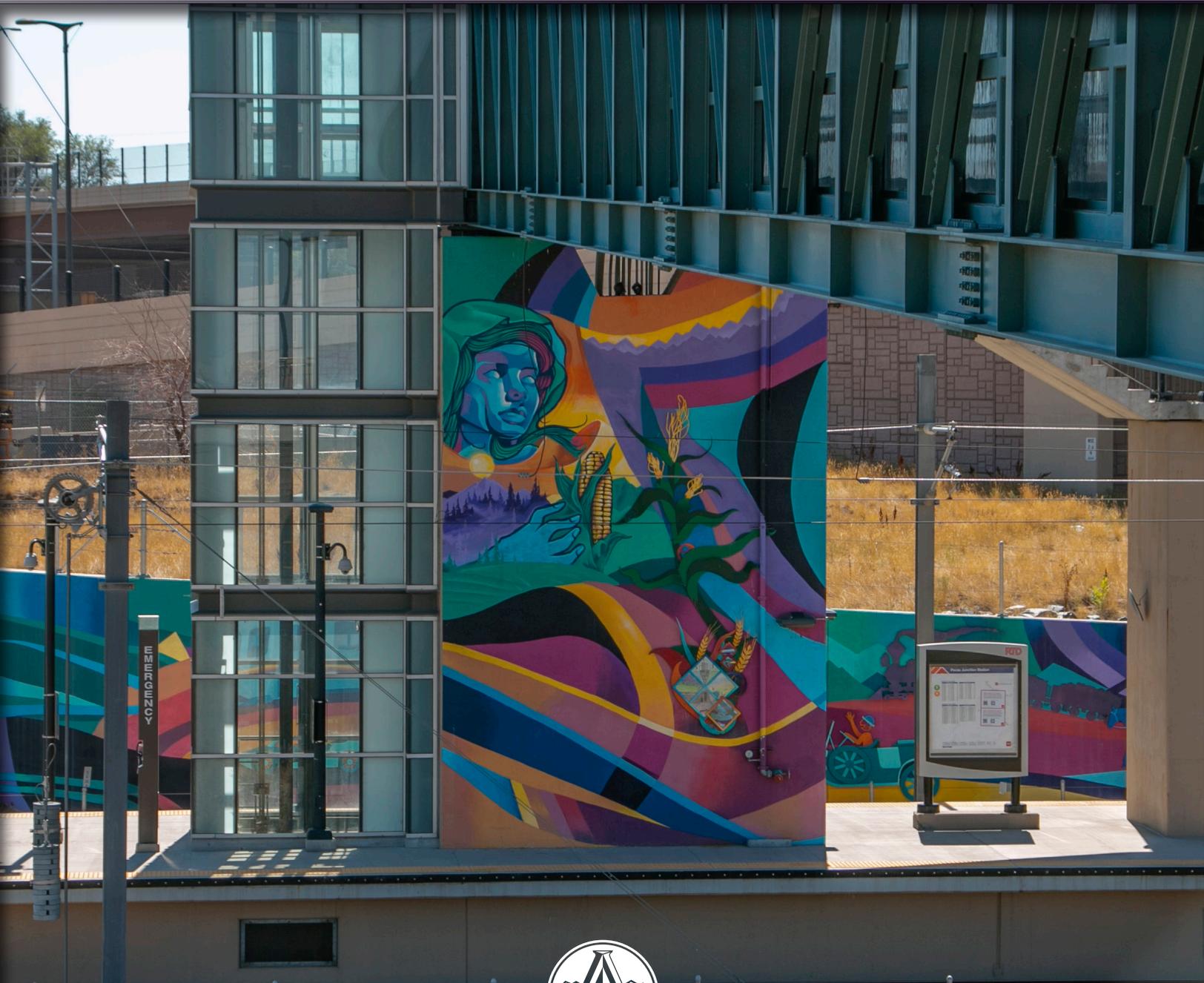




Choose **ADAMS**

C O L O R A D O



ADAMS COUNTY
COLORADO

adcogov.org/economic-development
economicdevelopment@adcogov.org



ADAMS COUNTY BACKGROUND AND PROFILE

Adams County encompasses approximately **1,184 square miles** and is in the northeast part of the Denver-Metro area.

The county contains, either partially or in whole, ten incorporated municipalities, as well as unincorporated Adams County:

PLACE	Total Population
ADAMS COUNTY	537,275
Arvada (Part)	2,868
Aurora (Part)	48,657
Bennett (Part)	2,654
Brighton (Part)	40,822
Commerce City	64,214
Federal Heights	14,124
Lochbuie (Part)	1
Northglenn (Part)	37,521
Thornton (Part)	142,307
Westminster (Part)	70,458
Unincorporated Area	113,649

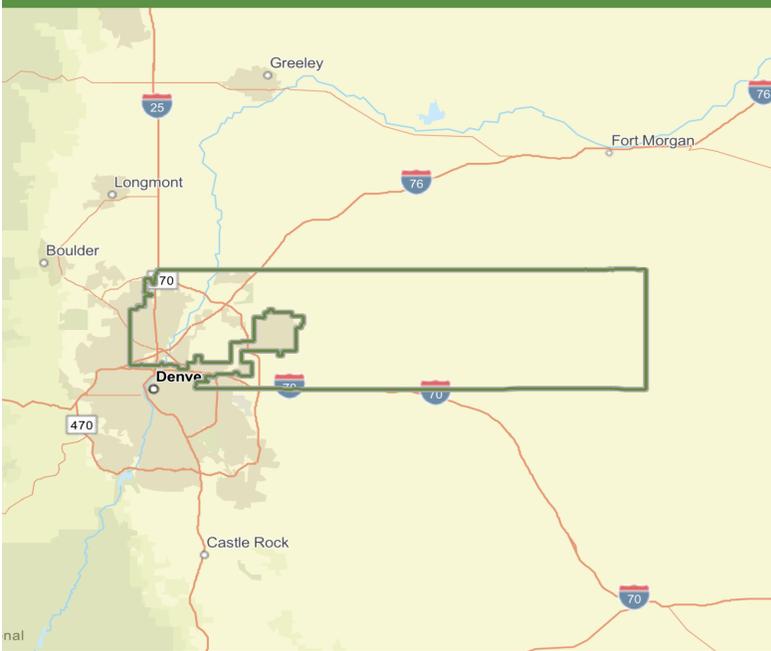


Adams County also includes the unincorporated towns of Strasburg, Henderson, and Watkins. With an annual growth rate of **3.8%**, the county is projected to grow into the third-largest county in the Denver Council of Regional Governments (DRCOG) with a population of **722,807** by **2040**. It is also the fifth-largest county in the state and part of one of the fastest growing regions in the country.

DEMOGRAPHIC PROFILE

Adams County, CO

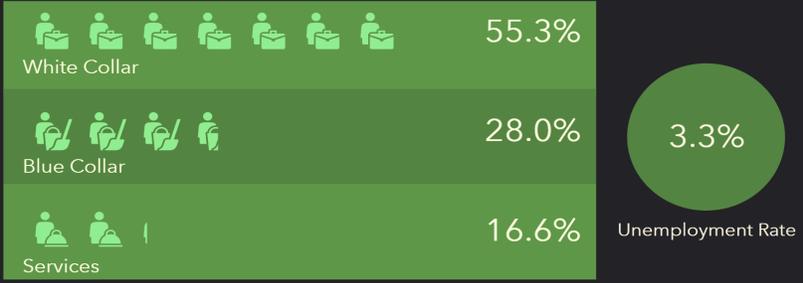
Geography: County



EDUCATION



EMPLOYMENT



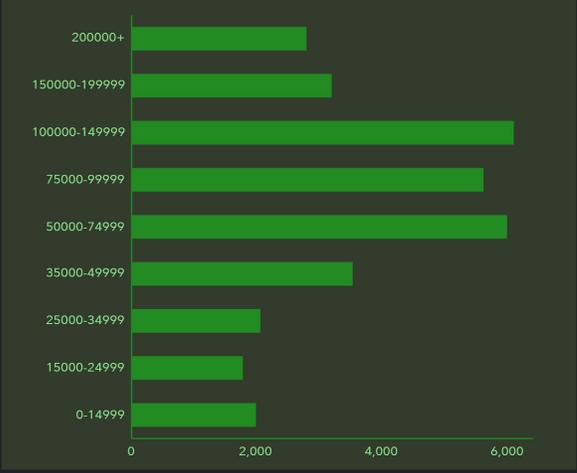
KEY FACTS



INCOME



HOUSEHOLD INCOME (\$)



As part of the Denver Metropolitan Statistical Area (MSA), Adams County benefits from a larger regional economy that attracts global and national headquarters and highly skilled workforce talent. It benefits from proximity to world-class universities and federal laboratories, including the National Oceanic and Atmospheric Administration (NOAA), National Renewable Energy Laboratory (NREL), National Institute of Standards and Technology (NIST), and National Center of Atmospheric Research (NCAR). Adams County is also home to top-ranked hospitals, including the Anschutz Medical Campus and is a leader in the life sciences market.

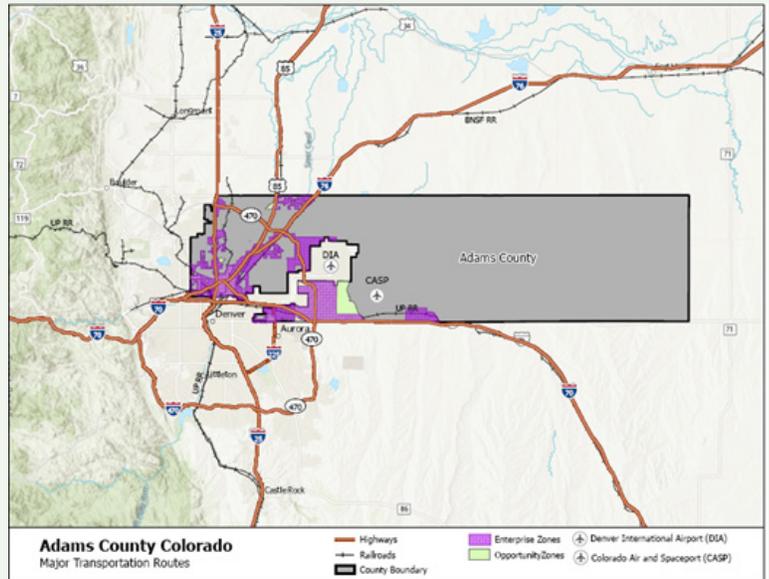
TRANSPORTATION

Adams County is a **nexus in the region's transportation network with I-25, I-70, I-76, I-270, and E-470**, along with other state highways and local arterials, all intersecting in the county.

Adams County surrounds Denver International Airport (DEN):

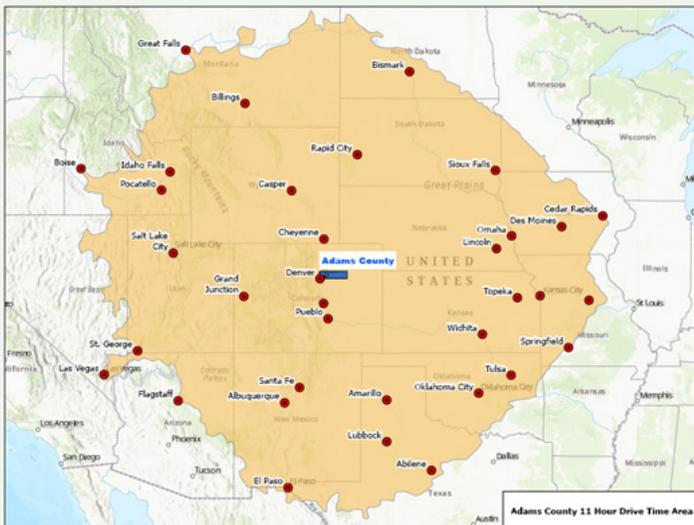
- Third-busiest airport in the world
- Served more than 69.2 million passengers in 2022
- Increase of almost 18% from 2021
- Projected 80 million passengers by 2025

Adams County is also the owner and operator of Colorado Air and Space Port, a hub for commercial space transportation, research, and development that supports horizontal space launches. There are currently only thirteen space ports permitted by the FAA in the U.S.



Adams County also features Class I and Class III rail lines:

- Burlington Northern Santa Fe (BNSF) and Union Pacific (UP)
- Both provide freight rail services to and from national destinations
- Regional Transportation District (RTD) provides commuter rail service throughout the western portion of the county



Combined, the local intermodal opportunity of air, rail, and truck transportation infrastructure make Adams County a regional and national destination for trade, transportation, and distribution investments and employment.

This map illustrates the 11-hour drive radius from Adams County, as property-carrying drivers may drive a maximum of 11 hours after ten hours off duty. The radius encompasses:

- Salt Lake City to the west
- The Dakotas and Montana to the north
- Iowa and western Missouri to the east
- Northern Texas to the south

This coverage makes Adams County an exceptional location for a distribution and transportation hub.





COMMERCIAL SPACE AND NON-RESIDENTIAL DEVELOPMENT

Adams County has a total of **123 million square feet** of non-residential inventory (industrial, office, and retail). Approximately **20%** of non-residential square footage, or **25 million square feet**, is in the unincorporated areas of Adams County.

Commercial Market Metrics: Industrial, Office, and Retail - below. (Source: CoStar) 1Q 2023 data

Adams County Industrial

INVENTORY SF	UNDER CONSTRUCTION SF	12 MO NET ABSORPTION SF	VACANCY RATE	MARKET RENT/SF	MARKET SALE PRICE/SF	MARKET CAP RATE
92.7M +8.4% Prior Period 85.5M	6.2M -1.0% Prior Period 6.3M	4.9% -10.0% Prior Period 5.4M	8.9% -2.0% Prior Period 6.9%	\$10.41 +7.3% Prior Period \$9.70	\$199 +3.2% Prior Period \$182	5.6% +0% Prior Period 5.6%

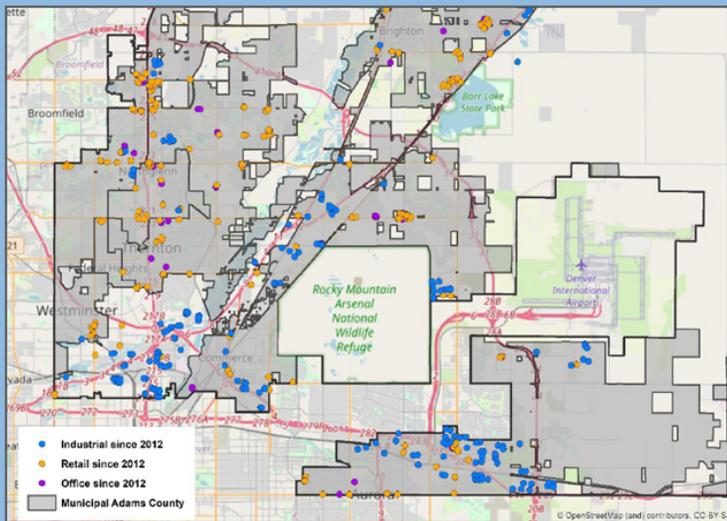
Adams County Office

INVENTORY SF	UNDER CONSTRUCTION SF	12 MO NET ABSORPTION SF	VACANCY RATE	MARKET RENT/SF	MARKET SALE PRICE/SF	MARKET CAP RATE
10.6M +0% Prior Period 10.6M	0 -100% Prior Period 3.9K	(135K) -342.4% Prior Period 50.2K	7.2% -1.2% Prior Period 6.0%	\$24.74 +0.7% Prior Period \$24.56	\$187 +2.0% Prior Period \$182	7.9% +0% Prior Period 7.9%

Adams County Retail

INVENTORY SF	UNDER CONSTRUCTION SF	12 MO NET ABSORPTION SF	VACANCY RATE	MARKET RENT/SF	MARKET SALE PRICE/SF	MARKET CAP RATE
23.2M +0.8% Prior Period 23.1M	175K -32.2% Prior Period 258K	231K -7.8% Prior Period 250K	4.5% -0.3% Prior Period 4.8%	\$23.29 +4.2% Prior Period \$22.35	\$267 +4.2% Prior Period \$257	6.0% +0% Prior Period 6.0%

Figure 17. Non-Residential Development by Type, Adams County 2012-2022



Adams County has seen strong interest in industrial and warehouse development, and these two use types account for most of the new development. Due to proximity to large transportation hubs, industrial growth is largely occurring in Aurora along I-70, Commerce City along I-76, and the unincorporated area of Adams County near the junction of I-25, I-76, and U.S. Hwy. 36.

(Source: Economic & Planning Systems 2023 Housing Nexus Report)

DOING BUSINESS IN ADAMS COUNTY

Sales Tax by Jurisdiction

	State	City	County	RTD	Cultural Facilities	Total Sales Tax
Arvada	2.90%	3.46%	0.75%	1.00%	0.10%	8.21%
Aurora	2.90%	3.75%	0.75%	1.00%	0.10%	8.50%
Bennett	2.90%	4.00%	0.75%	1.00%	0.10%	8.75%
Brighton	2.90%	3.75%	0.75%	1.00%	0.10%	8.50%
Commerce City	2.90%	4.50%	0.75%	1.00%	0.10%	9.25%
Federal Heights	2.90%	4.00%	0.75%	1.00%	0.10%	8.75%
Lochbuie	2.90%	4.00%	0.75%	1.00%	0.10%	8.75%
Northglenn	2.90%	4.00%/3.00%*	0.75%	1.00%	0.10%	8.75%
Thornton	2.90%	3.75%	0.75%	1.00%	0.10%	8.50%
Unincorporated Adams County: East of Box Elder Creek	2.90%	N/A	0.75%	N/A	0.10%	3.75%
Unincorporated Adams County: West of Box Elder Creek	2.90%	N/A	0.75%	1.00%	0.10%	4.75%
Westminster	2.90%	3.85%	0.75%	1.00%	0.10%	8.60%

2023 Assessment Rates

Classification	Rate
Residential	6.765%
Residential Multi-Family	6.765%
Commercial	27.90%
Commercial Lodging	27.90%
Commercial Renewable Energy	26.40%
Industrial	27.90%
Agricultural	26.40%
Agribusiness	27.90%
State Assessed Renewable Energy	26.40%

Industry Clusters

For the last decade, Adams County has identified and engaged target industries for business attraction and expansion efforts. The county has seen growth in all these sectors as measured by employment and number of firms, including both small and large companies:



Figure 19. Employment Sector Concentration, Adams County 2022

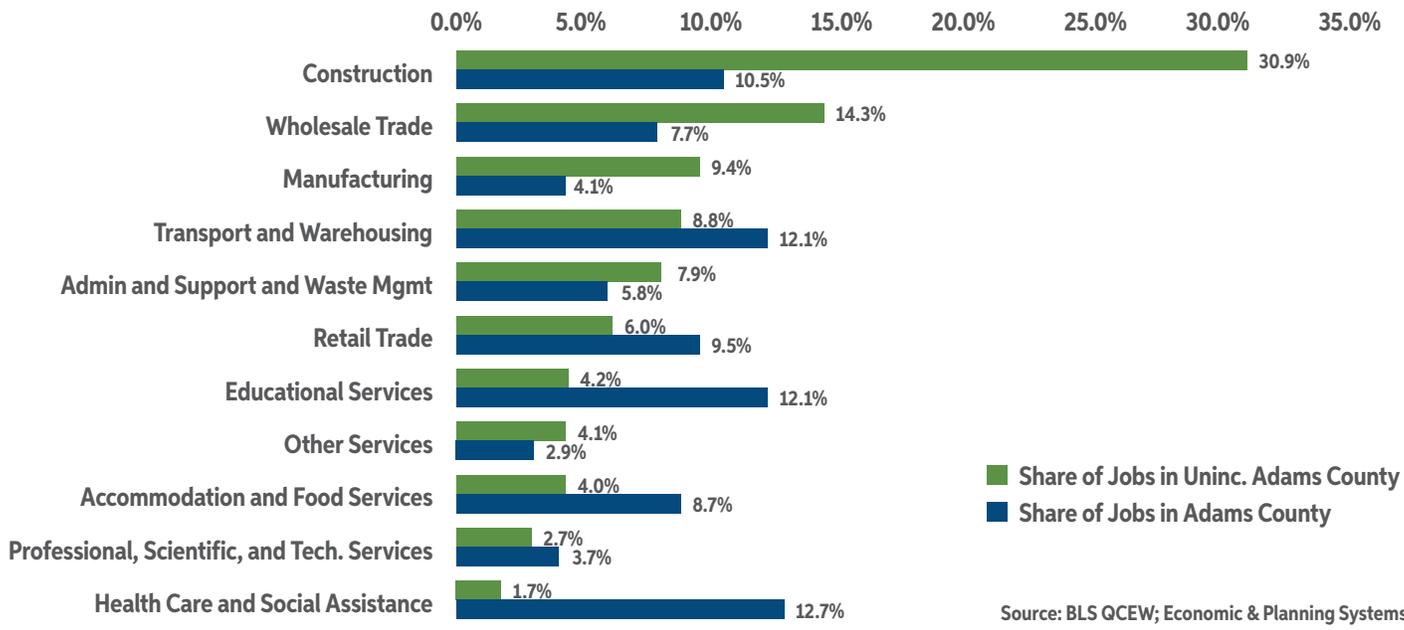
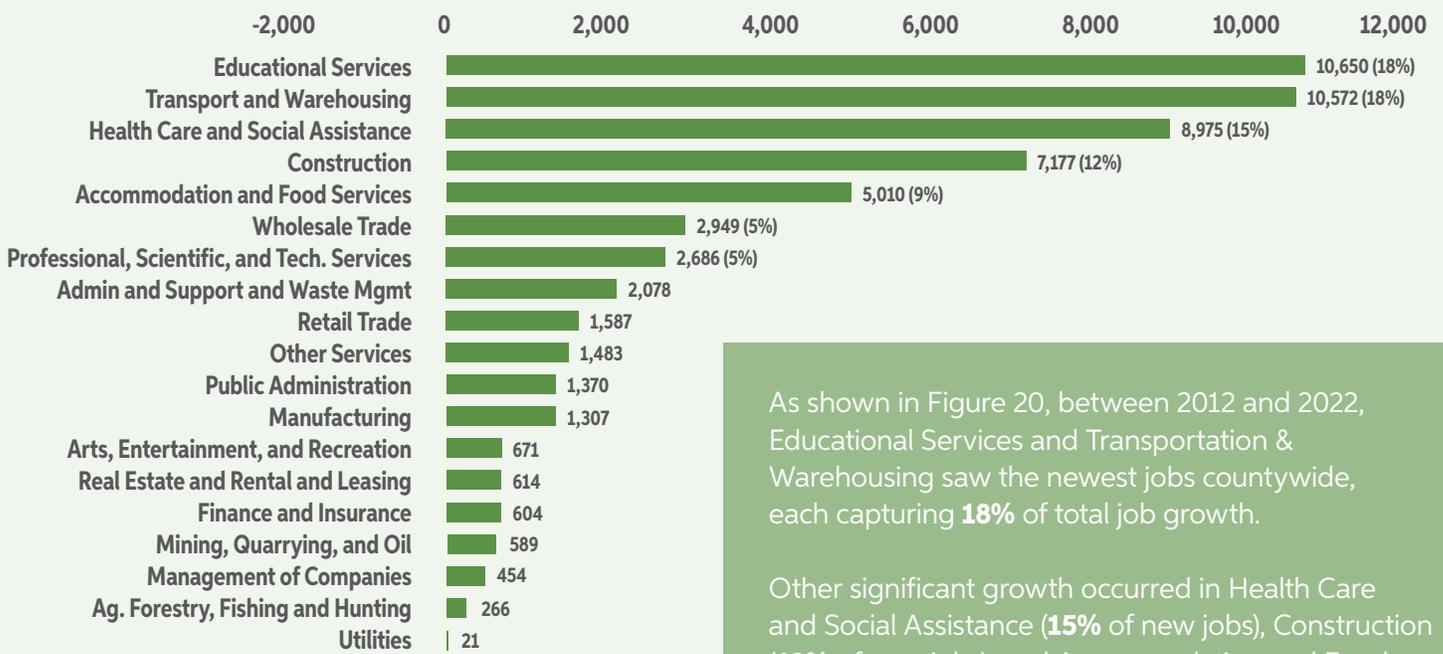


Figure 20. Employment Growth by Sector, Adams County 2012-2022



Source: BLS QCEW; Economic & Planning Systems

As shown in Figure 20, between 2012 and 2022, Educational Services and Transportation & Warehousing saw the newest jobs countywide, each capturing **18%** of total job growth.

Other significant growth occurred in Health Care and Social Assistance (**15%** of new jobs), Construction (**12%** of new jobs), and Accommodation and Food Services (**9%** of new jobs).



INCENTIVES

Adams County offers performance-based incentives in the value of financial and non-financial assistance. The principal tool for financial incentives is a tax rebate for business personal property tax; non-financial tools include in-house project support and streamlined permitting. Incentives are negotiated on a case-by-case basis. All county incentives can be layered on top of state or local incentives where applicable.

Additionally, there are designated boundary areas established to promote a business-friendly environment and encourage investment and development, including enterprise zones, opportunity zones, and foreign trade zones.

The Community & Economic Development Department of today combines long-range planning, development review, and permitting to move a project from beginning to end within a single work team. Additionally, the department has the expertise to work with affordable housing development and environmental programs, including oil and gas. Working alongside professionals in these technical areas, the Economic Development Division strives to provide exceptional service to the businesses and developers of Adams County.



ADAMS COUNTY
COLORADO

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