

Jefferson County Colorado



Q4 2022

QUARTERLY ECONOMIC
REPORT

Q3 Data

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JEFFCOEDC
ECONOMIC DEVELOPMENT CORPORATION



2022
Fourth Quarter

Quarterly Economic Summary

Employment	244,479 Up 3.4% from 2Q 2021	
Unemployment Rate	3.0% Down 1.7 percentage points from 3Q 2021	
Existing Home Sales	2,564 Down 29.7% from 3Q 2021	
Single-Family Detached Average Price	\$735,892 Up 8.6% from 3Q 2021	
Single-Family Attached Average Price	\$393,582 Up 10.5% from 3Q 2021	
Apartment Vacancy Rate	3.7% Down 0.7 percentage points from 2Q 2021	
Apartment Average Lease Rate	\$1,838 Up 16% from 2Q 2021	
Residential Building Permits	432 Down 56.2% from 3Q 2021	
Office Class A Vacancy Rate	7.5%	
Industrial Warehouse Vacancy Rate	1.9%	
Flex R&D Vacancy Rate	5.5%	
Retail Vacancy Rate	5.2%	
Office Class A Average Lease Rate	\$27.57	
Industrial Warehouse Average Lease Rate	\$11.95	
Flex R&D Average Lease Rate	\$13.91	
Retail Average Lease Rate	\$16.11	

Jeffco Business Activity

- ◆ Molson Coors Beverage Co. is making progress on its renovations at its production facility in Golden and plans to finish the upgrades by mid-2024, representing its biggest renovations in over 50 years. The upgrades will reduce the water and electricity needs of the brewery moving forward.
- ◆ Toyota USA and the National Renewable Energy Lab are completing a facility in Arvada in 2022 to begin producing hydrogen fuel on an industrial scale. This is in conjunction with the hydrogen fuel storage facility being developed at the National Renewable Energy Lab in Golden.
- ◆ The Golden-based National Renewable Energy Laboratory (NREL) is partnering with Southern California Gas Co. and GKN Hydrogen Corp. to build a hydrogen storage subsystem at NREL's Flatirons Campus in Boulder. The facility will store hydrogen and then convert the hydrogen into renewable electricity. The three-year project is set to launch at the end of 2022.
- ◆ Trimble, an industrial technology company, announced the official relocation of their headquarters from Sunnyvale, California to Westminster. The 240,000 square-foot location houses more than 1,000 of Trimble's employees. Trimble also announced a large solar array project in Westminster.
- ◆ Black Diamond Advisory, a Golden-based fintech firm, raised \$25 million to hire up to 100 new employees and continue its global expansion. Founded in 2019 with a staff of eight, the company currently employs 92.
- ◆ Lakewood will become the first city in Colorado to receive Google Fiber's fiber-to-the-building network, expanding the competitive market for high-speed broadband service for the city's residents and companies. Lakewood joins a select group of cities nationwide where Google Fiber has deployed its 100% fiber optic internet service.
- ◆ Colorado School of Mines, located in Golden, will launch a new bachelor's degree in construction engineering to prepare students to enter high-demand jobs in the growing industry. The new program will begin fall semester of 2023.
- ◆ Sheltair is expanding its operations in Jefferson County at the Rocky Mountain Metropolitan Airport. The company recently completed its new \$12 million 30,000 square-foot hangar facility and broke ground on its new 48,000 square-foot hangar expansion project.

Economic Headlines and Rankings

- ◆ Red Rocks Amphitheater was Metro Denver's most popular tourist attraction in 2021, serving more than 2.1 million people, according to a report by the *Denver Business Journal*. The Denver Museum of Nature and Science, Denver Zoo, and Denver Botanic Gardens all reported serving more than a million people.
- ◆ Eight Colorado cities made SmartAsset's ranking of the 50 cities with the most resilient economies. Fort Collins came in at 5th on the list that judged cities on 14 different metrics including employment, housing, social assistance and healthcare, and economic stability. Also ranked in the top 50 were Highlands Ranch (9), Boulder (18), Arvada (22), Centennial (33), Thornton (36), Westminster (46), and Lakewood (49). Cary, North Carolina and Frisco, Texas topped the list.
- ◆ *U.S. News & World Report* published its annual "Best Colleges" ranking, with Colorado School of Mines scoring highest among all universities in Colorado. The university was tied for 89th place among the 440 universities ranked nationally.
- ◆ In Area Development's latest "Top States for Doing Business" report, Colorado ranked 10th in the Access to Capital and Funding category due to the high levels of venture capital funding awarded in Colorado.

Development Projects

- ◆ Trammell Crow Company sold a 2-acre site at its Olde Town Station redevelopment in Arvada to make way for a new Residence Inn by Marriott. Raymond Management Company, a Wisconsin-based developer, will break ground on the hotel this fall, which is part of a larger development effort that includes 15,000 square-foot of retail space and a 252-unit apartment complex.

Employment Activity

Business Count, Average Weekly Wage, and Employment by Supersector

The number of businesses throughout Jefferson County increased 6.3 percent between the second quarters of 2021 and 2022, adding 1,450 businesses over the period. Ten of the 13 supersectors reported business growth over-the-year. Information reported the largest growth of 12.8 percent, or by 64 businesses, followed by professional and business services (+11.8 percent) and other services (+7.4 percent). Retail trade reported the largest over-the-year decrease of 2.3 percent, or by 40 businesses, followed by construction (-2.2 percent), and manufacturing (-0.4 percent).

Business and Employment Indicators by Supersector

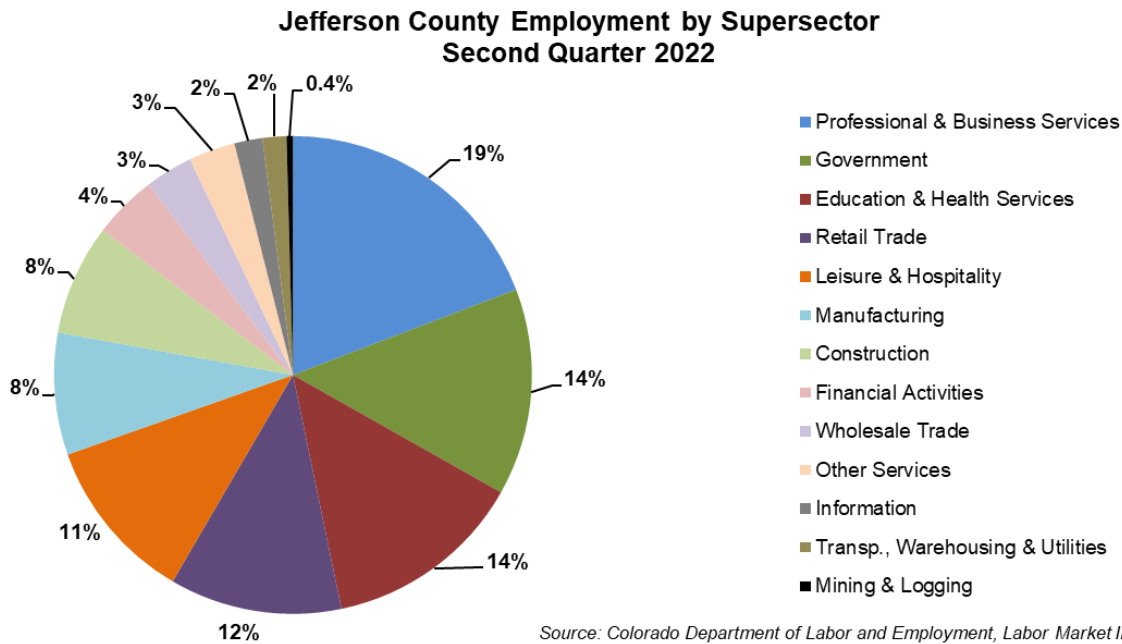
	Jefferson County						Metro Denver	
	Quarterly Business Count		Average Weekly Wage		Quarterly Employment Level		Quarterly Employment Level	
	2Q 2021	2Q 2022	2Q 2021	2Q 2022	2Q 2021	2Q 2022	2Q 2021	2Q 2022
Total All Industries	22,875	24,325	\$1,290	\$1,335	236,330	244,479	1,662,103	1,753,270
Private Sector								
Mining & Logging	129	131	\$1,553	\$1,432	991	1,052	13,670	12,989
Construction	2,297	2,247	\$1,314	\$1,420	17,471	18,355	104,492	108,475
Manufacturing	531	529	\$2,028	\$1,962	20,018	20,187	90,239	93,397
Wholesale Trade	1,622	1,718	\$2,449	\$2,330	7,331	7,888	79,836	84,909
Retail Trade	1,748	1,708	\$779	\$792	28,482	28,496	152,450	152,083
Transp., Warehousing & Utilities	303	313	\$1,436	\$1,505	4,025	3,948	69,274	75,099
Information	499	563	\$1,792	\$1,809	4,246	4,644	60,781	63,874
Financial Activities	2,632	2,798	\$1,479	\$1,534	10,551	10,557	117,088	121,163
Professional & Business Services	7,042	7,870	\$1,626	\$1,775	43,565	46,889	325,249	354,296
Education & Health Services	2,469	2,652	\$1,101	\$1,134	33,479	33,139	212,447	216,755
Leisure & Hospitality	1,599	1,621	\$520	\$541	24,530	27,363	160,078	184,660
Other Services	1,816	1,917	\$887	\$946	7,313	7,694	48,689	53,020
Government	179	185	\$1,276	\$1,305	34,313	34,213	227,658	232,133

Note: Industry data may not add to all-industry total due to rounding, suppressed data, and employment that cannot be assigned to an industry. Source: Colorado Department of Labor and Employment, Labor Market Information. Quarterly Census of Employment and Wages (QCEW).

The average weekly wage for Jefferson County was \$1,335 per week in the second quarter of 2022, an increase of 3.4 percent from the same time last year. Ten of 13 supersectors reported increases in the weekly wage, led by professional and business services (+9.2 percent), construction (+8 percent), and other services (+6.6 percent). Mining and logging recorded the largest over-the-year decrease of 7.8 percent, followed by wholesale trade (-4.9 percent), and manufacturing (-3.3 percent). Wholesale trade reported the highest weekly wage during 2Q 2022 of \$2,330 per week, while leisure and hospitality reported the lowest weekly wage of \$541.

Jefferson County employment increased 3.4 percent in the second quarter of 2022 compared with the prior year, representing an increase of 8,149 jobs. Ten of the 13 supersectors reported increases during the period, with the largest increases recorded in leisure and hospitality (+11.5 percent), information (+9.4 percent), and professional and business services (+7.6 percent). Transportation, warehousing, and utilities recorded the largest decrease of 1.9 percent over-the-year, followed by education and health services (-1 percent), and government (-0.3 percent).

Employment in Metro Denver increased 5.5 percent between the second quarters of 2021 and 2022, rising by 91,167 employees during the period. Eleven of the 13 supersectors reported over-the-year increases in employment. Leisure and hospitality reported the largest over-the-year increase of 15.4 percent, followed by



Source: Colorado Department of Labor and Employment, Labor Market Information. Quarterly Census of Employment and Wages (QCEW).

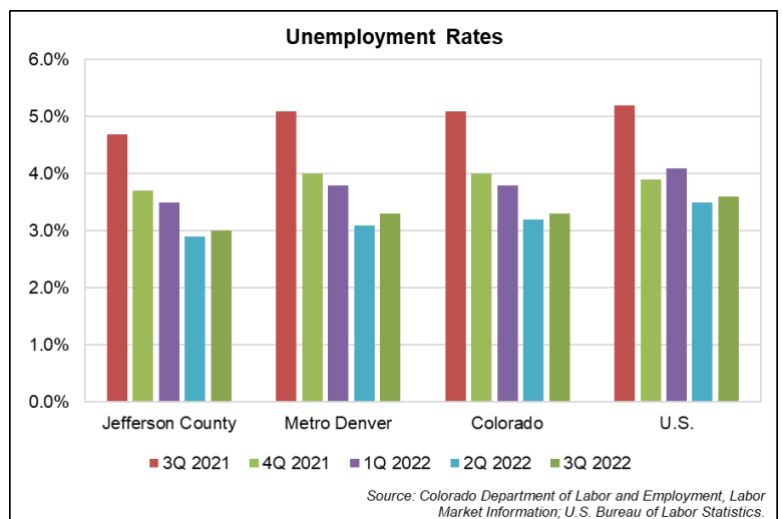
other services (+8.9 percent) and professional and business services (+8.9 percent). Mining and logging recorded the largest over-the-year decrease of 5 percent, followed by retail trade (-0.2 percent).

Labor Force and Unemployment

Jefferson County reported an unemployment rate of 3 percent in the third quarter of 2022, 0.1 percentage points above the rate recorded in the previous quarter and 1.7 percentage points below the level in the third quarter of 2021. Jefferson County had the fourth-lowest unemployment rate of the seven Metro Denver counties, behind Douglas County (2.7 percent), Boulder County (2.7 percent), and the City and County of Broomfield (2.8 percent). The Jefferson County unemployment rate was 0.3 percentage points below the 3.3 percent rate recorded in Metro Denver in 3Q 2022. Metro Denver’s unemployment rate was 0.2 percentage points higher than the rate recorded in the previous quarter and was 1.8 percentage points lower than one-year ago. The labor force in Jefferson County rose 3.1 percent between the third quarters of 2021 and 2022 to a total of

	Labor Force			Unemployment Rate	
	3Q 2021	3Q 2022	Yr/Yr % Change	3Q 2021	3Q 2022
Jefferson County	336,074	346,334	3.1%	4.7%	3.0%
Metro Denver	1,854,232	1,908,679	2.9%	5.1%	3.3%
Colorado	3,178,908	3,261,304	2.6%	5.1%	3.3%
U.S. (000s)	161,999	164,918	1.8%	5.2%	3.6%

Sources: Colorado Department of Labor and Employment, Labor Market Information; U.S. Bureau of Labor Statistics.



Source: Colorado Department of Labor and Employment, Labor Market Information; U.S. Bureau of Labor Statistics.

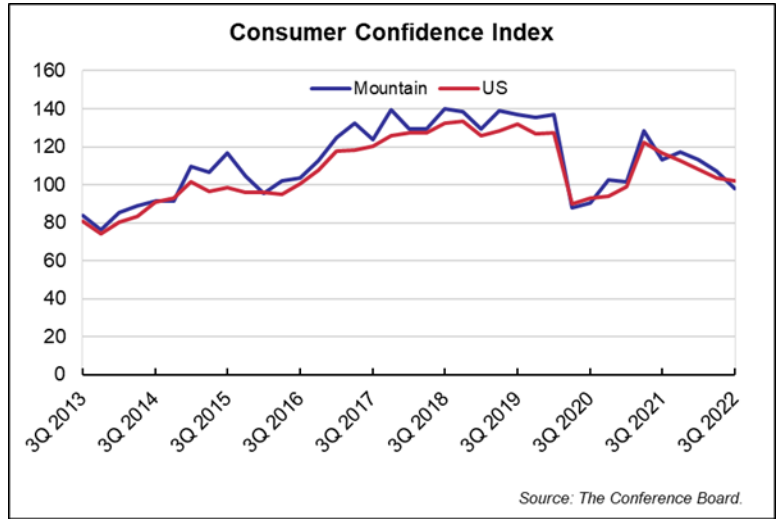
346,334 people employed or looking for a job. The labor force in Metro Denver also increased over-the-year, rising 2.9 percent to 1.9 million workers.

Colorado’s unemployment rate fell 1.8 percentage points to 3.3 percent between the third quarters of 2021 and 2022 and the state’s labor force increased 2.6 percent over-the-year. The U.S. unemployment rate fell 1.6 percentage points over-the-year to 3.6 percent and the labor force increased 1.8 percent during the same period.

Consumer Activity

Consumer Confidence

The Consumer Confidence Index for the U.S. decreased 12.4 percent over-the-year to 102.2 in the third quarter of 2022. Over-the-quarter, the national index fell 1.1 percent. The index has now recorded a quarterly decrease in consumer confidence for five consecutive quarters. Prior to the recent declines, the index recorded a quarterly increase for four consecutive quarters following a sharp decline reported in April and May of 2020 due to the COVID-19 pandemic.



Purchasing intentions were mixed at the end of the third quarter as interest rates continued to rise. Intentions for cars and major appliances increased as home purchasing intentions fell in the second quarter. Looking ahead, inflation and Federal Reserve interest rate increases remain headwinds for growth in the short term.

Colorado is included in the Mountain Region Index and the area reported a 13.7 percent decrease over-the-year. Over-the-quarter, confidence in the Mountain Region decreased 8.8 percent.

Retail Sales

Retail sales in Metro Denver increased 10 percent between the third quarters of 2021 and 2022. Six of the seven counties in Metro Denver reported over-the-year increases in retail sales. Adams County reported the largest increase of 21 percent, followed by the City and County of Broomfield (+10.5 percent) and the City and County of Denver (+10.1 percent). Only Douglas County (-2.4 percent) reported an over-the-year decline in consumer activity. Throughout the state of Colorado, retail activity increased 9.9 percent.

Total Retail Sales (\$000s)			
County	3Q 2021	3Q 2022	Yr/Yr % change
Metro Denver	\$41,019,104	\$45,138,244	10.0%
Adams	\$7,844,594	\$9,491,382	21.0%
Arapahoe	\$6,967,297	\$7,650,593	9.8%
Boulder	\$4,312,066	\$4,514,830	4.7%
Broomfield	\$799,506	\$883,371	10.5%
Denver	\$9,976,768	\$10,987,609	10.1%
Douglas	\$4,592,603	\$4,483,762	-2.4%
Jefferson	\$6,526,270	\$7,126,697	9.2%
Colorado	\$69,675,507	\$76,555,436	9.9%

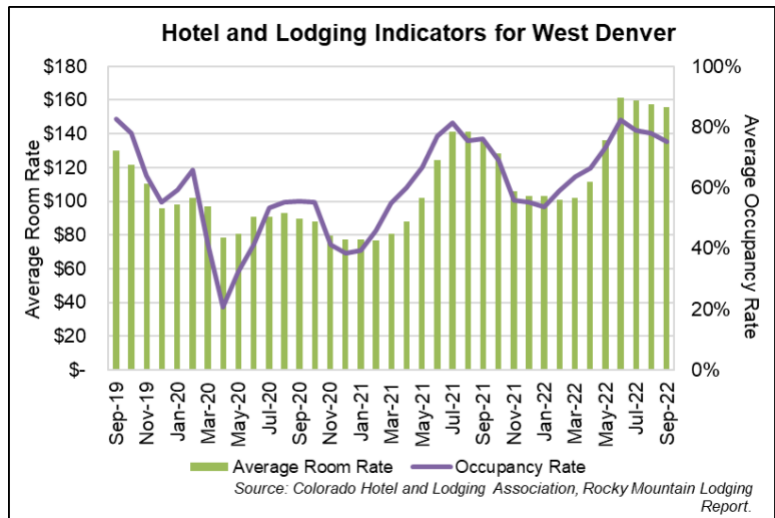
Source: Colorado Department of Revenue.

Lodging

The West Denver market ended September with a hotel occupancy rate of 75.3 percent, 0.7 percentage points below the previous year’s level and 7.2 percentage points below the pre-pandemic rate recorded in September 2019. The market’s average room rate in September was \$155.67, 14.4 percent higher than the same time last year and 19.6 percent above its pre-pandemic level. The room rate in the West Denver market was \$10.10 lower than the rate in Metro Denver.

Metro Denver reported a hotel occupancy rate of 78.7 percent at the end of September,

8.5 percentage points above the year-ago level. The average room rate for Metro Denver was \$165.77 at the end of September, 9.6 percent above the previous year’s rate. Since navigating the worst of the COVID-19 pandemic, the Metro Denver occupancy rate has returned to 96.6 percent of pre-pandemic levels recorded in September 2019. The average room rate has risen above pre-pandemic levels.



Residential Real Estate

Home Sales

Home sales fell in Jefferson County, and that performance was in line with the other counties in Metro Denver from the third quarter of 2021 to the third quarter of 2022. All seven counties in Metro Denver recorded over-the-year decreases in detached home sales, led by the City and County of Broomfield (-39.6 percent). Single-family detached homes sold in Jefferson County fell 31.8 percent to 1,899 homes sold in the third quarter of 2022, the smallest decline in Metro Denver. Detached sales in Metro Denver fell 33.3 percent over-the-year to 9,782 homes sold.

The number of single-family attached home sales in Jefferson County decreased 22.9 percent between the third quarters of 2021 and 2022 to 665 homes sold. Attached home sales fell in all seven counties, with attached home sales falling the most in Broomfield (-42.9 percent) and Douglas County (-39.1 percent). Jefferson County reported the smallest decline. Attached sales in Metro Denver fell 29.5 percent over-the-year to 3,378 homes sold.

Existing Home Sales

	Metro Denver County Markets							Metro Denver Total
	Adams	Arapahoe	Boulder	Broomfield	Denver	Douglas	Jefferson	
Home Sales								
<i>Single-Family Detached</i>								
3Q 2022	1,531	1,846	916	204	1,796	1,590	1,899	9,782
3Q 2021	2,277	2,814	1,415	338	2,708	2,339	2,783	14,674
<i>Single-Family Attached</i>								
3Q 2022	391	982	223	20	859	238	665	3,378
3Q 2021	612	1,355	324	35	1,213	391	862	4,792
Average Sold Price								
<i>Single-Family Detached</i>								
3Q 2022	\$546,722	\$666,414	\$959,810	\$702,257	\$802,056	\$822,789	\$735,892	\$739,712
3Q 2021	\$507,156	\$607,785	\$869,018	\$633,559	\$757,675	\$742,685	\$677,478	\$680,336
<i>Single-Family Attached</i>								
3Q 2022	\$366,439	\$366,850	\$520,398	\$436,555	\$414,264	\$481,634	\$393,582	\$402,759
3Q 2021	\$337,238	\$338,578	\$465,645	\$415,994	\$413,009	\$427,533	\$356,234	\$376,839

Source: ColoradoComps.

Home Prices

Between the third quarters of 2021 and 2022, single-family detached home prices rose 8.6 percent in Jefferson County to \$735,892, the fifth-fastest increase and the fourth-highest price of the seven counties. The average sales price rose in all seven counties during the period, ranging from an increase of 10.8 percent in Douglas County and the City and County of Broomfield, to an increase of 5.9 percent in the City and County of Denver. The average price throughout Metro Denver increased 8.7 percent over-the-year to \$739,712.

Jefferson County had the third-fastest increase in attached prices among the seven counties in Metro Denver, with an increase of 10.5 percent between the third quarters of 2021 and 2022. All seven counties also recorded over-the-year increases in the average attached price, ranging from the largest increase in Douglas County (+12.7 percent) to the most modest increase in the City and County of Denver (+0.3 percent). The average sales price in Metro Denver rose 6.9 percent over-the-year to \$402,759.

Apartment Market

Note: The Apartment Vacancy and Rent Survey for 3Q 2022 will not be released due to extenuating circumstances on the part of the report researchers. The survey for 4Q 2022 is expected to be released in late January 2023.

Metro Denver Average Apartment Rents and Vacancy
Second Quarter 2022

County	Vacancy Rate	Efficiency	1 Bed	2 Bed 1 Bath	2 Bed 2 Bath	3 Bed	Other	All
Adams	4.1%	\$1,479	\$1,453	\$1,685	\$2,031	\$2,346	\$2,876	\$1,685
Arapahoe	5.0%	\$1,538	\$1,578	\$1,717	\$2,094	\$2,619	\$3,083	\$1,803
Boulder/Broomfield	3.2%	\$1,903	\$1,849	\$2,036	\$2,302	\$2,501	\$2,469	\$2,055
Denver	5.6%	\$1,483	\$1,700	\$1,694	\$2,399	\$2,954	\$2,038	\$1,877
Douglas	3.8%	\$1,655	\$1,894	\$1,994	\$2,321	\$2,719	\$3,013	\$2,119
Jefferson	3.7%	\$1,356	\$1,666	\$1,616	\$2,132	\$2,342	\$1,705	\$1,838
Metro Average	4.8%	\$1,503	\$1,663	\$1,710	\$2,225	\$2,616	\$2,105	\$1,862

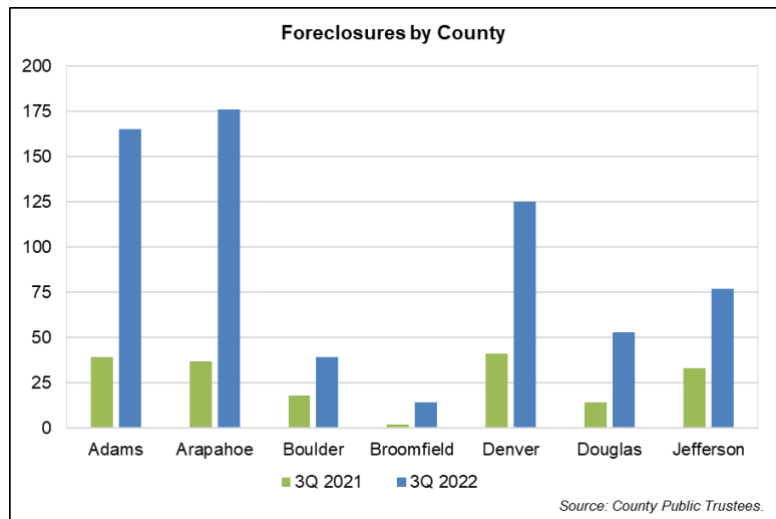
Source: Denver Metro Apartment Vacancy and Rent Survey.

Jefferson County reported the second lowest apartment vacancy rate of the six Metro Denver county market groups for the second quarter of 2022. The Jefferson County vacancy rate fell 0.7 percentage points between the second quarters of 2021 and 2022 to 3.7 percent vacancy and increased 0.4 percentage points over-the-quarter. Metro Denver’s vacancy rate was 1.1 percentage points higher than Jefferson County’s vacancy rate during the second quarter. The City and County of Denver had the highest vacancy rate of 5.6 percent.

The average rental rate in Jefferson County for all apartment types (\$1,838) increased 16 percent over-the-year and increased 5.8 percent between the first and second quarters of 2022. The Jefferson County average rental rate was \$24 below the Metro Denver average in the second quarter of 2022 and was the third-lowest average rental rate among the six Metro Denver county market groups. All six submarkets reported over-the-year increases in the average monthly rental rate, led by Douglas County (+17.9 percent) and Jefferson County (+16 percent). The Boulder/Broomfield submarket reported the most modest increase in the average rent of 5.3 percent. Douglas County reported the highest rental rate in 2Q 2022 of \$2,119 per month, while Adams County reported the lowest rental rate of \$1,685 per month. Across Metro Denver, rents increased 5.4 percent over-the-quarter to \$1,862 per month, and increased 12.7 percent over-the-year.

Foreclosures

Foreclosure filings in Jefferson County increased 133.3 percent over-the-year to 77 filings during the third quarter of 2022, up 44 filings compared with the same time last year. The large increase was due to low filings last year due to the government’s foreclosure moratorium and mortgage forbearance programs, which kept foreclosures low for most of 2021. All seven counties reported increases in filings over-the-year, with the City and County of Broomfield reporting the largest percentage increase of 600 percent. Across Metro Denver, foreclosure filings rose 252.7 percent over-the-year to 649 total filings, representing an increase of 465 foreclosures during the period.



Residential Construction

The total number of residential units permitted in Jefferson County decreased 56.2 percent or by 554 units between the third quarters of 2021 and 2022. In total, Jefferson County permitted 432 units in the third quarter of 2022, with single-family detached homes comprising 58.3 percent of those permits at 252. Multi-family units accounted for 38.7 percent of the permits, totaling 167, and single-family attached homes accounted for 3 percent, or 13 permits. Single family detached homes reported the only over-the-year increase, up 5.4 percent,

Jefferson County Residential Building Permits

	Single-Family Detached		Single-Family Attached		Multi-Family		Total Units	
	3Q 2021	3Q 2022	3Q 2021	3Q 2022	3Q 2021	3Q 2022	3Q 2021	3Q 2022
Unincorp. Jefferson County	91	136	0	9	67	84	158	229
Arvada	51	71	0	0	0	0	51	71
Edgewater	1	0	11	2	10	0	22	2
Golden	2	2	0	0	0	0	2	2
Lakewood	6	13	12	0	244	10	262	23
Mountain View	0	0	0	0	0	0	0	0
Westminster*	49	2	0	0	312	0	361	2
Wheat Ridge	39	28	0	2	91	73	130	103
Total Units	239	252	23	13	724	167	986	432

*Westminster included in Adams and Jefferson Counties. Total may reflect construction not in Jefferson County. Source: U.S. Census Bureau.

or 13 units. Single-family attached units decreased 43.5 percent, or by 10 units, while multi-family recorded the largest over-the-year decrease, down 76.9 percent from 724 building permits reported in 3Q 2021.

Two of the eight market areas in Jefferson County reported increases in total units over-the-year. Unincorporated Jefferson County reported the largest increase of 44.9 percent, or 71 units over the period, followed by Arvada (+39.2 percent). Westminster reported the largest over-the-year decline of 99.4 percent, or 359 permits, followed by Lakewood (-91.2 percent), Edgewater (-90.9 percent), and Wheat Ridge (-20.8 percent).

Commercial Real Estate

Lease rates for industrial, flex, and retail property are triple-net; office rates are full-service.

Office Market

The Jefferson County vacancy rate increased in two of the three classes of office space. Vacancy in Class A office space increased 0.3 percentage points to 7.5 percent vacancy between the third quarters of 2021 and 2022. Class B space recorded a decrease of 0.5 percentage points during the period to 10.7 percent vacancy, while Class C space increased 0.2 percentage points to 5.4 percent vacancy over-the-year. An additional 66,146 square feet of Class B office space was added to the market over-the-year.

The average lease rates for office space in Jefferson County increased across all three classes of office buildings during the third quarter of the year. Class C space reported the largest increase, rising 5 percent to \$17.58 per square foot. Class B space reported an increase of 0.7 percent or an additional \$0.15 per square foot, while Class A space increased 1.4 percent or by \$0.39 per square foot.

The Metro Denver office market reported an increase in the vacancy rate in one of the three classes of office space between the third quarters of 2021 and 2022. Class A vacancy increased 1.1 percentage points to 15.9 percent during the period. Class B vacancy decreased 0.4 percentage points to 11.5 percent, while Class C space reported no change and a vacancy rate of 4.5 percent. The average lease rate in the office market increased in all three office classes during the period, with the largest increase in the Class B space, which rose 7.5 percent to \$27.36 per square foot. Class A space rose 3.1 percent to \$35.07, while Class C space increased 2.8 percent to \$22.03 per square foot.

Jefferson County Commercial Vacancy and Lease Rates by Property Type

		Total Existing Square Footage		Vacancy Rate		Avg Lease Rate (per sq. ft.)	
		3Q 2021	3Q 2022	3Q 2021	3Q 2022	3Q 2021	3Q 2022
Office	Jefferson County						
	Class A	6,016,467	6,016,467	7.2%	7.5%	\$27.18	\$27.57
	Class B	15,246,873	15,313,019	11.2%	10.7%	\$23.05	\$23.20
	Class C	3,490,907	3,490,907	5.2%	5.4%	\$16.74	\$17.58
	Metro Denver						
	Class A	77,737,755	78,284,244	14.8%	15.9%	\$34.02	\$35.07
	Class B	100,967,074	101,259,092	11.9%	11.5%	\$25.44	\$27.36
Class C	22,020,722	22,020,722	4.5%	4.5%	\$21.44	\$22.03	
Industrial	Jefferson County						
	Industrial Warehouse	9,721,415	9,721,415	3.6%	1.9%	\$10.42	\$11.95
	Flex/R&D	1,618,267	1,618,267	6.7%	5.5%	\$13.09	\$13.91
	Metro Denver						
	Industrial Warehouse	151,217,765	154,432,129	5.5%	4.0%	\$8.69	\$10.09
Flex/R&D	9,404,073	9,530,305	11.1%	9.5%	\$12.63	\$13.99	
Retail	Jefferson County	37,015,154	37,089,789	5.3%	5.2%	\$15.26	\$16.11
	Metro Denver	174,065,189	174,629,820	4.8%	4.4%	\$18.84	\$19.94

Note: Vacancy rate and average lease rate are for direct space only (excludes sublet space). Industrial, flex, and retail lease rates are triple-net; office rates are full-service. Source: CoStar Realty Information, Inc.

Industrial Market

Industrial warehouse vacancy in Jefferson County fell 1.7 percentage points between the third quarters of 2021 and 2022. The average lease rate increased 14.7 percent to \$11.95 per square foot. There was no space added to the industrial warehouse market over-the-year. The vacancy rate in the flex/R&D market was 5.5 percent in the third quarter of 2022, down 1.2 percentage points from a year prior. The average lease rate rose 6.3 percent during the same period, increasing to \$13.91 per square foot. There was no flex/R&D space added to the market between the third quarters of 2021 and 2022.

The industrial warehouse market vacancy in Metro Denver decreased 1.5 percentage points to 4 percent between the third quarters of 2021 and 2022. The average lease rate increased 16.1 percent to \$10.09 per square foot. The vacancy rate in the flex/R&D market in Metro Denver fell over-the-year, decreasing 1.6 percentage points to 9.5 percent. The average lease rate increased 10.8 percent during the period to \$13.99 per square foot.

Retail Market

The Jefferson County retail market reported a 0.1 percentage point decrease in the vacancy rates between the third quarters of 2021 and 2022. An additional 74,635 square feet of retail space was added in Jefferson County. The average lease rate in Jefferson County increased 5.6 percent over-the-year, rising to \$16.11 per square foot.

The retail vacancy rate in Metro Denver fell 0.4 percentage points over-the-year to 4.4 percent vacancy, while the average lease rate increased 5.8 percent to \$19.94 per square foot in the third quarter of 2022.

Commercial Construction

There were 12 buildings with 392,324 square feet of commercial space under construction in Jefferson County at the end of the third quarter of 2022. Industrial/flex space accounted for 73.3 percent of the square footage under construction with 287,704 square feet of space. In addition, there is 104,620 square feet of retail space underway. The largest project under construction was the Verve Commerce Center in Broomfield, totaling 133,758 square feet of industrial space.

There were four industrial buildings, five retail buildings, and three office buildings completed in Jefferson County through the third quarter of 2022, totaling 335,579 square feet. Industrial space accounted for 70.9 percent of the space completed, with office space accounting for 19.7 percent, and retail accounting for 9.4 percent. The largest buildings completed included the Axis industrial building in Wheat Ridge totaling 142,200 square feet and a flex building at 11059 Dover Street in Westminster totaling 55,200 square feet.

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