



Economic Activity Report

July 2015

The Commerce City economy continued to expand across many indicators through the first half of 2015, with growth in employment, consumer activity, and the residential real estate market. The employment situation improved, with overall employment rising 4.4 percent between the fourth quarters of 2013 and 2014, representing the addition of 1,210 new jobs. The unemployment rate was 5.7 percent in the first quarter of 2015, a decline of 2.2 percentage points from the prior year's level.

Consumer activity in Commerce City rose in the third quarter of 2014, with total retail sales rising 7 percent compared with the prior quarter. Commerce City businesses collected an additional \$149 million in retail sales during the period. Consumer confidence in the Mountain Region increased 20.9 percent between the second quarters of 2014 and 2015.

Home sales activity reported increasing trends between the second quarters of 2014 and 2015, with sales of single-family attached homes in Commerce City rising 55.6 percent and sales of single-family detached homes rising 9 percent. The average sales price improved in both the single-family attached (+12.1 percent) and single-family detached markets (+11.9 percent) over-the-year. The apartment rental market continued to tighten during the first quarter of 2015 in Commerce City, with the vacancy rate falling 0.9 percentage points over-the-quarter to 3.1 percent. Three of the five commercial property types tracked in this report continued to record declining vacancy rates and three property types recorded increases in average lease rates.

Commerce City Economic Headlines

- ◆ According to the U.S. Census Bureau, the city of Denver is the 21st most populated city in the country with over 663,800 residents. Denver's population increased 2.4 percent between 2013 and 2014, adding an additional 15,460 residents. Commerce City was recognized for its population gains, passing the 50,000 residents mark for the first time since the 2010 census to 51,760 residents.
- ◆ NerdWallet released a list of the best places to start a business in Colorado and ranked multiple Metro Denver cities in the top 15. The company analyzed 85 places in the state with at least 500 businesses and a population of at least 5,000. Each place received a score based on U.S. Census Bureau data to assess a city's business climate and economic health. Commerce City ranked 13th with 6.39 businesses per 100 people, 30.2 percent of businesses have paid employees, and an average revenue of \$3 million per business.
- ◆ *Area Development* magazine ranked the country's cities for economic and job growth in their annual "Leading Locations for 2015" list. The list ranked the Denver-Aurora-Broomfield MSA first, the Greeley MSA third, and the Boulder MSA ninth. The report analyzed 373 MSAs across 21 economic and workforce indicators including unemployment rates, wage growth, and job growth. A spokesperson for the magazine stated that the leading locations are MSAs that have invested in themselves to create skilled workers and pro-business environments and that many of the areas have strong educational assets.
- ◆ CNBC released their annual study of "America's Top States for Business" and Colorado was ranked fourth, up from seventh the previous year. All 50 states were ranked on more than 60 metrics in 10 broad categories of competitiveness consisting of workforce, cost of doing business, infrastructure, economy, quality of life, technology & innovation, education, business friendliness, cost of living, and access to capital. Colorado finished in the top ten in the categories of economy (3rd), technology & innovation (5th), access to capital (8th), and quality of life (9th).
- ◆ MarketWatch released a list of the country's most business-friendly cities and Denver ranked 10th. The company ranked the nation's 100 largest cities based on 23 data points related to business environment, company performance, and economic outcome. On the individual category rankings, Denver ranked third for business climate, 10th for economic outcome, and 46th for company performance. Dallas ranked first followed by San Francisco, Seattle, Des Moines, and Raleigh.
- ◆ The 2015 Kauffman Index was released by the Ewing Marion Kauffman Foundation, a private, nonpartisan foundation that studies and promotes entrepreneurship. The index ranked Colorado as the fourth state with the most startup activity, with 350 people out of every 100,000 adults becoming entrepreneurs each month. Of the

nation's 40 largest metro areas, Metro Denver was ranked fifth for startup activity, with 370 people out of every 100,000 adults becoming entrepreneurs. The index considers the percentage of adults becoming entrepreneurs in any given month, the number of opportunity versus necessity entrepreneurs, and startup density.

- ◆ The American Institute for Economic Research released a report on the top destinations for young college graduates and Denver ranked seventh. The report considered eight economic and quality-of-life factors including a high density of people with a college degree, a low unemployment rate, and the ability to get around without a car. Denver was recognized for millennials making up the largest population group in Metro Denver. Washington, DC was ranked first followed by San Francisco, Calif., Boston, Mass., and San Jose, Calif.
- ◆ According to the Center for Neighborhood Technology's Housing+Transportation (H+T) Affordability Index, Metro Denver is the 10th most affordable city for transportation. The index reported that Metro Denver residents spend about 49 percent of their annual income on housing and transportation costs. The index uses housing and transportation costs to rank metropolitan areas for their cost of living.

Employment

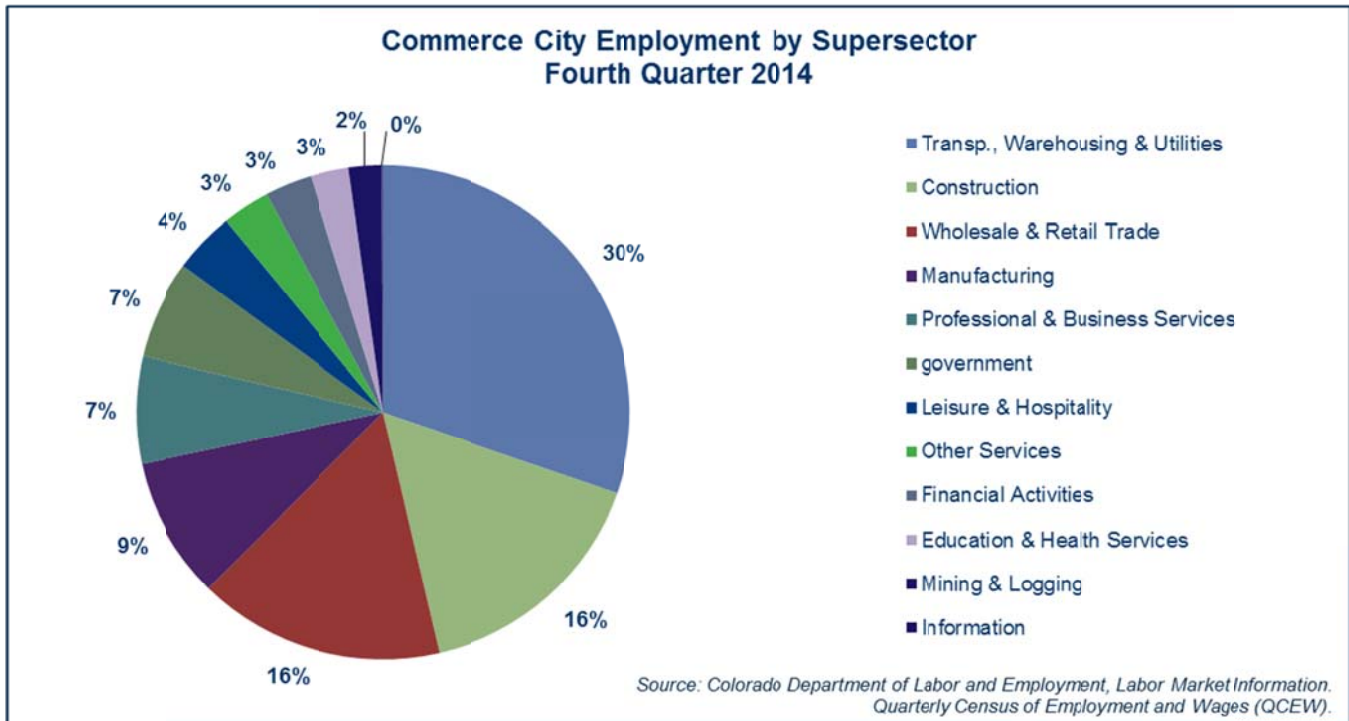
The number of businesses throughout Commerce City rose 5.9 percent between the fourth quarters of 2013 and 2014, a net gain of 68 businesses. Of the 12 supersectors, three sectors reported over-the-year declines in business counts including government (-1 business), financial activities (-2 businesses), and manufacturing (-1 business). The mining and logging supersector reported the largest increase in the number of businesses, rising 50 percent (+7 businesses). In terms of total businesses created, the construction sector created the most businesses, adding 16 new businesses to the area during the period. The education and health services supersector and the leisure and hospitality supersector also reported strong business growth over-the-year, each adding six businesses.

Business and Employment Indicators by Supersector

	Commerce City						Metro Denver	
	Quarterly Business Count		Average Weekly Wage		Quarterly Employment Level		Quarterly Employment Level	
	4Q 2014	4Q 2013	4Q 2014	4Q 2013	4Q 2014	4Q 2013	4Q 2014	4Q 2013
Total All Industries	1,221	1,153	\$1,041	\$962	28,644	27,431	1,511,877	1,453,265
Private Sector								
Mining & Logging	21	14	\$1,907	\$1,888	607	472	15,360	13,439
Construction	159	143	\$1,123	\$1,029	4,595	4,099	84,232	76,527
Manufacturing	96	97	\$1,327	\$1,172	2,647	2,641	83,832	81,005
Wholesale & Retail Trade	268	259	\$1,148	\$1,055	4,590	4,434	226,888	220,675
Transp., Warehousing & Utilities	158	149	\$982	\$909	8,679	8,521	51,273	49,725
Information	7	7	\$1,376	\$1,367	27	27	52,685	52,471
Financial Activities	88	90	\$915	\$920	875	892	103,132	101,010
Professional & Business Services	173	161	\$1,035	\$990	2,007	1,715	281,369	268,264
Education & Health Services	56	50	\$688	\$684	723	783	191,528	182,808
Leisure & Hospitality	74	68	\$358	\$354	1,142	1,115	162,537	155,207
Other Services	105	102	\$912	\$886	884	822	46,222	43,372
Government	11	12	\$834	\$806	1,853	1,911	212,625	208,570

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 2014 was \$1,041, an increase of 8.2 percent compared with the prior year's level. The highest weekly wage during the period was in the mining and logging supersector at \$1,907 per week, representing a 1 percent increase over-the-year. The manufacturing sector reported the largest increase in the average weekly wage over-the-year, rising 13.3 percent to \$1,327 per week. Workers in the leisure and hospitality supersector earned the lowest wage at \$358 per week, but this was 1 percent higher than the previous year. The financial activities supersector reported the only decline in average weekly wages, falling 0.6 percent over-the-year.

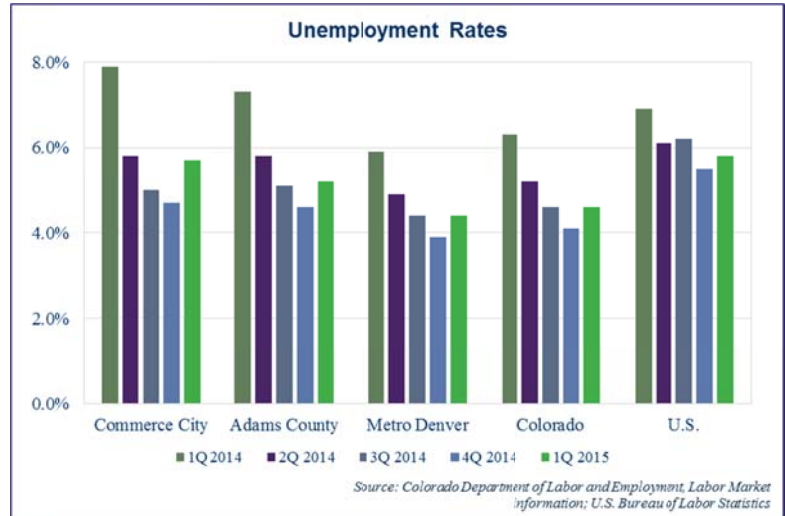
Commerce City employment rose 4.4 percent in the fourth quarter of 2014 compared with the prior year, creating an additional 1,213 jobs. The supersector that reported the largest increase in employment was mining and logging, recording a 28.5 percent increase in employment and creating 135 positions. The professional and business services supersector and the construction sector also recorded significant employment growth during the period, rising 17 percent and 12.1 percent, respectively. The largest supersector by employment is transportation, warehousing, and utilities, representing 30 percent of the area's total employment. The supersector recorded a 1.9 percent increase in employment between the fourth quarters of 2013 and 2014. The financial activities, education and health services, and government supersectors reported over-the-year declines in employment.

The Metro Denver area also reported significant employment growth in the fourth quarter of 2014, with overall employment rising 4 percent compared with the prior year's level. The mining and logging sector reported the largest increase in employment during the same period, growing 14.3 percent and creating 1,921 jobs. The professional and business services supersector was the largest by overall employment with 281,370 workers and increased 4.9 percent during the period. The information supersector recorded the smallest growth in employment over-the-year, rising 0.4 percent over-the-year and adding 214 jobs.

Labor Force and Unemployment

Unemployment in Commerce City was 5.7 percent during the first quarter of 2015, 2.2 percentage points below the prior year but 1 percentage point above than the prior quarter. The over-the-quarter increase in unemployment follows a typical seasonal pattern, as temporary and seasonal workers for holiday hiring are laid off. This current unemployment rate is the lowest first quarter unemployment rate since the first quarter of 2001 when the rate was

5.2 percent. The area's labor force was nearly 25,200 individuals in the first quarter 2015, an increase of 0.8 percent over-the-year. Adams County reported a 2.1 percentage point decline in the unemployment rate between the first quarters of 2014 and 2015, falling to 5.2 percent. The size of the Adams County labor force increased 0.9 percent, adding over 2,200 people to the labor force. Of the seven Metro Denver counties, Adams County recorded the highest unemployment rate during the first quarter and was the only county with an unemployment rate above 5 percent. Metro Denver reported a 1.1 percent increase in the labor force and a 1.5 percentage point decline in the unemployment rate over-the-year.



Colorado reported a 0.9 percent increase in the labor force between the first quarters of 2014 and 2015 and the unemployment rate declined 1.7 percentage points to 4.6 percent. The United States recorded a 1.1 percentage point decrease in the unemployment rate over-the-year, with a 0.8 percent increase in the labor force.

	Labor Force			Unemployment Rate	
	1Q 2015	1Q 2014	Yr/Yr % Change	1Q 2015	1Q 2014
Commerce City	25,184	24,988	0.8%	5.7%	7.9%
Adams County	245,376	243,150	0.9%	5.2%	7.3%
Metro Denver	1,640,950	1,622,881	1.1%	4.4%	5.9%
Colorado	2,816,917	2,792,726	0.9%	4.6%	6.3%
U.S. (000s)	156,194	155,012	0.8%	5.8%	6.9%

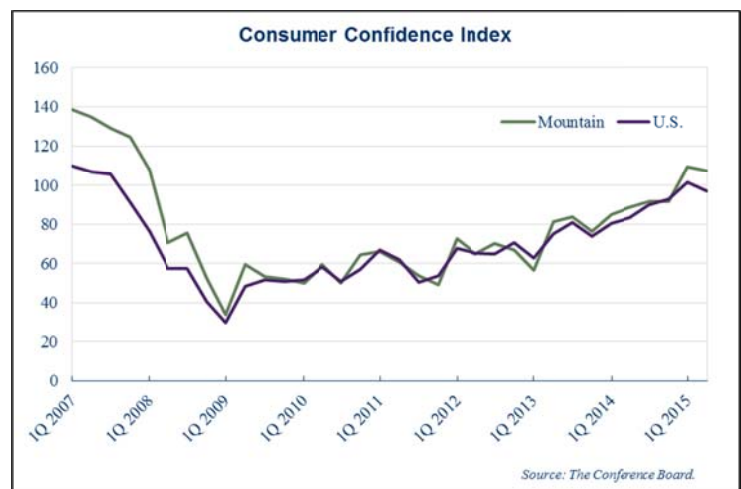
Sources: Colorado Department of Labor and Employment, Labor Market Information; U.S. Bureau of Labor Statistics.

Consumer Activity

Consumer Confidence

The Conference Board's National Consumer Confidence Index continued to report significant increases through the second quarter of 2015, rising 16 percent over-the-year to 96.8 for the U.S. index. However, the U.S. index recorded a 4.5 percent decrease in consumer confidence between the first and second quarters of 2015. The second quarter 2015 level is the highest second quarter national consumer confidence level since the second quarter of 2007 when the index was at 106.7.

The Mountain Region index, which includes Colorado, also increased compared with the second quarter of 2014. The Mountain Region index increased to 107.2, an over-the-year increase of 20.9 percent. Similar to the national index, the mountain index also fell over-the-quarter, declining 2 percent. The high level of consumer confidence signals continued improvement and growth in the overall expectations of the local economy.



Retail Sales

Commerce City retail sales decreased 1.3 percent between the third quarters of 2013 and 2014, representing \$29 million fewer in sales over-the-year. However, the city reported a 7 percent increase over-the-quarter, generating an additional \$149 million in retail sales. During the third quarter of 2014, Commerce City retail sales represented 37.5 percent of Adams County total retail sales. Adams County reported over \$6 billion in total retail sales during the third quarter of 2014, an increase of 6 percent compared with the same period the prior year. Retail sales for Adams County rose 4.3 percent over-the-quarter.

Total retail sales in the seven-county Metro Denver area increased 6.8 percent between the third quarters of 2013 to 2014. Metro Denver also reported a 4.6 percent increase in retail sales over-the-quarter. Six of the seven counties in Metro Denver reported growth in retail sales between the third quarters of 2013 and 2014. The City and County of Denver recorded the largest value of total retail sales, generating nearly \$7 billion in total sales. Adams County reported the second largest increase in total value of retail sales, generating an additional \$345 million during the period. The City and County of Broomfield reported the only decline in retail sales during the same period, falling 1.5 percent and generated \$8.5 million less than the previous year.

Total Retail Sales (\$000's)

	3Q 2014	2Q 2014	3Q 2013	Yr/Yr % Change	Qrt/Qrt % Change
Commerce City	\$2,277,996	\$2,129,412	\$2,306,995	-1.3%	7.0%
Adams County	\$6,071,467	\$5,821,693	\$5,726,149	6.0%	4.3%
Metro Denver	\$27,821,529	\$26,590,499	\$26,053,563	6.8%	4.6%

Source: Colorado Department of Revenue.

Residential Real Estate

Home Sales

Commerce City existing home sales increased in both the single-family detached and single-family attached markets. The single-family attached market recorded a 55.6 percent increase in sales between the second quarters of 2014 and 2015, reflecting 15 additional homes sold during the period. The single-family detached market reported a 9 percent increase in home sales, or 19 additional 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 \$287,270 was nearly 12 percent higher than the previous year's level. The single-family attached average home price of \$199,720 was 12.1 percent above the prior year's level.

The single-family detached market in Metro Denver declined through the second quarter of 2015, with total Metro Denver sales falling 1.4 percent over-the-year. Five of the seven counties reported over-the-year declines in home sales and two reported increases. The average sales price throughout Metro Denver of \$418,100 reflected a 12 percent increase compared with the prior year. Boulder County reported the highest average sales price (\$525,550) and Adams County reported the lowest average sales price (\$305,340). Average prices increased at double-digit rates in all counties over-the-year, except City and County of Broomfield prices increased 7.4 percent and Arapahoe County prices increased 7.7 percent.

Sales of single-family attached homes in Metro Denver were 6 percent higher in the second quarter 2015 compared with the second quarter 2014, representing the sale of 255 additional homes. The City and County of Denver reported the highest number of home sales (1,553 sales), an increase of 1.4 percent, and the highest average sales price (\$336,430), an increase of 13.2 percent. Adams County reported the largest over-the-year increase in the average sales price, rising 21.3 percent, but the average sales price of \$193,150 was the lowest of the seven counties. Arapahoe County recorded the largest increase in total sales, selling 150 additional homes during the period.

Existing Home Sales

	Commerce City	Metro Denver County Markets							Metro Denver Total
		Adams	Arapahoe	Boulder	Broomfield	Denver	Douglas	Jefferson	
Home Sales									
Single-Family Detached									
2Q 2015	231	1,803	2,385	281	267	2,183	1,984	2,161	11,064
2Q 2014	212	1,735	2,402	314	270	2,327	2,019	2,159	11,226
Single-Family Attached									
2Q 2015	42	471	1,152	89	74	1,553	380	778	4,497
2Q 2014	27	428	1,002	117	41	1,531	373	750	4,242
Average Sold Price									
Single-Family Detached									
2Q 2015	\$287,271	\$305,335	\$405,272	\$525,554	\$432,048	\$463,127	\$468,592	\$418,836	\$418,106
2Q 2014	\$256,769	\$262,592	\$376,445	\$456,417	\$402,099	\$400,965	\$425,804	\$363,741	\$373,219
Single-Family Attached									
2Q 2015	\$199,717	\$193,154	\$204,333	\$306,196	\$273,792	\$336,434	\$269,275	\$213,524	\$259,019
2Q 2014	\$178,180	\$159,190	\$174,912	\$267,560	\$248,823	\$297,220	\$238,260	\$181,890	\$227,542

Source: REcolorado.

Apartment Market

The Commerce City/Brighton apartment rental market reported decreases between the fourth quarter 2014 and first quarter of 2015. The vacancy rate decreased to 3.1 percent in the first quarter, falling 0.9 percentage points from the prior quarter's level of 4 percent. The vacancy rate was also 17.9 percentage points lower over-the-year, but this large decline in vacancy was attributed to a large number of new rental units coming online in the first quarter 2014. The average rental rate for the Commerce City/Brighton area during the first quarter was \$1,187 per month, a decrease of 1.6 percent from the previous quarter. However, the average rental rate was 20.8 percent higher than the prior year's level of \$982 per month. The first quarter average rental rate for the Commerce City/Brighton area was 4.9 percent above than the Adams County level, but 1.4 percent below the Metro Denver level.

The Adams County and Metro Denver apartment rental markets reported improvements between the first quarters of 2014 and 2015. The Adams County vacancy rate was 0.7 percentage points lower than the prior year's level, but was 0.3 percentage points higher than the previous quarter's level. The average rental rate for Adams County was \$1,131 in the first quarter, 3.2 percent higher over-the-quarter and 14.4 percent higher over-the-year. Metro Denver reported a vacancy rate of 4.9 percent in the first quarter, which was 0.2 percentage points lower than the prior year. The average rental rate in Metro Denver increased 3 percent over-the-quarter and 12.1 percent over-the-year.

Average Apartment Rents and Vacancy
First Quarter 2015

	Vacancy Rate	Efficiency	1 Bed	2 Bed 1 Bath	2 Bed 2 Bath	3 Bed	Other	All
Adams County	4.0%	\$746	\$992	\$1,091	\$1,349	\$1,673	\$1,155	\$1,131
Commerce City/Brighton	3.1%	\$550	\$979	\$1,144	\$1,400	\$1,549	-	\$1,187
Metro Denver	4.9%	\$978	\$1,062	\$1,138	\$1,425	\$1,692	\$1,321	\$1,204

Source: Denver Metro Apartment Vacancy and Rent Survey.

Foreclosures

Foreclosure activity in the Metro Denver area continued to report improvements between the second quarters of 2014 and 2015. Metro Denver reported a 28 percent decline in total foreclosure filings over-the-year to 1,015 as all seven counties reported declines. The City and County of Broomfield reported the largest decrease in filings (-75 percent) and Boulder County reported the smallest decrease (-6.7 percent). Arapahoe County (269 filings) reported the largest number of total filings and reported an over-the-year decline of 24.2 percent. Adams County reported 206 total filings, representing an over-the-year decline of 29.7 percent. Foreclosure filings for Metro Denver were up 21.8 percent in the second quarter 2015 compared with the previous quarter.

Residential Construction

Residential building permits in Commerce City decreased during the second quarter of 2015 compared with the prior year's level. Commerce City reported 108 total permits issued during the second quarter, a 10 percent decrease from the second quarter 2014 level of 120 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 most recent quarter, but there were condominium and townhome permits issued for two units in the second quarter of 2014. The average valuation per single-family detached unit increased 9.4 percent over-the-year, reaching \$183,480 per unit.

According to the U.S. Census Bureau, Metro Denver residential building permits fell 9 percent during the first quarter of 2015 compared with the prior year. The decrease in total permits is attributed to a 21 percent decrease in multi-family units, representing 490 fewer multi-family units over-the-year. While multi-family permits declined, single-family attached permits rose 49 percent and single-family detached permits rose 1 percent in the first quarter of 2015 compared with the prior year. Adams County continued to record significant growth in single-family attached permits over-the-year, rising from two units to 15 units during the first quarter of 2015. Total permits for Adams County were up 31 percent over-the-year and 37 percent 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	
2Q 2015	108	\$183,476	-	-	-	-	-	108
2Q 2014	118	\$167,666	2	\$97,978	-	-	-	120
Yr/Yr % Change	-8.5%	9.4%	2	\$97,978	-	-	-	-10.0%

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 continued to improve through the second quarter of 2015. There was an additional 11,800 square feet of rentable space added to the market between the second quarters of 2014 and 2015. The office vacancy rate fell to 3.5 percent, a decline of 1.2 percentage points from the prior year's level of 4.7 percent. The average lease rate for the office market rose 15.8 percent over-the-year to \$21.38 per square foot, adding \$2.92 per square foot. This average lease rate was the highest second quarter rate for the market since second quarter of 2011 when the price was \$22.67 per square foot.

The Metro Denver office market grew between the second quarters of 2014 and 2015, with falling vacancy rates and rising average lease rates. The Metro Denver office market added an additional 1.26 million square feet of rentable space to the market over-the-year. The office market vacancy rate fell 1.1 percentage points over-the-year to 9.8 percent vacancy during the second quarter 2015. This vacancy rate was the lowest level for the market since the fourth quarter of 2004. The average lease rate rose 5 percent during the same period to \$23.56 per square foot, adding \$1.12 per square foot.

Retail Market

The Commerce City retail market added over 18,200 square feet of rentable retail space during the second quarter of 2015. Retail vacancy in Commerce City declined 0.3 percentage points between the second quarters of 2014 and 2015 to 4.3 percent vacancy. The second quarter vacancy rate was unchanged from the prior quarter. The average lease rate for retail space fell 2.9 percent over-the-year to \$16.17 per square foot, losing \$0.48 per square foot.

The retail market in Metro Denver improved between the second quarters of 2014 and 2015. The Metro Denver retail market added over 1.1 million square feet of rentable space over-the-year. The vacancy rate fell to 5 percent during the second quarter, a decline of 0.7 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 \$0.31 to \$15.78 per square foot, an increase of 2 percent over-the-year.

Flex Market

The Commerce City flex market reported negative trends through the second quarter of 2015. The flex market has over 243,100 square feet of rentable space. The flex market vacancy rate increased 2.3 percentage points between the second quarters of 2014 and 2015 to 6.9 percent. The flex market vacancy rate for Commerce City had not been above 6 percent since the third quarter of 2008 when the vacancy rate was 6.9 percent. The average lease rate was \$16 per square foot during the second quarter of 2015, \$5.69 per square foot higher than the Metro Denver level.

The Metro Denver flex market improved through the second quarter of the year. The vacancy rate in the area fell 1.1 percentage points to 8.1 percent between the second quarters of 2014 and 2015, the lowest rate in Metro Denver since the availability of the data in 1999. The average lease rate increased 5.5 percent during the same period, rising from \$9.77 per square foot to \$10.31 per square foot. The average lease rate was also the highest rate since the availability of the data in the 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 0.3 percentage points to 1 percent between the second quarters of 2014 and 2015. The average lease rate rose 2.4 percent to \$6.78 per square foot during the same period. All other industrial space in Commerce City reported a 0.9 percentage point increase in the vacancy rate over-the-year to 2.6 percent. The average lease rate for all other industrial space rose 17 percent to \$6.13 per square foot during the same period.

The Metro Denver industrial market is also heavily concentrated in warehouse distribution, reporting over 145 million square feet of rentable space during the second quarter of 2015. The vacancy rate for the warehouse distribution market was 2.9 percent, a decline of 0.8 percentage points between the second 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 16.8 percent to \$6.59 per square foot during the second quarter of 2015 compared with the prior year. The

vacancy rate for all other industrial space fell 1.2 percentage points to 2.7 percent over-the-year. The average lease rate rose 25.4 percent to \$6.72 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.)	
		2Q 2015	2Q 2014	2Q 2015	2Q 2014	2Q 2015	2Q 2014
<i>Office</i>	Commerce City	336,736	324,936	3.5%	4.7%	\$21.38	\$18.46
	Metro Denver	175,471,697	174,208,084	9.8%	10.9%	\$23.56	\$22.44
<i>Retail</i>	Commerce City	1,353,099	1,334,849	4.3%	4.6%	\$16.17	\$16.65
	Metro Denver	160,917,085	159,798,352	5.0%	5.7%	\$15.78	\$15.47
<i>Flex</i>	Commerce City	243,132	243,132	6.9%	4.6%	\$16.00	-
	Metro Denver	41,837,221	40,990,386	8.1%	9.2%	\$10.31	\$9.77
<i>Industrial</i>	Commerce City						
	Warehouse Distribution	6,784,335	6,784,335	1.0%	1.3%	\$6.78	\$6.62
	All Other Industrial	2,413,121	2,413,121	2.6%	1.7%	\$6.13	\$5.24
	Metro Denver						
	Warehouse Distribution	145,059,483	143,674,801	2.9%	3.7%	\$6.59	\$5.64
	All Other Industrial	53,769,314	53,446,486	2.7%	3.9%	\$6.72	\$5.36

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 23,270 square feet of nonresidential building permits issued in Commerce City during the second quarter of 2015. The largest permitted project by total square footage was the Rocky Mountain Lutheran High School, with over 14,500 square feet of space. The city will also have an office space addition at the Gardner-Kushniroff Subdivision, permitting nearly 6,600 square feet of space with a total valuation of \$415,000.

Commerce City Commercial Building Permits Issued, 2Q 2015		
Project Description	Valuation	Total Square Feet
Office Addition at Gardner-Kushniroff Subdivision	\$415,000	6,560
Rocky Mountain Lutheran High School	\$600,000	14,546
Taco Bell Restaurant	\$600,000	2,159

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

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July 2015