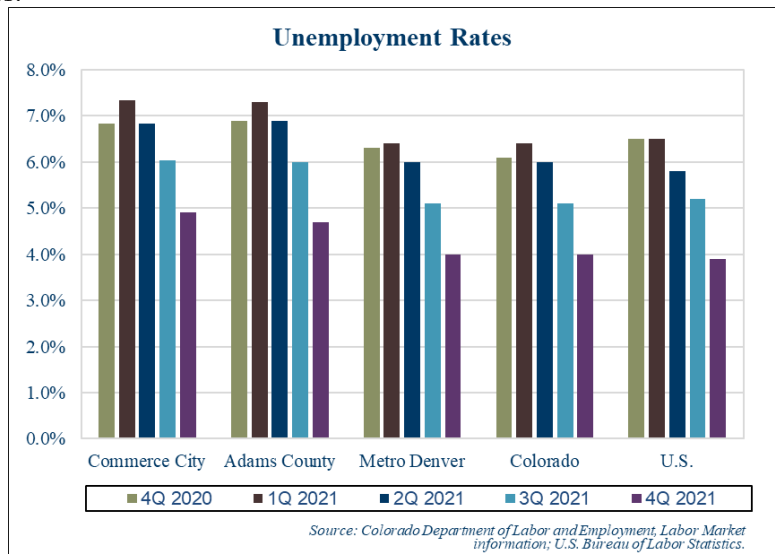
Employment in Commerce City fell 0.2 percent between the third quarters of 2020 and 2021, falling by 73 workers during the period. Eight of the 12 supersectors reported over-the-year increases in employment, with the largest increases reported in mining and logging (+43.9 percent), financial activities (+10.9 percent), and other services (+8.1 percent). Information reported the largest over-the-year decline of 19 percent, or 7 workers.



Employment in Metro Denver increased 5.8 percent between the third quarters of 2020 and 2021, representing an increase of more than 93,000 workers. All 13 supersectors in Metro Denver reported over-the-year increases in employment, with the largest increases reported in leisure and hospitality (+20.8 percent), professional and business services (+8.7 percent), and other services (+7.5 percent). Government reported the most modest over-the-year increase of 1.8 percent, or 3,888 workers.

**Labor Force and Unemployment**

The unemployment rate in Commerce City fell 1.9 percentage points between the fourth quarters of 2020 and 2021 to 4.9 percent. Adams County reported a 2.2 percentage point decrease, falling to 4.7 percent in 4Q 2021. The labor force in Commerce City increased 2.6 percent, rising by 786 people to 30,592 people working or looking for a job. The labor force in Adams County rose 2.4 percent over-the-year to 278,431 people. The unemployment rate in Metro Denver fell 2.3 percentage points over-the-year to 4 percent, while the labor force rose 2.6 percent to nearly 1.86 million workers.



|               | Labor Force |           |                | Unemployment Rate |         |
|---------------|-------------|-----------|----------------|-------------------|---------|
|               | 4Q 2021     | 4Q 2020   | Yr/Yr % Change | 4Q 2021           | 4Q 2020 |
| Commerce City | 30,592      | 29,807    | 2.6%           | 4.9%              | 6.8%    |
| Adams County  | 278,431     | 271,993   | 2.4%           | 4.7%              | 6.9%    |
| Metro Denver  | 1,858,841   | 1,810,928 | 2.6%           | 4.0%              | 6.3%    |
| Colorado      | 3,186,945   | 3,106,348 | 2.6%           | 4.0%              | 6.1%    |
| U.S. (000s)   | 161,886     | 160,513   | 0.9%           | 3.9%              | 6.5%    |

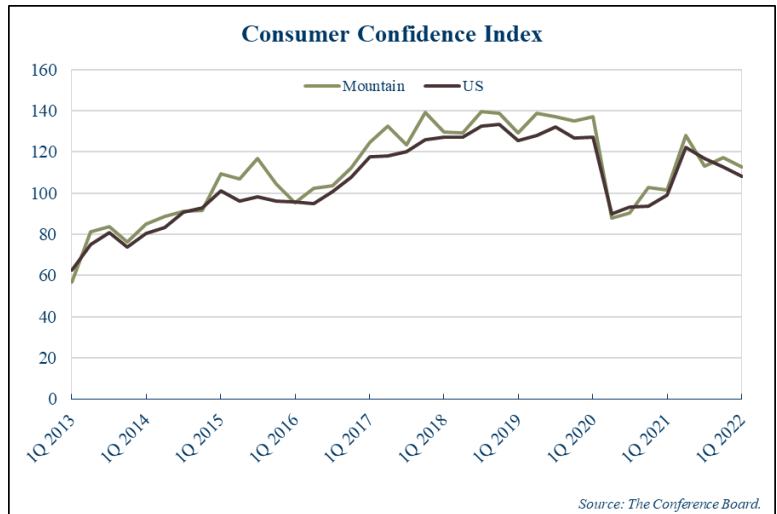
Sources: Colorado Department of Labor and Employment, Labor Market Information; U.S. Bureau of Labor Statistics.

The unemployment rate throughout Colorado was 4 percent in the fourth quarter of 2021, down 2.1 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 2.6 percentage points to 3.9 percent between the fourth quarters of 2020 and 2021, while the labor force rose 0.9 percent during the period.

## Consumer Activity

### Consumer Confidence

The Conference Board’s National Consumer Confidence Index increased 9 percent over-the-year to 108 in the first quarter of 2022. Over-the-quarter, the national index fell 4.3 percent. 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, consumer confidence continues to be supported by strong employment growth and has held up remarkably well despite geopolitical uncertainties and expectations for inflation over the next 12 months to reach an all-time high of 7.9 percent.



Colorado is included in the Mountain Region Index and the area reported an 11 percent increase in consumer confidence between the first quarters of 2021 and 2022. Over-the-quarter, confidence fell 3.9 percent. The Present Situations Index rose 15.2 percent over-the-year at the end of the first quarter of 2022, while the Expectations Index fell 43.3 percent to 68.6 during the period.

## Residential Real Estate

### Home Sales

Single-family detached home sales in Commerce City increased by 10 between the fourth quarters of 2020 and 2021 to 308 homes sold, an increase of 3.4 percent. Five of the seven counties in Metro Denver reported over-the-year increases in detached home sales. Douglas County reported the largest increase of 11.8 percent, followed by Boulder County (+2.9 percent) and Jefferson County (+2.6 percent). Denver County reported the largest over-the-year decrease of 9.1 percent, followed by Arapahoe County (-5.2 percent). Detached sales in Metro Denver declined 2.5 percent over-the-year, falling to 12,364 homes sold.

Single-family detached home prices in Commerce City rose 17.3 percent to \$493,396, an increase of \$72,602 between the fourth quarters of 2020 and 2021. All seven counties reported increases in detached prices, with the

largest increases reported in Boulder County (+22.3 percent), Adams County (+19.1 percent), and Jefferson County (+15.9 percent). Denver County reported the most modest increase of 7.7 percent during the period. Detached prices in Metro Denver rose 13.2 percent over-the-year to \$670,884. Adams County reported the lowest detached price of \$510,289 in 4Q 2021, while Boulder County reported the highest price of \$911,339.

**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> |               |                             |           |           |            |           |           |           |                    |
| 4Q 2021                       | 308           | 2,051                       | 2,337     | 1,068     | 236        | 2,396     | 1,822     | 2,454     | 12,364             |
| 4Q 2020                       | 298           | 2,010                       | 2,466     | 1,038     | 234        | 2,636     | 1,630     | 2,392     | 12,681             |
| <i>Single-Family Attached</i> |               |                             |           |           |            |           |           |           |                    |
| 4Q 2021                       | 42            | 512                         | 1,310     | 235       | 32         | 1,089     | 309       | 738       | 4,225              |
| 4Q 2020                       | 48            | 513                         | 1,216     | 208       | 32         | 953       | 322       | 754       | 4,040              |
| <b>Average Sold Price</b>     |               |                             |           |           |            |           |           |           |                    |
| <i>Single-Family Detached</i> |               |                             |           |           |            |           |           |           |                    |
| 4Q 2021                       | \$493,396     | \$510,289                   | \$592,857 | \$911,339 | \$618,100  | \$730,633 | \$746,590 | \$665,296 | \$670,884          |
| 4Q 2020                       | \$420,794     | \$428,448                   | \$529,158 | \$745,300 | \$544,165  | \$678,127 | \$657,293 | \$574,243 | \$592,675          |
| <i>Single-Family Attached</i> |               |                             |           |           |            |           |           |           |                    |
| 4Q 2021                       | \$372,626     | \$339,120                   | \$345,199 | \$482,163 | \$399,966  | \$409,879 | \$443,514 | \$359,253 | \$378,812          |
| 4Q 2020                       | \$301,048     | \$290,052                   | \$294,858 | \$393,928 | \$336,778  | \$376,786 | \$368,928 | \$307,365 | \$330,152          |

Source: Colorado Comps LLC.

Single-family attached home sales in Commerce City fell 12.5 percent between the fourth quarters of 2020 and 2021 to 42 homes sold, representing 6 fewer sales over the period. Three of the seven counties reported over-the-year increases in attached home sales. Denver County reported the largest increase of 14.3 percent, followed by Boulder County (+13 percent) and Arapahoe County (+7.7 percent). Douglas County reported the largest decrease of 4 percent during the period. Attached home sales in Metro Denver rose 4.6 percent to 4,225 homes sold in the fourth quarter of 2021.

The average price for a single-family attached home in Commerce City rose 23.8 percent over-the-year to \$372,626, an increase of \$71,578 between the fourth quarters of 2020 and 2021. All seven counties reported increases in the attached home price. Boulder County reported the largest increase of 22.4 percent, followed by Douglas County (+20.2 percent) and Broomfield County (+18.8 percent). Denver County reported the most modest over-the-year increase of 8.8 percent. Adams County reported the lowest average price in 4Q 2021 of \$339,120, while Boulder County reported the highest average price of \$482,163. Attached home prices in Metro Denver rose 14.7 percent to \$378,812, an increase of \$48,660 in the fourth quarter of 2021.

**Apartment Market**

The Commerce City/Brighton apartment rental market reported a vacancy rate of 3.2 percent in the fourth quarter of 2021, a decrease of 1.1 percentage points from the previous quarter and a decrease of 0.1 percentage points from the same time last year. The average rental rate for Commerce City rose 22.6 percent over-the-year to \$1,934 per month. The rental rate rose 11 percent compared with the previous quarter, increasing by \$192 per month. The two-bedroom one-bathroom apartment market reported the largest over-the-year increase of 38.2 percent, or by \$487 per month, while the three-bedroom market reported the most modest over-the-year increase of 4.8 percent. Adams County reported a vacancy rate of 4 percent in 4Q 2021, unchanged from the previous quarter and down 0.5 percentage points from the same time last year. The average lease rate in Adams County rose 13.7 percent over-the-year to \$1,624 per month.

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

|                        | Vacancy Rate | Efficiency     | 1 Bed          | 2 Bed<br>1 Bath | 2 Bed<br>2 Bath | 3 Bed          | Other          | All            |
|------------------------|--------------|----------------|----------------|-----------------|-----------------|----------------|----------------|----------------|
| Adams County           | 4.0%         | \$1,217        | \$1,427        | \$1,586         | \$1,820         | \$2,269        | \$2,529        | \$1,624        |
| Commerce City/Brighton | 3.2%         | -              | \$1,655        | \$1,763         | \$1,968         | \$2,364        | -              | \$1,934        |
| <b>Metro Denver</b>    | <b>4.3%</b>  | <b>\$1,385</b> | <b>\$1,546</b> | <b>\$1,605</b>  | <b>\$1,976</b>  | <b>\$2,280</b> | <b>\$1,718</b> | <b>\$1,709</b> |

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

The apartment vacancy rate in Metro Denver was 4.3 percent in the fourth quarter of 2021, 1.5 percentage points below the vacancy rate from the same time last year but 0.5 percentage points above the rate from the third quarter of 2021. The average rental rate increased 13.1 percent over-the-year, or by \$198, to \$1,709 per month in 4Q 2021. The rental rate was 1 percent below the level from the previous quarter.

**Foreclosures**

Foreclosure filings rose 654.5 percent across Metro Denver between the first quarters of 2021 and 2022, rising by 504 filings to 581. All seven counties reported increases in filings, led by Adams County (+1,056.3 percent), Jefferson County (+937.5 percent), and Broomfield County (+750 percent). Adams County reported the most foreclosures in the first quarter of 2022 at 185, while Boulder and Broomfield Counties reported the least number of filings at 17 during the period. Foreclosures rose modestly in the second half of 2021 as federal moratoriums expired on July 31, 2021, but foreclosures were only allowed to resume under limited circumstances. Foreclosure filings remained below pre-pandemic levels in six of the seven counties. Foreclosures in Adams County surpassed pre-pandemic levels in 1Q 2022 and reached the highest level since 4Q 2016.

**Residential Construction**

The number of residential units permitted in Commerce City fell 39.4 percent between the first quarters of 2021 and 2022, falling from 493 units to 299 units. Single-family detached units permitted rose 3.1 percent, representing 7 additional units over-the-year. The average valuation of a detached home increased 27.8 percent to \$372,724.

**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 |               |
| 1Q 2022               | 233                    | \$372,724               | 66                         | \$258,714               | 0            | 0     | \$0                     | 299           |
| 1Q 2021               | 226                    | \$291,547               | 44                         | \$208,592               | 3            | 223   | \$163,748               | 493           |
| <b>Yr/Yr % Change</b> | <b>3.1%</b>            | <b>27.8%</b>            | <b>50%</b>                 | <b>24.0%</b>            | -            | -     | -                       | <b>-39.4%</b> |

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

Attached units permitted rose from 44 in 1Q 2021 to 66 in 1Q 2022, an increase of 50 percent. The average valuation rose 24 percent to \$208,592 during the period. There were no multi-family units permitted in 1Q 2022, accounting for the entire decline in total units permitted.

According to the U.S. Census Bureau, new residential units permitted in Metro Denver rose 27.7 percent between the fourth quarters of 2020 and 2021, totaling 8,419 units compared with 6,594 units the prior year. Multi-family units accounted for 62 percent of the total in 4Q 2021 and reported an over-the-year increase of 62.4 percent, representing 2,002 more units permitted during the period. The number of single-family attached units permitted rose 32.9 percent over-the-year to 214, while single-family detached units permitted fell 7.1 percent, or by 230 units, to 2,996 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 524,048 square feet of office space in Commerce City in the first quarter of 2022, the same amount as the same time last year. Office vacancy was 0.8 percent in 1Q 2022, while no vacancy was reported in 1Q 2021. The average lease rate fell 18.8 percent to \$20.51 per square foot, a decrease of \$4.74 from the same time last year.

The office market in Metro Denver added over 2.3 million square feet of space between the first quarters of 2021 and 2022, an increase of 1.2 percent during the period. The office vacancy rate rose 0.8 percentage points to 12.4 percent in 1Q 2022, while the average lease rate rose 1 percent to \$29.62 per square foot.

### Retail Market

There was more than 1.7 million square feet of retail space in Commerce City in the first quarter of 2022, unchanged from a year prior. Retail vacancy increased 0.5 percentage points over-the-year to 2.4 percent. The average lease rate rose 0.8 percent to \$18.51 per square foot.

The Metro Denver retail market added more than 557,000 square feet of rentable space between the first quarters of 2021 and 2022. The vacancy rate in the retail market fell 0.7 percentage points to 4.5 percent during the period, while the average lease rate rose 2.7 percent to \$19.56 per square foot.

Commercial Vacancy and Lease Rates by Property Type

|                        |                        | Total Existing Square Footage |             | Vacancy Rate |         | Avg Lease Rate<br>(per sq. ft.) |         |
|------------------------|------------------------|-------------------------------|-------------|--------------|---------|---------------------------------|---------|
|                        |                        | 1Q 2022                       | 1Q 2021     | 1Q 2022      | 1Q 2021 | 1Q 2022                         | 1Q 2021 |
| <i>Office</i>          | <b>Commerce City</b>   | 524,048                       | 524,048     | 0.8%         | -       | \$20.51                         | \$25.25 |
|                        | <b>Metro Denver</b>    | 200,399,596                   | 198,050,445 | 12.4%        | 11.6%   | \$29.62                         | \$29.33 |
| <i>Retail</i>          | <b>Commerce City</b>   | 1,705,857                     | 1,705,857   | 2.4%         | 1.9%    | \$18.51                         | \$18.37 |
|                        | <b>Metro Denver</b>    | 173,533,056                   | 172,975,576 | 4.5%         | 5.2%    | \$19.56                         | \$19.04 |
| <i>Flex</i>            | <b>Commerce City</b>   | 267,906                       | 267,906     | -            | -       | -                               | -       |
|                        | <b>Metro Denver</b>    | 47,534,156                    | 47,471,839  | 6.9%         | 7.6%    | \$14.86                         | \$13.07 |
| <i>Industrial</i>      | <b>Commerce City</b>   |                               |             |              |         |                                 |         |
|                        | Warehouse Distribution | 11,397,108                    | 9,526,255   | 13.4%        | 7.0%    | \$10.06                         | \$7.97  |
|                        | All Other Industrial   | 2,457,412                     | 2,457,412   | 2.9%         | 4.2%    | \$11.40                         | \$12.17 |
|                        | <b>Metro Denver</b>    |                               |             |              |         |                                 |         |
| Warehouse Distribution | 182,984,121            | 176,757,379                   | 5.4%        | 6.2%         | \$9.56  | \$8.71                          |         |
| All Other Industrial   | 53,542,889             | 53,397,889                    | 2.6%        | 2.9%         | \$9.62  | \$8.77                          |         |

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 first quarter of 2022, 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 first quarter of 2022, up 0.1 percent from the same time last year. The vacancy rate fell 0.7 percentage points to 6.9 percent vacancy, while the lease rate rose 13.7 percent, or by \$1.79, to \$14.86 per square foot during the period.

***Industrial Market***

Warehouse distribution represented 82 percent of Commerce City’s industrial rentable space, totaling nearly 11.4 million square feet. Warehouse distribution in Commerce City represented 6.2 percent of all warehouse space in Metro Denver. Warehouse vacancy in Commerce City rose 6.4 percentage points over-the-year to 13.4 percent, while the average lease rate rose 26.2 percent to \$10.06 per square foot during the period.

There was nearly 2.46 million square feet of all other industrial space in Commerce City in 1Q 2022, the same amount as the same time last year. Vacancy decreased 1.3 percentage points over-the-year to 2.9 percent, while the average lease rate decreased 6.3 percent, or by \$0.77, to \$11.40 per square foot during the period.

Warehouse distribution space in Metro Denver accounted for 77 percent of total industrial space during the first quarter of 2022. More than 6.2 million square feet of warehouse distribution space was added between the first quarters of 2021 and 2022, an increase of 3.5 percent during the period. The vacancy rate for warehouse space fell 0.8 percentage points over-the-year to 5.4 percent. The average lease rate rose 9.8 percent to \$9.56 per square foot, representing an increase of \$0.85 per square foot during the period.

There was almost 54 million square feet of all other industrial space reported in the first quarter of 2022, an over-the-year increase of 0.3 percent. Vacancy fell 0.3 percentage points to 2.6 percent, while the average lease rate rose 9.7 percent to \$9.62 per square foot.

***Nonresidential Construction***

There were two nonresidential projects permitted during the first quarter of 2022 that will add 37,665 square feet of nonresidential space to Commerce City.

| Commerce City Commercial Building Permits Issued, 1Q 2022 |             |                   |
|---|-------------|-------------------|
| Project Description                                       | Valuation   | Total Square Feet |
| 7167 E 53rd Place (Metal Products, LLC)                   | \$3,143,390 | 23,660            |
| The Stead School Building                                 | \$5,100,000 | 14,005            |

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

*Provided by:*  
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