



Adams County, Colorado

2021 Economic Profile

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Adams County, Colorado 2021 Economic Profile Population & Cities

Population and Households, 2020		
	Population	Households
Adams County	520,070	187,320
Arvada (MCP)	2,887	1,158
Aurora (MCP)	47,883	16,342
Bennett (MCP)	2,478	927
Brighton (MCP)	39,939	13,941
Commerce City	62,699	20,017
Federal Heights	14,334	5,574
Lochbuie (MCP)	1	1
Northglenn (MCP)	37,982	14,600
Thornton (MCP)	142,118	50,994
Westminster (MCP)	71,032	29,820
Unincorporated Area	98,717	33,946

*Note: MCP indicates multi-county place. Figures reported are the portion of total population and households located in the given county.
Source: Colorado Division of Local Government, State Demography Office.*

Race and Ethnicity Distribution, 2019	
Hispanic or Latino (of any race)	40.8%
Not Hispanic or Latino	59.2%
White alone	49.0%
Black or African American alone	3.3%
American Indian and Alaska Native alone	0.6%
Asian alone	4.2%
Native Hawaiian and Other Pacific Islander alone	0.1%
Other race	2.0%

*Note: Percentages may not add due to rounding.
Source: U.S. Census Bureau, Population Estimates Program.*

Gender and Age Distribution, 2020	
Male	50.1%
Female	49.9%
Median age	33.9
0 to 14 years	20.7%
15 to 29 years	22.2%
30 to 44 years	23.5%
45 to 59 years	17.6%
60 to 74 years	11.8%
75 to 89 years	3.8%
90+ years	0.4%

*Note: Percentages may not add due to rounding.
Source: Colorado Division of Local Government, State Demography Office.*

Adams County Square Miles
1,182

Source: Colorado Department of Local Affairs.



Adams County, Colorado 2021 Economic Profile Education

K-12 Education Statistics (Most Recent Available School Year)		
	School Year	
Enrollment	2020-2021	81,668
Number of Schools	2020-2021	142
Pupil/Teacher Ratio	2020-2021	18.3
Dropout Rate (grades 7-12) ¹	2019-2020	2.0%
Completer Rate ²	2019-2020	82.4%
Graduation Rate ³	2019-2020	81.3%

¹ Includes alternative schools. Due to a change in Colorado law, dropout figures from 2005 and beyond could include students who have left to attend school at home, outside of the state or country, or at a private institution. These students are only included in the dropout count when specific documentation of the school change is not provided.

² Completers are students who graduate, receive certificates or other designations of high school completion or attendance, or receive a G.E.D. from programs administered by the district.

³ Graduation rates are calculated based on high school graduates only.
Source: Colorado Department of Education.

Shares of Population Age 25 Years and Over by Educational Attainment (2019)		
Adams County	Percent of Total	
High school diploma or higher	84.9	
Bachelor's degree or higher	25.4	
Colorado		
High school diploma or higher	92.4	
Bachelor's degree or higher	42.7	
U.S. Average		
High school diploma or higher	88.6	
Bachelor's degree or higher	33.1	

Source: U.S. Census Bureau, American Community Survey.

Higher Education Facilities in Metro Denver and Northern Colorado	
	Fall 2019 Enrollment
Four Year Public Colleges and Universities	
Colorado School of Mines - Golden	6,629
Colorado State University - Fort Collins, Denver	29,499
Metropolitan State University - Denver	19,245
University of Colorado Boulder	36,287
University of Colorado Denver	19,561
University of Northern Colorado - Greeley	9,290
Four Year Private Colleges and Universities¹	
Colorado Christian University - Lakewood	7,625*
Johnson & Wales - Denver	1,008
Regis University - Denver	7,907*
University of Denver - Denver	11,952
Two Year Public Colleges	
Aims Community College	
Campuses: Greeley, Fort Lupton, Windsor, Loveland	
Arapahoe Community College	12,759
Campuses: Littleton, Parker, Castle Rock	
Community College of Aurora	8,597
Campuses: CentreTech, Lowrey	
Community College of Denver	8,232
Front Range Community College	19,283
Campuses: Westminster, Boulder County, Larimer, Brighton	
Red Rocks Community College	7,035
Campuses: Lakewood, Arvada	

¹ Data reflects most recent IPEDS report.

*Estimate.

Source: Colorado Department of Higher Education and individual schools.

College Entrance Exam Scores	
ACT Composite Score - 2021	
Colorado	23.6
U.S. Average	20.3
SAT 2021	
Math	
Adams County	458
Metro Denver	501
Colorado	528
U.S. Average	528
Reading & Writing	
Adams County	474
Metro Denver	516
Colorado	544
U.S. Average	533

Note: Participation rates for districts, schools, and student groups in 2021 were significantly lower overall than in past years due to impacts of the COVID-19 pandemic. All Colorado high school juniors are required to take the SAT. Nationally, only college bound juniors generally take the SAT.

Sources: Colorado Department of Education; ACT, Inc.; and College Board.



Adams County, Colorado
2021 Economic Profile
Employment & Labor Force

Employment by Industry, 2020			
	Establishments	Employment	Average Annual Wage
Total All Industries	12,159	220,944	\$59,797
Agriculture, Forestry, Fishing, Hunting	57	1,366	\$35,397
Mining	64	883	\$101,389
Utilities	17	616	\$114,080
Construction	1,739	23,533	\$69,059
Manufacturing	489	14,190	\$62,381
Wholesale Trade	1,117	16,692	\$74,438
Retail Trade	1,129	20,267	\$36,546
Transportation & Warehousing	658	26,116	\$46,595
Information	164	2,176	\$115,148
Finance & Insurance	512	3,358	\$79,093
Real Estate, Rental, & Leasing	632	3,208	\$53,712
Professional & Technical Services	1,524	7,091	\$89,062
Management of Companies & Enterprises	149	1,762	\$103,398
Administrative & Waste Services	809	14,286	\$42,417
Educational Services	159	893	\$36,783
Health Care & Social Assistance	890	18,434	\$57,131
Arts, Entertainment, & Recreation	123	1,632	\$27,482
Accommodation & Food Services	848	15,583	\$23,593
Other Services	948	5,715	\$46,384
Government	126	43,125	\$79,322
Non-Classifiable	7	16	\$44,188

*Note: Employment for individual industries may not add to the total due to rounding.
Source: Colorado Department of Labor and Employment, Labor Market Information, Quarterly Census of Employment and Wages (QCEW).*

Labor Force Data, 2020	
Labor Force	274,498
Employed	252,469
Unemployment Rate	8.0%

Source: Colorado Department of Labor and Employment, Labor Market Information.

Ten Largest Employers in Adams County		
Company	Industry	Local Employees
UCHealth: University of Colorado Hospital	Healthcare, Research	11,330
Amazon	Warehousing & Distribution Services	8,560
Children's Hospital Colorado	Healthcare	5,980
United Parcel Service	Logistics	4,410
FedEx	Shipment & Logistics Services	2,200
Sturgeon Electric	Electrical Services	1,350
Maxar Technologies	Aerospace	1,070
SROriginals	Bakery Product Manufacturer & Distributor	990
HealthONE: North Suburban Medical Center	Healthcare	800
Shamrock Foods	Food Distribution	740

Source: Development Research Partners, June 2021.



Adams County, Colorado 2021 Economic Profile Cost of Living, Income, & Housing

Cost of Living Index (selected cities) - Third Quarter 2021							
City	All Items Index ¹	Grocery	Housing	Utilities	Transportation	Health Care	Misc. Goods and Services
Austin, TX	101.3	91.8	113.3	95.8	88.6	104.3	100.0
Chicago, IL ²	123.0	103.4	159.0	90.3	121.5	97.9	114.7
Dallas, TX	103.9	99.7	101.3	112.6	89.7	113.6	107.7
Denver, CO	114.7	95.9	139.4	85.8	116.8	103.0	111.4
Houston, TX	95.6	98.5	82.7	109.1	96.0	97.2	100.7
Las Vegas, NV	102.5	107.9	108.5	94.8	118.8	99.0	93.9
Los Angeles, CA	148.0	112.9	230.7	107.3	129.3	113.0	116.6
Phoenix, AZ	105.8	103.4	122.3	105.1	103.8	94.8	95.7
Portland, OR	127.5	108.4	169.3	90.7	128.0	115.3	113.4
Salt Lake City, UT	104.7	102.9	104.5	90.8	122.3	96.1	105.9
San Francisco, CA	186.4	130.3	338.0	129.9	144.0	123.8	122.6

¹ Index measures the relative price levels for consumer goods and services in selected cities compared with the national average of 100 for all participating cities.

² Chicago data reflects the second quarter of 2021 since the third quarter data was unavailable.

Source: The Council for Community and Economic Research, C2ER Cost of Living Index.

Single-Family Median Home Price (000s)	
City	3Q 2021
Austin, TX	\$498.4
Boulder, CO	\$769.4
Chicago, IL	\$337.8
Dallas, TX	\$345.2
Denver, CO	\$614.8
Houston, TX	\$309.9
Las Vegas, NV	\$411.8
Los Angeles, CA	\$860.9
Phoenix, AZ	\$429.6
Portland, OR	\$549.2
Salt Lake City, UT	\$500.8
San Francisco, CA	\$1,350.0
United States	\$363.7

Source: National Association of Realtors.

Previously-Owned Home Sales Statistics, 2020				
	Condo/Townhome		Single-Family Detached	
	Adams County	Metro Denver	Adams County	Metro Denver
Number of Sales	1,780	14,108	7,137	44,093
Total Sales Volume	\$505.18 million	\$4.56 billion	\$3.00 billion	\$24.78 billion
High Sales Price	\$1.58 million	\$16.00 million	\$2.40 million	\$8.00 million
Low Sales Price	\$26,000	\$24,000	\$41,700	\$20,800
Avg. Sale Price	\$283,812	\$322,945	\$420,614	\$562,093
Median Sale Price	\$285,000	\$291,400	\$396,000	\$475,000
Avg. Sale Price/Sq. Ft. ¹	\$228.00	\$273.94	\$252.27	\$309.33

Note: This data does not contain nor does it represent all market activity.

¹ Excludes transactions where square footage was not reported.

Source: Colorado Comps.

Per Capita Personal Income, 2020	
Adams County	\$48,115
Metro Denver	\$71,018
Colorado	\$63,776
United States	\$59,510

Source: U.S. Bureau of Economic Analysis.

Avg. Monthly Apartment Rents, 3Q 2021		
Type	Adams County	Metro Denver
Efficiency	\$1,337.92	\$1,406.43
1 Bed	\$1,459.92	\$1,548.79
2 Bed 1 Bath	\$1,575.62	\$1,601.30
2 Bed 2 Bath	\$1,901.41	\$2,024.77
3 Bed	\$2,345.70	\$2,324.94
All	\$1,665.89	\$1,726.36
Vacancy Rate ¹	4.0%	3.8%

¹ Vacancy rate for all apartment types.

Source: Apartment Association of Metro Denver, Denver Metro Apartment Vacancy & Rent Survey.



Adams County, Colorado 2021 Economic Profile Tax Rates

Local & State Sales Tax Rates			
	Local (%)	Notes	Total (%)
Arvada	3.46%		8.21%
Aurora	3.75%		8.50%
Bennett	4.00%		7.75%
Brighton	3.75%		8.50%
Commerce City	4.50%		9.25%
Federal Heights	4.00%		8.75%
Lochbuie	4.00%		7.75%
Northglenn	4.00%	F, H	8.75%
Thornton	3.75%		8.50%
Westminster	3.85%		8.60%
Adams County	0.75%	3.75% / 4.75%	
Colorado	2.90%		2.90%
Regional Transportation District	1.00%		
Scientific and Cultural Facilities District	0.10%		

Notes: Sales and use tax rates are current as of July 1, 2021. Additional local or special levies may apply. Some cities may be located in more than one county.

F - The sales tax on food and liquor for immediate consumption is 4.01% in Boulder and 4.0% in Denver.

H - The sales tax on food for home consumption is 3.0% in Northglenn, 2.25% in Fort Collins, 3.95% in Windsor, and 3.46% in Greeley.

Total Sales Tax includes the state tax of 2.9%; county tax (if any); city tax; and the special district taxes. Special district taxes include the Regional Transportation District (RTD) tax (1.0%) and the Scientific and Cultural Facilities District tax (0.1%), among others.

Source: Colorado Department of Revenue.

Real & Business Personal Property Taxes	
Assessment Ratios	
Commercial Property	29%
Residential Property	7.15%
Average Mill Levy, 2020	
Adams County	116.500
Metro Denver	94.675

Note: The mill levy is the dollars of tax per \$1,000 of assessed valuation.

Source: Colorado Division of Property Taxation.

Property Tax Example	
Assume you have a home with a base year market value of \$200,000. With a residential property assessment ratio of 7.15%, the assessed value of the home is \$14,300 (1). Given that the average Metro Denver 2020 mill levy of 94.675 is the tax on each \$1,000 of assessed value, the total tax due is \$1,353.85 (2).	
(1) \$200,000 * 7.15% = \$14,300	
(2) \$14,300 * .094675 = \$1,353.85	

Colorado Income Tax	
Corporate Income Tax	4.55%
Personal Income Tax	4.55%

Note: Income tax rate is applied to adjusted federal gross income. The passage of Proposition 116 recently changed the Colorado income tax rate, beginning in the 2020 tax year.

Source: Colorado Department of Revenue.



Adams County, Colorado 2021 Economic Profile Transportation

Adams County offers true intermodal transportation advantages. The County surrounds Denver International Airport (DEN) on three sides, and is home to the Colorado Air and Space Port, a general aviation airport just six miles from DEN. Union Pacific Railroad and the Burlington Northern Santa Fe Railway provide rail service in the County. Adams County is the convergence point for Interstates 25, 225, 270, 70, and 76 and Highways 2, 7, and 85, and E-470, the metro area's major beltway.

Air Transportation

Denver International Airport (DEN)	
Denver International Airport (DEN) is the fifth-busiest airport in the United States and has served well more than 1.1 billion passengers since it opened in February 1995.	
www.flydenver.com	
Size (square miles)	53
Runways	6
Gates (includes gates in regional jet facilities)	149
Commercial Carriers	23
2020 Passenger Traffic (millions)	33.7
2019-2020 Passenger Traffic Growth	-51.1%
Total Destinations (Domestic & Int'l)	Over 215

Colorado Air and Space Port in Adams County	
Colorado Air and Space Port is the only licensed spaceport in Colorado and is the closest general aviation airport without major nearby residential areas. The airport provides all-weather aviation facilities, with access to I-70 and DEN. The airport is used for flight training, recreational flying, aerospace manufacturing, and business/corporate activity. The airport is home to a rocket engine testing facility, the Colorado 5th Battalion, 19th Special Forces Group (Airborne), the Colorado Department of Transportation Division of Aeronautics' office, and accommodates commercial and corporate aviation needs.	
www.coloradoairandspaceport.com	
Size (acres)	3,200
Runways	2
Based Aircraft	292

Mass Transit

The Regional Transportation District (RTD) currently provides mass transit in Metro Denver.	
www.rtd-denver.com	
Buses	1,026
Fixed Bus Routes	143
Bus Stops	9,750
Light Rail Vehicles	201
Light Rail Track Miles	60.1
Light Rail Stations	57
Park-n-Rides	89
Hybrid Buses on 16th Street	36
The RTD FasTracks Program is a multi-billion dollar comprehensive transit expansion plan to build 122 miles of new commuter rail and light rail, 18 miles of bus rapid transit, 21,000 new parking spaces at light rail and bus stations, and enhance bus service for easy, convenient bus/rail connections across the eight-county district. Metro Denver is serviced by 11 light rail lines, as well as the Flatiron Flyer with bus rapid transit service between Denver and Boulder. The University of Colorado A Line, opened in April 2016, carries passengers from downtown Denver to DEN in 37 minutes. The R Line opened in 2017 and carries passengers from Denver through Aurora to Lone Tree. The G Line opened in 2019 through northwest Denver, Adams County, and Arvada with the end-of-line stop in Wheat Ridge. The 13-mile N Line opened in 2020 and transports passengers from Union Station to Thornton in 29 minutes.	
FasTracks will serve Adams County residents on the Gold, I-225, North Metro, and Northwest commuter and light rail lines, and with the U.S. 36 bus rapid transit corridor.	
www.rtd-denver.com/fastracks	

Rail Transportation

Burlington Northern Santa Fe Railway - Freight Service
Union Pacific Railroad - Freight Service
Rock Island Railroad - Freight Service
Amtrak - Passenger Service



Adams County, Colorado 2021 Economic Profile Commercial Real Estate

Adams County Commercial Real Estate Market Conditions, 3Q 2021				
	Existing Space ¹	Vacant Space ¹	Overall Vacancy Rate	Avg. Lease Rate ²
Office	10.3	0.7	6.9%	\$24.26
Industrial	82.1	7.3	8.9%	\$8.69
Flex	4.5	0.4	9.4%	\$14.06
Retail	22.3	1.4	6.2%	\$15.42

¹ Building space is listed in millions of square feet. Vacant space, vacancy rate, and average lease rate are for all direct and sublet space.

² Office lease rates are per square foot; all others are per square foot, triple-net (NNN).
Source: CoStar Realty Group.

Construction Cost Index 2021			
City	Materials	Installation	Composite
Austin, TX	98.6	62.3	82.9
Chicago, IL	100.5	144.4	119.5
Dallas, TX	100.1	67.4	86.0
Denver, CO	104.0	75.1	91.5
Houston, TX	101.3	67.3	86.6
Las Vegas, NV	104.2	107.0	105.4
Los Angeles, CA	98.4	129.3	111.8
Phoenix, AZ	98.4	72.1	87.0
Portland, OR	102.0	104.7	103.2
Salt Lake City, UT	103.3	73.7	90.5
San Francisco, CA	107.6	159.0	129.8
National Average	100.0	100.0	100.0

Source: RS Means, "Building Construction Cost Data 2021."

Business Parks in Adams County 2021	
	Acres
Port Colorado	6,500
High Point	1,609
Majestic Commercenter	1,500
Porteos	1,287
Gateway Park	1,200
Aurora Technology & Energy Corridor	1,200
Front Range Park	656
King Ranch	527
Prologis Park 70	477
HighPoint Elevated	434
Denali Logistics Park	345
Upland Distribution Center	325
Harvest Mile	300
Sun Empire	300
JAG Logistics Center	250
Aurora First Commerce Center	161
King's Crossing	150
Windler	143
Fitzsimons Innovation Community	125
EastPark 70	120
Airways Business Center	50
Tower Business Center	28

Source: Adams County.



Adams County, Colorado
2021 Economic Profile
Economic Development Partners

