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Commerce City covers nearly 41-square miles and has a population of more than 54,000 residents. The City's population has grown more than 150% since the 2000 Census. By 2014, Commerce City will cover 52-square miles (with available land to

grow to 64-square miles) and be home to 68,000 residents.

Household income and educational attainment levels continue to grow with the population. This phenomenal growth has created both a need and opportunity for quality retailers.

Whether looking for golf course executive housing, a first home or a step-up home, housing opportunities abound. Commerce City offers recent graduates, new families and retirees a great place to live, work and play. New residents discover their real estate dollar goes further, getting more house and better views for their money.

## Quality Community for a Lifetime

Through all the years and all the growth, the city has continued to focus on its commitment to building a "Quality Community for a Lifetime."

Commerce City is committed to long-range strategic planning and financial stability in order to ensure sustainable and manageable growth. The diversity and availability of transportation – from trucking to railway to airlines – continues to draw businesses and industry to Commerce City. Companies such as UPS, Sara Lee, FedEx and Shamrock Foods already make their home in Commerce City.

Commerce City has been able to create a stable base for smart, sustainable economic development while preserving its entrepreneurial past. Residential growth has been planned in partnership with developers to create and maintain a balanced community throughout the entire city.

For over 20 years, this balance of residential, commercial and industrial areas has allowed the city to maintain its quality of living without raising property taxes. In addition, capital improvement projects, such as improvements to roads, are able to be funded without sacrificing community needs.

## Opportunity

Existing retailers cannot meet the demand of the city's growing population. A recent Gap Analysis conducted by The Retail Coach shows substantial leakage of annual retail sales for everyday consumer needs:

Eating Places	\$88 Million
Groceries	\$59 Million
General Merchandise	\$43 Million
Radios, TVs & Computers	\$91 Million
Home Furnishings	\$19 Million
Sporting Goods & Bicycles	\$10 Million
Drug Stores	\$34 Million

Located steps away from Denver International Airport (DIA), Commerce City has become a prime location for residential and business development.

Commerce City is at the crossroads of the northeast Denver metro area corridor. Easily accessible by road, rail and air, Colorado's best kept secret may not be a secret for long. Nestled between I-70, I-76, E-470, I-270 and Tower Road, residents find an enhanced ability to travel quickly to any part of the metropolitan area.

Breathtaking mountain views, numerous parks, miles of trails, a championship golf course, new commercial development and a strong commitment to community await new Commerce City residents.



## Quality Attractions

Maybe it's the western heritage. Or perhaps it's the strong ties to the roots of the game of golf. Whatever the reason, Buffalo Run Golf Course in Commerce City has emerged as one of the leading courses in the state.

The Prairie Gateway project is the most innovative public-private partnership in the nation. 917-acres were purchased by Commerce City from the Rocky Mountain Arsenal National Wildlife Refuge and are being developed in conjunction with Kroenke Sports Enterprises.



Adjacent to a 27-square mile urban wildlife refuge, Prairie Gateway boasts Dick's Sporting Goods Park – a 24-field soccer complex that is home to the Colorado Rapids and the Mile High Music Festival. An 18,000-seat, natural grass, open-air soccer stadium, which seats 26,000 people for concerts and other events is the focal point of the complex. The fields wrap around the stadium, creating a park-like, community friendly atmosphere. It's a venue that brings more than 700,000 visitors annually to Commerce City.

Development opportunities surrounding Dick's Sporting Goods Park abound for retail and commercial office. The new Adams City High School and junior college also call Prairie Gateway home.

Take advantage of opportunity in Commerce City.



## Population

The City's population has grown from 21,000 in 2000 to more than 54,000 today – growth of more than 150%!

## Transportation & Access

Easy access to I-76, I-270, E-470, I-25, I-225, I-70  
10 minutes to Denver International Airport  
10 minutes to Downtown Denver  
20 minutes to Denver Tech Center

## Commerce City's Top 10 Employers

Employer	Jobs
United Parcel Service	2,546
Adams County School District #14	1,083
FedEx Ground Package System, Inc.	781
Shamrock Foods	650
FedEx Freight	498
City of Commerce City	466
Suncor Energy Refinery	411
Asphalt Specialties Co., Inc.	275
Walmart	273
DPI Food Products Company	232

Source: 1st Quarter 2008 Colorado Department of Labor and Employment



## Commerce City Economic Development Fast Facts.

- 2nd fastest growing suburb in Colorado
- 16th fastest growing suburb in the United States
- Direct access to six major highways: E-470, I-70, Highway 2, Highway 85, I-270 and I-76

## Primary City Industries & Wages

Industry	Employers	Avg. Annual Wages
Construction	206	\$45,554
Wholesale Trade	173	\$54,331
Transportation/Warehousing	131	\$39,408
Manufacturing	119	\$56,777
Other (Exc. Public Admin)	117	\$44,797
Retail Trade	109	\$29,785
Admin/Support/Waste Mgmt. Remediation	78	\$41,932
Prof. Scientific and Tech Services	59	\$30,152
Real Estate	58	\$44,345
Accommodation/Food Services	57	\$13,719
Finance and Insurance	32	\$42,611
Health Care and Social Assistance	26	\$32,118
Education Services	12	\$37,543
Management of Companies and Enterprises	10	\$73,278

Source: 1st Quarter 2008 Colorado Department of Labor and Employment

## Development Opportunities

### Prairie Gateway

- 917-acre private-public partnership with Kroenke Enterprises
- 18,000 seat soccer stadium
- 24 Field soccer complex
- 90,000-square foot civic center
- Up to 1.5 million square feet commercial, office and retail development opportunity
- Adjacent to Rocky Mountain Arsenal Wildlife Refuge

### Commercial

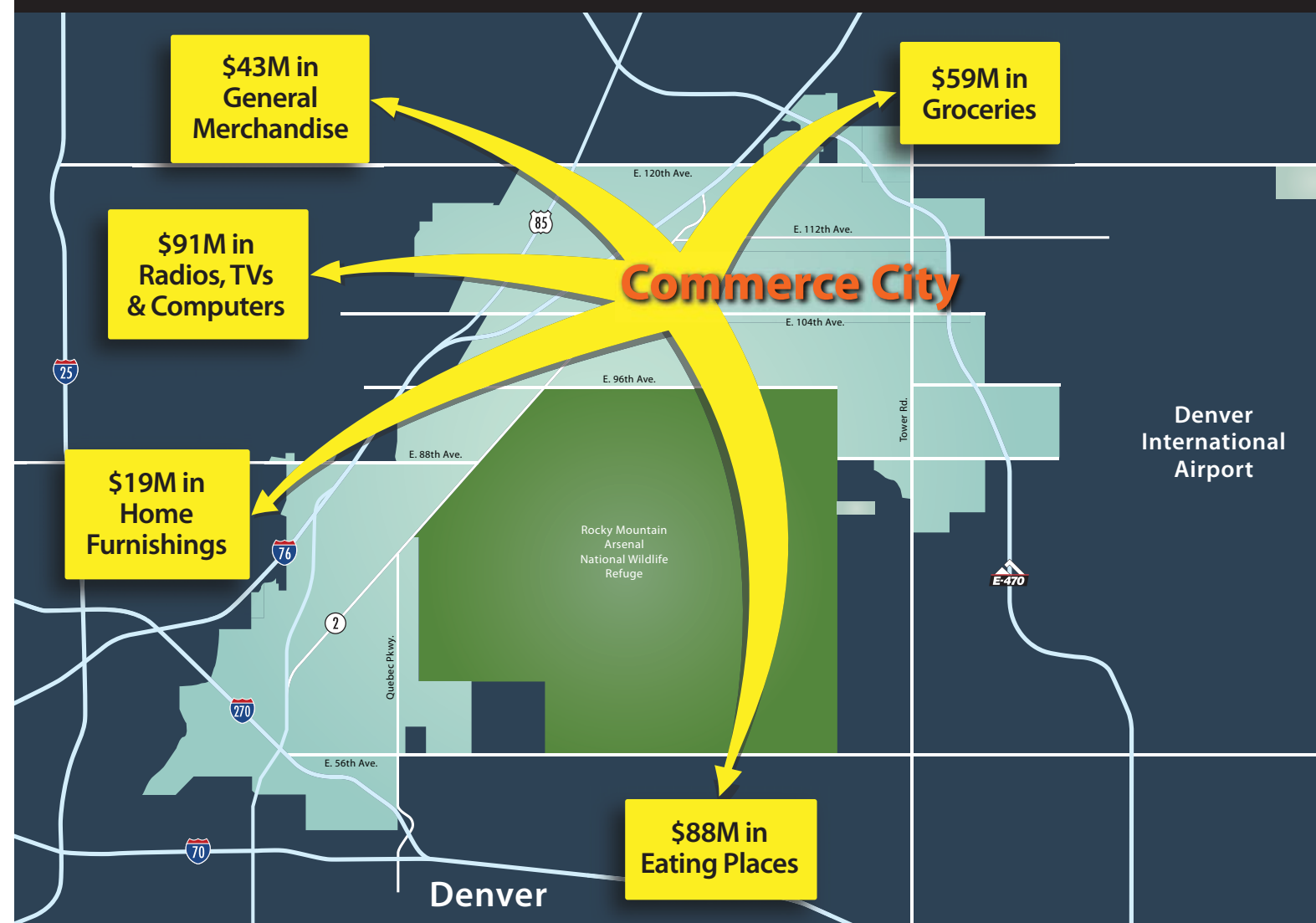
- E-470/Tower Road: 11-square miles of undeveloped land
- 104th Avenue: Primary commercial corridor
- 120th Avenue: One of only two regional East-West arterials from Front Range to DIA for commercial office and retail

### Industrial

- Mountain View Industrial Park
- GCC Industrial Park
- Marty Farms

# COMMERCE CITY COLORADO

## A \$300M Opportunity.



# Only you can prevent leakage.

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Thornton

Brighton

Commerce City Northern Range Residential Development Data

Development Name	Entitled	Platted	Permitted	Certs of Occupancy
Aberdeen	2101	270	47	31
Aspen Hills	236	191	84	44
Belle Creek	1054	812	542	376
Buckley Ranch	670	252	44	40
Buffalo Mesa	625	468	469	461
Buckley Crossing	992	479	0	0
Buffalo Highlands	952	1,000	0	0
Dunes	824	433	326	277
Eagle Creek	283	382	290	305
Foxtan	542	228	228	232
Fronterra	1,957	1,520	1,285	1,245
Highpoint	102	145	92	98
Turnberry	2,255	428	193	186
Prairie Farm	284	284	0	0
North Range Village	272	272	253	261
Potomac Farms	417	406	251	240
Reunion	15,316	2,301	1,417	1,346
River Oaks	500	385	244	259
River Run	1,195	1,195	1,192	1,064
Second Creek Farm	933	933	0	0
Second Creek Village	50	50	0	0
Still Water	223	224	168	163
Outlook	692	468	263	226
Villages at Buffalo Run East	2,172	756	412	328
Villages at Buffalo Run West	416	417	417	413
Misc Non-Subdivision Housing Units				1508
<b>TOTAL</b>	<b>35,063</b>	<b>14,299</b>	<b>8,217</b>	<b>9,103</b>

Commerce City

- Commerce City
- Commerce City Retail Trade Area
- Retail Opportunities
- Residential Developments

Retail Trade Area Summary

Population	1990	2000	2009 Estimate	2014 Projected
City of Commerce City	16,747	20,991	54,772	68,026
Retail Trade Area	47,507	67,469	105,456	124,975

Source: 1990 & 2000 U.S. Census; Claritas Pop-Facts: Demographic Snapshot Report, April 2009

Retail Trade Area Income

	2009 Estimate
Average Household	\$60,299
Median Household	\$47,539
Per Capita	\$18,869

Source: Claritas Pop-Facts: Demographic Snapshot Report, April 2009

Denver

Denver International Airport

