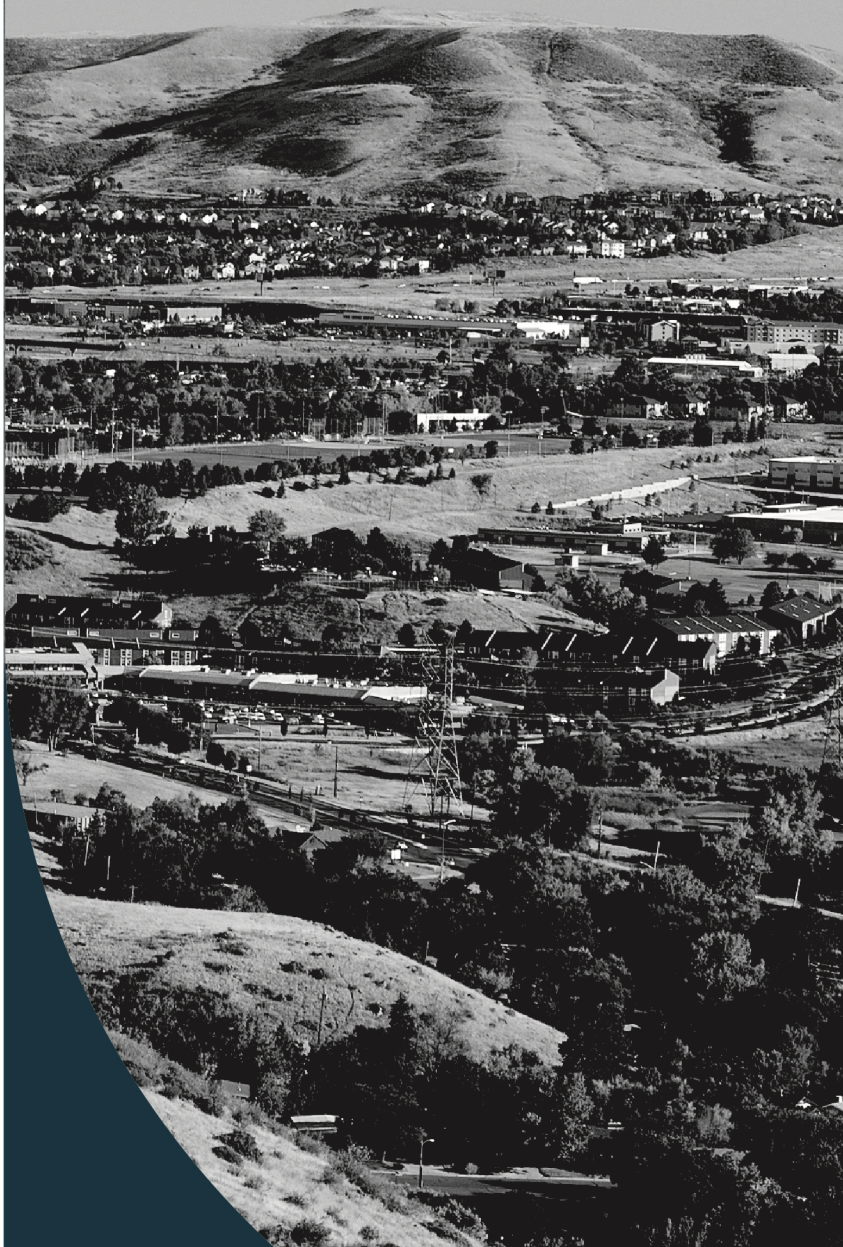


Jefferson County Colorado



Q4 2024

QUARTERLY ECONOMIC
REPORT

Q3 2024

Data

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JEFFCOEDC
ECONOMIC DEVELOPMENT CORPORATION



2024

Fourth Quarter

Quarterly Economic Summary

<p>Employment Q2 2024</p>	<p>249,918 Up 0.7% from Q2 2023</p>	
<p>Unemployment Rate Q3 2024</p>	<p>4.0% Up 0.9 percentage points from Q3 2023</p>	
<p>Existing Home Sales Q3 2024</p>	<p>2,162 Up 4.8% from 3Q 2023</p>	
<p>Single-Family Detached Average Price</p>	<p>\$822,675 Up 0.5% from 3Q 2023</p>	
<p>Single-Family Attached Average Price</p>	<p>\$431,542 Down 6.4% from 3Q 2023</p>	
<p>Apartment Vacancy Rate</p>	<p>5.1% Up 0.2 percentage points from Q3 2023</p>	
<p>Apartment Average Lease Rate</p>	<p>\$1,913 Up 0.2% from Q3 2023</p>	
<p>Residential Building Permits</p>	<p>234 Up 2.6% from Q3 2023</p>	
<p>Office Class A Vacancy Rate Industrial Warehouse Vacancy Rate Flex R&D Vacancy Rate Retail Vacancy Rate</p>	<p>12.0% 3.6% 4.4% 4.6%</p>	
<p>Office Class A Average Lease Rate Industrial Warehouse Average Lease Rate Flex R&D Average Lease Rate Retail Average Lease Rate</p>	<p>\$27.77 \$13.40 \$14.55 \$15.58</p>	

JeffCo Business Activity

- ◆ **TriSalus Life Sciences** announced plans to stay and expand in Jefferson County and signed a new lease for 20,840 square feet of expanded industrial space at its current location in Westminster. The company recently received a \$50 million contract with a new client, and as a result, needed to build a new clean room. The \$1.5 million investment will create 20 net new jobs with an average salary of \$100,000 and allow the company to expand its employment from 112 to 132. TriSalus develops and commercializes disruptive drug delivery technologies for the treatment of liver and pancreatic tumors.
- ◆ **Loft Orbital** held a ribbon-cutting for its second location in Jeffco, at its new 13,000 square-foot facility in Golden. The new facility will be the company's Satellite Integration and Test Center (SITC) and will include dedicated in-house capacity for space flight components, assembly and rework, satellite storage, satellite production, environmental testing, and development. With the expansion, the company has grown from 97 to 110 employees and has plans to expand more soon.
- ◆ **Molson Coors** recently celebrated the completion of "**G150 Project**", a \$500 million investment to build a new modernized facility to modernize its brewery operations here, increase sustainability, and reduce water use by an estimated eighty million gallons annually.
- ◆ **Ohm on the Range**, an electric vehicle (EV) education and workforce training provider, recently announced its plans to expand to 2,750 square feet in Arvada. The start-up company was awarded an Opportunity Now Colorado, which is designed to help communities across Colorado create and expand innovative workforce and talent development initiatives. Ohm plans to expand from one employee to three, and projects future expansion opportunities as the region's EV industry demand continues to increase.
- ◆ **GFiber** opened its new 13,000 sq.-ft. Colorado headquarters in downtown Lakewood's Belmar Center. GFiber is the high-speed internet infrastructure arm of Google, and the new HQs will oversee the installation of the network in other cities in the metro area, state, and region.
- ◆ **SEA Ltd. Engineering**, a forensic consulting firm, is doubling its existing space in unincorporated Jefferson County by expanding to 16,350 sq. ft. in the 3D Technology Center. The company plans to increase its employment from 9 to 25 with the expansion.
- ◆ **Astro Digital**, a developer of micro-satellite systems and infrastructure, is expanding and relocating to unincorporated Jeffco. The company is leasing 18,000 sq. ft. of flex space in the Ken Carly Business Center and has plans to invest \$5 million in capital over the next few years and create 141 new jobs with an average salary of \$126,589, which is 170% of Jeffco's average annual wage. OEDIT approved a \$1.9 million JGITC to help incentive Colorado over Utah for the project.
- ◆ **Deep Roots Winery** is relocating its operations from RiNo (due to increasing business costs) to Golden and leasing 3,000 sq. ft. at 1375 Catamount Drive. The new location will be exclusively for wine production and tasting experiences, with hard ciders being introduced later. The new location is projected to be open in January of 2025 and will employ four fulltime people.
- ◆ **GeoStabilization International** – relocated/expanded from commerce city to the Westmoor Technology Park in Westminster. The company leased over 20,000 sq. ft. and the project will bring up to 137 new high-paying primary jobs the Jefferson County. GeoStabilization is a geohazard mitigation firm operating in the U.S. and Canada.

JeffCo Development Activity

- ◆ **Copart** purchased the 150-acre **Bandimere Speedway** property for \$51 million. Copart, a global auto auction company, is planning to turn the former speedway into a vehicle auction center and storage facility for cars awaiting resale. After recently annexing the site into Morrison, Copart will transfer 16 acres to Morrison for future retail development. Bandimere Speedway is looking at a new site for its racetrack in Hudson, Weld County.

- ◆ **Confluence Cos.** broke ground on **The Col**, a mixed-use community in Golden along the Colfax corridor. The \$72 million development project is estimated to be completed in early 2026 and will feature 181 apartments with 6,6756 SF of restaurant space. The Col will achieve LEED Gold certification designation.
- ◆ **JE Dunn Construction** completed renovation and modernization of **GSA's Building 53**, located at the Denver Federal Center campus in Lakewood. The mostly vacant 200,000 square-foot building is now energy efficient and includes modern office space. The facility will house five federal agencies, including two DOI Bureaus with nearly 1,000 employees, eliminating seven private market leases and saving taxpayers over \$12 million annually.
- ◆ **Koelbel and Company** and Hemmeter Ventures have announced the acquisition of the first **Work Simple** office project in Westminster and introducing its "work-near-home" (WNH) office concept that provides flexible work environment conveniently located in suburban markets and easily accessible to their target users. The three-story 40,000 sq.-ft. facility will be able to accommodate up to 200 small businesses at full capacity. After substantial improvements, new amenities will include a training room, conference rooms, drop-in and co-working space, and individual and team offices.
- ◆ Trumark Homes purchased land in Arvada to develop **Hillcrest Creek**, a planned development project that will consist of 83 three-story townhomes. The new residential community will be located along W. 59th Ave. and Ward Rd., near Olde Town Arvada. Construction will begin early 2025 with sales launching September 2025.
- ◆ The design-build team of Flintco and Page has been selected to lead the design and construction for the **first phase** of development of **Quantum Commons**. When completed in 2026, this portion of the 70-acre site will include a new 10,000 sq.-ft. fabrication laboratory/cleanroom facility to support prototyping and low-volume manufacturing, and the completed renovation of an existing 17,000 sq.-ft. facility with open-access quantum labs featuring a collaborative community design. The next phase of the campus development will be for open-access facility expansion and co-location and growth of quantum startups and scaleups.
- ◆ Wheat Ridge voters approved a recent ballot measure that amends the city's charter to establish new building height regulations on the 100-acre former Lutheran hospital campus, which will allow the city to implement the 2021 **Lutheran Legacy Campus** Master Plan. The amendment reduces maximum building heights, significantly shorter than the now-vacant existing hospital, while ensuring open space, community amenities, and diverse housing opportunities.
- ◆ **Colorado Christian University (CCU)** celebrated the completion of its Armstrong Center, named after former CCU President Bill Armstrong. The new 60,000 sq.-ft. Center will serve as the academic and spiritual cornerstone for the CCU campus, and will include the School of Music, an expanded library, industry-leading digital media studios, a 500-seat theater, and the University's first dedicated chapel.

Regional Economic Headlines & Rankings

- ◆ In November 2024, Denver ranked 8th among the 50 largest U.S. and Canadian markets for tech talent professionals according to the 2024 Scoring Tech Talent report, published annually by CBRE Research. Denver reported the 11th highest concentration of employment in tech industries for Large Tech Talent Markets and 5-year wage growth exceeding 35 percent for all tech occupations.
- ◆ New ADP Research released in November 2024 shows that Colorado has the fifth-highest median salary in the country, trailing behind Washington D.C., Massachusetts, Alaska, and North Dakota.
- ◆ Colorado surpassed California as the leading state in electric vehicle (EV) market share, with EVs making up 25.3 percent of new vehicle sales in the third quarter, while California was second at 24.3 percent. Colorado ranks first nationwide for EV sales, supported by strong state and federal incentives, including a \$5,000 state tax credit, and a goal to have 940,000 EVs on the road by 2030 to help achieve net-zero emissions by 2050.

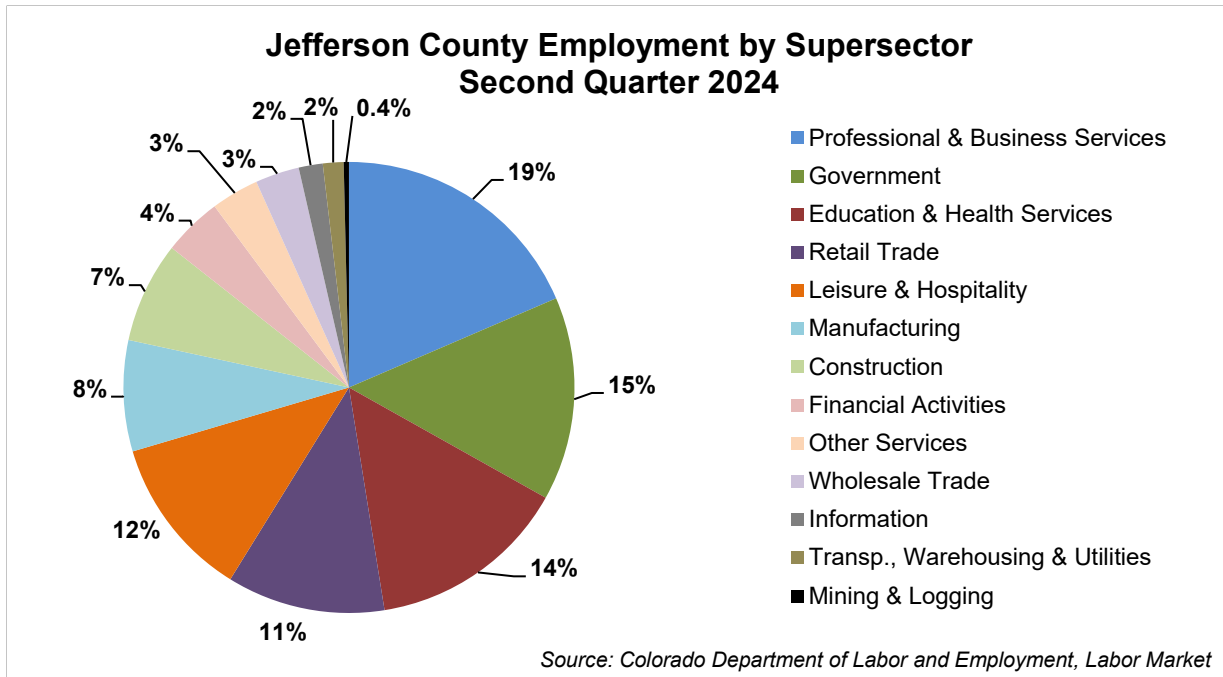
Employment Activity

Business Count, Average Weekly Wage, and Employment by Supersector

Note: The reduction in business units in Jefferson County may be linked to the removal of over 30,000 inactive unemployment insurance accounts across Colorado in Q2 2024 by the Bureau of Labor Statistics.

The number of businesses throughout Jefferson County decreased 4.7 percent between the second quarters of 2023 and 2024, falling by 1,231 businesses over the period. 12 of the 13 supersectors reported decreases year-over-year. The transportation, warehousing, and utilities sector reported the largest percentage decline of 12.6 percent, or a decrease of 44 business units, while professional and business services reported the largest decrease in total number of business units (-303 businesses or -3.6 percent). The government sector reported no change year-over-year, remaining at 180 business units from Q2 2023 to Q2 2024.

The average weekly wage for Jefferson County was \$1,469 in the second quarter of 2024, an increase of 3.2 percent from the same quarter in 2023. 11 of the 13 supersectors reported increases in the weekly wage, with the largest increases reported in financial activities (+11.4 percent), manufacturing (+7.7 percent), and transportation, warehousing, and utilities (+6.9 percent). The mining and logging sector reported the largest annual decrease of 15.4 percent, followed by information (-2.0 percent).



Jefferson County employment increased 0.7 percent in the second quarter of 2024 compared with the prior year, representing an increase of 1,696 jobs. Six of the 13 supersectors reported increases during the period, with the largest increases recorded in the other services sector (+6.6 percent), government (+3.6 percent), and education and health services (+3.3 percent). Mining and logging recorded the largest decrease of 12.4 percent over the year, followed by transportation, warehousing, and utilities (-5.7 percent), and information (-5.2 percent).

Employment across Metro Denver decreased 0.1 percent between the second quarters of 2023 and 2024, falling by 2,289 employees during the period. Six of the 13 supersectors reported year-over-year increases in employment. The government category reported the largest increase of 2.9 percent, followed by education and

health services (+2.2 percent), and other services (+2.1 percent). The mining and logging sector recorded the largest year-over-year decrease of 5.7 percent, followed by information, which fell by 5.6 percent.

Business and Employment Indicators by Supersector

	Jefferson County						Metro Denver	
	Quarterly Business Count		Average Weekly Wage		Quarterly Employment Level		Quarterly Employment Level	
	Q2 23	Q2 24	Q2 23	Q2 24	Q2 23	Q2 24	Q2 23	Q2 24
Total All Industries	25,977	24,746	\$1,423	\$1,469	248,222	249,918	1,791,935	1,789,646
Private Sector								
Mining & Logging	129	123	\$1,680	\$1,422	1,065	933	12,091	11,406
Construction	2,312	2,141	\$1,488	\$1,544	17,915	18,092	109,764	110,460
Manufacturing	537	519	\$2,120	\$2,284	20,107	19,877	89,675	87,490
Wholesale Trade	1,755	1,671	\$2,575	\$2,686	8,091	7,878	86,418	86,005
Retail Trade	1,802	1,746	\$814	\$845	28,288	28,332	152,561	153,005
Transp., Warehousing & Utilities	350	306	\$1,719	\$1,837	3,929	3,707	78,758	79,961
Information	627	587	\$2,030	\$1,988	4,546	4,310	61,320	57,874
Financial Activities	2,924	2,779	\$1,550	\$1,726	10,741	10,544	119,334	115,728
Professional & Business Services	8,450	8,147	\$1,828	\$1,896	46,426	46,304	362,065	357,444
Education & Health Services	2,852	2,841	\$1,304	\$1,307	34,706	35,841	227,222	232,261
Leisure & Hospitality	1,710	1,693	\$589	\$604	28,768	29,006	193,149	191,977
Other Services	2,025	1,938	\$1,024	\$1,044	8,031	8,559	55,092	56,276
Government	180	180	\$1,413	\$1,445	35,220	36,482	242,344	249,294

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).

Labor Force and Unemployment

Jefferson County reported an unemployment rate of 4.0 percent in the third quarter of 2024, up 0.4 percentage points from the previous quarter and up 1.0 percentage points from the third quarter of 2023. The Jefferson County unemployment rate was 0.2 percentage points below the 4.2 percent rate recorded in Metro Denver in Q3 2024. Metro Denver’s unemployment rate was also 0.4 percentage points higher than the rate recorded in the previous quarter and was up 1.0 percentage points from one year ago.

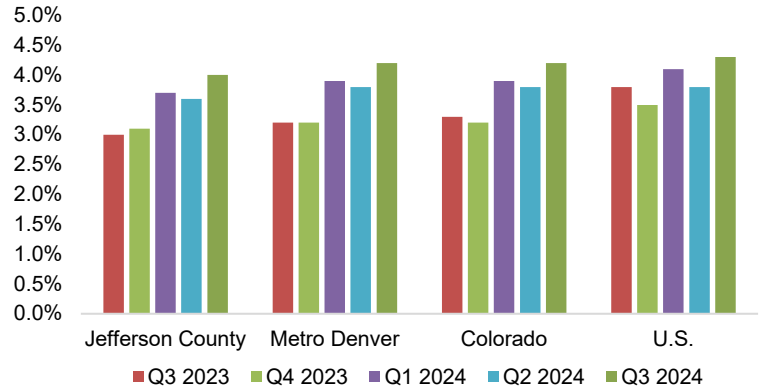
	Labor Force			Unemployment Rate	
	Q3 2023	Q3 2024	Yr/Yr % Change	Q3 2023	Q3 2024
Jefferson County	348,441	347,539	-0.3%	3.0%	4.0%
Metro Denver	1,917,185	1,916,386	0.0%	3.2%	4.2%
Colorado	3,252,589	3,268,470	0.5%	3.3%	4.2%
U.S. (000s)	168,040	169,018	0.6%	3.8%	4.3%

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

The labor force in Jefferson County decreased 0.3 percent between the third quarters of 2023 and 2024 to a total of 347,539 people employed or looking for a job. The labor force in Metro Denver decreased less than 0.1 percent during the period to more than 1.9 million workers.

Colorado’s unemployment rate was up 0.4 percentage points between the third quarters of 2023 and 2024, while the labor force increased 0.5 percent during the same period. The U.S. unemployment rate rose 0.5 percentage points over the year to 4.3 percent, with the labor force increasing by 0.6 percent during the same period.

Unemployment Rates



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

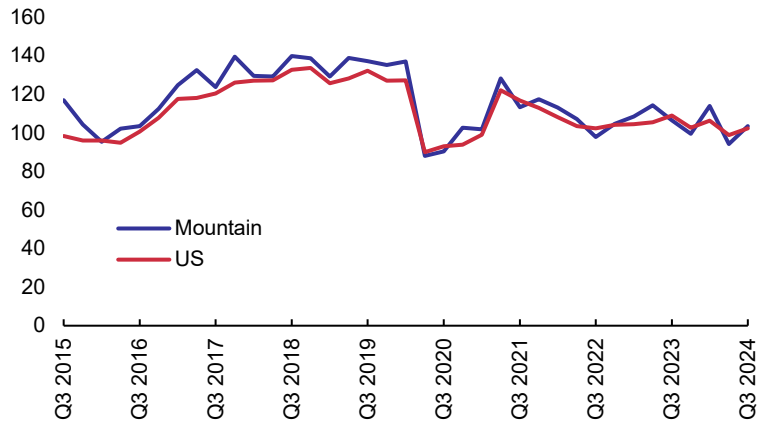
Consumer Activity

Consumer Confidence

The Consumer Confidence Index for the U.S. decreased 6.2 percent over the year to 102.2 in the third quarter of 2024.

Over the quarter, the national index increased 3.4 percent. Analysts at The Conference Board explained that there continued to be an improvement in the outlook for business and labor conditions, both current and future, especially among individuals under the age of 35.

Consumer Confidence Index



Source: The Conference Board.

Colorado’s Mountain Region reported a 2.7 percent decrease in Consumer Confidence to 103.5 from Q3 2023 to Q3 2024 and a 10.0 percent increase from Q2 2024 to Q3 2024.

Retail Sales

Retail sales activity in Jefferson County grew 6.2 percent between the third quarters of 2023 and 2024. Administrative and support and waste management and remediation services reported the largest increase, rising 51.7 percent from Q3 2023 to Q3 2024, followed by education services (+31.8 percent) and construction (+16.9 percent). Clothing, clothing accessories, shoe, and jewelry retailers registered the largest year-over-year decline of 11.7 percent, followed by gasoline stations and fuel dealers (-11.4 percent), and building material and garden equipment and supplies dealers (-7.0 percent).

Total Retail Sales (\$Billions)

County	Q3 2023	Q3 2024	Yr/Yr % change
Metro Denver	\$45.23	\$46.60	3.0%
Adams	\$8.38	\$8.14	-2.8%
Arapahoe	\$7.76	\$7.89	1.7%
Boulder	\$4.54	\$4.76	4.8%
Broomfield	\$0.86	\$0.86	0.2%
Denver	\$11.44	\$11.95	4.5%
Douglas	\$4.81	\$5.11	6.1%
Jefferson	\$7.44	\$7.89	6.2%
Colorado	\$77.09	\$80.38	4.3%

Source: Colorado Department of Revenue.

Retail sales in Metro Denver increased 3.0 percent between the third quarters of 2023 and 2024. Six of the seven counties in Metro Denver reported over-the-year increases in retail sales. Jefferson County reported the largest increase of 6.2 percent, followed by Douglas County (+6.1 percent) and Boulder County (+4.8 percent). Adams County reported the only year-over-year decline in consumer activity of 2.8 percent. Throughout the state of Colorado, retail activity increased 4.3 percent over the period.

Residential Real Estate

Home Sales

Total home sales rose in both Jefferson County and Metro Denver from the third quarter of 2023 to the third quarter of 2024. The number of single-family attached home sales in Jefferson County decreased 7.8 percent over the year to 541 homes sold in Q3 2024, while single-family detached home sales rose 9.9 percent to 1,621. Attached home sales in Metro Denver fell 15.7 percent, while single-family detached home sales increased 7.6 percent, or by 589 home sales over the period.

Home Prices

Between the third quarters of 2023 and 2024, average single-family detached home price rose 0.5 percent in Jefferson County to \$822,675, while single-family attached home prices fell 6.4 percent to \$431,542 over the period.

Single-family detached home prices in Jefferson County were \$43,757 more expensive, on average, compared to Metro Denver prices in the third quarter of 2024. Single-family attached home prices in Jefferson County were \$22,088 less than the average Metro Denver home.

Existing Home Sales

	Jefferson	Metro Denver
Home Sales		
<i>Single-Family Detached</i>		
Q3 2024	1,621	8,322
Q3 2023	1,475	7,733
<i>Single-Family Attached</i>		
Q3 2024	541	2,786
Q3 2023	587	3,306
Average Sold Price		
<i>Single-Family Detached</i>		
Q3 2024	\$822,675	\$453,609
Q3 2023	\$818,206	\$779,737
<i>Single-Family Attached</i>		
Q3 2024	\$431,542	\$778,884
Q3 2023	\$461,050	\$482,413

Source: Denver Metro Association of Realtors.

Apartment Market

Jefferson County reported the third lowest vacancy rates among the six Metro Denver market groups in the third quarter of 2024. Jefferson County’s vacancy rate of 5.1 percent was 0.8 percentage points higher than the lowest market, Boulder/Broomfield County, which had a vacancy rate of 4.3 percent. Denver County had the highest vacancy rate of 5.8 percent. The Jefferson County vacancy rate increased by 0.2 percentage points between the third quarters of 2023 and 2024 and decreased by 0.2 percentage points over the quarter. Metro Denver’s vacancy rate was 0.2 percentage points higher than Jefferson County’s vacancy rate during the third quarter of 2024.

**Metro Denver Average Apartment Rents and Vacancy
Third Quarter 2024**

County	Vacancy Rate	Studio	1 Bed	2 Bed 1 Bath	2 Bed 2 Bath	3 Bed	Other	All
Adams	5.4%	\$1,439	\$1,548	\$1,716	\$2,070	\$2,479	\$2,636	\$1,792
Arapahoe	5.2%	\$1,437	\$1,581	\$1,789	\$2,052	\$2,577	\$3,215	\$1,833
Boulder/Broomfield	4.3%	\$1,623	\$1,807	\$1,858	\$2,322	\$2,686	\$3,551	\$2,027
Denver	5.8%	\$1,511	\$1,742	\$1,791	\$2,413	\$3,034	\$3,652	\$1,934
Douglas	4.9%	\$1,707	\$1,800	\$1,925	\$2,265	\$2,676	\$2,724	\$2,047
Jefferson	5.1%	\$1,476	\$1,707	\$1,768	\$2,200	\$2,536	\$2,171	\$1,913
Metro Average	5.3%	\$1,514	\$1,693	\$1,788	\$2,233	\$2,672	\$2,845	\$1,911

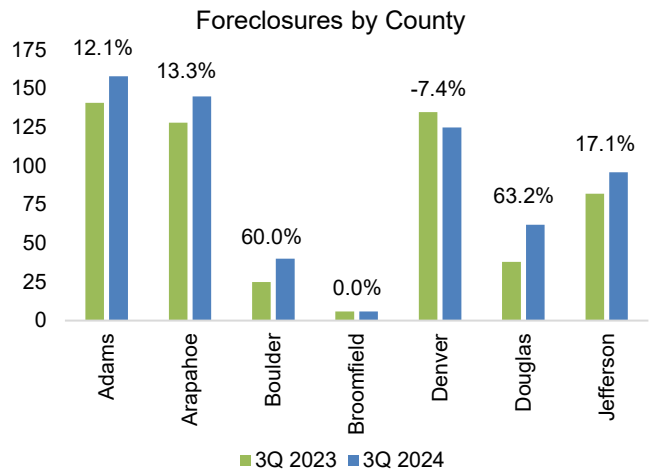
Source: Denver Metro Apartment Vacancy and Rent Survey.

The average rental rate in Jefferson County for all apartment types (\$1,913) increased 0.2 percent over the year and increased 0.4 percent between the second and third quarters of 2024. The Jefferson County average rental rate was \$2 above the Metro Denver average in the third quarter of 2024 and was the third-lowest average rental rate among the six Metro Denver market groups. All six submarkets reported over-the-year increases in the average monthly rental rate, led by Adams County (+3.9 percent) and Arapahoe County (+2.1 percent). The Douglas County submarket reported the smallest increase in the average rent of 0.1 percent. Douglas County reported the highest rental rate in Q3 2024 of \$2,047 per month, while Adams County reported the lowest rental rate of \$1,792 per month. Across Metro Denver, rents increased 0.4 percent over the quarter to \$1,911 per month and increased 1.2 percent over the year.

Foreclosures

Foreclosure filings in Jefferson County increased 17.1 percent over the year to 96 filings during the third quarter of 2024, up 14 filings compared with the same time last year. Five of seven counties in Metro Denver reported increases in filings over the year, with Douglas County reporting the largest increase of 63.2 percent while Denver County reported the only decrease of 7.4 percent. Filings in the City and County of Broomfield remained unchanged from Q3 2023 to 2024.

Across Metro Denver, foreclosure filings increased 13.9 percent over the year to 632 total filings, representing an increase of 77 foreclosures during the period.



Source: County Public

Residential Construction

The total number of residential units permitted in Jefferson County increased 2.6 percent, or by six units, between the third quarters of 2023 and 2024. In total, Jefferson County permitted 234 units in the third quarter of 2024. There were 224 single-family detached home permits in Q3 2024, which accounted for 96 percent of total permits in the period. Multi-family units accounted for 4.3 percent of the units permitted, totaling 10 units, and there were no single-family attached units permitted during the period. Single-family detached homes were the only category of housing that reported an increase in permits compared to Q3 2023. Single-family attached homes reported a decrease of 100.0 percent, or eight units, while multi-family reported a decrease of 33.3 percent, or five units.

Three of the eight market areas in Jefferson County reported an increase in total units over the year. Wheat Ridge recorded the largest percentage increase in permits of 145.5 percent, up to 27 units from 11, followed by Arvada with a percentage increase of 13.0 percent, up to 78 from 69 units. Lakewood recorded the largest percentage decrease in permits of 61.1 percent, down to 14 from 36, followed by Westminster with a percentage decrease of 38.5 percent, down to eight units from 13. Edgewater decreased their total units from one to zero over the year while Golden and Mountain View had no new residential buildings permitted in either Q3 2023 or Q3 2024.

Jefferson County Residential Building Permits

	Single-Family Detached		Single-Family Attached		Multi-Family		Total Units	
	Q3 2023	Q3 2024	Q3 2023	Q3 2024	Q3 2023	Q3 2024	Q3 2023	Q3 2024
Unincorp. Jefferson County	103	115	8	0	0	0	111	115
Arvada	69	78	0	0	0	0	69	78
Edgewater	1	0	0	0	0	0	1	0
Golden	0	0	0	0	0	0	0	0
Lakewood	21	14	0	0	15	0	36	14
Mountain View	0	0	0	0	0	0	0	0
Westminster*	13	8	0	0	0	0	13	8
Wheat Ridge	11	17	0	0	0	10	11	27
Total Units	205	224	8	0	15	10	228	234

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

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 one of three classes of office space. Vacancy in Class A office space increased 0.3 percentage points to 12.0 percent vacancy between the third quarters of 2023 and 2024. Class B space recorded a decrease of 0.2 percentage points to 10.4 percent during the period and Class C spaces reported a 0.9 percentage point decrease to 4.1 percent vacancy. Class A office space gained 138,000 square feet of space over the year while over 57,000 square feet of Class B office space was added to the market between the third quarters of 2023 and 2024.

The average lease rates for office space in Jefferson County increased in all three classes of office buildings during the third quarter of the year. Class C space reported an increase of 3.1 percent, rising to \$20.88 per square foot, Class A space had an increase of 1.0 percent, increasing to \$27.77 per square foot, and Class B space had an increase of 0.5 percent, increasing to \$23.23 per square foot.

The Metro Denver office market reported an increase in the vacancy rate in all three classes of office space between the third quarters of 2023 and 2024. Class A vacancy increased 2.7 percentage points to 21.3 percent during the period. Class B vacancy increased 0.9 percentage points to 12.1 percent, while Class C space increased 0.3 percentage points to 4.9 percent. Class C space reported the only increase in lease rates of 5.8 percent to \$23.88 per square foot. Class A office space reported the largest decrease, falling 1.4 percent to \$35.09 per square foot and Class B space fell 0.4 percent to \$26.38 per square foot.

Industrial Market

Industrial warehouse vacancy in Jefferson County grew 0.9 percentage points to 3.6 percent between the third quarters of 2023 and 2024. The average lease rate decreased 1.3 percent to \$13.40 per square foot. There was 45,807 square feet of industrial warehouse space added to the market over the year.

The vacancy rate in the Flex/R&D market was 4.4 percent in the third quarter of 2024, down 1.1 percentage points from a year prior. The average lease rate rose 9.2 percent during the same period, increasing to \$14.55 per square foot. There was no Flex/R&D space added to the market between the third quarters of 2023 and 2024.

The industrial warehouse market vacancy in Metro Denver decreased 0.3 percentage points to 5.5 percent between the third quarters of 2023 and 2024. The average lease rate decreased 0.5 percent to \$11.04 per square foot. The vacancy rate in the Flex/R&D market in Metro Denver rose over the year, increasing 4.3 percentage points to 14.6 percent. The average lease rate increased 13.8 percent during the period to \$15.79 per square foot for the Flex/R&D market.

Retail Market

The Jefferson County retail market reported a 0.6 percentage point increase in the vacancy rate, rising to 4.6 percent between the third quarters of 2023 and 2024. A total of 243,654 square feet of retail space was added in Jefferson County over the period. The average lease rate in Jefferson County declined 2.8 percent over the year, falling to \$15.58 per square foot.

The retail vacancy rate in Metro Denver decreased 0.2 percent over-the-year to 3.8 percent, while the average lease rate increased 2.1 percent to \$21.12 per square foot in the third quarter of 2024.

Jefferson County Commercial Vacancy and Lease Rates by Property Type

		Total Existing Square Footage		Vacancy Rate		Avg Lease Rate (per sq. ft.)	
		Q3 2023	Q3 2024	Q3 2023	Q3 2024	Q3 2023	Q3 2024
Office	Jefferson County						
	Class A	4,174,754	4,312,754	11.7%	12.0%	\$27.49	\$27.77
	Class B	17,014,047	17,071,199	10.6%	10.4%	\$23.12	\$23.23
	Class C	3,813,173	3,813,173	5.0%	4.1%	\$20.25	\$20.88
	Metro Denver						
	Class A	77,818,687	79,622,685	18.6%	21.3%	\$35.58	\$35.09
	Class B	105,706,735	105,921,230	11.2%	12.1%	\$26.48	\$26.38
Class C	22,514,462	22,467,941	4.6%	4.9%	\$22.57	\$23.88	
Industrial	Jefferson County						
	Warehouse	9,823,766	9,869,573	2.7%	3.6%	\$13.57	\$13.40
	Flex/R&D	1,753,067	1,753,067	5.5%	4.4%	\$13.32	\$14.55
	Metro Denver						
	Warehouse	155,095,764	157,580,081	5.8%	5.5%	\$11.09	\$11.04
Flex/R&D	11,768,706	11,915,780	10.3%	14.6%	\$13.87	\$15.79	
Retail	Jefferson County	37,749,451	37,993,105	4.0%	4.6%	\$16.03	\$15.58
	Metro Denver	183,857,032	183,729,042	4.0%	3.8%	\$20.69	\$21.12

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.

Commercial Construction

There were 11 buildings with 519,230 square feet of commercial space under construction in Jefferson County at the end of the third quarter of 2024. Industrial space accounted for 59.2 percent of the square footage under construction with 307,598 square feet of space. In addition, there was 178,000 square feet of office space and 33,632 square feet of retail space under construction. The largest project under construction was an SCL Health office building in Wheat Ridge, which will add 138,000 square feet of office space to Jefferson County.

There were four retail buildings, one industrial building, and one flex building completed in Jefferson County in the first three quarters of 2024, totaling 248,292 square feet. Retail space accounted for 79.1 percent of the space completed, with industrial space accounting for 14.2 percent and flex space accounting for the remaining 6.7 percent. The largest building completed was a 111,000-square-foot Life Time Fitness.

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