



REDEFINING **commerce**

COMMERCE MEANS
**business &
 professional services**

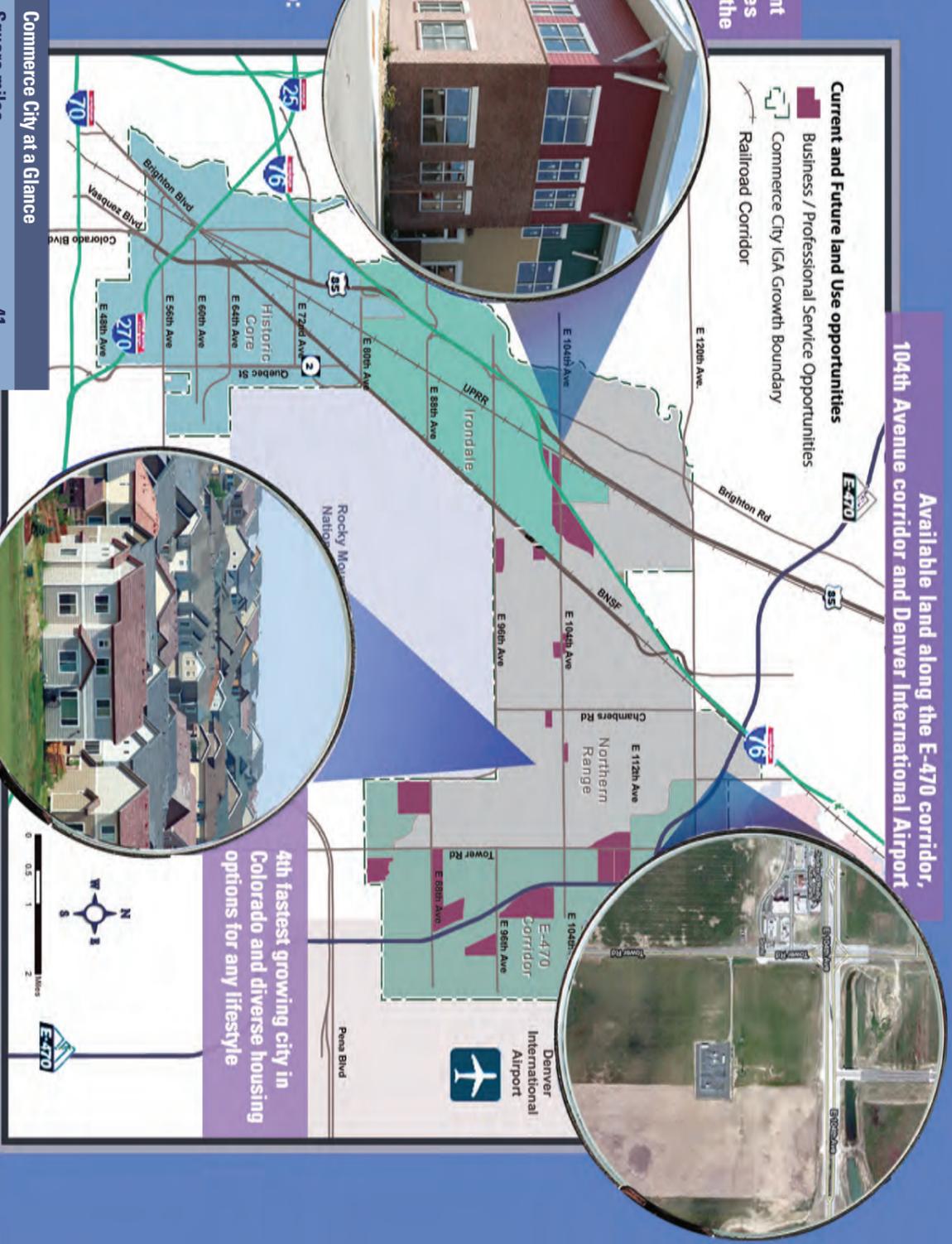
business & professional services opportunities

Development opportunities throughout the community

Available land along the E-470 corridor, 104th Avenue corridor and Denver International Airport

Current and Future land Use Opportunities

-  Business / Professional Service Opportunities
-  Commerce City IGA Growth Boundary
-  Railroad Corridor



4th fastest growing city in Colorado and diverse housing options for any lifestyle

Direct access to:

- I-70
- I-270
- I-76
- Highway 85
- Highway 2
- E-470
- Peña Blvd

Commerce City at a Glance

Square miles	41
Population	45,913
Median age	34.5
Average household income	\$65,944
Homeownership rate	65.6%

Source: U.S. Census, 2010; ESRI Business Analyst, 2011



the crossroads of commerce

BUSINESS & PROFESSIONAL SERVICES SUCCESS CRITERIA

CRITERIA

COMMERCE CITY

✓ TELECOMMUNICATIONS INFRASTRUCTURE

- High speed networks and partnerships with telecom firms

✓ PROXIMITY AND ABUNDANCE OF CLIENT BUSINESS

- Centrally located in metro Denver
- 10 minutes from downtown Denver
- Adjacent to Denver International Airport

✓ AFFORDABLE BUSINESS COSTS

- No head tax
- No personal property tax
- Low tax rates
- Customized incentive packages

✓ SKILLED AND AVAILABLE WORKFORCE

- Active labor force of more than 225,426 in Adams County; more than 45,000 in Commerce City
- 83 percent of workforce in Adams County has a high school degree or higher

COMMERCE MEANS growth potential

With a workforce already well-versed in business and professional services and many available Greenfield sites along several corridors, the potential for your business' success in Commerce City is truly unlimited.

104th Avenue

104th Avenue corridor is a primary commercial corridor in the northern part of the city. It is heavily traveled both locally and regionally, and offers a variety of development opportunities for business use.

Victory Crossing

Victory Crossing is one of the most innovative public-private partnerships in the nation and includes 917 acres, 300 of which remain as a development opportunity. Victory Crossing encompasses Dick's Sporting Goods Park, the 18,000-seat home stadium of the 2010 Major League Soccer Champion Colorado Rapids, the Commerce City Civic Center and Adams City High School. It is also adjacent to the Rocky Mountain Arsenal National Wildlife Refuge, a 27-square mile expanse of native prairie grassland, wildlife viewing and trails. This mixed-use project brings in more than a million people each year and is positioned for speedy development.

E-470 Corridor

With nearly 12-square miles of available undeveloped land, the E-470 corridor could accommodate three to four major business parks the size of the Denver Tech Center, and is a major catalyst for growth in and around Commerce City.

COMMERCE MEANS workforce potential

Commerce City's population has more than doubled in recent years, a quarter of which currently work in the Business & Professional Services industry. With a large bilingual population and a range of skill sets and income levels, Commerce City offers your business abundant potential and opportunities to grow a highly competent workforce, no matter your trade.

COMMERCE MEANS accessibility

Strategically located along Colorado's Front Range, Commerce City offers quick, easy access to any destination in the Denver metro region and sits in the heart of several major transportation corridors, as well as rail and air service.

Bordering Denver International Airport (DIA) to the west and the north, Commerce City is just 10 minutes from the fifth-busiest airport in the nation and the 10th-busiest in the world. Downtown Denver is located 10 minutes south of Commerce City and the Denver Tech Center is just 20 minutes away. Commerce City also provides easy access to Boulder via I-270/U.S. 36 and the Rocky Mountains via I-70.

COMMERCE MEANS quality community

When it comes to your clients and employees, they'll not have to look beyond Commerce City to find the metro area's most vibrant recreational amenities like the award-winning Buffalo Run Golf Course, Dick's Sporting Goods Park, and the Rocky Mountain Arsenal National Wildlife Refuge.

Commerce City is home to several of metro Denver's newest and most dynamic housing developments to fit any lifestyle – whether you're looking for a start-up home or executive housing on the award-winning Buffalo Run Golf Course.

COMMERCE MEANS business incentives

Commerce City is redefining the way we do business with you. In addition to having one of the fastest development review cycles in the Denver metro area, our incentive program has gained national attention for helping move your bottom line.

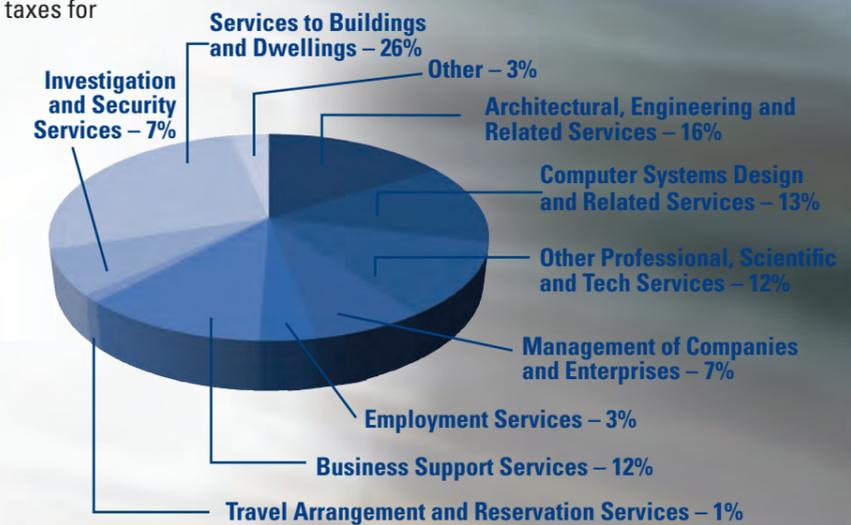
Commerce City has provided millions of dollars in incentives to businesses both large and small. As we work to redefine commerce, we will partner with you to create a customized business framework that is right for your company.

Additionally, Commerce City has no head tax and no personal property tax – which translates into considerable savings on payroll taxes for companies that locate with us.

COMMERCE MEANS strategic partnerships

With the demand we've shown for Business & Professional Services in Commerce City, we're hopeful you'll take a hard look and plan to join us. The opportunity is here, the workforce is here and incentives are here. Just ask these Business & Professional Services companies that have chosen to call Commerce City home:

- Aerofield Services, LLC.
- Adams County Communications Center, Inc.
- Archibald Family Dentistry
- Environmental Designs, Inc.
- Park and Cart Service Co.
- Peak N Prairie Landscape & Reclamation
- Reunion Orthodontics
- Sunrise Spraying Services, LLC
- Treasured Teeth



Source: Colorado Dept. of Labor, 2010

Local Industry Snapshot

Number of Companies	87
Direct Employment	845
10-Year Wage Growth	13%

Source: Colorado Dept. of Labor, 2010

“Locating in Commerce City has helped not only grow our portfolio of customers, but positioned us as major players in the growing north metro area of Denver. There is a long, bright future in the area and Commerce City will be at the center of it.”

BRETT STEINBAR – COLORADO GENERAL MANAGER, NORTH FOREST OFFICE SPACE

Identified as a major emerging market in Commerce City, the Business & Professional Services industry is in a prime position to take advantage of the existing resources in the area and represents a variety of administrative services such as legal, architectural, engineering, real estate, consulting, accounting and processing.

More than 25 percent of the population living in Commerce City works in the Business & Professional Services industry, and must commute to surrounding markets to go to work each day.

That's a quarter of Commerce City's 45,000 person population who travels to their job every day, when massive potential

exists right in their own backyard.