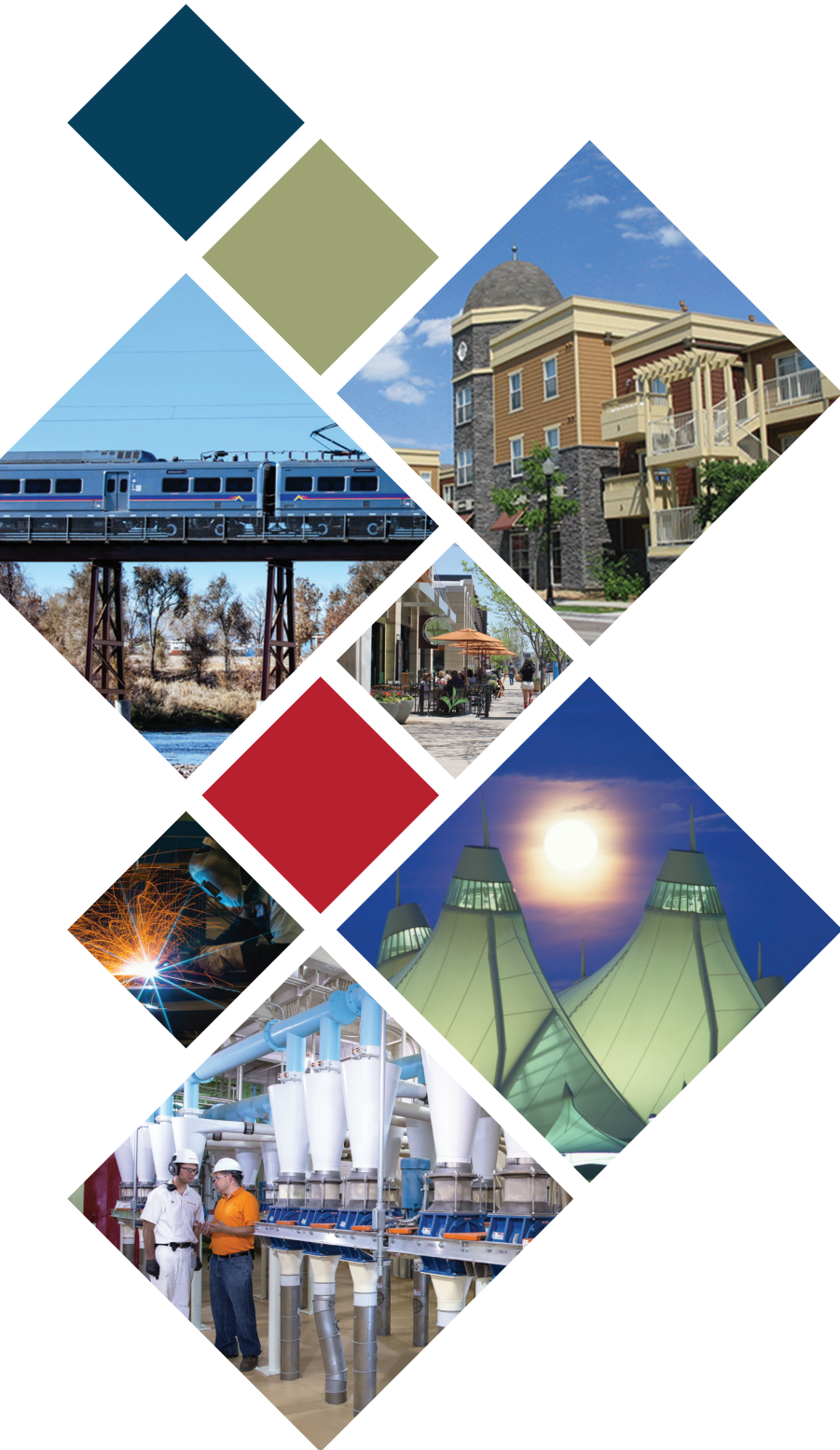


COMMERCE CITY

Economic Profile

2023

REDEFINING **commerce**





COMMERCE CITY Preferred Location

As one of Colorado's fastest growing cities, Commerce City is redefining itself for the next generation, building on historic values of community, industry, and family.



Opportunity

Commerce City is a safe, diverse, and welcoming community with acres of development opportunities. Located just eight miles north of downtown Denver, the city is home to over 1,700 thriving businesses.



Mobility

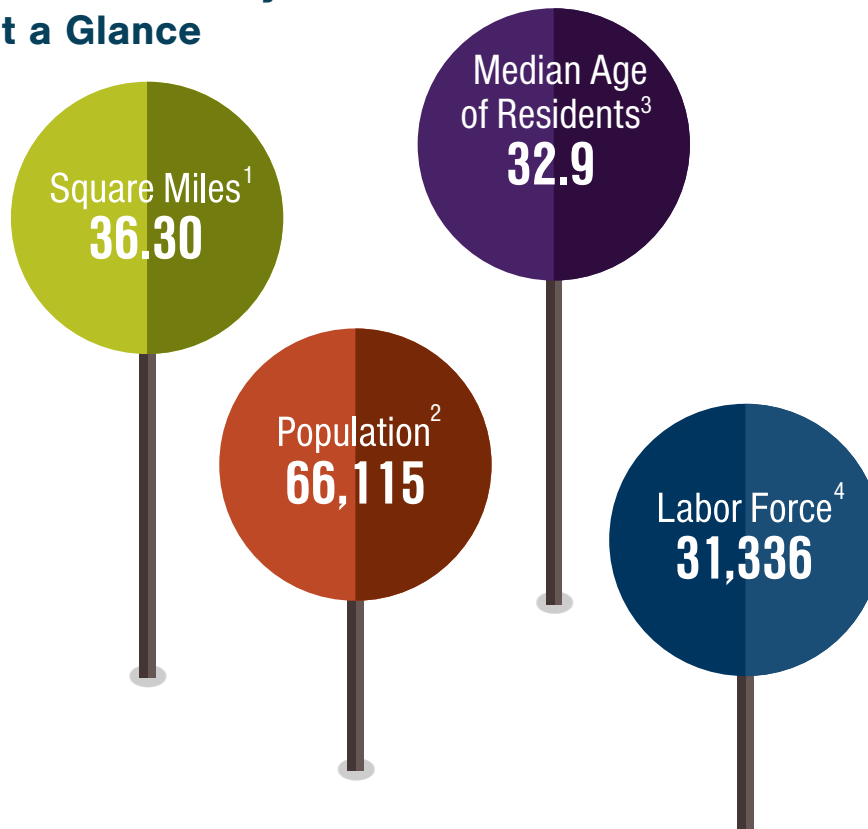
Commerce City embraces its industrial heritage while looking to the future for the next generation of high-tech companies. Being adjacent to six major highways, an international airport, three railroads and two commuter rail lines gives industry in Commerce City major transportation advantages.



Livability

In Commerce City, families experience a high quality of life that includes affordable housing options, 900 acres of open space and parks, a championship golf course, one of the country's largest soccer complexes and the nation's largest urban wildlife refuge.

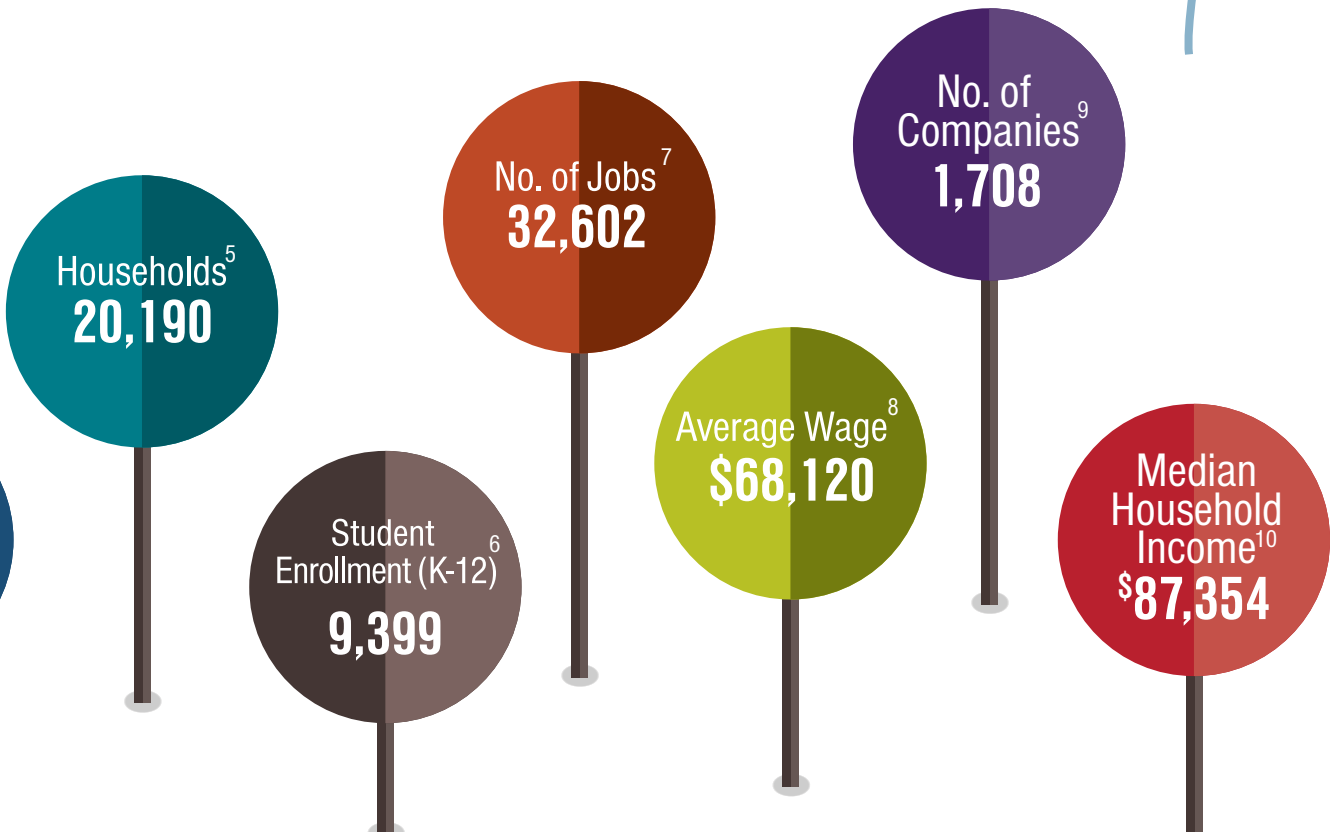
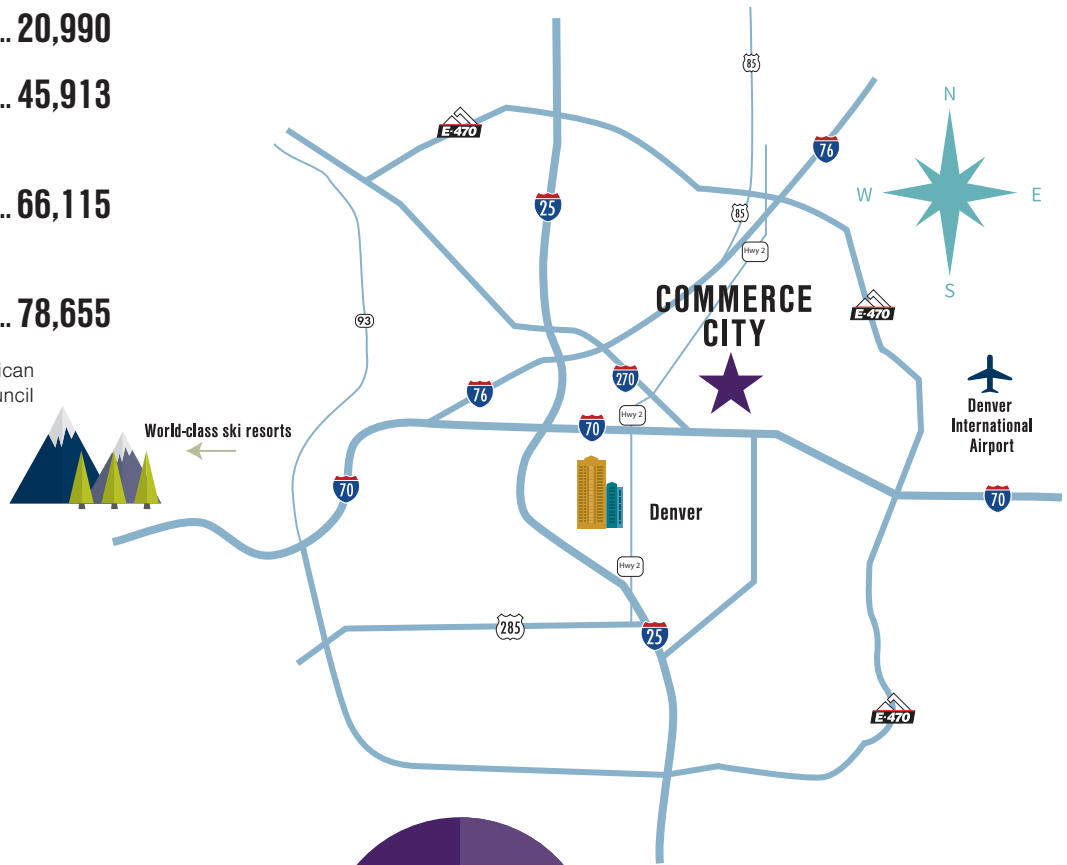
Commerce City at a Glance



Commerce City Population Growth

1990 Census.....	16,470
2000 Census.....	20,990
2010 Census.....	45,913
Current Population.....	66,115
2035 Projected Population.....	78,655

SOURCES: U.S. Census Bureau – American Community Survey; Denver Regional Council of Governments



SOURCES: ¹Commerce City Public Works Department; ^{2,10}U.S. Census Bureau, Quick Facts; ³U.S. Census Bureau, Fact Finder; ^{4,7,8,9,11} Colorado Department of Labor and Employment; ⁵ Denver Regional Council of Governments; ⁶ Adams 14 and 27J School Districts

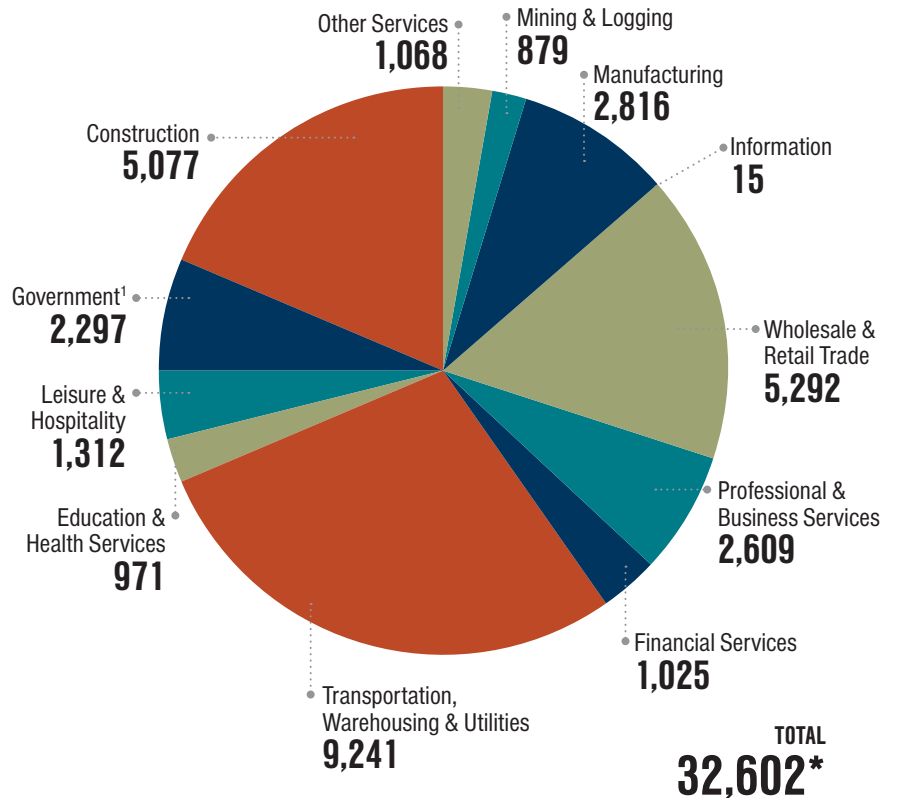


COMMERCE CITY Business Vitality

Over 1,700 companies call Commerce City home, ranging from international and national headquarters to small businesses and entrepreneurs.

Employment Distribution

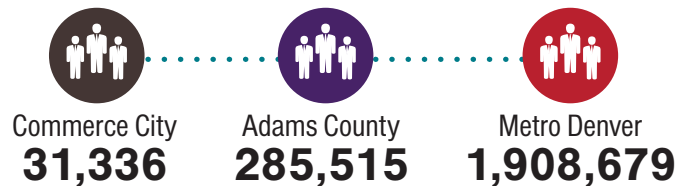
Second Quarter 2022



*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, Quarterly Census of Employment and Wages.

Labor Force



SOURCE: Colorado Department of Labor and Employment

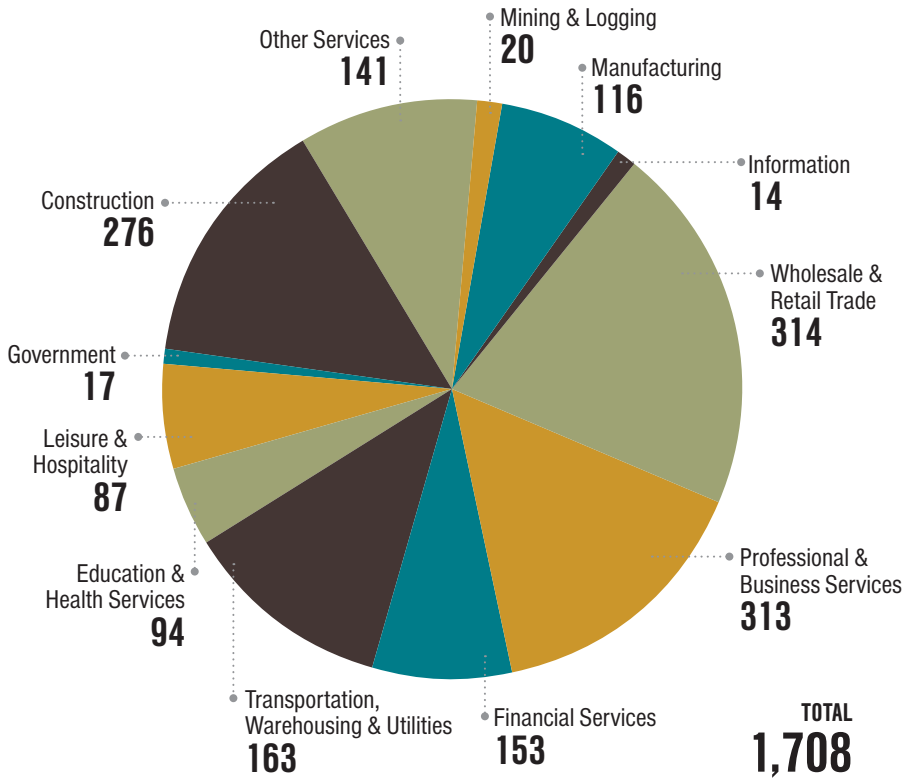
Unemployment Rates

- Commerce City – 3.9%
- Adams County – 3.9%
- Metro Denver – 3.3%
- Colorado – 3.3%
- U.S. – 3.6%

SOURCES: Colorado Department of Labor and Employment and U.S. Bureau of Labor Statistics.

Company Distribution

Second Quarter 2022



SOURCE: Colorado Department of Labor, Labor Market Information, Quarterly Census of Employment and Wages.

Commerce City's Top Private Employers

(by number of employees)



Did you know...

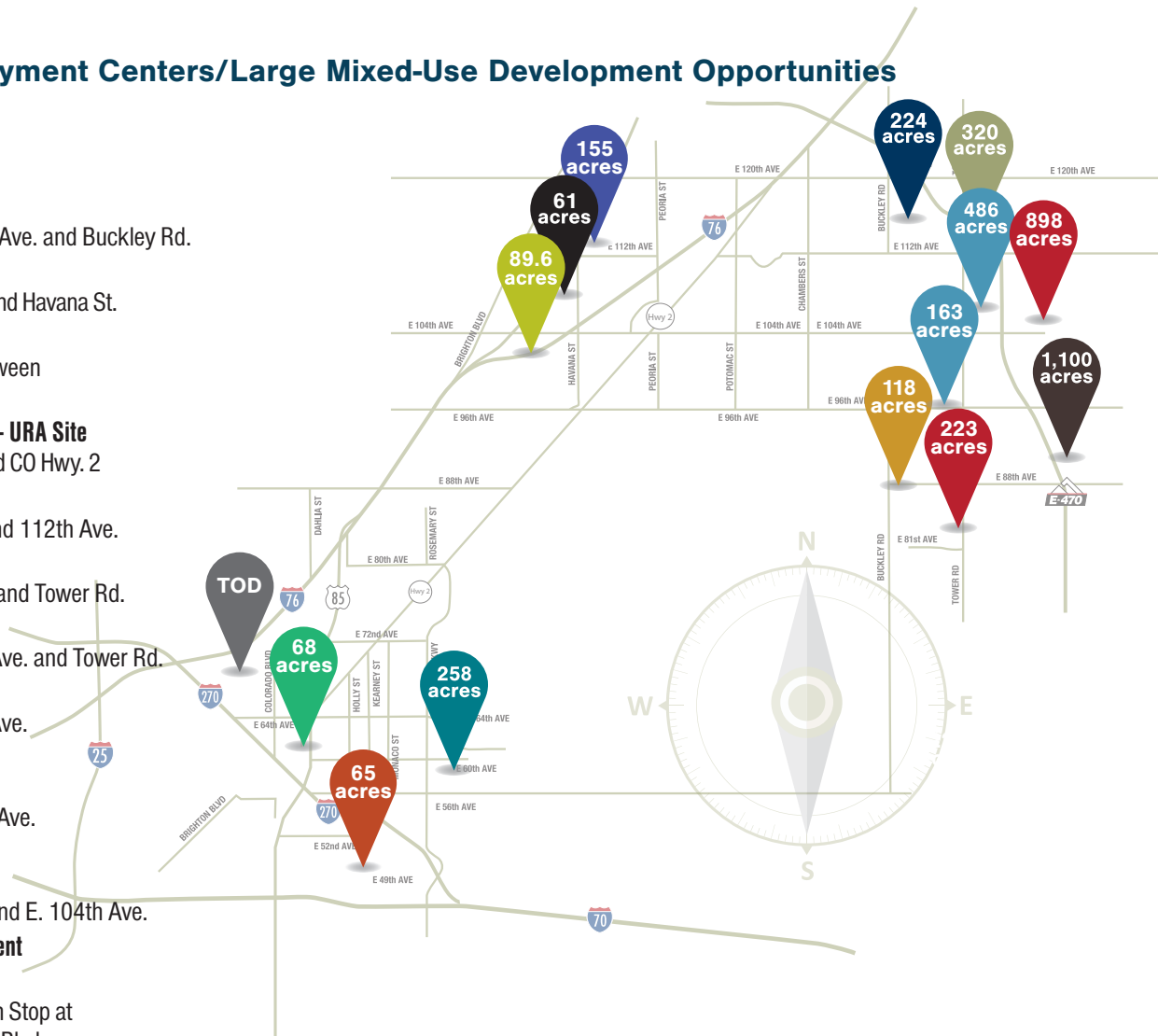
United Parcel Service (UPS) has one of the largest CNG fleet fueling facilities in the State of Colorado.



Designated Employment Centers/Large Mixed-Use Development Opportunities

40+ acres

- ◆ **104th Commerce Park**
89.6 acres at E. 104th Ave.
- ◆ **Buckley Crossing**
224 acres NE of E. 112th Ave. and Buckley Rd.
- ◆ **Colorado Logistics Park**
61 acres at E. 112th Ave. and Havana St.
- ◆ **Legato**
1,100 acres at E-470, between E. 88th and E. 96th Ave.
- ◆ **Mile High Greyhound Park - URA Site**
68 Acres at E. 64th Ave. and CO Hwy. 2
- ◆ **Murray Farms**
155 acres SEC Havana and 112th Ave.
- ◆ **Nexus at DIA**
223 acres at E. 81st Ave. and Tower Rd.
- ◆ **Nexus North**
118 acres SW of E. 88th Ave. and Tower Rd.
- ◆ **Reunion Center**
486 acres N. of E. 104th Ave. at Tower Rd.
- ◆ **Settler's Crossing**
163 acres NEC of E. 96th Ave. and Tower Rd.
- ◆ **Third Creek**
898 acres NEC of E-470 and E. 104th Ave.
- ◆ **Transit Oriented Development (TOD) Opportunities**
RTD North Line and Station Stop at E. 72nd Ave. and Colorado Blvd.
- ◆ **Triangle Logistics Park**
65 acres E 48th Ave. & Holly Street
- ◆ **TR Ranch**
320 acres NE of E. 112th Ave. and Tower Rd.
- ◆ **Victory Crossing - URA site**
258 acres NE of E. 56th Ave. and Quebec St.



URA-Urban Renewal Authority site
Properties listed are annexed and planned for employment centers or mixed-use development.

Commercial/Industrial Vacancy and Lease Rates by Property Type

	Total Sq. Footage	Vacancy Rate	Average Lease Rate (per sq. ft.)
Office	524,048	3%	\$28.26
Retail	1,745,209	2.8%	\$19.13
Flex	270,936	1.1%	\$15.00
Industrial - Distribution	11,914,433	12.6%	\$11.13
Industrial - All Other	2,461,892	3.4%	\$11.31

Note: Vacancy rate and average lease rates 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., Q4 2022.



WATER/SEWER

South Adams County
Water & Sanitation District



GAS/ELECTRICITY

Xcel Energy and/or
United Power

Aerotropolis

There are 12 square miles of land available for development in Commerce City that are adjacent to Denver International Airport. Commerce City works in partnership with other area communities to market and promote the aerotropolis to businesses that want or need to be at the doorstep of a global airport.

Note: An aerotropolis is a metropolitan sub-region where the layout, infrastructure, and economy are centered on and around an airport.



Centrally located, Commerce City is minutes from downtown Denver and adjacent to six major highways, Denver International Airport, three railroads, and two commuter rail lines.

Roadways

Commerce City has grown around a network of major travel routes including freeways, the E-470 belt-way, several state highways, local streets, and railroads.

Air Service

Built in 1995, Denver International Airport accommodates nearly 69.3 million passengers a year. The airport sits on 53 square miles and is the fifth-busiest commercial passenger airport in the U.S.

- Concourses - 3
- Commercial Carriers - 25
- Nonstop Services to Domestic Destinations - 185
- Nonstop Services to International Destinations - 25 international cities, 14 countries

Bus Service

Regional Transportation District (RTD) provides various bus routes throughout Commerce City, connecting the city to the entire region.

Rail Service

Passenger – intercity

Amtrak operates two National Network trains through Colorado, with over 114,529 passenger boardings and alightings per year.

Passenger – intracity

The voter-approved Regional Transportation District FasTracks program is a multi-billion dollar plan to build 122 miles of new commuter rail and light rail, 18 miles of bus rapid transit, 21,000 new parking spaces at light rail and bus stations, and enhance bus service for easy, convenient bus / rail connections across the eight-county district.

The city's own commuter rail station is located at E. 72nd Avenue and Colorado Boulevard and operates along RTD's North Metro Rail Line, or N-Line. From this station, residents are able to reach Denver Union Station in about 12 minutes or travel north to Eastlake-124th Station in Thornton in roughly 15 minutes.

Freight

Two main freight railroads and one short line railroad run through Commerce City.

- Burlington Northern Santa Fe (BNSF)
- Union Pacific (UP)
- Rock Island Railroad (short line)

There are also five transload facilities within the city for rail transport of dry and liquid bulks, aggregate, construction materials, heavy equipment and other commodities. Rail served sites are available for development.

SOURCES: Amtrak, Denver International Airport, and Regional Transportation District.





COMMERCE CITY Lifestyle

The city's current population of 64,287 has more than doubled in the last fifteen years, but the city has maintained its small town atmosphere.

Sales Tax

• Commerce City	3.50%
• 2K Capital Improvement*	1.00%
• Adams County	0.75%
• Scientific Cultural and Facilities District	0.10%
• Regional Transportation District	1.00%
• State of Colorado	2.90%

*1% dedicated to 2K voter-approved capital improvement projects within the city.

Exemptions

Machinery, tools and ingredients used in manufacturing are exempt from paying the 2.9% Colorado sales tax.

Groceries are exempt from Commerce City and 2k Capital Improvement sales tax.

Property Tax – Commerce City Mill Levy

• Real Property	3.11 mills
• Personal Property	3.11 mills

SOURCE: Commerce City Finance Department

Did you know...

Commerce City has a public art plan that dedicates 1% of the construction cost for Capital Improvement Projects over \$50,000 to the creation of public art.



Cost of Living Index

Selected Cities, Third Quarter 2022

City	All Items Index*	Grocery	Housing	Utilities	Transportation	Healthcare	Goods & Services
San Francisco, CA	182.8	131.7	307.9	128.5	131.8	127.3	122.0
Washington, DC	153.4	105.2	243.9	118.4	109.7	94.8	118.9
Los Angeles, CA	152.5	107.0	239.5	111.6	126.0	110.8	115.3
Seattle, WA	152.2	125.0	217.8	102.4	129.8	134.5	125.3
San Diego, CA	147.4	110.0	227.1	111.0	127.6	107.2	109.8
Chicago, IL	117.1	106.4	148.9	96.7	121.0	103.2	98.2
Denver, CO	111.2	95.5	134.6	92.4	104.5	101.7	105.5
Atlanta, GA	98.7	95.2	100.9	87.0	101.7	110.2	100.1
Raleigh, NC	97.0	92.1	97.5	100.4	98.3	104.2	96.7
Houston, TX	91.8	90.3	81.9	103.0	100.1	94.4	96.6

*Index measures the relative price levels for consumer goods and services in selected cities as compared with the national average of 100 for all participating cities.

SOURCE: Council for Community and Economic Research, 3Q 2022 Data. Revised January 2023.

State Income Tax

- Personal Income Tax – 4.63%
- Corporate Income Tax on Net Income – 4.63%
- Unemployment Compensation Rate – 2.13% of the first \$11,800

Commerce City's Qualified Enterprise Zone Area – State Income Tax Credits

- 3% equipment purchases
- 1.5% commercial vehicle purchases
- 3% of increased expenditures for R&D
- \$1,100 new full-time employee
- \$1,000 new full-time employee/health insurance
- 12% qualified job training
- 25% vacant building rehabilitation
- 12.5-25% qualified contributions

U.S. Census Tract 89.01 - Federal Opportunity Zone



Commerce City Parks and Recreation

Commerce City inspires active living and healthy lifestyles through a variety of recreational and outdoor opportunities. Last year, the city had 619,309 visits to year-round and seasonal recreation, golf and park facilities and programs, 25 miles of trails, and 900 acres of parks and open space.

The city's growing network of trails includes a connection to the Rocky Mountain Arsenal National Wildlife Refuge Perimeter Trail from the Second Creek Trail and, together with surrounding jurisdictions, creates a regional trail system.

The Bison Ridge Recreation Center located in northern Commerce City includes an indoor pool, a gymnasium, weight/fitness area, dance/aerobics studio, and a large community room for events.

The Eagle Pointe Recreation Center, 6060 E. Parkway Drive, features 6,000 square-feet of additional space with a therapy pool, family locker rooms, expanded fitness area, improved dance and fitness facilities, community meeting spaces and a technology lab.

Commerce City Area Attractions

- Buffalo Run Golf Course
- Paradise Island Outdoor Pool
- Rocky Mountain Arsenal National Wildlife Refuge
- Dick's Sporting Goods Park, home of the Colorado Rapids MLS
- Commerce City Heritage and Cultural Center
- Mile High Flea Market

Experience lush greens, expansive fairways, and picturesque views of the Rocky Mountains all year long at Buffalo Run Golf Course located in Commerce City.

Commerce City is a place where you can watch eagles soar high and bison roam free at the largest urban wildlife refuge in the country – 15,988-acres – the Rocky Mountain Arsenal National Wildlife Refuge.

Dick's Sporting Goods Park in Commerce City is home to the Colorado Rapids professional soccer team. There are 24 full-size, fully-lit sports fields and a stadium that seats just over 18,000 people for sporting events and music concerts.

Climate

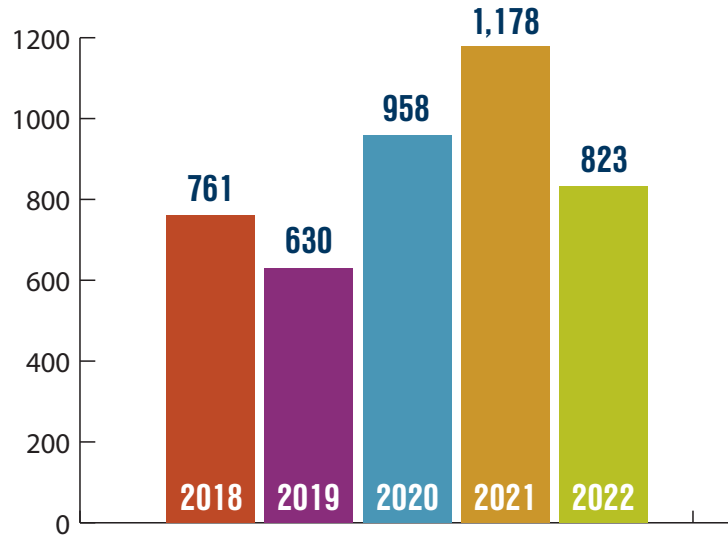
With nearly 300 average days of sunshine, Commerce City's mild climate and low humidity are ideal for an all seasons, healthy lifestyle.



Diversity

48.6% of the city's population is comprised of individuals with Hispanic descent.

New Residential Permits



Housing

Commerce City encourages development of a healthy mix of housing types and prices. The City recognizes that this is important so that residents of all incomes, ages, and abilities are able to live and thrive in the community.

Total Commerce City residential units¹



Average detached home price²



Average attached home price²



Average monthly apartment rental rate (1 bed)²



SOURCES: ¹Denver Regional Council of Governments; ²Colorado Comps, LLC., and Denver Metro Apartment Vacancy and Rent Survey, 3Q 2022.

Housing

823 residential permits were issued in 2022.





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