Today, Commerce City covers nearly 41-square miles and has a population of more than 54,000 residents.

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 53-square miles (with available land to grow to 64-square miles) and be home to 60,000 residents. Household income and educational attainment levels continue to grow with the population. This phenomenal growth has created both a need and an opportunity for quality retailers.

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** $56 Million
**Groceries** $52 Million
**General Merchandise** $47 Million
**Radios, TVs & Computers** $51 Million
**Home Furnishings** $10 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 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. Nested between I-70, I-76, E-470, I-225 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 and industrial areas have allowed the city to maintain its quality of living without sacrificing property taxes. In addition, capital improvement projects, such as improvements to roads, are able to be funded without sacrificing community needs.

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 railroads to airlines—continues to draw businesses and industry to Commerce City. Companies such as UPS, Sears, FedEx and Sherwood 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 the entrepreneurial past. Residents have 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 while raising property taxes. In addition, capital improvement projects, such as improvements to roads, are able to be funded without sacrificing community needs.

Prairie Gateway

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 US High Altitude Festival. An 12,000-seat, natural grass, open-air soccer stadium, which seats 25,000 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.

Adapted from 1993 Q1 2008 Colorado Department of Commerce

Employers

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<tr>
<th>Industry</th>
<th>Jobs</th>
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</thead>
<tbody>
<tr>
<td>Retail Trade</td>
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<tr>
<td>Management of Companies and Enterprises</td>
<td>10</td>
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Commercial 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

Quality Attractions

Maybe it’s the western heritage. Or perhaps it’s the strong tie 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 to the most innovative public-private partnership in the nation. 317-acre former land purchased by Commerce City from the Rocky Mountain Arsenal National Wildlife Refuge and is being developed in conjunction with Kinnelon Sports Enterprises.

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-225, E-470, I-25, 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

- Walmart | 2,546
- Adams County School District #14 | 1,083
- FedEx Ground Package System, Inc. | 791
- Shamrock Foods | 650
- FedEx Freight | 466
- City of Commerce City | 466
- Sunrise Energy/Parkway | 411
- Asphalt Specialties Co., Inc. | 275
- Walmart | 273
- SPH Food Products Company | 232

Colorado Economy

Jobs

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Source: 1st Quarter 2008 Colorado Department of Commerce

Primary City Industries & Wages

**Construction** 206 $45,504
**Wholesale Trade** 173 $54,301
**Transportation/Warehousing** 131 $35,405
**Manufacturing** 119 $50,177
**Other (Ex. Public Admin)** 117 $44,197
**Retail Trade** 109 $29,393
**Admin/Support/Waste Mgmt. Remedial** 99 $41,932
**Prof. Scientific and Tech Services** 99 $50,152
**Real Estate** 58 $44,245
**Accommodation/Food Services** 57 $13,719
**Finance and Insurance** 32 $42,619
**Health Care and Social Assistance** 26 $32,118
**Education Services** 12 $37,043
**Management of Companies and Enterprises** 10 $73,278

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

Employers Avg. Annual Wages

- Construction: 206 $45,504
- Wholesale Trade: 173 $54,301
- Transportation/Warehousing: 131 $35,405
- Manufacturing: 119 $50,177
- Other (Ex. Public Admin): 117 $44,197
- Retail Trade: 109 $29,393
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- Education Services: 12 $37,043
- Management of Companies and Enterprises: 10 $73,278

Source: 1st Quarter 2008 Colorado Department of Commerce

Development Opportunities

- Prairie Gateway: 317-acre private-public partnership with Kinnelon Enterprises
- 15,000-seat soccer stadium
- 24 Field soccer complex
- 66,000-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
- 106th 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 Farm

Contact Brittany Morris, Director of Economic Development
303.280.7347 or Call 720.992.4031 • bmorris@c3ed.com • www.C3ED.com