



Economic Activity Report

June 2015

REDEFININGCommerce.com



PROGRAM AREAS

Attract new businesses

Retain and help expand existing businesses

Market commercial real estate opportunities

PROJECTS

Utilize statewide lead generation system

Develop a comprehensive “business case” for new location projects

National site selector outreach

Expand business incentive program

Industry cluster strategy

Business Outreach Program

Business Appreciation Awards Breakfast

Utilize additional recognition programs

Small Business Development – Small Business Resource Center Expansion

Develop a multi-year marketing plan

Update existing marketing/collateral materials

Hold broker-focused promotional events

Utilize targeted e-mail newsletters, announcements

Retail development attraction strategy

Tracking Economic Indicators for Commerce City

Quarterly Economic Activity Reports

Report Sections:

- Economic Headlines / Business Activity
- Employment Activity
- Consumer Activity
- Residential Real Estate
- Commercial Real Estate



Economic Headlines

- 4th “best metro area for STEM professionals” – *WalletHub*
- 3rd best state in the country for its economy – *Business Insider*
- Metro Denver 16th best place for recent graduates to find a job-- *NerdWallet*
- Metro Denver among top four areas to become an entrepreneur -- *Investopedia*

Business Activity – Q1 2015

Business Expansions and Attractions

- Sapp Bros. – added natural gas fueling station
- Titan Machine (14,000 SF /84 jobs)
- Old Dominion Freight Lines (53,000 SF dock and IT center expansion)

Business Ground Breakings

- Rush Truck Centers (30 jobs; 83,390 SF)



Grand Openings



- MVP Physical Therapy
- Reunion Smiles
- Walgreens



Coming Attractions 2015



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PERFECT TEETHTM



Labor, Business and Employment Indicators

	2Q 2014	2Q 2013	% Change
No. of Businesses	1,301	1,270	2.4%
Employment	28,653	27,873	2.8%
Average Weekly Wage	\$934	\$898	4%
	3Q 2014	3Q 2013	% Change
Labor Force	20,903	20,827	.4%
Unemployment Rate	5.7%	8.6%	2.9%

SOURCE: CO Department of Labor and Employment, Labor Market Information - QCEW

Total Retail Sales (\$000's)

	2Q 2014	1Q 2014	2Q 2013	Yr/Yr % Change	Qrt/Qrt % Change
Commerce City	\$2,129,412	\$1,896,750	\$2,122,332	0.3%	12.3%
Adams County	\$5,821,693	\$5,255,660	\$5,412,496	7.6%	10.8%
Metro Denver	\$26,590,499	\$24,264,842	\$25,608,768	3.8%	9.6%

Source: Colorado Department of Revenue.

Commerce City Existing Home Sales

	1Q 2015	1Q 2014	% Change
Single-Family Detached	159	169	-5.9%
Avg. Sold Price	\$270,077	\$237,056	13.9%
Single-Family Attached	18	25	-28%
Avg. Sold Price	\$186,467	\$143,208	30.2%

SOURCE: REcolorado

Average Apartment Rents and Vacancy

Fourth Quarter 2014

	Vacancy Rate	Efficency	1 Bed	2 Bed 1 Bath	2 Bed 2 Bath	3 Bed	Other	All
Adams County	3.7%	\$678	\$951	\$1,064	\$1,303	\$1,518	\$1,165	\$1,096
Commerce City/Brighton	4.0%	\$500	\$1,023	\$1,167	\$1,376	\$1,590	-	\$1,206
Metro Denver	4.7%	\$915	\$1,035	\$1,105	\$1,383	\$1,635	\$1,291	\$1,169

Source: Denver Metro Apartment Vacancy and Rent Survey.



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	
1Q 2015	81	\$163,240	-	-	-	-	-	81
1Q 2014	75	\$175,943	-	-	-	-	-	75
Yr/Yr % Change	8.0%	-7.2%	-	-	-	-	-	8.0%

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

Commercial Vacancy and Lease Rates by Property Type

		Total Existing Square Footage		Vacancy Rate		Avg Lease Rate (per sq. ft.)	
		1Q 2015	1Q 2014	1Q 2015	1Q 2014	1Q 2015	1Q 2014
<i>Office</i>	Commerce City	336,736	324,936	4.9%	5.7%	\$20.49	\$19.21
	Metro Denver	175,116,138	174,028,880	9.9%	11.1%	\$23.30	\$22.16
<i>Retail</i>	Commerce City	1,327,733	1,327,733	4.4%	4.8%	\$17.45	\$16.65
	Metro Denver	160,670,953	159,898,243	5.3%	5.7%	\$15.63	\$15.36
<i>Flex</i>	Commerce City	243,132	243,132	3.7%	0.0%	\$16.00	-
	Metro Denver	41,733,431	40,919,406	8.1%	9.5%	\$10.19	\$9.57
<i>Industrial</i>	Commerce City						
	Warehouse Distribution	6,777,535	6,777,535	1.3%	1.8%	\$6.49	\$6.94
	All Other Industrial	2,413,121	2,413,121	2.6%	4.4%	\$5.59	\$5.68
	Metro Denver						
	Warehouse Distribution	144,727,718	142,566,931	2.8%	3.2%	\$6.38	\$5.20
	All Other Industrial	53,719,871	53,346,670	2.9%	4.2%	\$6.61	\$5.37

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.



Commerce City Commercial Building Permits

Commerce City Commercial Building Permits Issued, 4Q 2014		
Project Description	Valuation	Total Square Feet
Suncor Boys and Girls Club	\$3,351,702	20,047
Rush Truck Centers of Colorado Inc. Bldg A	\$7,257,170	55,544
Rush Truck Centers of Colorado Inc. Bldg A	\$4,474,684	24,541
Rush Truck Centers of Colorado Inc. Bldg A	\$3,568,146	11,086
Old Dominion Freight Line-Data Center	\$650,000	3,000
North Forest Office Space	\$40,150	1,324

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



Key Findings

Job Growth		up 6.8%
No. of Businesses		up 6.5%
Wages		up 6.7%
Unemployment		down .3%
Retail Sales		up .3%
Home Sales- Detached		down 5.9%
Homes Sales- Attached		down 28%
Bldg Permits- Housing		up 8%



Key Findings

Commercial Real Estate Vacancies

Office		down 0.8%
Retail		down 0.4%
Flex		up 3.7%
Industrial – Warehouse/Distribution		down .5%
Industrial – General		down 1.8%



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