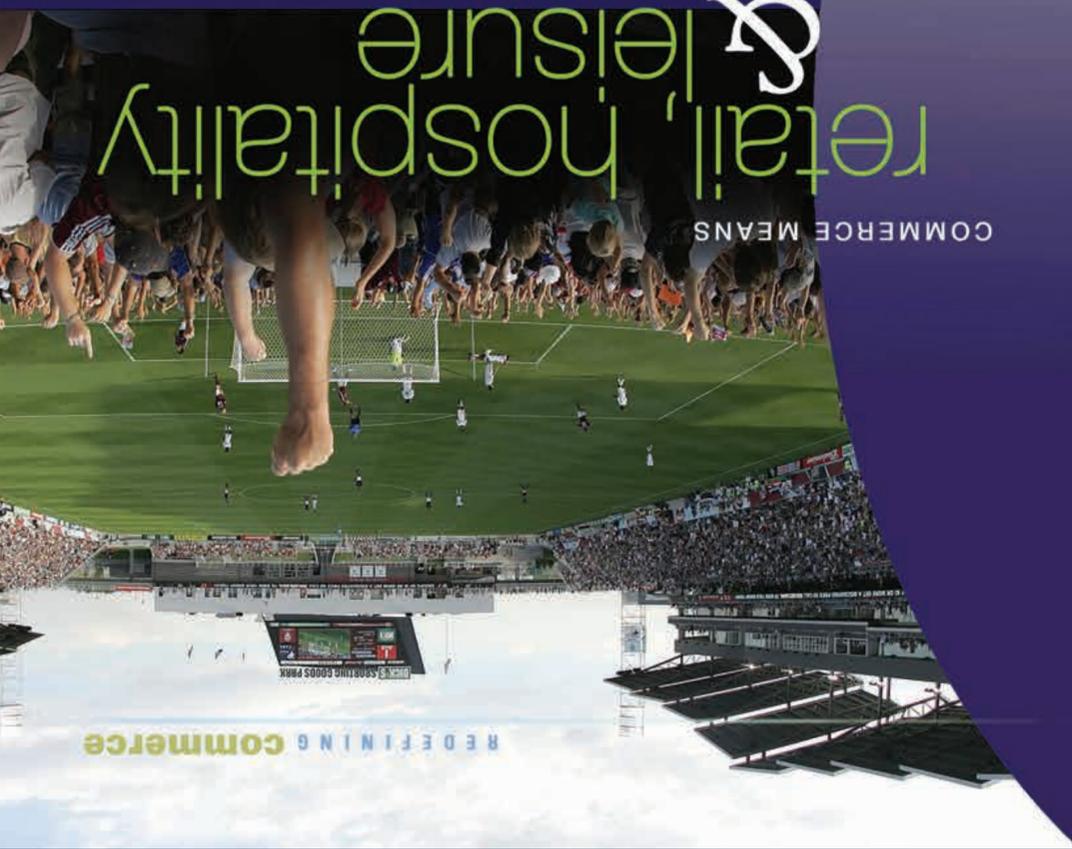


retail, hospitality & leisure

COMMERCE MEANS



the crossroads of commerce

Commerce City provides two distinct submarkets within the Commerce City Retail Trade Area:

northern retail trade area

The city's housing growth area north of 96th Avenue has boomed since 2000. The limited number of existing retailers and restaurants are unable to meet consumer demand. This area has a significant population of young families, as evidenced by the growing number of child care and early childhood education facilities, as well as aggressive plans for new K-12 schools.

Demographics

Population	30,894
Average Household Income	\$92,201
Median Age	30.9
Housing Units	10,482
Post-Secondary Education	64.7%

Northern Retail Trade Area Leakage

Radio, TV & Computer Stores	\$45 Million
Eating Places	\$44 Million
General Merchandise	\$35 Million
Drug Stores	\$21 Million
Hardware	\$12 Million
Home Furnishings	\$11 Million

Source: ESRI Business Analyst Online 2013; The Retail Coach Gap Analysis 2013

southern retail trade area

Made up of the historic core of the city, this area is a primary workforce center with established neighborhoods and many new development and redevelopment opportunities. It includes the new Adams City High School campus, the Mile High Greyhound Park redevelopment site and Victory Crossing – home to the Civic Center, Dick's Sporting Goods Park, open space parks and trails, and space for commercial and retail development and your business.

Demographics

Population	72,589
Average household Income	\$50,088
Median Age	29.1
Housing Units	23,000
Post-Secondary Education	35.1%

Southern Retail Trade Area Leakage

Radio, TV & Computer Stores	\$57 Million
Eating Places	\$33 Million
Drug Stores	\$22 Million
Groceries	\$16 Million
Clothing	\$8 Million
Home Furnishings	\$5 Million

Commerce City Top Ten Largest Employers

1. United Parcel Service – 2,320
2. Adams County School District #14 – 980
3. FedEx Ground Package Systems, Inc. – 800
4. Shamrock Foods – 610
5. City of Commerce City – 510
6. FedEx Freight, Inc. – 500
7. Suncor Energy, USA – 420
8. Old Dominion Freight Lines – 280
9. Safway Services – 270
10. Wal-Mart – 260

“We have operated retail stores in Commerce City for many years and the closer we are to our customers the better we can fulfill their needs. We want to grow with Commerce City, because they understand that all parties must be successful for sustainable growth.”

STEPHEN OLIVER
 SENIOR DIRECTOR, NEW STORE DEVELOPMENT, 7-ELEVEN

COMMERCE MEANS market demand

A Retail Coach study in 2013 found that Commerce City residents, who can't find what they need inside the city limits, drive significant distances to spend their dollars at retailers in our neighboring communities or order online.

Annually, these equate to:

Radio, TV & Computer Stores	\$102 Million
Eating Places	\$78 Million
Drug Stores	\$43 Million
Grocery	\$34 Million
Home Furnishings	\$16 Million
Clothing	\$16 Million

COMMERCE MEANS meeting the bottom line

• **Tax & Fee Rebates:** Retail, Hospitality and Leisure are such rapidly growing needs in the community it has been adopted as a target industry by City Council. Since 2010, the city has awarded more than \$3.5 million in incentives to businesses, creating nearly 800 jobs and \$98 million in capital investment.

• **Time is Money:** Commerce City has one of the fastest development review cycles in the region and one of our tips for experiencing a smooth process is a pre-application meeting.

• **Affordable Costs:** There is no head tax, no personal property tax and low tax rates. This results in considerable savings to companies over time.

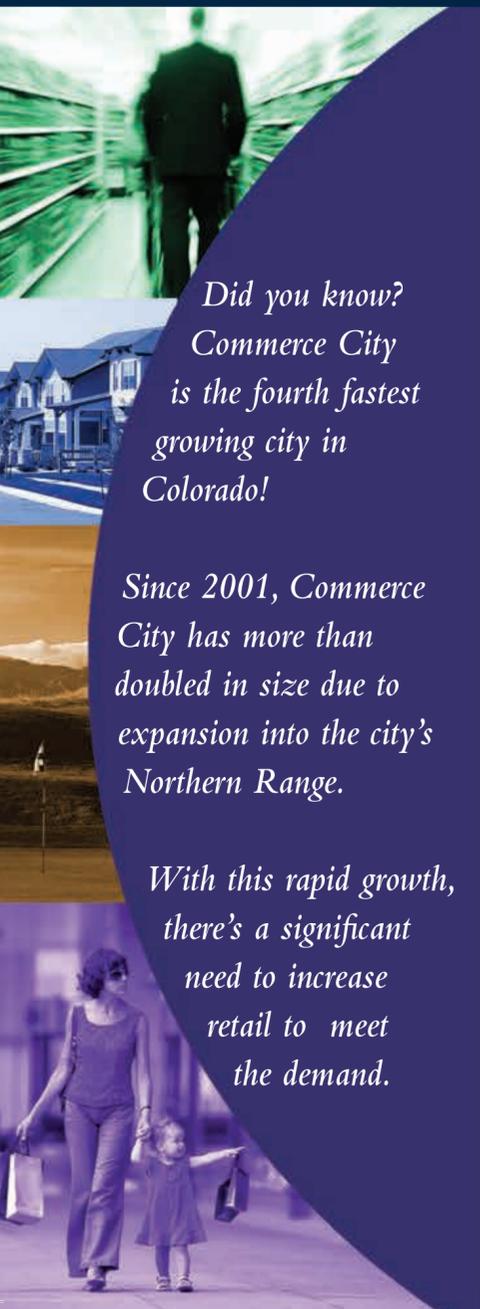
• **Customer Supply:** Commerce City is the fastest growing region of Metro Denver, located adjacent to Denver International Airport. Current retailers can't keep up with the rapidly growing demand, resulting in a \$290 million retail opportunity.

• **Ready to Work:** There is a large labor force to pull from, with over 324,000 employees in Adams County and more than 1.4 million in the Metro Denver region. Over 90 percent of the workforce holds a high school degree or higher.

*Did you know?
 Commerce City
 is the fourth fastest
 growing city in
 Colorado!*

*Since 2001, Commerce
 City has more than
 doubled in size due to
 expansion into the city's
 Northern Range.*

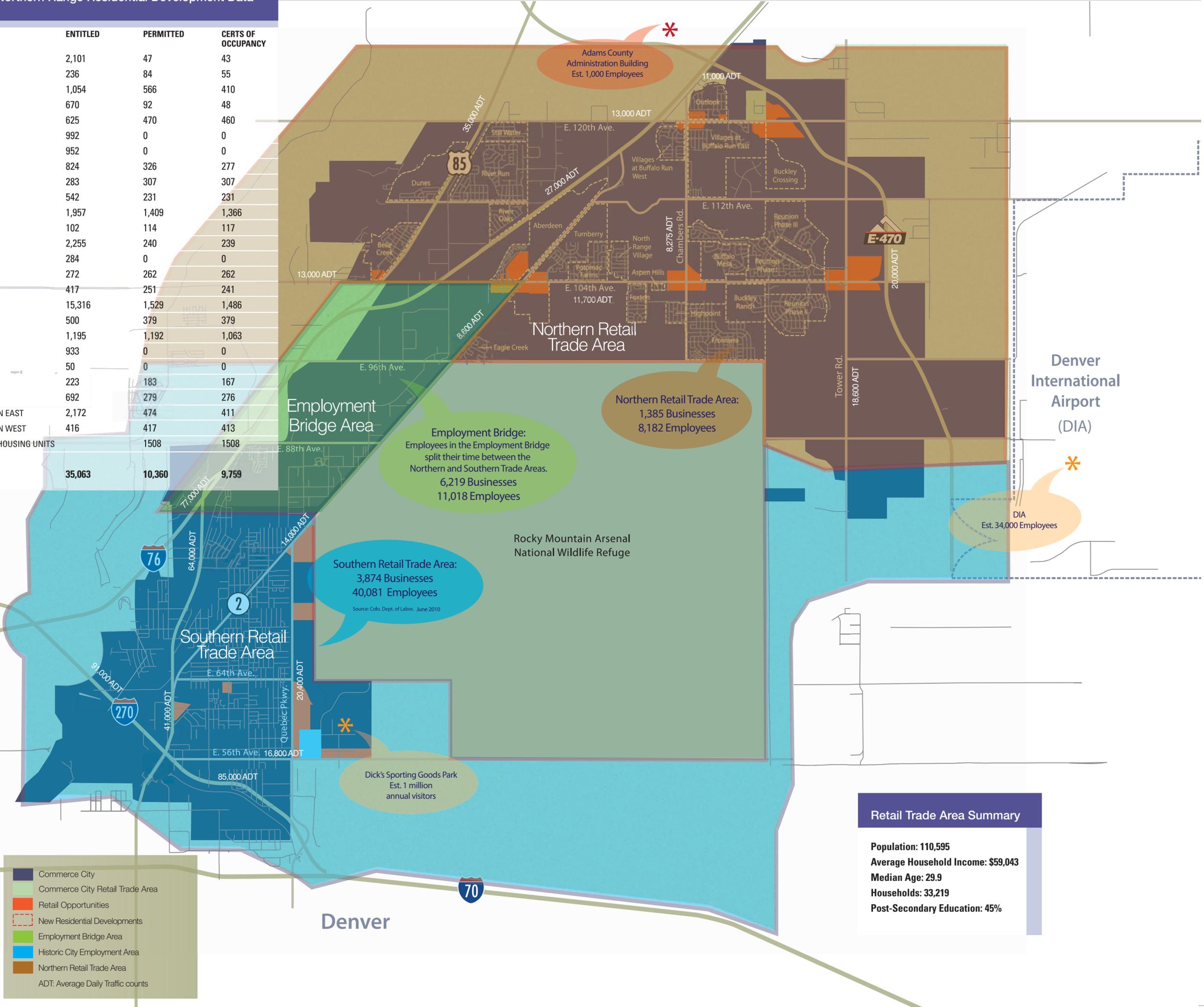
*With this rapid growth,
 there's a significant
 need to increase
 retail to meet
 the demand.*



Commerce City Northern Range Residential Development Data

As of April 2013

DEVELOPMENT NAME	ENTITLED	PERMITTED	CERTS OF OCCUPANCY
ABERDEEN	2,101	47	43
ASPEN HILLS	236	84	55
BELLE CREEK	1,054	566	410
BUCKLEY RANCH	670	92	48
BUFFALO MESA	625	470	460
BUCKLEY CROSSING	992	0	0
BUFFALO HIGHLANDS	952	0	0
DUNES	824	326	277
EAGLE CREEK	283	307	307
FOXTON	542	231	231
FRONTERRA	1,957	1,409	1,366
HIGHPOINT	102	114	117
TURNBERRY	2,255	240	239
PRAIRIE FARM	284	0	0
NORTH RANGE VILLAGE	272	262	262
POTOMAC FARMS	417	251	241
REUNION	15,316	1,529	1,486
RIVER OAKS	500	379	379
RIVER RUN	1,195	1,192	1,063
SECOND CREEK FARM	933	0	0
SECOND CREEK VILLAGE	50	0	0
STILL WATER	223	183	167
OUTLOOK	692	279	276
VILLAGES AT BUFFALO RUN EAST	2,172	474	411
VILLAGES AT BUFFALO RUN WEST	416	417	413
MISC NON-SUBDIVISION HOUSING UNITS		1508	1508
TOTAL	35,063	10,360	9,759



Retail Trade Area Summary

- Population: 110,595
- Average Household Income: \$59,043
- Median Age: 29.9
- Households: 33,219
- Post-Secondary Education: 45%

- Commerce City
- Commerce City Retail Trade Area
- Retail Opportunities
- New Residential Developments
- Employment Bridge Area
- Historic City Employment Area
- Northern Retail Trade Area