

REDEFINING Commerce

COMMERCE MEANS

DIA technology



DIA technology opportunities

DIA Technology Future Land Use
Commerce City IGA Growth Boundary
Railroad Corridor

Center of multi-modal transportation network
where interstate, commuter rail and air systems are interconnected.

Commerce City's Northern Range
area surrounding DIA has an estimated population of 23,748.

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

DIA contributes more than \$22 billion each year to the Colorado economy and employs more than 30,000 people.

Rocky Mountain Arsenal National Wildlife Refuge

Historic Core

Denver International Airport

E 120th Ave

E 104th Ave

E 96th Ave

E 88th Ave

E 80th Ave

E 72nd Ave

Chambers Rd

Northern Range

Barr Lake

BNSF

0 0.5 1 2 Miles



As Commerce City works to redefine the meaning of commerce, we're also moving to define a whole new type of commerce; a brand new industry with endless possibilities – DIA Technology.

DIA Technology is a multiple industry category created specifically to address the assets possessed by Commerce City as a direct neighbor to the fifth-busiest airport in the nation, and the 10th-busiest in the world – Denver International Airport (DIA). Commerce City recognizes the extraordinary potential that new growth in and around DIA represents and is poised to take advantage of the resulting opportunities.

From research and discovery to homeland security and freight forwarding to hospitality and leisure – DIA Technology encompasses any business, both aviation and non-aviation focused, that stands to benefit from being steps away from an airport that welcomes more than 50 million people per year.

COMMERCE MEANS acres of possibility

Bordering DIA to the west and the north, Commerce City is just 10 minutes from DIA's main terminal, and is positioned to take advantage of the growth opportunities around the airport, as well as those along the E-470 corridor.

Denver International Airport

With nearly 12 square miles of available land directly bordering DIA, Commerce City sees this area as part of an Aerotropolis fueled by aviation-focused businesses and related enterprises.

Over the next few years, DIA will undergo a major redevelopment that will incorporate features including:

- A new onsite hotel and conference center,
- A commuter rail station to accommodate the Regional Transportation District's (RTD) FasTracks East Corridor to downtown Denver,
- An open-air public plaza, and
- Enhancements to the existing airport terminal such as additional retail space.

When combined with the RTD FasTracks East Corridor project, DIA's redevelopment program is expected to create thousands of jobs over the coming years.

E-470 Corridor

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 accessibility

Commerce City is centrally located along Colorado's Front Range, offering quick, easy access to any destination in the Denver metro region. Downtown Denver is just 10 minutes south of Commerce City, and the Denver Tech Center is just 20 minutes away. Commerce City is connected to Boulder via I-270/U.S. 36 and you can be in the Rocky Mountains via I-70 within an hour.

DIA QUICK FACTS	
Opened	1995
Rank	5th busiest airport in the country, 10th busiest in the world
Size	34,000 acres, 53 square miles
Annual Passengers	52 million
Runways	Six current runways, with space for up to six additional future runways
Economic Impacts	Contributes more than \$22 billion dollars each year to the Colorado economy and employs more than 30,000 people, making it one of the largest job generators in Colorado

Source: Denver International Airport, 2011

COMMERCE MEANS strategic partnerships

Understanding the relationship between progress and partnerships, Commerce City has aligned with organizations including the Metro Denver Aviation Coalition, National League of Cities, Metro Denver Economic Development Corporation, Adams County Economic Development and the Metro North Chamber of Commerce.

Commerce City is also located near some of the biggest players in Colorado's blossoming clean technology industry. Vestas Wind Systems, the University of Colorado at Boulder and the National Renewable Energy Laboratory (NREL) are each just minutes away. Colorado is also home to Colorado State University, the National Institute of Standards and Technology (NIST) and the Colorado School of Mines.

COMMERCE MEANS quality community

When it comes to recreation opportunities, our residents stay close to home and remain active at one of our many spaces like the award-winning Buffalo Run Golf Course; Dick's Sporting Goods Park, the world's largest professional soccer and fields complex; and the Rocky Mountain Arsenal National Wildlife Refuge, a 27-square mile expanse of native prairie grassland, wildlife viewing and trails.

As far as housing, both our historic city core and newer developments in the north offer ample options for 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 has redefined 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 new and existing businesses improve their bottom line. We have provided millions of dollars in incentives to businesses both large and small. As we redefine commerce, we will partner with you to create a customized business package that is right for your company.

COMMERCE MEANS Commerce City

Commerce City invites you to be a part of defining the DIA Technology industry and pave the way for the Next Big Thing in Colorado's business climate.

CRITERIA

COMMERCE CITY

✓ **MULTI-MODAL TRANSPORTATION NETWORK**

- Direct access to several major interstate arteries, planned commuter and light rail corridors, as well as air systems
- Bordering Denver International Airport

✓ **WELL LOCATED COMMUNITY**

- 4th fastest growing city in Colorado
- Centrally located in metro Denver
- 10 minutes from downtown Denver
- Proximity to renowned research universities including University of Colorado, Colorado School of Mines and Colorado State University

✓ **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; and 45,000 in Commerce City
- 83 percent of workforce in Adams County has a high school degree or higher

REGIONAL, NATIONAL AND INTERNATIONAL HEADQUARTERED COMPANIES

Atlas Capco	SASF Chemicals
Birko Chemical	Schlumberger
Douglass Colony Group	Scott Contracting Incorporated
Earthgrains Baking Company / Sara Lee Bakery Group	Suncor Energy
FedEx Freight	Thyssenkrupp Safeway, Inc.
FedEx Ground Package System, Inc.	United Food Service, Inc. / Shamrock Foods
Honnen Equipment	United Parcel Service (UPS)
Old Dominion Freight Lines	UPS Freight
Rentech	Veolia Environmental Services

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

“Commerce City understands its role and, more importantly its opportunity, in the overall development around DIA and E-470 and they have been a delight to work with. Simply put, they get it.”

CAL FULENWIDER – PRESIDENT, L.C. FULENWIDER, INC.