

# Economic Activity Report

*June 2015*



**REDEFINING**Commerce.com



# 2015 E.D. Work Plan

## **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

- 4<sup>th</sup> “best metro area for STEM professionals” – *WalletHub*
- 3<sup>rd</sup> best state in the country for its economy – *Business Insider*
- Metro Denver 16<sup>th</sup> 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



at&t



PERFECT TEETH™





## Labor, Business and Employment Indicators

	2Q 2014	2Q 2013	% Change
<b>No. of Businesses</b>	1,301	1,270	2.4%
<b>Employment</b>	28,653	27,873	2.8%
<b>Average Weekly Wage</b>	\$934	\$898	4%
	3Q 2014	3Q 2013	% Change
<b>Labor Force</b>	20,903	20,827	.4%
<b>Unemployment Rate</b>	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	Efficiency	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
<b>Metro Denver</b>	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
<b>Yr/Yr % Change</b>	<b>8.0%</b>	<b>-7.2%</b>	-	-	-	-	-	<b>8.0%</b>

*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>	<b>Commerce City</b>	336,736	324,936	4.9%	5.7%	\$20.49	\$19.21
	<b>Metro Denver</b>	175,116,138	174,028,880	9.9%	11.1%	\$23.30	\$22.16
<i>Retail</i>	<b>Commerce City</b>	1,327,733	1,327,733	4.4%	4.8%	\$17.45	\$16.65
	<b>Metro Denver</b>	160,670,953	159,898,243	5.3%	5.7%	\$15.63	\$15.36
<i>Flex</i>	<b>Commerce City</b>	243,132	243,132	3.7%	0.0%	\$16.00	-
	<b>Metro Denver</b>	41,733,431	40,919,406	8.1%	9.5%	\$10.19	\$9.57
<i>Industrial</i>	<b>Commerce City</b>						
	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
	<b>Metro Denver</b>						
	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 <b>Vacancies</b>		
Office		down 0.8%
Retail		down 0.4%
Flex		up 3.7%
Industrial – Warehouse/Distribution		down .5%
Industrial – General		down 1.8%



*Provided by:*

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