



Economic Activity Report

April 2015

The Commerce City economy continued to report strong trends across many indicators through the beginning of 2015, with growth in employment, consumption, and the commercial real estate market. The employment situation improved significantly, with overall employment rising 6.8 percent between the third quarters of 2013 and 2014, representing the addition of 1,775 new jobs. The unemployment rate was 4.7 percent in the fourth quarter of 2014, a decline of 2.5 percentage points from the prior year's level.

Consumer activity in Commerce City rose in the second quarter of 2014, with total retail sales rising 12.3 percent compared with the prior quarter. Commerce City businesses collected an additional \$233 million in retail sales during the period. Consumer confidence in the Mountain Region increased 20.8 percent between the fourth quarter of 2014 and the first quarter of 2015. With strong consumption and high consumer confidence, consumer activity is expected to remain strong through the year.

Home sales activity reported declining trends between the first quarters of 2014 and 2015, with sales of single-family attached homes in Commerce City falling 28 percent and sales of single-family detached homes falling 5.9 percent. However, the average sales price improved in both the single-family attached (+30.2 percent) and single-family detached markets (+13.9 percent) over-the-year. The commercial real estate market continued to tighten during the first quarter of 2015 compared with the previous year. Four of the five commercial property types tracked in this report reported a decline in the vacancy rate and three property types recorded increases in average lease rates.

Commerce City Economic Headlines

- ◆ WalletHub ranked the best metropolitan areas for STEM professionals in 2015, and the Denver MSA ranked fourth. The study considered job openings per capita for STEM graduates, annual median wage growth for STEM jobs, and the projected number of STEM jobs needed in 2018. The study reported that the Denver-Aurora-Lakewood MSA ranked fourth for the projected number of STEM jobs needed in 2018, sixth for the percent of all workers in STEM jobs, and seventh for openings per capita for STEM graduates.
- ◆ Investopedia released a ranking of the best U.S. cities to become an entrepreneur and Denver was ranked among the top four. The ranking considered access to educated populations, the strength of the local economy, and community engagement. Denver was ranked for its attractive financing options, including cash incentives, and for having business costs that were lower than the national average. Further, Denver was reported to have 172 small businesses per 10,000 people, a young population, and low unemployment. Arlington, Va., Austin, Texas, and Oklahoma City, Okla. were also included on the list.
- ◆ According to NerdWallet, the Denver MSA is the fifth healthiest place in the country. The ranking considered criteria such as the percentage of residents who are a healthy weight, the American Fitness Index, and the percentage of residents with health insurance. Data for the Denver MSA revealed that 85.9 percent of people have health insurance, there are 334.4 physicians and surgeons per 100,000 residents, and 83.8 percent of people reported engaging in physical activity. The healthiest place in the country was Boston, Mass.
- ◆ The 2015 Gallup-Healthways Well-Being Index ranked Colorado as having the sixth highest well-being in the nation. The index is an annual compilation of responses from 177,000 interviewees nationwide across a wide range of topics including physical health, social relationships, financial security, and relationship to community. Colorado ranked highest for physical well-being and relationship to community. Alaska ranked first, followed by Hawaii, South Dakota, Wyoming, and Montana.
- ◆ NerdWallet ranked Denver as the 16th best place for recent graduates to find a job, which is lower than the number eight ranking it received last year. The study ranked cities based on criteria including the percentage of the population 25 and older with a bachelor's degree or higher, median earnings of bachelor's degree holders, and rent as a percentage of income. For residents over 25 with a bachelor's degree, Denver was reported as having an unemployment rate of 3.9 percent, median earnings of \$47,235, and rent represented 22.6 percent of income. Madison, Wis. was ranked first followed by Arlington, Va., Minneapolis, Minn., and Boston, Mass.

- ◆ According to Tech America Foundation's Cyberstates 2015, Colorado was ranked third for its technology employment concentration (9.2 percent) in 2014, third for the tech industries' contribution to Gross State Product (GSP) in 2012 (11.3 percent), and ranked ninth for the average wage for technology employees (\$101,842). The tech sector added 5,900 jobs between 2013 and 2014 and there were 14,425 tech company establishments. Colorado ranked 13th for the number of technology patents granted (1,062 grants in 2013), rising 7.4 percent between 2012 and 2013, and ninth for the amount of venture capital funding awarded.
- ◆ Business Insider ranked Colorado's economy as the third best in the country. The list was based on six measures: recent change in housing prices, nonfarm payroll growth, unemployment rate, GDP per capita, average weekly wage, and state government surplus and deficit. The report stated that Colorado fared well across all measures, with a December 2014 unemployment rate of 4 percent and a housing price increase of 6.96 percent between the third quarters of 2013 and 2014. North Dakota was named the number one economy and Texas was ranked second, with both states' success attributed to their strong energy industries.
- ◆ WalletHub released a list of the cities with the longest workweek in the country and ranked Denver ninth out of the 116 most populated cities in the nation. The ranking used data from the U.S. Bureau of Labor Statistics including average workweek hours, commute time, and labor force participation rates. According to WalletHub, the average workweek in Denver was 38.9 hours and the labor force participation rate was 78.53 percent.

Employment Activity

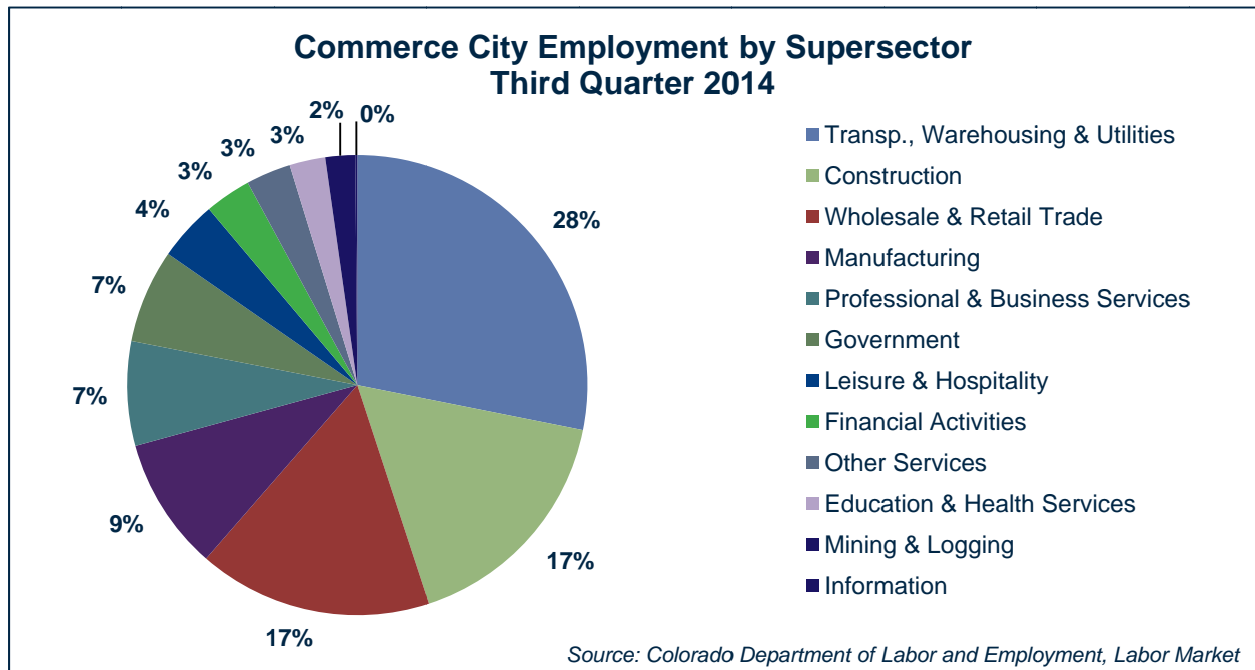
The number of businesses throughout Commerce City rose 6.5 percent between the third quarters of 2013 and 2014, a net gain of 74 businesses. Of the 12 supersectors, the only sector to report a decline in businesses was government, falling 8.3 percent over-the-year and a reported loss of one business. The mining and logging supersector reported the largest increase in the number of businesses, rising 46.2 percent (+6 businesses). In terms of total businesses created, the professional and business services supersector created the most businesses, adding 15 new businesses to the area during the period. The transportation, warehousing, and utilities supersector and the construction sector also reported strong business growth over-the-year, adding 12 businesses and 11 businesses, respectively. The information sector reported no change in business counts.

Business and Employment Indicators by Supersector

	Commerce City						Metro Denver	
	Quarterly Business Count		Average Weekly Wage		Quarterly Employment Level		Quarterly Employment Level	
	3Q 2014	3Q 2013	3Q 2014	3Q 2013	3Q 2014	3Q 2013	3Q 2014	3Q 2013
Total All Industries	1,215	1,141	\$985	\$923	27,781	26,006	1,497,388	1,440,776
Private Sector								
Mining & Logging	19	13	\$1,787	\$1,745	581	469	15,220	13,613
Construction	158	147	\$1,006	\$945	4,673	3,857	84,838	75,192
Manufacturing	96	92	\$1,220	\$1,158	2,592	2,629	83,263	81,135
Wholesale & Retail Trade	267	260	\$1,037	\$996	4,573	4,371	221,448	215,729
Transp., Warehousing & Utilities	156	144	\$990	\$897	7,815	7,547	50,085	48,206
Information	7	7	\$794	\$859	39	39	53,237	52,650
Financial Activities	91	84	\$935	\$816	900	844	102,196	100,795
Professional & Business Services	175	160	\$909	\$885	2,034	1,697	279,545	267,537
Education & Health Services	55	49	\$639	\$635	699	741	187,519	179,027
Leisure & Hospitality	73	67	\$339	\$326	1,169	1,120	167,975	160,574
Other Services	105	103	\$830	\$802	876	851	46,346	43,740
Government	11	12	\$918	\$893	1,828	1,840	205,446	202,342

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 third quarter of 2014 was \$985, an increase of 6.7 percent compared with the prior year's level. The highest weekly wage during the period was in the mining and logging supersector at \$1,787 per week and reported a 2.4 percent increase over-the-year. The financial services sector reported the largest increase in the average weekly wage over-the-year, rising 14.6 percent to \$935 per week. Workers in the leisure and hospitality supersector earned the lowest wage at \$339 per week, but this was 4.1 percent higher than the previous year. The information supersector reported the only decline in average weekly wages, falling 7.6 percent over-the-year.

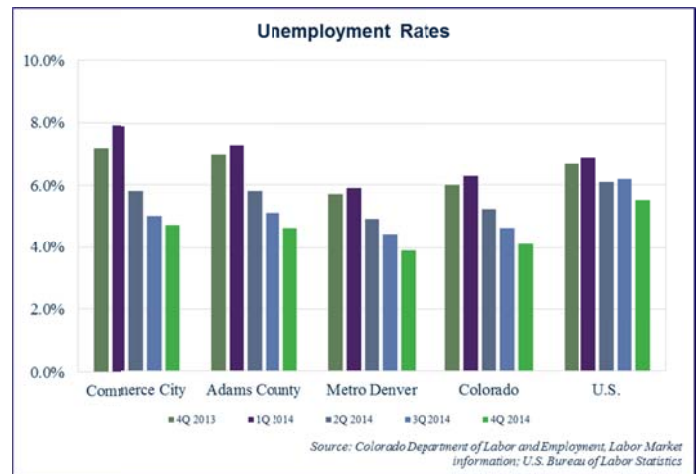
Commerce City employment rose 6.8 percent in the third quarter of 2014 compared with the prior year, creating an additional 1,775 jobs. The supersector that reported the largest increase in employment was mining and logging, recording a 24 percent increase in employment and creating 113 positions. The construction sector and the professional and business services supersector also recorded significant employment growth during the period, rising 21.1 percent and 19.9 percent, respectively. The largest supersector by employment is transportation, warehousing, and utilities, representing over one-quarter of the area's total employment. The supersector recorded a 3.6 percent increase in employment between the third quarters of 2013 and 2014. The manufacturing, government, and education and health services supersectors reported over-the-year declines in employment.

The Metro Denver area continued to report strong employment growth in the third quarter of 2014, with overall employment rising 3.9 percent compared with the prior year's level. The construction supersector reported the largest increase in employment during the same period, growing 12.8 percent and creating 9,646 jobs. The professional and business services supersector was the largest by overall employment with 279,545 workers and increased 4.5 percent during the period. The information supersector recorded the smallest growth in employment over-the-year, rising 1.1 percent over the year and adding 587 jobs.

Labor Force and Unemployment

Unemployment in Commerce City was 4.7 percent during the fourth quarter of 2014, 0.3 percentage points below the previous quarter and 2.5 percentage points lower than the prior year. This fourth quarter unemployment rate is the lowest unemployment rate since the fourth quarter of 2000 when the rate was 4 percent. The area's labor force was over 25,100 individuals in the fourth quarter 2014, an increase of 1.3 percent over-the-year. Adams County reported a 2.4 percentage point decline in the unemployment rate between the fourth quarters of 2013 and 2014, falling to 4.6 percent. The size of the Adams County labor force increased 1.5 percent, adding over 3,500

people to the labor force. Of the seven Metro Denver counties, Adams County recorded the highest unemployment rate during the fourth quarter but reported the largest decline in the unemployment rate over-the-year (-2.4 percentage points). Metro Denver reported a 1.9 percent increase in the labor force and a 1.8 percentage point decline in the unemployment rate over-the-year.



	Labor Force			Unemployment Rate	
	4Q 2014	4Q 2013	Yr/Yr % Change	4Q 2014	4Q 2013
Commerce City	25,148	24,820	1.3%	4.7%	7.2%
Adams County	246,097	242,559	1.5%	4.6%	7.0%
Metro Denver	1,650,129	1,619,469	1.9%	3.9%	5.7%
Colorado	2,824,364	2,775,569	1.8%	4.1%	6.0%
U.S. (000s)	156,145	154,791	0.9%	5.5%	6.7%

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

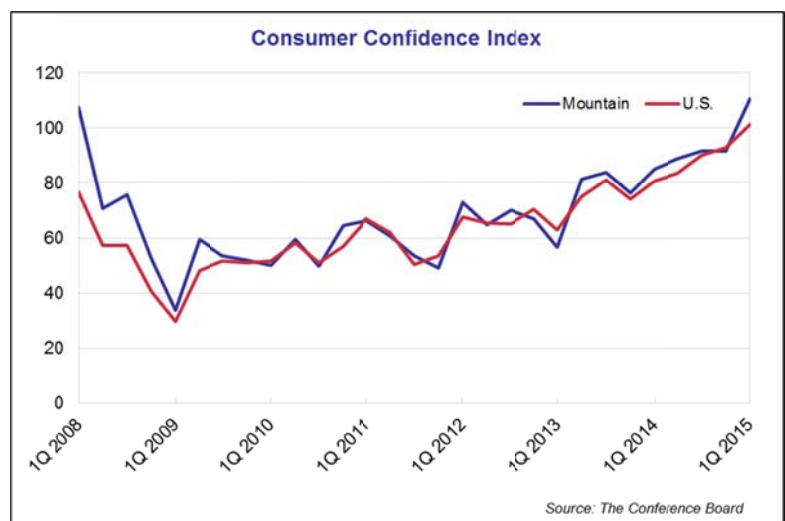
Colorado reported a 1.8 percent increase in the labor force between the fourth quarters of 2013 and 2014 and the unemployment rate declined 1.9 percentage points to 4.1 percent. The United States recorded a 1.2 percentage point decrease in the unemployment rate over-the-year, with a 0.9 percent increase in the labor force.

Consumer Activity

Consumer Confidence

The Conference Board's National Consumer Confidence Index increased significantly during the first quarter of 2015, rising 9.2 percent over-the-quarter to 101.3 for the U.S. index. The U.S. index also recorded a 25.8 percent increase in consumer confidence between the first quarters of 2014 and 2015. The first quarter 2015 level is the highest national consumer confidence level since the third quarter of 2007 when the index was at 105.7.

The Mountain Region index, which includes Colorado, also increased compared with the first quarter of 2014. The Mountain Region index increased to 110.7, an over-the-year increase of 30.1 percent. The index also rose over-the-quarter, rising 20.8 percent. The strong growth in consumer confidence signals improvement and growth in the overall expectations of the local economy.



Retail Sales

Commerce City retail sales increased 0.3 percent between the second quarters of 2013 and 2014, representing an additional \$7 million in sales over-the-year. The city also reported a 12.3 percent increase over-the-quarter, generating an additional \$233 million in retail sales. During the second quarter of 2014, Commerce City retail sales represented 36.6 percent of Adams County total retail sales. Adams County reported \$5.8 billion in total retail sales during the second quarter of 2014, an increase of 7.6 percent compared with the same period the prior year. Retail sales for Adams County rose 10.8 percent over-the-quarter.

Total retail sales in the seven-county Metro Denver area increased 3.8 percent between the second quarters of 2013 to 2014. Metro Denver also reported a 9.6 percent increase in retail sales over-the-quarter. Six of the seven counties in Metro Denver reported growth in retail sales between the second quarters of 2013 and 2014. Adams County recorded the largest percentage increase of the seven counties. The City and County of Denver recorded the largest value of total retail sales, generating \$6.5 billion in total sales. Douglas County reported the only decline in retail sales during the same period, falling 3.1 percent and generated \$66.5 million less than the previous year.

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.

Residential Real Estate

Home Sales

Commerce City existing home sales declined in both the single-family detached and single-family attached markets. The single-family attached market recorded a 28 percent decrease in sales between the first quarters of 2014 and 2015, but with the small city area, this reflected only seven less homes sold during the period. The single-family detached market reported a 5.9 percent decrease in home sales, or 10 fewer homes sold during the period. The average sales price of homes in both markets increased over-the-year. The single-family detached average home price of \$270,100 was 13.9 percent higher than the previous year's level. The single-family attached average home price of \$186,500 was 30.2 percent above the prior year's level.

The single-family detached market in Metro Denver declined through the first quarter of 2015, with total Metro Denver sales falling 0.9 percent over-the-year. Four of the seven counties reported over-the-year declines in home sales and three reported increases. The average sales price throughout Metro Denver of \$390,800 reflected a 15.1 percent increase compared with the prior year. Boulder County reported the highest average sales price (\$506,300) and Adams County reported the lowest average sales price (\$282,700). Average prices increased at double-digit rates in all counties over-the-year, except City and County of Broomfield prices increased 3.2 percent.

Sales of single-family attached homes in Metro Denver were 15.4 percent higher in the first quarter 2015 compared with the first quarter 2014, representing the sale of 384 additional homes. The City and County of Denver reported the highest number of home sales (1,063 sales), an increase of 22.6 percent, and the highest average sales price (\$326,300), an increase of 17.3 percent. Boulder County also reported significant growth in sales over-the-year (+38.8 percent) but the smallest increase in the average sales price (+9.7 percent). Adams

County reported a 4.7 percent increase in attached home sales and a 16.6 percent increase in the average sales price.

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 2015	159	1,111	1,380	210	140	1,455	1,162	1,347	6,805
1Q 2014	169	1,131	1,425	168	145	1,564	1,097	1,337	6,867
Single-Family Attached									
1Q 2015	18	266	770	68	39	1,063	210	458	2,874
1Q 2014	25	254	625	49	42	867	205	448	2,490
Average Sold Price									
Single-Family Detached									
1Q 2015	\$270,077	\$282,716	\$373,694	\$506,321	\$412,806	\$420,575	\$458,033	\$386,857	\$390,769
1Q 2014	\$237,056	\$243,343	\$321,353	\$411,508	\$400,125	\$359,807	\$406,438	\$346,166	\$339,555
Single-Family Attached									
1Q 2015	\$186,467	\$173,649	\$190,381	\$285,963	\$254,945	\$326,335	\$259,874	\$198,367	\$248,605
1Q 2014	\$143,208	\$148,875	\$162,051	\$260,656	\$223,738	\$278,147	\$232,091	\$174,367	\$212,094

Source: REcolorado.

Apartment Market

The Commerce City/Brighton apartment rental market reported increases between the third and fourth quarters of 2014. The vacancy rate increased to 4 percent in the fourth quarter, rising 0.5 percentage points from the prior quarter's level of 3.5 percent. The vacancy rate was also 1.2 percentage points higher over-the-year. The average rental rate for the Commerce City/Brighton area during the fourth quarter was \$1,206 per month, an increase of 4.2 percent from the previous quarter. The average rental rate was also 47.2 percent higher than the prior year's level of \$819 per month. The fourth quarter average rental rate for the Commerce City/Brighton area was 10 percent higher than the Adams County level and 3.2 percent above the Metro Denver level.

The Adams County and Metro Denver apartment rental markets also reported improvements between the fourth quarters of 2013 and 2014. The Adams County vacancy rate fell over-the-quarter and over-the-year, declining 0.2 percentage points and 1.6 percentage points, respectively. The average rental rate for Adams County was \$1,096 in the fourth quarter, 2.8 percent higher over-the-quarter and 15.5 percent higher over-the-year. Metro Denver reported a vacancy rate of 4.7 percent in the fourth quarter, which was 0.5 percentage points lower than the prior year. The average rental rate in Metro Denver increased 2 percent over-the-quarter and 12.2 percent over-the-year.

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
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.

Foreclosures

Foreclosure activity in the Metro Denver area reported improving trends between the first quarters of 2014 and 2015. Metro Denver reported a 48.3 percent decline in total foreclosure filings over-the-year to 833 and all seven counties reported declines in the number of foreclosure filings. Jefferson County reported the largest decrease in filings (-56 percent) and the City and County of Broomfield reported the smallest decrease (-25 percent). Adams (194 filings) and Arapahoe (195 filings) Counties reported the largest number of total filings and reported over-the-year declines of 47.6 percent and 52.4 percent, respectively. Foreclosure filings for Metro Denver were down 32.2 percent in the first quarter 2015 compared with the previous quarter.

Residential Construction

Residential building permits in Commerce City increased during the first quarter of 2015 compared with the prior year's level. Commerce City reported 81 total permits issued during the first quarter, an 8 percent increase from the first quarter 2014 level of 75 permits. Commerce City's residential building permits are heavily concentrated in the single-family detached market, representing 100 percent of permits issued in many previous quarters. There were no condominium and townhomes permits issued and no multi-family permits issued during the period. The average valuation per single-family detached unit fell 7.2 percent over-the-year, reaching \$163,240 per unit.

According to the U.S. Census Bureau, Metro Denver residential building permits fell 8 percent during the fourth quarter of 2014 compared with the prior year. The decrease in total permits is attributed to a 17 percent decrease in multi-family permits, representing 425 fewer multi-family permits over-the-year. While multi-family permits declined, single-family attached permits rose 19 percent and single-family detached permits rose 4 percent in the fourth quarter 2014 compared with the prior year. Adams County recorded significant growth in single-family attached permits over-the-year, rising from zero units to 19 units during the fourth quarter of 2014. Total permits for Adams County were up 16 percent over-the-year, but were 7 percent lower over-the-quarter.

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 Real Estate

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

Office Market

The Commerce City office market recorded improvement during the first quarter of 2015. There was an additional 11,800 square feet of rentable space added to the market between the first quarters of 2014 and 2015. The office vacancy rate fell to 4.9 percent, a decline of 0.8 percentage points from the prior year's level of 5.7 percent. The average lease rate for the office market rose 6.7 percent over-the-year to \$20.49 per square foot, adding \$1.28 per square foot. This average lease rate was the highest first quarter rate for the market since first quarter of 2010 when the price was \$25.34 per square foot.

The Metro Denver office market grew between the first quarters of 2014 and 2015, with falling vacancy rates and rising average lease rates. The Metro Denver office market added an additional 1.09 million square feet of rentable space to the market over-the-year. The office market vacancy rate fell 1.2 percentage points over-the-year to 9.9 percent vacancy during the first quarter 2015. This vacancy rate was the lowest level for the market since the fourth quarter of 2001. The average lease rate rose 5.1 percent during the same period to \$23.30 per square foot, adding \$1.14 per square foot.

Retail Market

The Commerce City retail market had over 1.3 million square feet of rentable retail space during the first quarter of 2015. This remained unchanged from the prior year. Retail vacancy in Commerce City declined 0.4 percentage points between the first quarters of 2014 and 2015 to 4.4 percent vacancy. The average lease rate for retail space rose 4.8 percent over-the-year to \$17.45 per square foot, adding \$0.80 per square foot.

The retail market in Metro Denver followed a similar trend to Commerce City between the first quarters of 2014 and 2015. The Metro Denver retail market added over 772,700 square feet of rentable space over-the-year. The vacancy rate fell to 5.3 percent during the first quarter, a decline of 0.4 percentage points compared with the previous year. This was the lowest vacancy rate since the availability of the data in the first quarter of 2006. The average lease rate rose \$0.27 to \$15.63 per square foot, an increase of 1.8 percent over-the-year.

Flex Market

The Commerce City flex market continued to report negative trends through the first quarter of 2015. The flex market has over 243,100 square feet of rentable space. Following nine consecutive quarters of vacancy rates below 1 percent, the flex market vacancy rate increased during the second quarter of 2014 and has remained above 3 percent since. The vacancy rate increased to 3.7 percent between the first quarters of 2014 and 2015 compared with zero percent vacancy the previous year. The average lease rate was \$16 per square foot during the first quarter of 2015, \$5.81 per square foot higher than the Metro Denver level.

The Metro Denver flex market improved through the first quarter of the year. The vacancy rate in the area fell 1.4 percentage points to 8.1 percent between the first quarters of 2014 and 2015, the lowest rate in Metro Denver since the availability of the data in 1999. The average lease rate increased 6.5 percent during the same period, rising from \$9.57 per square foot to \$10.19 per square foot. The average lease rate was also the highest rate since the availability of the data in fourth quarter of 1999 when the rate was \$12.38 per square foot.

Industrial Market

Commerce City's industrial market is heavily concentrated in warehouse distribution, representing nearly 74 percent of the rentable space in the market. With nearly 6.8 million square feet of rentable warehouse distribution space, Commerce City represents 4.7 percent of Metro Denver's total rentable space for warehouse distribution. The warehouse distribution vacancy rate fell 0.5 percentage points to 1.3 percent between the first quarters of 2014 and 2015. However, this vacancy rate was 0.4 percentage points above the prior quarter's level. The average lease rate fell 6.5 percent to \$6.49 per square foot during the same period. All other industrial space in Commerce City reported a 1.8 percentage point decline in the vacancy rate over-the-year to 2.6 percent. The average lease rate for all other industrial space fell nearly 1.6 percent to \$5.59 per square foot during the same period.

The Metro Denver industrial market is also heavily concentrated in warehouse distribution, reporting over 144.7 million square feet of rentable space during the first quarter of 2015. The vacancy rate for the warehouse distribution market was 2.8 percent, a decline of 0.4 percentage points between the first quarters of 2014 and 2015. This vacancy rate was the lowest level since the availability of the data in 1999. The average lease rate rose 22.7 percent to \$6.38 per square foot during the first quarter compared with the prior year. The vacancy rate for all other industrial space fell 1.3 percentage points to 2.9 percent over-the-year. The average lease rate rose 23.1 percent to \$6.61 per square foot compared with the previous year's level.

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
Office	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
Retail	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
Flex	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
Industrial	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.

Nonresidential Construction

There was 115,500 square feet of nonresidential building permits issued in Commerce City during the fourth quarter of 2014. The largest permitted project by total square footage was the Rush Truck Centers of Colorado development, with over 91,000 square feet of space. The Boys and Girls Club of Metro Denver was also a significant project, permitting over 20,000 square feet of space with a total valuation over \$3.3 million.

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.

There were no non-residential building permits for new structures that would be adding square footage to the current market during first quarter 2015.

Provided by:
Commerce City Economic Development Division
7887 E. 60th Ave.
Commerce City, CO 80022
303-289-3620
www.c3gov.com

Prepared by:
Development Research Partners, Inc.
10184 West Belleview Ave, Ste 100
Littleton, Colorado 80127
303-991-0070
www.developmentresearch.net
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