

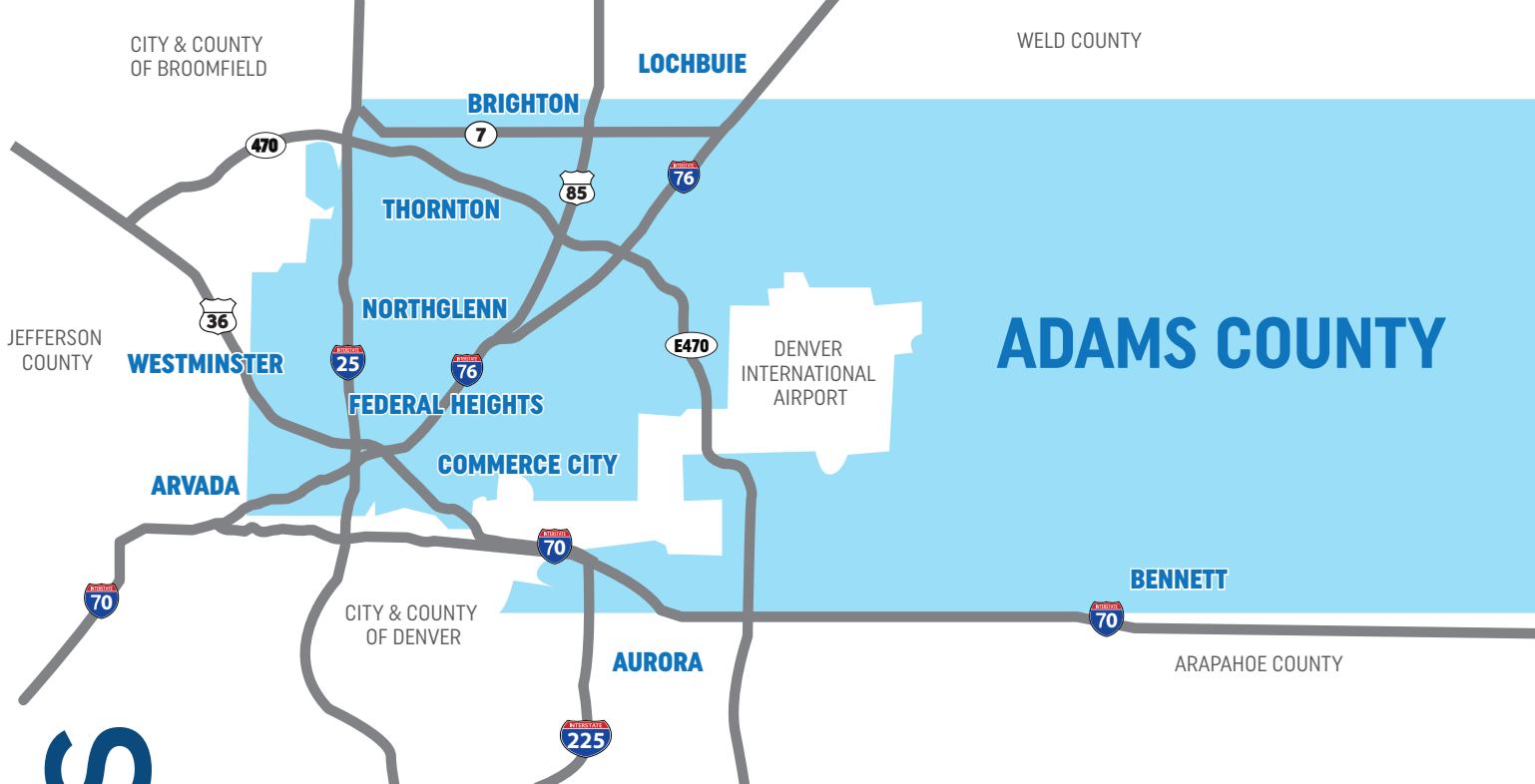


ADAMS  
COUNTY

# ECONOMIC PROFILE

2025





With rich traditions and history, Adams County offers the best of suburban and rural life—vibrant cities, quiet towns, and miles of recreation. Located in the Denver metro area, Adams County is the **state's fifth-largest county**, serving a population of more than **540,000 residents**.

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**. Adams County is also home to top-ranked hospitals, including the **Anschutz Medical Campus**.

PLACE	Total Population
<b>ADAMS COUNTY TOTAL</b>	<b>542,636</b>
Arvada (Part)	2,781
Aurora (Part)	53,907
Bennett (Part)	3,587
Brighton (Part)	43,388
Commerce City	71,438
Federal Heights	14,407
Lochbuie (Part)	89
Northglenn	38,096
Thornton	146,718
Westminister (Part)	70,736
Unincorporated Adams County	97,489
Metro Denver	3,081,342
Colorado	6,009,761

*Unincorporated population includes the communities of Henderson, Strasburg, and Watkins.  
Source: Esri, 2024*





## STRATEGIC LOCATION



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 regional arterials, all intersecting in the county. Adams County surrounds **Denver International Airport (DEN)**, the **sixth-busiest airport in the world and third-busiest in the country**. Adams County also features **Class I and Class III rail lines**, making it a regional and national destination for trade, transportation, and employment.

## YOUNG AND AFFORDABLE

In addition to its convenient location, Adams County is one of the **more affordable counties in the Denver metro area**. The relatively lower cost of housing is attracting a younger population, creating a vibrant community, and steadily growing workforce. Additionally, Adams County has nine school districts, all of which include **career and technical education (CTE) and STEM-related programs**.



## BUSINESS-FRIENDLY ENVIRONMENT



Companies in Adams County enjoy a pro-business environment with designated areas established to encourage investment and development, including **enterprise zones, opportunity zones, and foreign trade zones**. We offer in-house project support, **streamlined permitting, and an expedient review process**. We can layer county tax incentives on top of state or local incentives where applicable and share a strong commitment to regional partnership.

## DIVERSE AND GROWING COMMUNITY

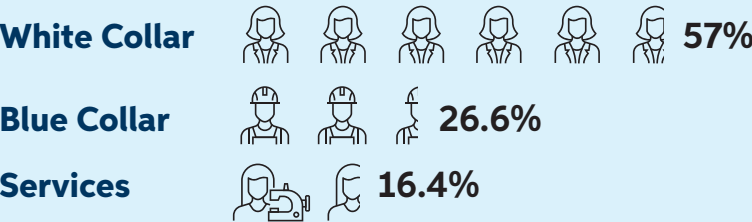
Adams County is the third fastest-growing county in Colorado. The county is projected to grow into the **third-largest county** by the Denver Council of Regional Governments (DRCOG) with a **population of 722,807 by 2040**. Adams County is home to a diverse community and is a majority-minority county.



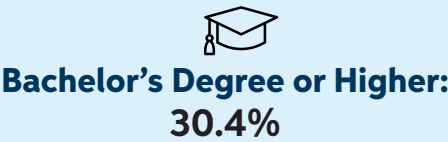
# 2024 KEY ADAMS COUNTY DEMOGRAPHICS

<b>Square miles:</b> 1,184	<b>Population:</b> 542,636	<b>Median Age:</b> 35.4	<b>Households:</b> 187,615
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## LABOR FORCE:

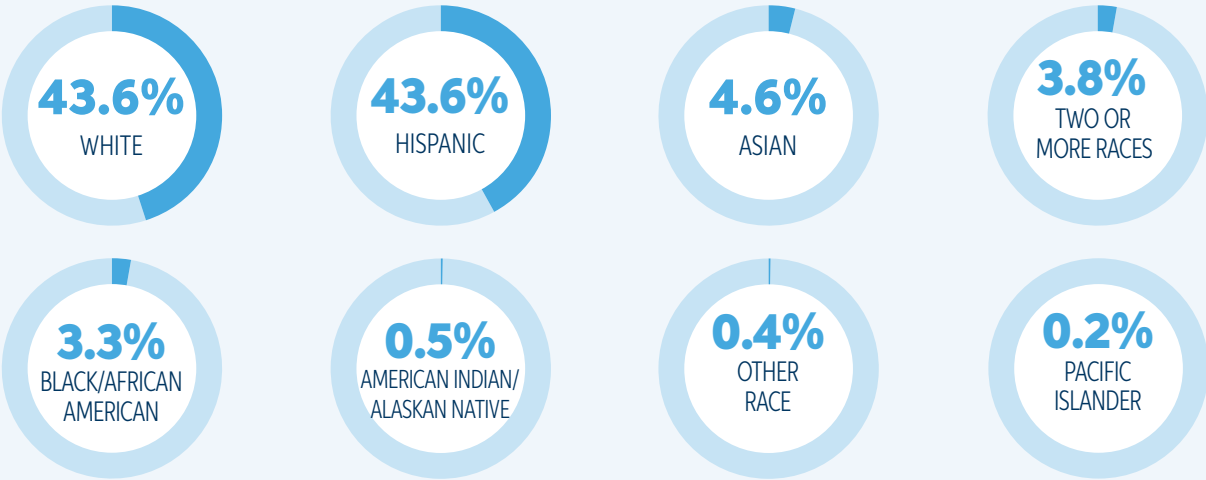


<b>Total Labor Force:</b> 296,407	<b>Labor Force Participation:</b> 67.8%	<b>Number of Jobs:</b> 275,016
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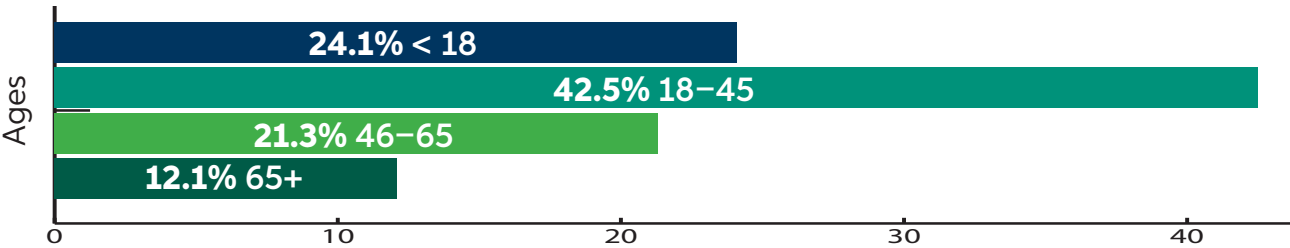
Source: Esri, 2024; Colorado Department of Labor, 2024

## 2024 CULTURAL DIVERSITY—MAJORITY-MINORITY POPULATION



\*Hispanic includes respondents of any race. Other categories are non-Hispanic. Source: Esri, 2024

## 2024 AGE DISTRIBUTION



Source: Esri, 2024



# 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 of these sectors as measured by employment and number of firms, including both small and large companies.

## INDUSTRY CLUSTER BREAKDOWN

### AVIATION & AEROSPACE

Establishments: 88  
Employees: 1,739



### WHOLESALE TRADE & LOGISTICS

Establishments: 1,881  
Employees: 44,454



### ENERGY & GREEN TECH

Establishments: 61  
Employees: 1,610



### ADVANCED MANUFACTURING

Establishments: 512  
Employees: 13,461



### CONSTRUCTION

Establishments: 1,921  
Employees: 26,406



### HEALTHCARE & LIFE SCIENCES

Establishments: 823  
Employees: 31,677



Source: BLS QCEW Q2 2024

GROSS  
REGIONAL PRODUCT

\$38.56  
BILLION

EXPORTS

\$45.57  
BILLION

IMPORTS

\$44.79  
BILLION

Source: Lightcast Report Q4 2024



# LARGEST PRIMARY EMPLOYERS

Adams County Major Private Employers Q2 2024

Rank	Company	Product/Service	Employment*
1	UCHealth: University of Colorado Hospital	Healthcare, Research	11,000
2	Amazon	Warehousing & Distribution Services	10,600
3	Children’s Hospital Colorado	Healthcare	6,100
4	United Parcel Service	Shipment & Logistics Services	3,400
5	Walmart	Retail	2,900
6	FedEx	Shipment & Logistics Services	2,600
7	Kroger	Retail	1,900
8	Sturgeon Electric	Electrical Services	1,500
9	Shamrock Foods	Food Distribution	1,400
10	Gaylord Rockies	Hospitality	1,100

Sources: Adams County Economic Development, Colorado Department of Labor, estimated where necessary \*Estimates

# BUSINESS SIZE



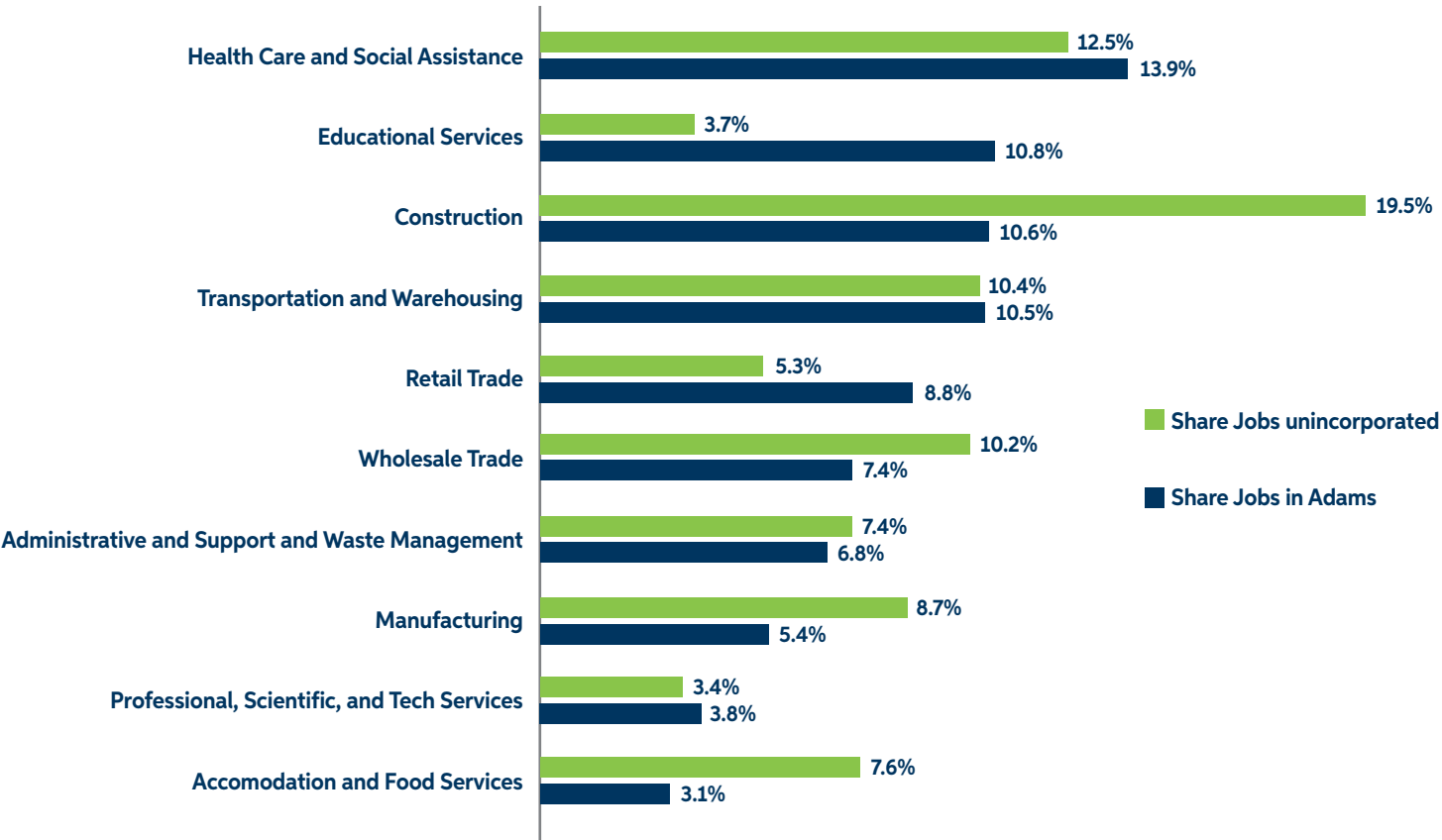
Source: Lightcast Report Q4 2024; Business Data by DatabaseUSA.com



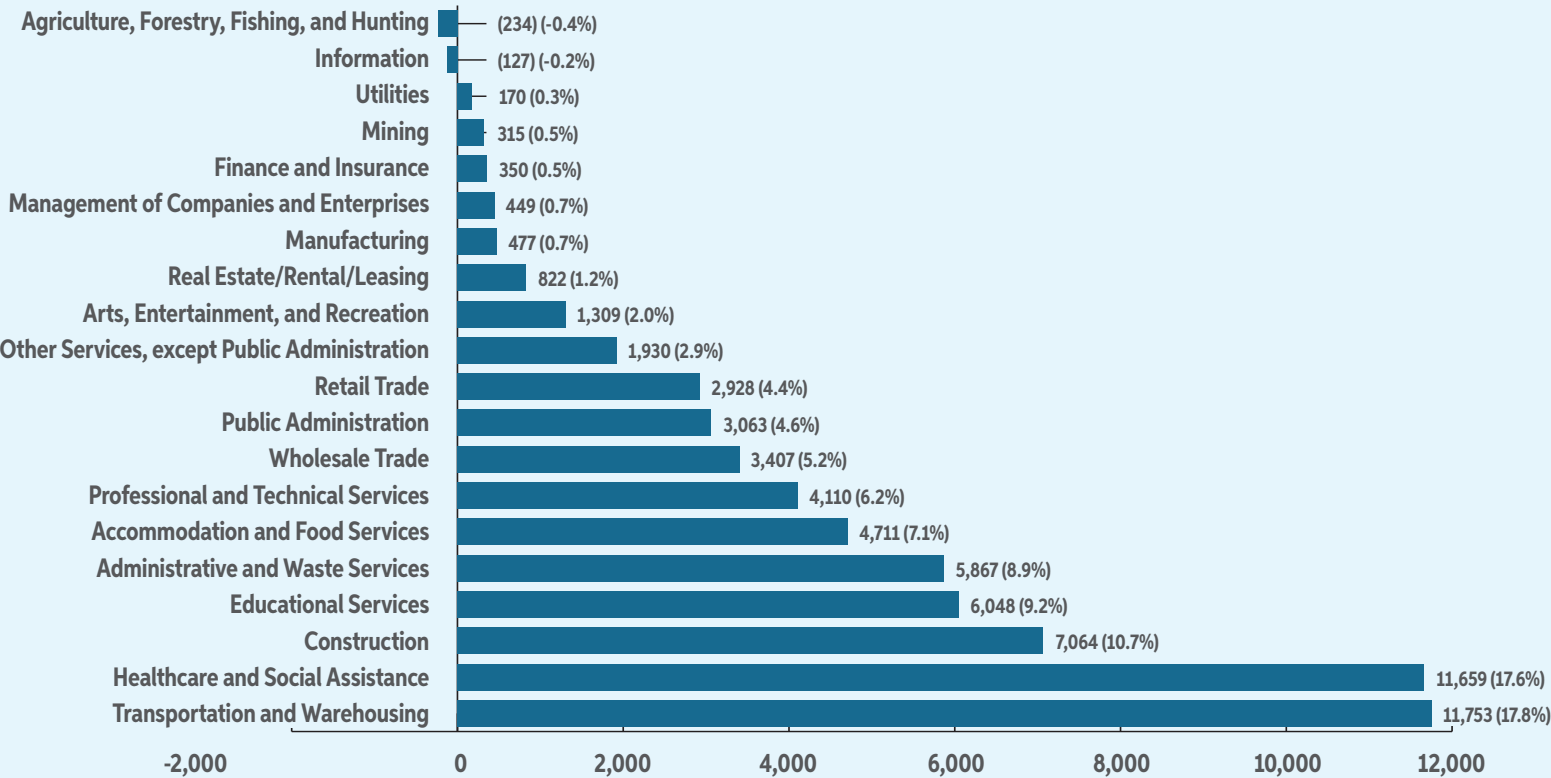
Adams County, Colorado 2023 Annual				
Occupation	2023 Jobs	Change in Jobs 2018-2023	2023 Median Hourly Earnings	2023 Median Annual Earnings
Transportation and Material Moving	37,702	6,885	\$21.55	\$44,824
Business and Financial Operations	18,966	5,846	\$38.30	\$79,664
Management	15,198	3,978	\$58.80	\$122,304
Office and Administrative Support	28,221	2,973	\$22.42	\$46,634
Food Preparation and Serving Related	19,132	2,407	\$15.95	\$33,176
Educational Instruction and Library	18,666	2,234	\$30.50	\$63,440
Sales and Related	26,337	1,871	\$21.30	\$44,304
Healthcare Practitioners and Technical	15,983	1,724	\$40.96	\$85,197
Computer and Mathematical	6,920	1,278	\$47.85	\$99,528
Construction and Extraction	20,845	921	\$27.32	\$56,826
Installation, Maintenance, and Repair	12,130	907	\$27.53	\$57,262
Life, Physical, and Social Science	3,348	852	\$38.40	\$79,872
Healthcare Support	7,275	841	\$19.83	\$41,246
Protective Service	4,051	633	\$31.32	\$65,146
Community and Social Service	3,944	616	\$27.77	\$57,762
Personal Care and Service	6,313	600	\$16.99	\$35,339
Arts, Design, Entertainment, Sports, and Media	3,709	569	\$24.78	\$51,542
Architecture and Engineering	4,185	431	\$43.17	\$89,794
Building and Grounds Cleaning and Maintenance	8,578	393	\$18.30	\$38,064
Legal	1,149	331	\$54.81	\$114,005
Military-Only	690	74	\$14.76	\$30,701
Production	10,152	(149)	\$20.75	\$43,160
Farming, Fishing, and Forestry	967	(483)	\$15.60	\$32,448

Source: Lightcast Report Adams County, estimated where necessary

# EMPLOYMENT SHARES BY INDUSTRY: ADAMS AND UNINCORPORATED AREAS, 2024



# EMPLOYMENT GROWTH BY SECTOR, ADAMS COUNTY 2014-2024



Source: BSL QCEW 2014, 2024, Adams County Economic Development



## ADAMS COUNTY INDUSTRIAL

INVENTORY SF

**103M**

+3.5%

Prior Period 99.2M

UNDER CONSTRUCTION SF

**1.2M**

-67.3%

Prior Period 3.8M

12 MO NET ABSORPTION SF

**3M**

+6.1%

Prior Period 2.8M

VACANCY RATE

**11.5%**

0%

Prior Period 11.5%

MARKET ASKING RENT/SF

**\$10.71**

+0.3%

Prior Period \$10.67

MARKET SALE PRICE/SF

**\$174**

+2.0%

Prior Period \$171

MARKET CAP RATE

**7.0%**

+0.1%

Prior Period 6.9%

## ADAMS COUNTY OFFICE

INVENTORY SF

**10.8M**

+0.1%

Prior Period 10.8M

UNDER CONSTRUCTION SF

**20K**

-42.1%

Prior Period 34.5K

12 MO NET ABSORPTION SF

**130K**

+234.1%

Prior Period (97.2K)

VACANCY RATE

**6.3%**

-1.1%

Prior Period 7.4%

MARKET ASKING RENT/SF

**\$24.82**

+1.5%

Prior Period \$24.47

MARKET SALE PRICE/SF

**\$163**

-1.4%

Prior Period \$165

MARKET CAP RATE

**9.6%**

+0.1%

Prior Period 9.5%

## ADAMS COUNTY RETAIL

INVENTORY SF

**24.1M**

+0.2%

Prior Period 24M

UNDER CONSTRUCTION SF

**5.3K**

-87.3%

Prior Period 41.7K

12 MO NET ABSORPTION SF

**247K**

-46.4%

Prior Period 461K

VACANCY RATE

**3.5%**

-0.8%

Prior Period 4.3%

MARKET ASKING RENT/SF

**\$24.22**

+3.4%

Prior Period \$23.43

MARKET SALE PRICE/SF

**\$273**

+4.8%

Prior Period \$260

MARKET CAP RATE

**6.3%**

-0.1%

Prior Period 6.4%

Source: Costar 2025 Q1

## CONSTRUCTION COSTS INDEX OF COMPETITIVE MARKETS Q4 2024

City	Materials	Installation	Total
Austin, TX	97.2	64.7	84.6
Dallas, TX	97.3	65.8	85.1
Raleigh, NC	97.5	68.4	86.2
Tampa, FL	98.3	69.5	87.1
Phoenix, AZ	99.9	75.3	87.9
Colorado Springs, CO	100.1	71.9	89.2
Nashville, TN	100.4	73.2	89.8
Salt Lake City, UT	101.8	72.5	90.4
<b>Denver, CO</b>	<b>100.8</b>	<b>77.1</b>	<b>91.6</b>
Pittsburgh, PA	102.2	103.7	102.8
Portland, OR	105.0	106.6	105.7
Las Vegas, NV	103.3	111.1	106.3
Seattle, WA	102.8	116.8	108.2
San Diego, CA	101.4	125.9	110.9
<b>National Average</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>

Source: RSMeans City Cost Index 2024 Q4

## TAXES

- **2025 Mill Rate: 26.944** average county mill levy (Source: Adams County Assessor)
- **State Income Tax:** Personal **4.4%**, Corporate **4.4%**
- **Unincorporated Sales Tax: 0.75%**

## SALES TAX RATE BY MUNICIPALITY AND UNINCORPORATED

	State	City	Total Sales Tax
Arvada	2.90%	3.46%	<b>8.21%</b>
Aurora	2.90%	3.75%	<b>8.50%</b>
Bennett	2.90%	4.00%	<b>7.75%</b>
Brighton	2.90%	4.00%	<b>8.50%</b>
Commerce City	2.90%	4.50%	<b>9.25%</b>
Federal Heights	2.90%	4.50%	<b>8.75%</b>
Lochbuie	2.90%	4.00%	<b>8.75%</b>
Northglenn *	2.90%	4.00%/3.00%*	<b>8.75%</b>
Thornton	2.90%	3.75%	<b>8.50%</b>
Unincorporated Adams County: East of Box Elder Creek **	2.90%	N/A	<b>3.75%</b>
Unincorporated Adams County: West of Box Elder Creek	2.90%	N/A	<b>4.75%</b>
Westminster	2.90%	3.85%	<b>8.60%</b>

County Tax: **0.75%**, RTD Tax: **1.0%**, Cultural Facilities Tax: **0.1%**

\*In Northglenn, sales tax is 3% on food for home consumption with 4% on all other sales. \*\*No RTD tax.

## 2025 & 2026 ASSESSMENT RATES

	2025	2026
Classification	Rate (%)	Rate (%)
Residential*	<b>6.25%</b>	<b>6.8%</b>
Residential Multi-Family*	<b>6.25%</b>	<b>6.8%</b>
Commercial	<b>27%</b>	<b>25%</b>
Industrial	<b>27%</b>	<b>26%</b>
Agricultural	<b>27%</b>	<b>25%</b>
Vacant Land	<b>27%</b>	<b>26%</b>

\*Projected as of Jan. 1, 2025; For additional information: <https://dpt.colorado.gov/understanding-property-taxes-in-colorado>  
<https://leg.colorado.gov/bills/hb24b-1001>

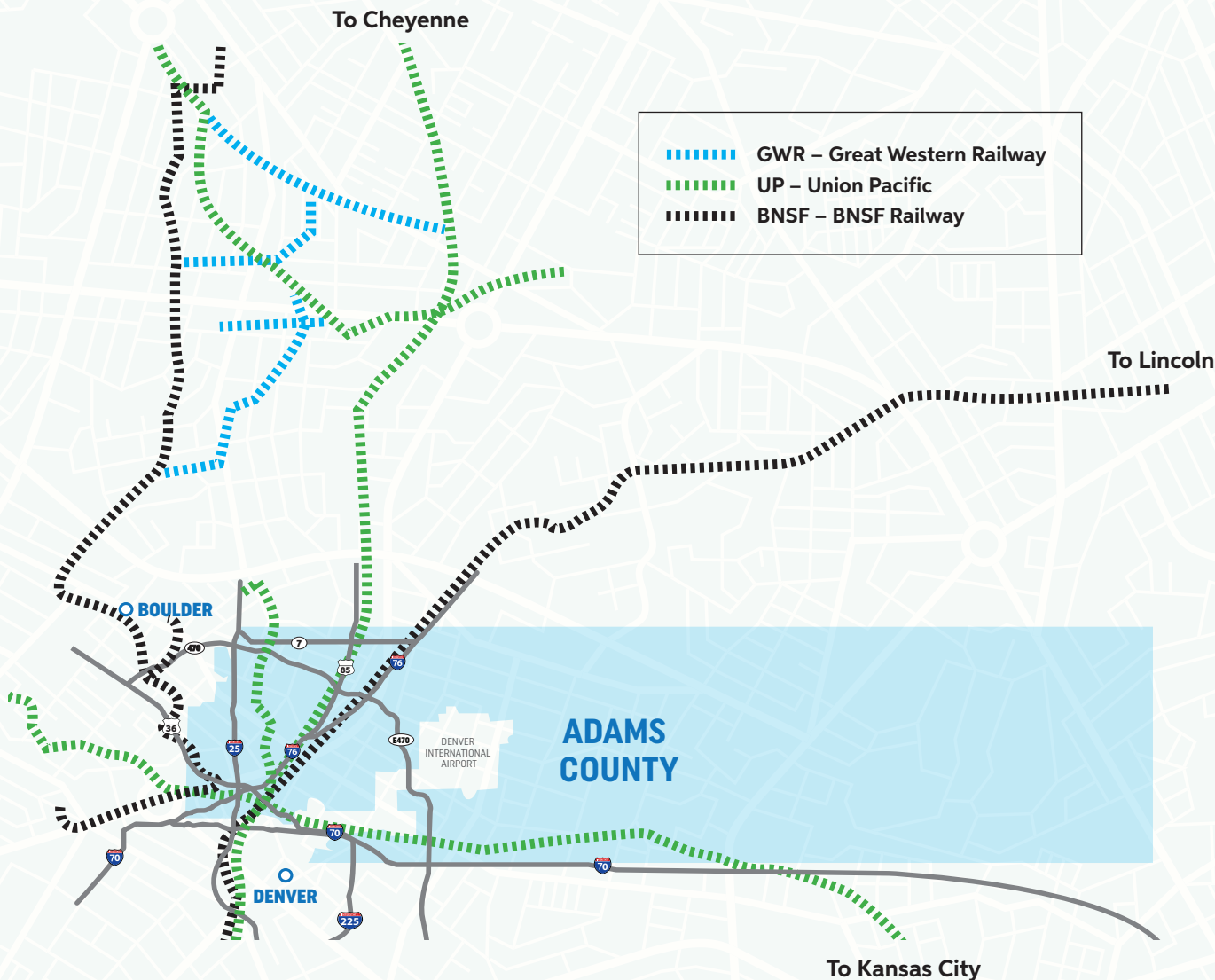


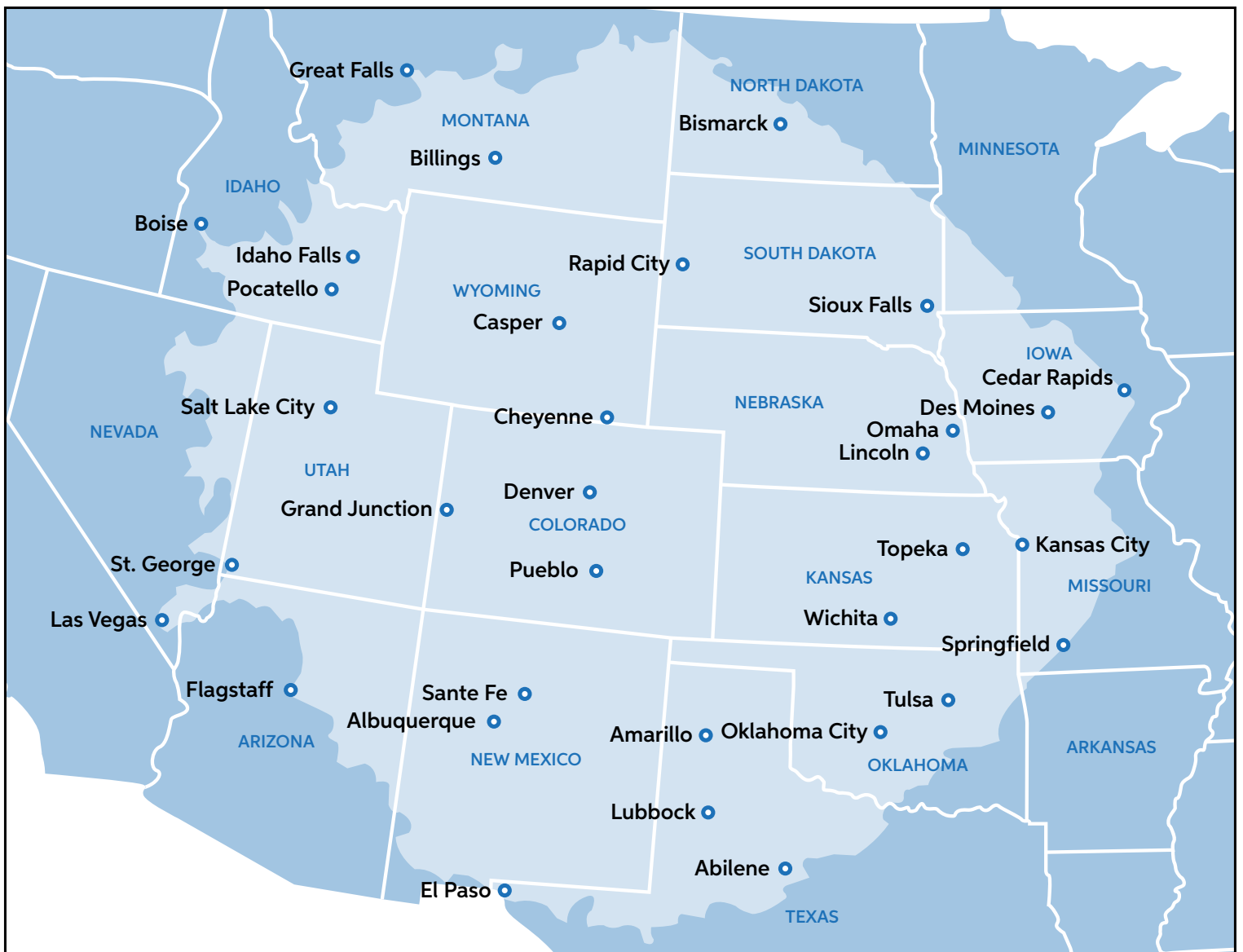
Adams County surrounds **Denver International Airport (DEN)**, ranked as the **sixth-busiest airport in the world, and the third-busiest airport in the U.S.** DEN, which served over 82.3 million passengers in 2024, a 5.8% increase over 2023. The airport provides non-stop service to international destinations including **Dublin, Frankfurt, London, Mexico City, Paris, Rome, Tokyo, Toronto, and Zurich.** Total cargo volume at DEN in 2024 surpassed 732 million tons, a 7.4% increase compared to 2023.

Adams County is the owner and operator of **Colorado Air and Space Port (CASP)**, a hub for commercial space transportation, research, and development, that supports horizontal space launches. **There were only 14 spaceports permitted by the FAA in the U.S. in 2024.**

With ample room for growth, CASP is poised to expand its general aviation and aerospace operations. Adams County has entered into a public-private partnership with AltitudeX to develop the spaceport and surrounding land.

**Class I and Class III rail lines for Burlington Northern Santa Fe (BNSF) and Union Pacific (UP) have nearby logistics centers** in Hudson and North Denver and provide freight rail service to and from national destinations, and the 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, highlighting the centrality of Adams County,** as commercial 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, and northern Texas to the south, making Adams County an exceptional location for a distribution and transportation hub.







## OUTDOOR SPACE AND PARKS

- o Adams County is home to a robust trail network with over **559 miles** of trails connecting people to experiences in nature and other destinations.
- o There are **786 publicly accessible properties** classified as parks, open space properties, and trailheads (dedicated access points to trails) in the county. This amounts to more than **27,000 acres** of land. The county owns and manages **31** of these properties, including **four community parks, one regional park, 15 open space properties, and 11 trails and trailheads, totaling 2,166 acres. Another 755 parks, open space properties, and trailheads** are owned and managed by a combination of **10** municipalities and special recreation districts in the county.

Source: Adams County POST Master Plan 2022



# 2023-2024 ADAMS COUNTY K-12 EDUCATION SYSTEM

NUMBER OF SCHOOLS IN COUNTY DISTRICTS **190**

STAFF **10,934**

TEACHERS **4,671**

TOTAL ENROLLMENT PK-12 **81,070**

STUDENT-TO-TEACHER RATIO **17:1**

COMPLETION RATE **81%**

Source: Colorado Department of Education, Adams County School Districts, 2024

## COST OF LIVING INDEX (SELECTED CITIES) Q3 2024

City	All Items Index*	Grocery	Housing	Utilities	Transportation	Healthcare	Misc. Goods and Services
Austin, TX	96.6	95.8	102.5	98.9	98.0	97.6	90.9
Chicago, IL	114.8	104.1	138.6	94.4	111.8	109.7	106.6
Colorado Springs, CO	102.1	101.7	108.8	76.4	100.2	95.5	104.8
Dallas, TX	100.8	98.7	90.8	120.8	90.0	107.9	107.3
<b>Denver, CO</b>	<b>108.8</b>	<b>100.9</b>	<b>122.1</b>	<b>88.9</b>	<b>101.0</b>	<b>110.4</b>	<b>108.6</b>
Houston, TX	94.7	98.3	81.2	91.0	94.6	103.0	104.3
Las Vegas, NV	96.5	102.8	102.4	105.7	107.0	83.4	84.7
Los Angeles, CA	148.7	109.3	233.1	104.7	126.8	99.3	120.6
Phoenix, AZ	107.2	103.3	116.6	109.3	100.2	89.6	105.2
Portland, OR	115.3	103.9	145.1	89.2	121.3	110.4	100.8
Salt Lake City, UT	109.5	98.6	129.7	101.7	113.4	89.8	100.9
San Francisco, CA	146.5	111.7	213.2	149.5	136.2	104.0	114.2

\*Index measures the relative price levels for consumer goods and services in selected cities compared to the national average of 100 for all participating cities. Source: The Council for Community and Economic Research, C2ER Cost of Living Index.



# ADAMS COUNTY

## COLORADO

### ECONOMIC DEVELOPMENT



Adams County's vision is to be the most innovative and inclusive county in America for all families and businesses. Our role as the Economic Development team is to **ensure all our businesses have access to the resources they need**. Check out the services and assistance we can provide you, and please don't hesitate to contact us at [economicdevelopment@adcogov.org](mailto:economicdevelopment@adcogov.org).



#### SITE SELECTION

If you are a business looking to locate, relocate, or expand in unincorporated Adams County, we can help you find the space you need.



#### BUSINESS NAVIGATOR

The Economic Development team is here to help you navigate county processes, including land use, permitting, and development. We can also connect you to our network of technical training, workforce, utility, and economic development partners at the municipal, regional, and state level.



#### INCENTIVES

We execute performance-based financial and non-financial incentives on a case-by-case basis for commercial development in Adams County. We help guide you and work with you to get your project done.



#### ENTERPRISE ZONE

Adams County administers the local zone within the Colorado Enterprise Zone program, which provides state tax credits to businesses in designated areas. These incentives support job creation, capital investment, and business expansion. Contact us to see if your business qualifies.



#### DATA & MARKET RESEARCH

We have access to the most current data and information that can help with your business planning and decisions, including demographics, macroeconomic trends, competitor analysis, and labor statistics.



#### BUSINESS REGISTRATION

**Register your business** with Adams County, and you'll be the first to know about new developments and programs, as well as business tips, resources, and events. Scan the QR code below to learn more and register.



Choose **ADAMS**  
C O L O R A D O



## Community & Economic Development



*Choose* **ADAMS**  
C O L O R A D O

### CITY PARTNERS



Adams County Government Center, 4430 S. Adams County Pkwy., Brighton, Colorado 80601  
303.659.2120 | 800.824.7824 | [EconomicDevelopment@adcogov.org](mailto:EconomicDevelopment@adcogov.org)

[adcogov.org](http://adcogov.org)