



Economic Activity Report

July 2018



Commerce City Quarterly Report

Quarterly Economic Summary

July 2018

Employment	31,340 Up 5.0% from 4Q 2016	
Average Weekly Wage	\$1,087 Up 2.8% from 4Q 2016	
Labor Force Growth Rate	3.7% Up 1.5 percentage points from 1Q 2017	
Unemployment Rate	3.8% Up 0.3 percentage points from 1Q 2017	
Existing Home Sales	144 Down 33.0% from 1Q 2017	
Single-Family Detached Average Price Single-Family Attached Average Price	\$330,485 Up 6.1% from 1Q 2017 \$263,436 Up 7.5% from 1Q 2017	
Apartment Vacancy Rate Apartment Average Lease Rate	3.2% Down 4.2 percentage points from 1Q 2017 \$1,350 Up 7.4% from 1Q 2017	
Office Vacancy Retail Vacancy Warehouse Vacancy All Other Industrial Vacancy	14.7% 3.2% 1.5% 3.4%	

Commerce City Economic Headlines

- ◆ Cold storage warehousing and logistics company **Lineage Logistics** will add nearly 116,000 square feet to its existing 430,000-plus square-foot operation in Commerce City. The project will bring an estimated \$12.5 million in new capital investment to the city and will add 25 jobs to the company's current workforce of 90 employees.
- ◆ Commerce City's Urban Renewal Authority board and city council approved plans for an urban renewal plan at the former 65-acre **Mile High Greyhound Park**. Approval of the plan allows the master developer for the site, REGen LLC, to finalize agreements with individual developers, secure financing, and continue with the development process. The park will include a mixed-use development including retail, restaurants, office space, and residential. Infrastructure construction is expected to begin in late 2018.
- ◆ A 55-acre industrial development is planned for the I-76 corridor in Commerce City. **Mid-Rail Industrial Park** will be the first new construction project to offer railway access in central Denver in recent history. The area is zoned for heavy industrial use as well as rail and outside storage. Over 6,000 feet of siding, a separate section of rail track that branches off from the main line, has been constructed to provide direct access into the park. Intsel Steel West relocated its Denver operations to the park earlier this year, and Triple-S Steel Holdings, which owns the land, occupies 22 acres of the park.
- ◆ Becknell Industrial recently purchased a 39.8-acre site in **Nexus at Denver International Airport** in Commerce City. A new 540,800-square-foot build-to-suite industrial facility is slated for completion in January 2019. The cross-docked facility will feature 36-foot clear height, up to 114 dock doors, four drive-in doors, and 216 auto parking spaces.
- ◆ **Sunflower Bank**, the 25th largest bank in Metro Denver, is adding a commercial loan production office in Commerce City. Currently the bank employs 120, with plans to increase by an additional 20 percent. The most significant additions to Sunflower Bank have been to its commercial banking, Guardian Mortgage, and information technology teams.
- ◆ Commerce City completed the \$27 million **Highway 2 improvement project** near E. 88th Avenue and Highway 2. The project widened Highway 2 from two to four lanes between E. 72nd Avenue and Interstate 76, upgraded lighting, installed dedicated bike lanes, improved pedestrian crossings, and added guardrails to enhance public safety.
- ◆ The \$12.1 million **Tower-Peña ramp and widening project** reached its first major milestone, with the westbound Peña Boulevard off-ramp and the new northbound lanes of Tower Road opened to traffic. The project also includes building the new on-ramp from Tower Road to westbound Peña Boulevard and widening Tower Road to four lanes from the Commerce City-Denver border (E. 80th Avenue) to just south of the Tower-Peña interchange. The project is on schedule to be complete in late 2018.
- ◆ The \$60.9 million **Bison Ridge Recreation Center** opened at 13905 E. 112th Avenue in Commerce City. The 108,000-square-foot state-of-the-art facility includes an indoor pool, multi-court gymnasium with an elevated walking/jogging track, weights/fitness area, dance/aerobics studio, and additional fitness areas. The new recreation center is one of five projects in Commerce City's capital improvement program, made possible from a 2013 voter-approved, 1 percent sales and use tax for new parks, recreation, and road projects.
- ◆ *Wallethub* reported that Colorado is the second best state for jobs and has the country's fifth best economy. The company ranked the best states for jobs using a 100-point scale, with 60 points falling under the "Job Market" category and 40 points falling under the "Economic Environment" category. State economies were ranked similarly, using a 100 point scale with three, equally-weighted categories: economic health, economic activity, and innovation potential. Colorado was also recognized for having the fifth-highest average monthly starting salary.

- ◆ The *Chief Executive* named Colorado No. 8 in its 2018 “Best States for Business” ranking. The magazine’s competitive selection placed Colorado 27th for taxation and regulation, 10th for workforce quality, and No. 1 for living environment. The ranking highlighted the state’s growing cybersecurity industry, as well as its status as a “lab experiment for legalized recreational marijuana.”
- ◆ *U.S. News & World Report*’s 2018 “Best Places to Live” ranked Denver No. 3, down one spot from last year. Colorado Springs moved from No. 11 last year up to No. 2, as growth in the average salary rose faster than the median rent and home price, causing the affordability index to improve. The list is based on affordability, job prospects, and quality of life.

Employment

The number of businesses throughout Commerce City rose 5.8 percent between the fourth quarters of 2016 and 2017, a net gain of 78 businesses. Ten of the 12 supersectors reported over-the-year increases in business counts, with the information sector recording the largest increase (+15.4 percent) during the period. Professional and business services and the construction supersectors also recorded significant establishment growth over-the-year, rising 14 percent and 12 percent, respectively. The leisure and hospitality supersector (+1.3 percent) recorded the smallest over-the-year increase in businesses. Mining and logging and other services supersectors recorded the only declines in businesses between the fourth quarters of 2016 and 2017, falling 12.5 percent and 0.8 percent, respectively.

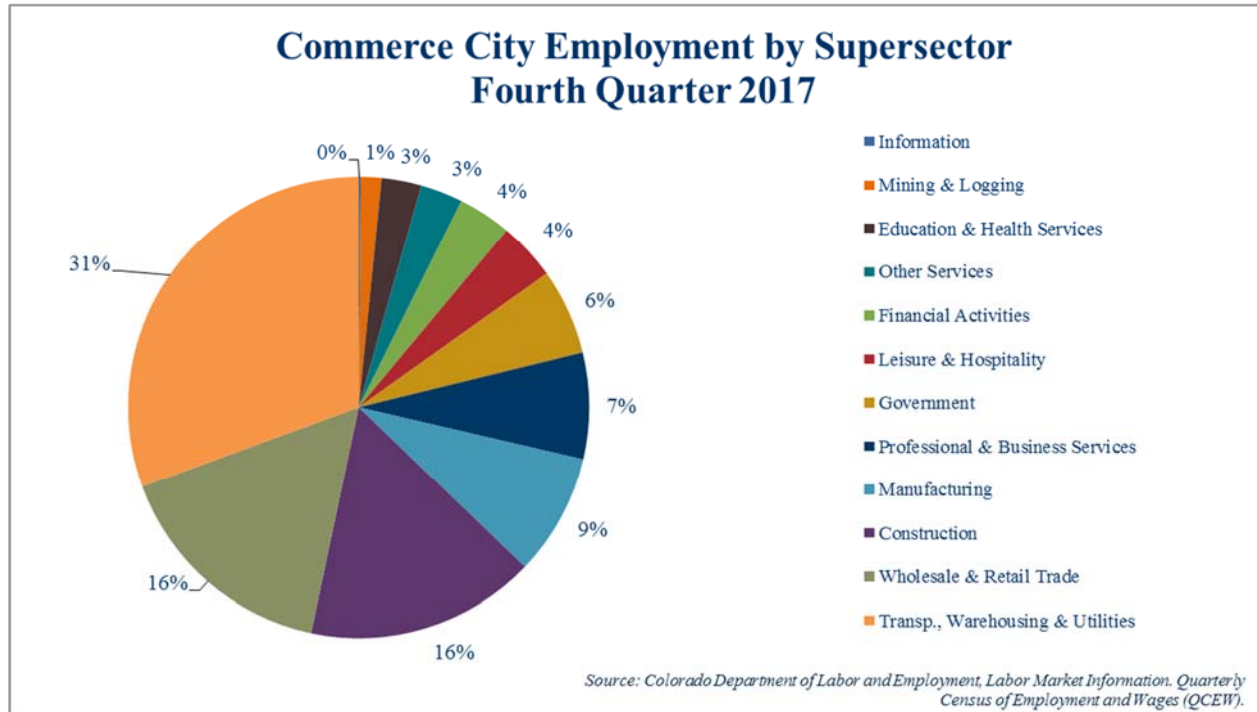
Business and Employment Indicators by Supersector

	Commerce City						Metro Denver	
	Quarterly Business Count		Average Weekly Wage		Quarterly Employment Level		Quarterly Employment Level	
	4Q 2017	4Q 2016	4Q 2017	4Q 2016	4Q 2017	4Q 2016	4Q 2017	4Q 2016
Total All Industries	1,421	1,343	\$1,087	\$1,058	31,340	29,852	1,633,490	1,598,126
Private Sector								
Mining & Logging	21	24	\$1,804	\$1,654	453	348	13,477	12,386
Construction	205	183	\$1,235	\$1,195	5,054	4,938	99,432	93,771
Manufacturing	102	98	\$1,398	\$1,330	2,681	2,674	87,127	86,729
Wholesale & Retail Trade	287	282	\$1,208	\$1,134	5,042	4,903	238,035	236,155
Transp., Warehousing & Utilities	161	154	\$988	\$996	9,589	8,888	59,633	54,552
Information	15	13	\$1,353	\$1,222	47	35	56,057	54,640
Financial Activities	112	105	\$1,022	\$1,006	1,172	1,010	113,017	110,224
Professional & Business Services	228	200	\$1,056	\$1,002	2,333	2,254	301,513	293,876
Education & Health Services	70	66	\$801	\$936	874	829	208,464	207,278
Leisure & Hospitality	81	80	\$463	\$470	1,281	1,214	181,580	175,829
Other Services	127	128	\$885	\$761	930	935	50,027	49,326
Government	11	10	\$987	\$959	1,883	1,824	225,094	223,325

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 average weekly wage for all industries in Commerce City during the fourth quarter of 2017 was \$1,087, an increase of 2.8 percent compared with the prior year's level. The fourth quarter 2017 average weekly wage reached its highest level recorded since data tracking began in 2013. The highest weekly wage during the period was in the mining and logging supersector at \$1,804 per week, increasing 9.1 percent over-the-year. The other services supersector reported the largest increase in the average weekly wage over-the-year, rising 16.3 percent to \$885 per week. Workers in the leisure and hospitality supersector earned the lowest wage at \$463 per week. The education and health services (-14.4 percent), leisure and hospitality (-1.5 percent), and transportation, warehousing, and utilities (-0.8 percent) recorded declines in the average weekly wages between the fourth quarters of 2016 and 2017.



Commerce City employment rose 5 percent in the fourth quarter of 2017 compared with the prior year, creating an additional 1,488 jobs. Eleven of the 12 supersectors reported employment increases over-the-year. Transportation, warehousing, and utilities, the largest sector by employment, increased 7.9 percent and created more than 700 jobs over-the-year. The financial activities supersector recorded the second-largest absolute growth, rising 16 percent or 162 workers. The information supersector reported the largest percentage increase over-the-year, rising 34.6 percent or 12 workers. The wholesale and retail trade and construction supersectors also posted strong job gains over-the-year, adding 139 workers and 117 workers, respectively. The other services supersector reported the only over-the-year decline in employment.

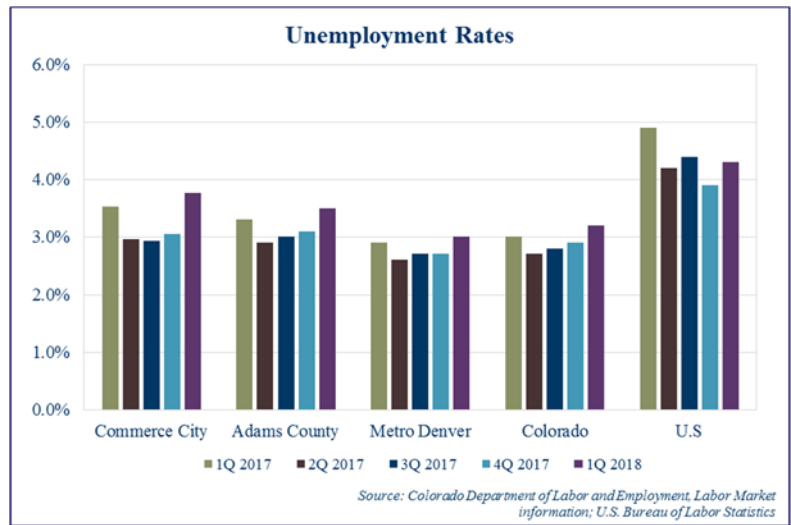
Metro Denver also recorded solid employment growth in the fourth quarter of 2017, but at a slower pace than Commerce City. Employment in Metro Denver rose 2.2 percent between the fourth quarters of 2016 and 2017, or an additional 35,364 jobs during the period. All 12 supersectors recorded employment growth during the period, led by strong increases in the transportation, warehousing, and utilities (+9.3 percent) and mining and logging (+8.8 percent) supersectors. The construction and leisure and hospitality supersectors also reported large increases in employment, rising 6 percent and 3.3 percent, respectively. Professional and business services represents the largest employment supersector in Metro Denver with 301,513 workers and increased 2.6 percent during the period. The manufacturing sector (+0.5 percent) recorded the smallest growth in employment over-the-year.

Labor Force and Unemployment

Commerce City's unemployment was 3.8 percent during the first quarter of 2018, 0.3 percentage points above the prior year and 0.8 percentage points above the prior quarter. The area's labor force included 28,250 individuals in the first quarter of 2018, an increase of 3.7 percent over-the-year. Adams County also reported an increase in the unemployment rate between the first quarters of 2017 and 2018, rising from 3.3 percent to 3.5 percent. The size of the Adams County labor force increased 3.6 percent, with over 9,330 additional people entering the labor force. Of the seven Metro Denver counties, Adams County recorded the highest unemployment rate during the first quarter. Metro Denver reported a 0.1 percentage point increase in the unemployment rate and a 3.6 percent increase in the labor force over-the-year.

Colorado reported a 3.7 percent increase in the labor force between the first quarters of 2017 and 2018 and the unemployment rate increased 0.2 percentage points to

3.2 percent. The United States recorded a 0.6 percentage point decrease in the unemployment rate over-the-year, with a 1 percent increase in the labor force.



	Labor Force			Unemployment Rate	
	1Q 2018	1Q 2017	Yr/Yr % Change	1Q 2018	1Q 2017
Commerce City	28,250	27,231	3.7%	3.8%	3.5%
Adams County	265,857	256,526	3.6%	3.5%	3.3%
Metro Denver	1,773,166	1,711,334	3.6%	3.0%	2.9%
Colorado	3,045,155	2,937,647	3.7%	3.2%	3.0%
U.S. (000s)	161,026	159,357	1.0%	4.3%	4.9%

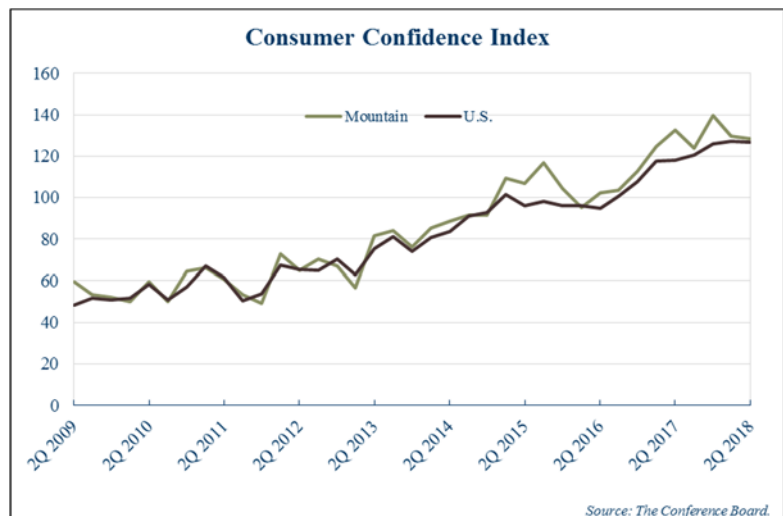
Sources: Colorado Department of Labor and Employment, Labor Market Information; U.S. Bureau of Labor Statistics.

Consumer Activity

Consumer Confidence

The Conference Board's National Consumer Confidence Index increased during the second quarter of 2018, rising 7.5 percent over-the-year to 126.9 for the U.S. index. However, the U.S. index recorded a 0.1 percent decrease in consumer confidence between the first and second quarters of 2018. The second quarter 2018 U.S. index marked the highest second quarter index recorded since availability of the data in 2006.

Colorado is included in the Mountain Region Index and the area reported a 3.3 percent decrease over-the-year to 128.2. The Mountain Index also recorded a 1.1 percent decline over-the-quarter.



Residential Real Estate

Home Sales

Single-family detached home sales in Commerce City slowed between the first quarters of 2017 and 2018, decreasing 35.4 percent or 67 fewer homes sold. Five of the seven counties in Metro Denver recorded a decrease in the number of single-family detached homes sold over-the-year. Adams County recorded a decline in the number of homes sold over-the-year, falling 5.5 percent to 1,241 homes sold. Arapahoe and Douglas counties recorded the largest absolute declines in single-family detached homes sold, falling by 291 homes and 105 homes, respectively. The City and County of Broomfield (-27.6 percent) and Arapahoe County (-16.8 percent) recorded the largest percentage declines over-the-year. The City and County of Denver and Boulder County were the only counties to record increases in single-family detached homes, rising 10.8 percent and 3.1 percent, respectively. Metro Denver reported a decrease of 4.4 percent, as home sales fell to 7,998 in the first quarter of 2018.

Single-family detached prices appreciated in Commerce City, increasing 6.1 percent or rising \$19,110 between the first quarters of 2017 and 2018. The average sales price rose in six of the seven counties during this same period of time, ranging from an increase of 14.6 percent in Boulder County to an increase of 8.3 percent in Douglas County. Adams County recorded the third-highest increase, rising 12.9 percent or an increase of \$41,719. The City and County of Broomfield reported the only decrease in home price during the period, falling by 3.3 percent.

Home sales activity in Commerce City declined in the single-family attached market between the first quarters of 2017 and 2018, decreasing 15.4 percent or by 4 fewer homes. Six of the seven counties in Metro Denver recorded a decrease in the number of single-family attached homes sold over-the-year, led by the largest percentage declines in Boulder County (-18.7 percent) and Adams County (-15.8 percent). The largest absolute declines over-the-year were recorded in Arapahoe County (-106 homes) and Adams County (-58 homes). The only county to record an increase in single-family attached home sales was the City and County of Broomfield, rising 31.3 percent or 5 more homes sold during the period.

The average price for single-family attached homes also rose in Commerce City and across the Metro Denver area. Commerce City recorded a 7.5 percent increase between the first quarters of 2017 and 2018, with the average price rising \$18,321 to \$263,436. Adams County single-family attached home prices rose at the third-fastest pace, increasing 13 percent over-the-year, with Metro Denver prices increasing at the same pace. Single-family attached prices increased in all seven counties in Metro Denver, averaging \$292,310 in the first quarter of 2018. Boulder County recorded the largest percentage increase, rising 20.2 percent over-the-year to \$427,390.

Existing Home Sales

	Commerce City	Metro Denver County Markets							Metro Denver Total
		Adams	Arapahoe	Boulder	Broomfield	Denver	Douglas	Jefferson	
Home Sales									
Single-Family Detached									
1Q 2018	122	1,241	1,439	762	142	1,796	1,067	1,551	7,998
1Q 2017	189	1,313	1,730	739	196	1,621	1,172	1,591	8,362
Single-Family Attached									
1Q 2018	22	309	822	161	21	776	200	517	2,806
1Q 2017	26	367	928	198	16	781	207	539	3,036
Average Sold Price									
Single-Family Detached									
1Q 2018	\$330,485	\$364,595	\$431,775	\$669,941	\$465,206	\$530,864	\$535,610	\$469,932	\$488,139
1Q 2017	\$311,375	\$322,877	\$397,852	\$584,432	\$481,118	\$469,856	\$494,445	\$423,611	\$436,918
Single-Family Attached									
1Q 2018	\$263,436	\$250,033	\$244,571	\$427,390	\$297,738	\$335,682	\$333,065	\$270,327	\$292,310
1Q 2017	\$245,115	\$221,188	\$216,711	\$355,494	\$297,531	\$306,899	\$302,602	\$233,047	\$258,686

Source: Colorado Comps LLC.

Apartment Market

The Commerce City/Brighton apartment rental market reported a decrease in the vacancy rate and an increase in the average rental rate between the first quarters of 2017 and 2018. The vacancy rate fell to 3.2 percent in the first quarter of 2018, decreasing 4.2 percentage points from the prior year's level. The vacancy rate was also slightly lower than the prior quarter, falling 0.1 percentage points. The average rental rate for the Commerce City/Brighton area during the first quarter of 2018 was \$1,350 per month, an increase of 7.4 percent from the previous year's level. However, the average rental rate was 4.4 percent lower than the prior quarter's level of \$1,412 per month. The first quarter average rental rate for the Commerce City/Brighton area was 3.1 percent higher than the Adams County level, but was 5 percent below the Metro Denver level.

Average Apartment Rents and Vacancy
First Quarter 2018

	Vacancy Rate	Efficiency	1 Bed	2 Bed 1 Bath	2 Bed 2 Bath	3 Bed	Other	All
Adams County	5.8%	\$1,059	\$1,142	\$1,284	\$1,524	\$1,814	-	\$1,310
Commerce City/Brighton	3.2%	-	\$1,141	\$1,329	\$1,513	\$1,801	-	\$1,350
Metro Denver	6.1%	\$1,200	\$1,271	\$1,336	\$1,664	\$1,895	\$1,442	\$1,420

Source: Denver Metro Apartment Vacancy and Rent Survey.

The Metro Denver apartment rental market reported an increase in the vacancy rate, rising by 0.4 percentage points to 6.1 percent over-the-year. However, the vacancy rate decreased 0.3 percentage points over-the-quarter. The average rental rate for Adams County was \$1,310 in the first quarter, 0.3 percent higher over-the-quarter and 2.5 percent higher over-the-year. The average rental rate for the Metro Denver area also increased from the previous year by 2.7 percent to \$1,420. The market also posted an increase of 1.7 percent over-the-quarter, rising nearly \$24 per month.

Foreclosures

Metro Denver reported a 3 percent decrease in foreclosure filings between the first quarters of 2017 and 2018, falling to 722 filings. The City and County of Denver and Douglas County recorded the only foreclosure declines over-the-year of the seven counties, decreasing 14.9 percent and 14.8 percent, respectively. The City and County of Broomfield reported the largest increase in filings (+50 percent) and Arapahoe County reported the smallest increase (1.2 percent). Adams and Arapahoe counties reported the largest number of total filings, reaching 171 filings each, with Adams County reporting the second-smallest over-the-year increase of 1.8 percent. Foreclosure filings in Metro Denver also decreased over-the-quarter, falling 1 percent or by 7 houses.

Residential Construction

The number of residential units permitted in Commerce City increased 41.4 percent between the second quarters of 2017 and 2018, rising from 133 permits to 188 total permits. Single-family detached permits represented 88 percent of the total permits issued in Commerce City during the second quarter of 2018 with nearly 33 percent more single-family detached permits issued during the period. There were also 22 condominium and townhome units permitted during the most recent quarter, compared with 8 permits issued in the previous year. The average valuation per single-family detached unit increased 3.2 percent over-the-year to over \$293,610. The average valuation for condominium and townhome units was over \$185,580, rising 69.8 percent between the second quarters of 2017 and 2018.

Commerce City Residential Building Permits

	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	
2Q 2018	166	\$293,613	22	\$185,582	0	0	\$0	188
2Q 2017	125	\$284,447	8	\$109,302	0	0	\$0	133
Yr/Yr % Change	32.8%	3.2%	175.0%	69.8%	-	-	-	41.4%

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

According to the U.S. Census Bureau, Metro Denver residential building permits rose 18.1 percent during the first quarter of 2018 compared with the prior year, totaling 7,285 units permitted. Single-family detached units increased 15.6 percent, representing 418 additional units over-the-year. Single-family attached permits fell 53 percent, with 70 fewer permits issued, and multi-family permits increased 22.8 percent, with 766 more permits issued. Adams County recorded 742 permits during the second quarter of 2018, rising 40 percent over-the-year. Single-family detached permits represented 80 percent of total permits issued during the most recent quarter, rising 30.5 percent to 590 permits. Multi-family permits rose from 47 in the second quarter of 2017 to 152 in the second quarter of 2018.

Commercial Real Estate

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

Office Market

Commerce City's office market gained momentum between the second quarters of 2017 and 2018, with falling vacancy rates and rising average lease rates. The office vacancy rate fell to 14.7 percent, a decline of 0.8 percentage points from the prior year's level of 15.5 percent. The average lease rate for the office market rose 5.7 percent over-the-year to \$22.69 per square foot, rising \$1.23 per square foot. The Commerce City average lease rate was the highest average lease rate recorded since the fourth quarter of 2015. Rentable space in the office market remained unchanged between the second quarters of 2017 and 2018, totaling 531,387 square feet.

The Metro Denver office market reported increases in the vacancy rate and the average lease rate over-the-year through the second quarter of 2018. The vacancy rate rose 0.3 percentage points over-the-year to 10.1 percent vacancy. The average lease rate rose 2 percent between the second quarters of 2017 and 2018, gaining \$0.53 per square foot during the period. The Metro Denver office market added more than 3.6 million square feet of rentable space to the market over-the-year.

Retail Market

The Commerce City retail market added over 11,850 square feet of rentable space to the market during the second quarter of 2018. Retail vacancy in Commerce City fell 0.2 percentage points from 3.4 percent in the second quarter of 2017 to 3.2 percent in the second quarter of 2018. The average lease rate for retail space rose 13.4 percent over-the-year to \$15.77 per square foot, adding \$1.86 per square foot.

The Metro Denver retail market added nearly 1.3 million square feet of rentable space over-the-year. The vacancy rate in the retail market increased slightly and the average lease rate increased over-the-year through the second quarter of 2018. The vacancy rate rose 0.2 percentage points over-the-year to 4.5 percent, while the average lease rate for retail space rose 4.5 percent, adding \$0.79 per square foot during this same period.

Flex Market

The Commerce City flex market had more than 279,380 square feet of rentable space during the second quarter of 2018, which was unchanged from the second quarter of 2017. The flex market vacancy rate increased 3.9 percentage points between the second quarters of 2017 and 2018 to 6.6 percent.

The Metro Denver flex market added nearly 523,490 square feet of rentable space over-the-year. The Metro Denver flex market recorded falling vacancy rates and increasing average lease rates through the second quarter of the year. The vacancy rate for flex space fell 0.5 percentage points to 7 percent between the second quarters of 2017 and 2018. The average lease rate rose 4.7 percent over-the-year to \$12.16 per square foot, which was the highest rate recorded since the data series began in 1999.

Industrial Market

Warehouse distribution represents 76 percent of Commerce City's industrial rentable space, totaling 7.7 million square feet. This also represents 5.4 percent of Metro Denver's total rentable space for warehouse distribution. The warehouse distribution vacancy rate fell 0.2 percentage points between the second quarters of 2017 and 2018 to 1.5 percent. The average lease rate fell 12.9 percent to \$9.26 per square foot during the period, decreasing \$1.37 per square foot. All other industrial space in Commerce City reported a 3.1 percentage point increase in the vacancy rate over-the-year to 3.4 percent. The average lease rate for all other industrial space rose 13.6 percent to \$11.42 per square foot during the period.

Warehouse distribution also represents a significant portion of Metro Denver's industrial market, with 73.1 percent of the rentable industrial space in the market. Metro Denver added nearly 3.6 million square feet of rentable warehouse distribution space over-the-year, totaling about 144.3 million square feet. The vacancy rate for the warehouse distribution market was 4.2 percent, a decline of 0.3 percentage points between the second quarters of 2017 and 2018. The average lease rate rose 3 percent to \$7.87 per square foot during the second quarter of 2018, compared with the prior year. The vacancy rate for all other industrial space rose 1.1 percentage points to 3.6 percent over-the-year. The average lease rate increased 3.4 percent compared with the previous year's level to \$8.75 per square foot.

Commercial Vacancy and Lease Rates by Property Type

		Total Existing Square Footage		Vacancy Rate		Avg Lease Rate (per sq. ft.)	
		2Q 2018	2Q 2017	2Q 2018	2Q 2017	2Q 2018	2Q 2017
Office	Commerce City	531,387	531,387	14.7%	15.5%	\$22.69	\$21.46
	Metro Denver	189,093,949	185,454,930	10.1%	9.8%	\$26.61	\$26.08
Retail	Commerce City	1,547,107	1,535,253	3.2%	3.4%	\$15.77	\$13.91
	Metro Denver	168,517,006	167,232,712	4.5%	4.3%	\$18.19	\$17.40
Flex	Commerce City	279,382	279,382	6.6%	2.7%	-	-
	Metro Denver	45,905,183	45,381,698	7.0%	7.5%	\$12.16	\$11.61
Industrial	Commerce City						
	Warehouse Distribution	7,721,754	7,179,754	1.5%	1.7%	\$9.26	\$10.63
	All Other Industrial	2,381,002	2,381,002	3.4%	0.3%	\$11.42	\$10.05
	Metro Denver						
	Warehouse Distribution	144,318,527	140,732,323	4.2%	4.5%	\$7.87	\$7.64
	All Other Industrial	53,202,008	53,146,407	3.6%	2.5%	\$8.75	\$8.46

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.

Nonresidential Construction

Nonresidential building permits for 223,350 square feet of space were issued in Commerce City during the second quarter of 2018. The nonresidential building permits issued during the period were valued at nearly \$34.6 million. The highest valued buildings permitted were the \$13 million Eagle Pointe Recreation Center remodel and addition and the \$12.5 million Lineage Logistics food storage facility addition.

Commerce City Commercial Building Permits Issued, 2Q 2018		
Project Description	Valuation	Total Square Feet
Comcast Warehouse Building	\$2,400,000	3,000
H&A Self-Storage Facility	\$6,653,000	98,637
Lineage Logistics Food Storage Facility Addition	\$12,500,000	115,717
Eagle Pointe Recreation Center Remodel & Addition	\$13,010,922	6,000

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

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