

# Retail Breakout Session

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## The Changing Face of Retail in the Denver Metro Region

Moderator:

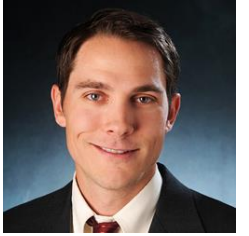
Brian Lewandowski, University of Colorado Boulder

Panelists:

Julie Jacoby, City of Thornton

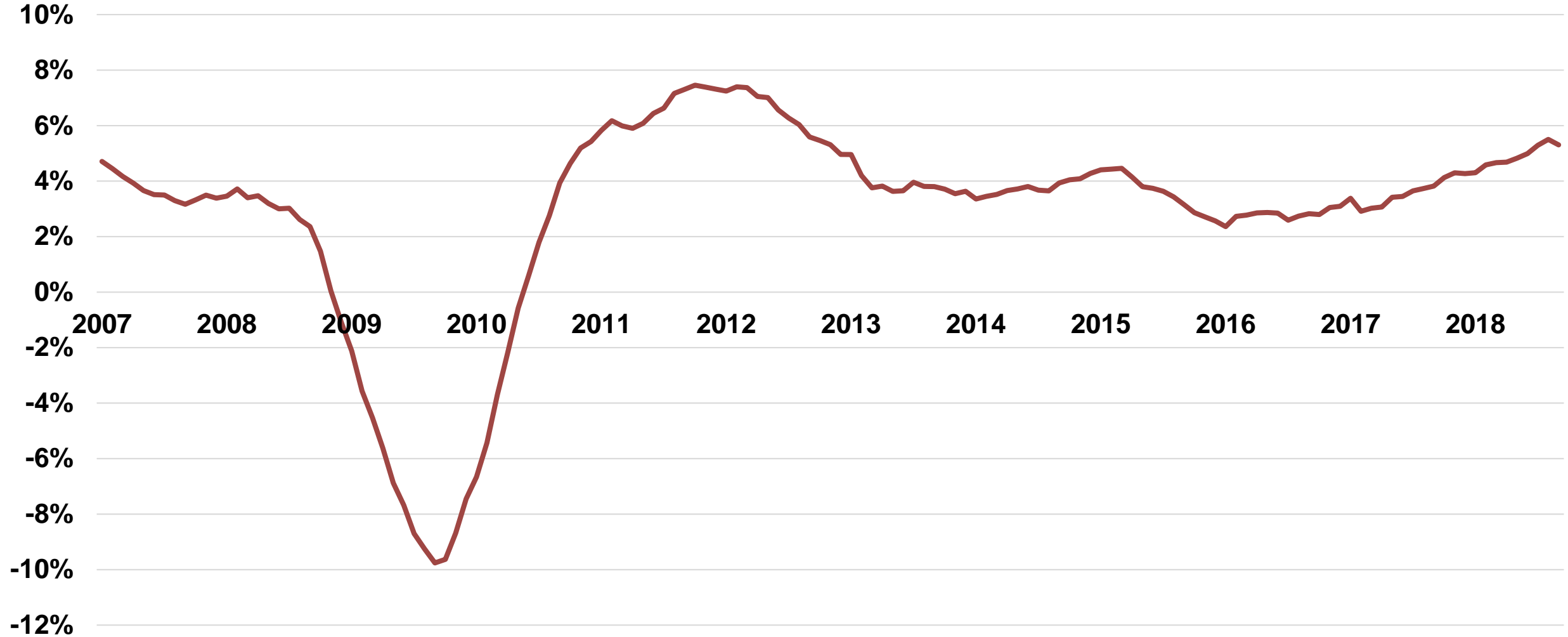
Nick LeMasters, Cherry Creek Shopping Center

Sean Maher, Downtown Boulder Partnership



# National Retail Sales Growth

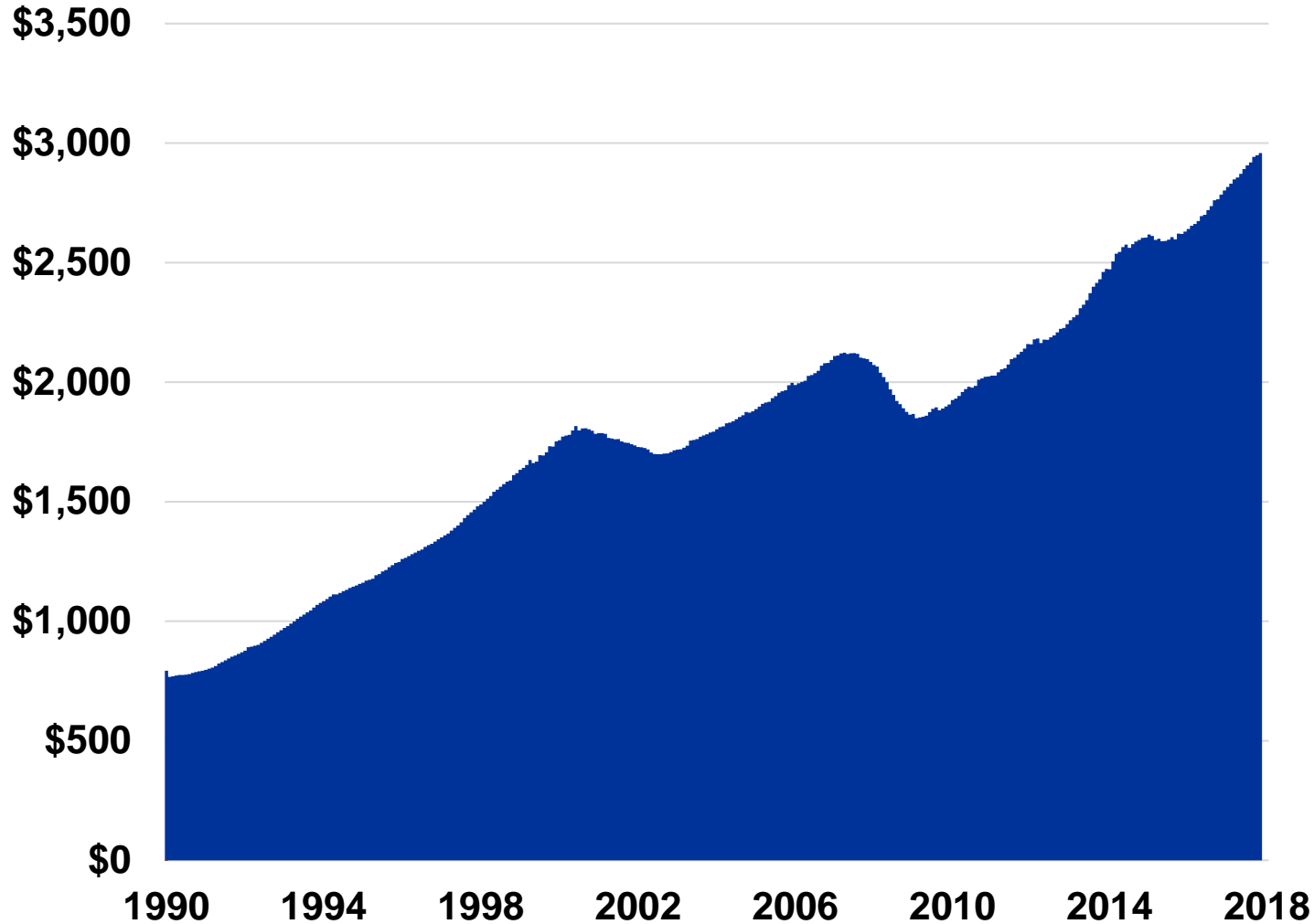
12-Month Rolling Sum, YoY  
Percent Change



Source: Census, Monthly Retail Trade and Food Services, NSA.

# Colorado Sales Tax Collections

\$ Millions, 12-Month Rolling Sum



**Strong job and income growth**

**High consumer confidence**

**High profile bankruptcies**

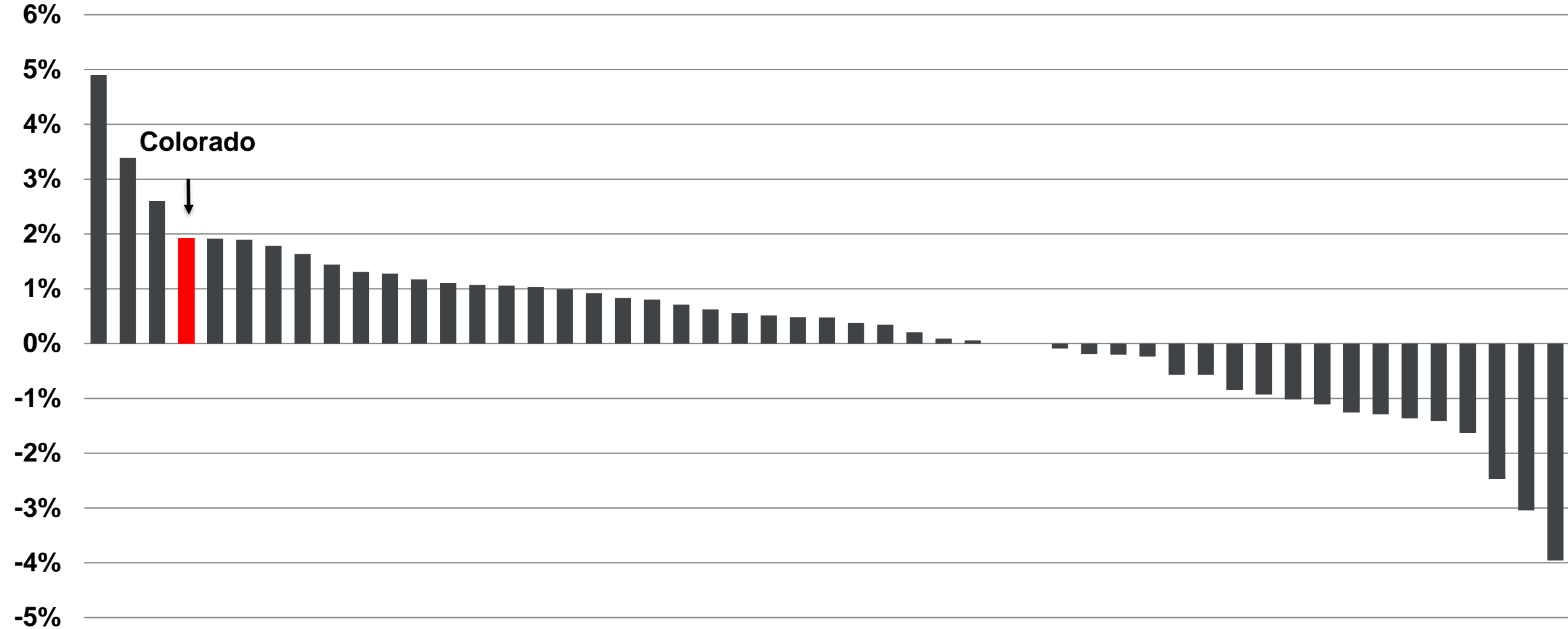
**Competition from e-commerce**

**Retail sales growth**

- **5.5% in 2018**
- **5.3% in 2019**

# Retail Employment by State

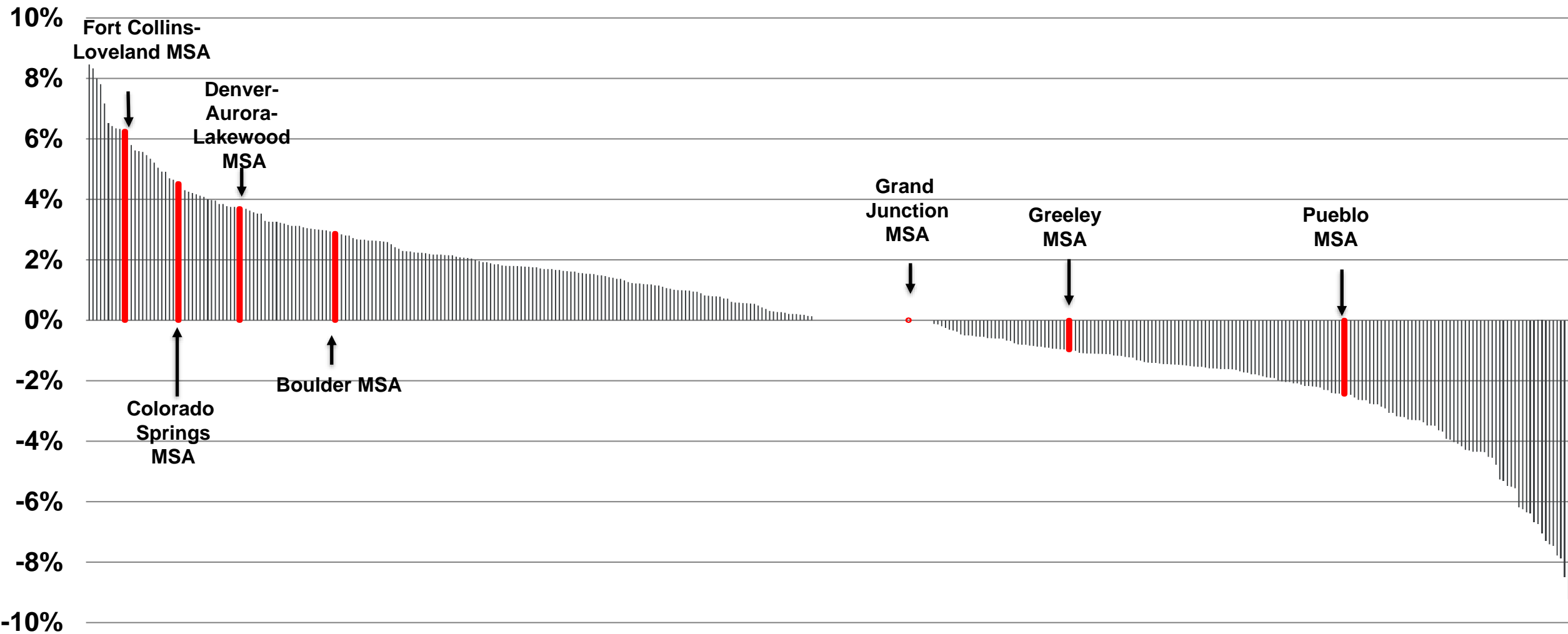
Change, YoY October 2018



Source: Federal Housing Finance Agency, All Transactions Index (Not Seasonally Adjusted).

# Retail Employment by MSA

Change, YoY October 2018

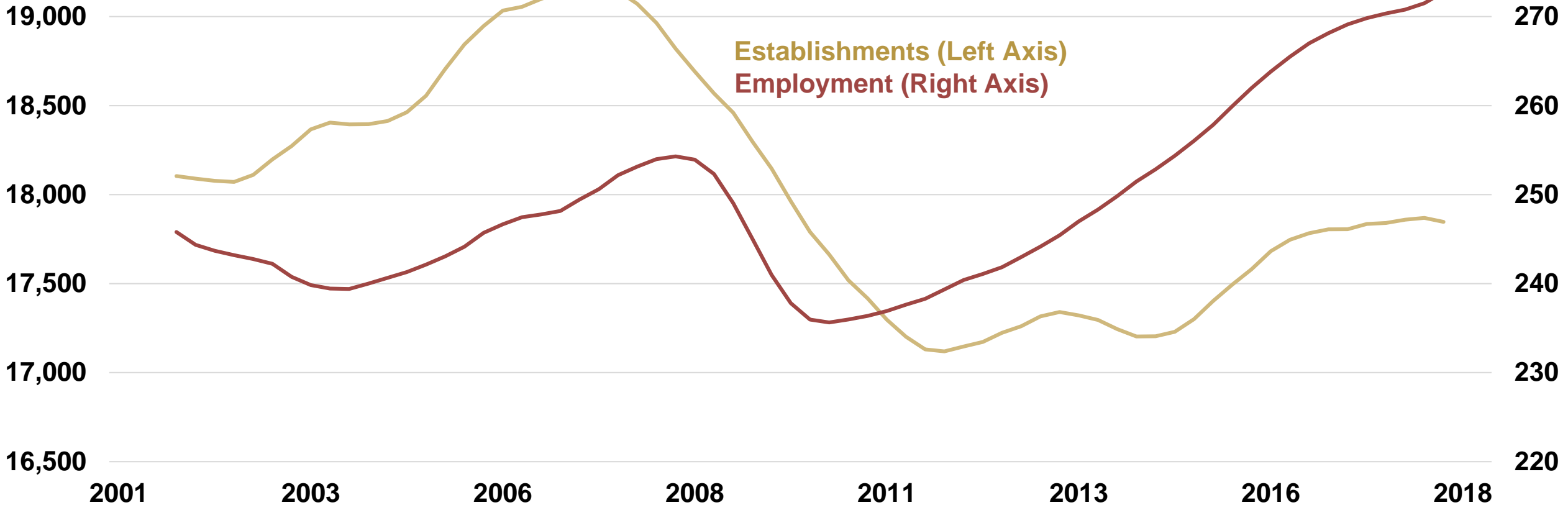


Source: Federal Housing Finance Agency, All Transactions Index (Not Seasonally Adjusted).

# Retail Trade

Establishments, 4-Quarter  
Average  
**19,500**

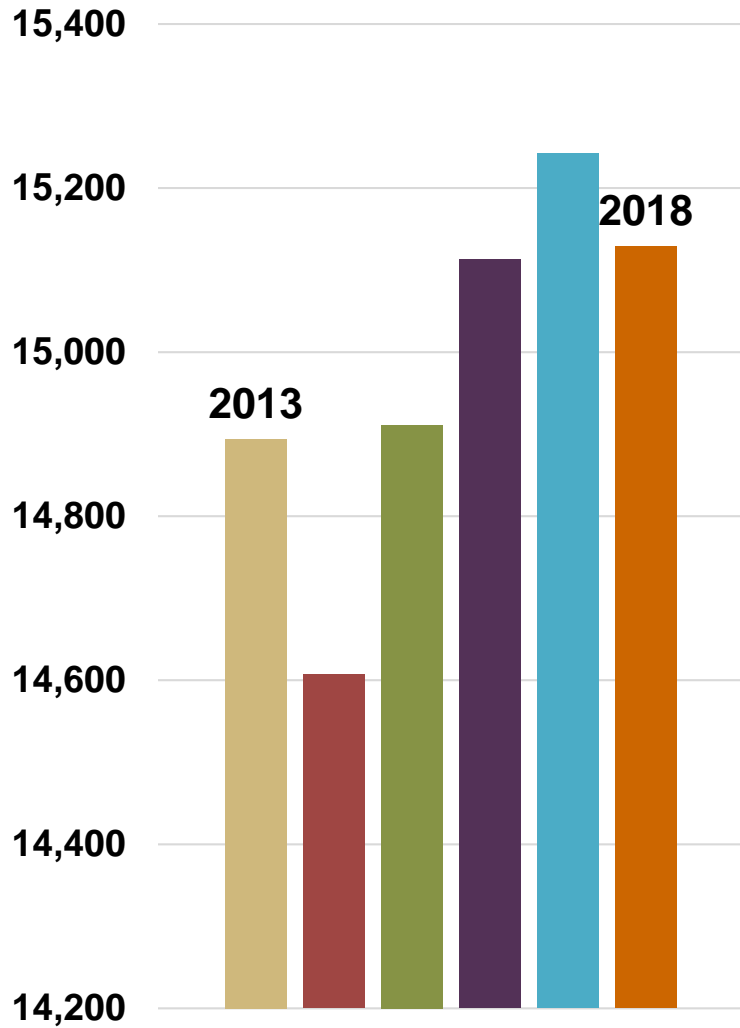
Employment 4-Quarter  
Average (Thousands)  
**280**



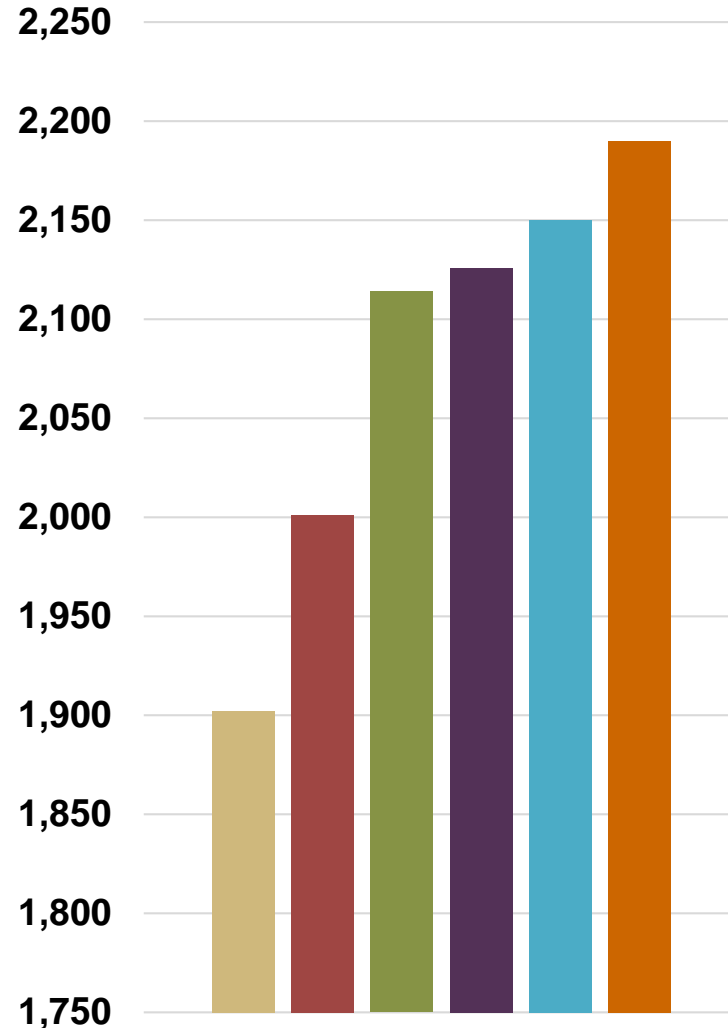
Source: Bureau of Labor Statistics, Quarterly Census of Employment and Wages (QCEW) and Current Employment Statistics (CES).

# Retail Establishments

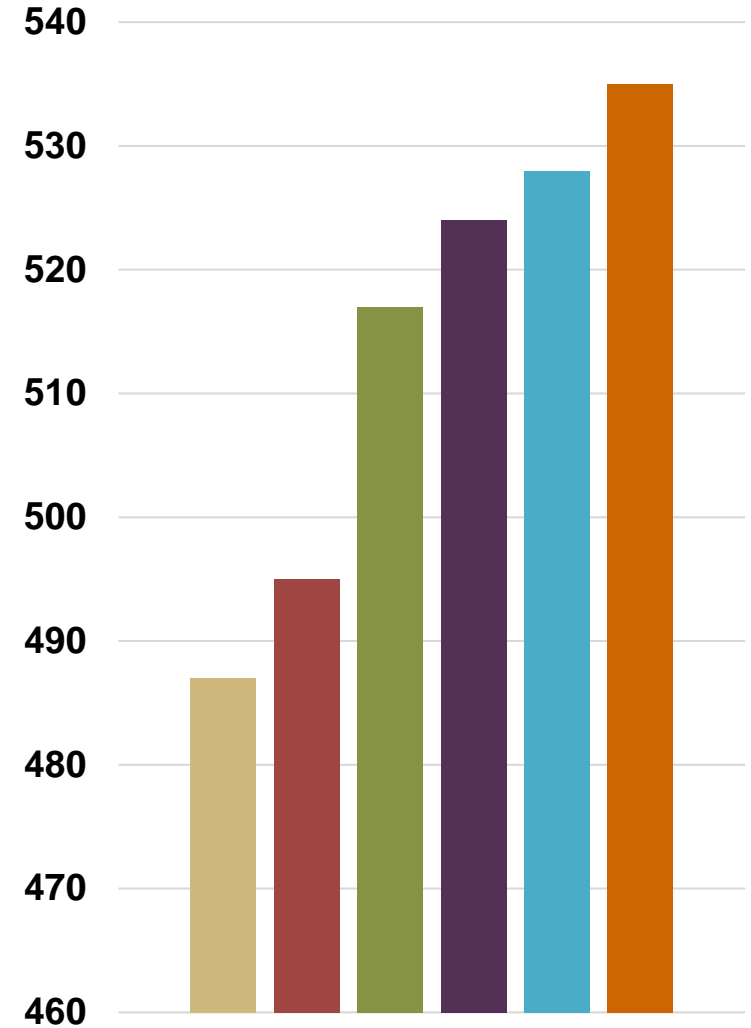
## Less than 20



## 20-100

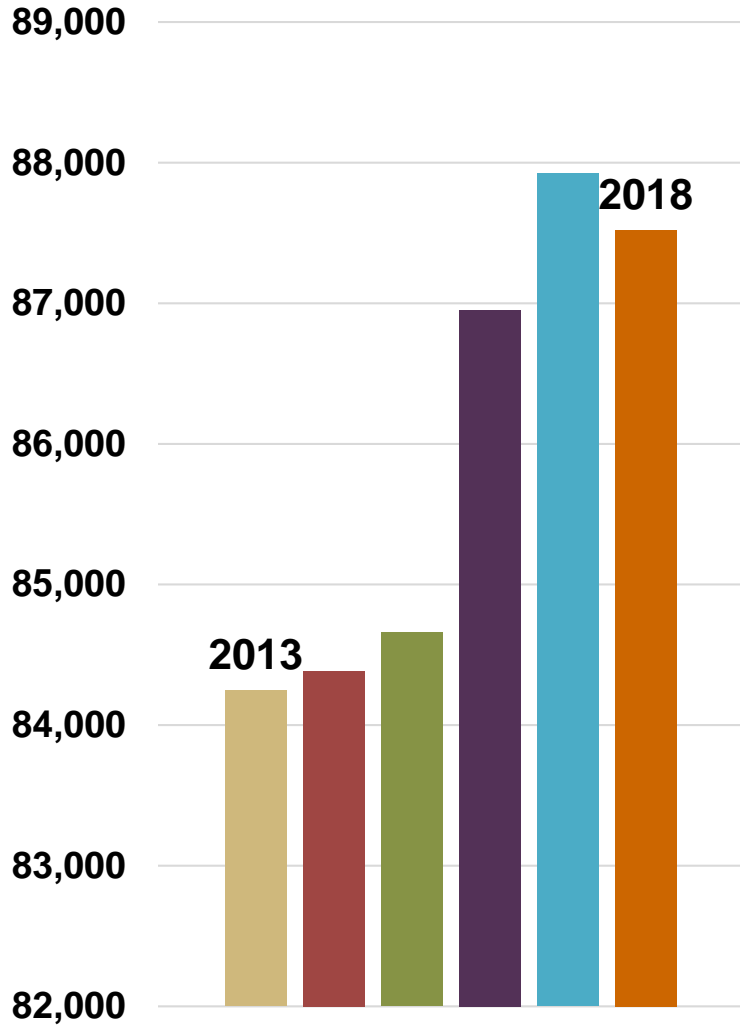


## 100 or More

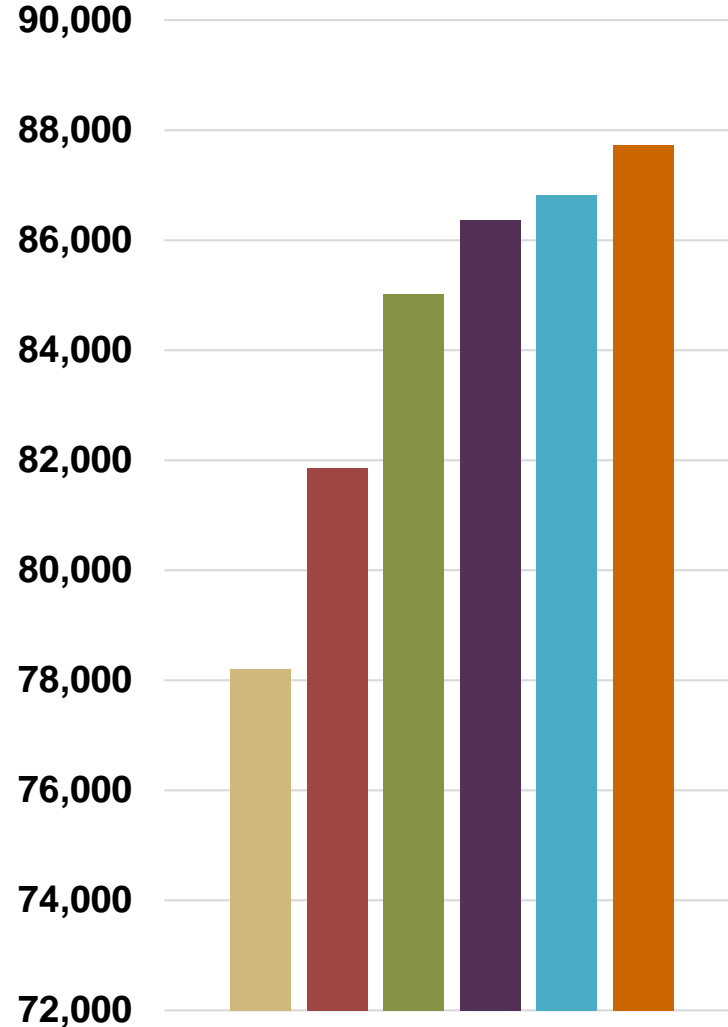


# Retail Employment

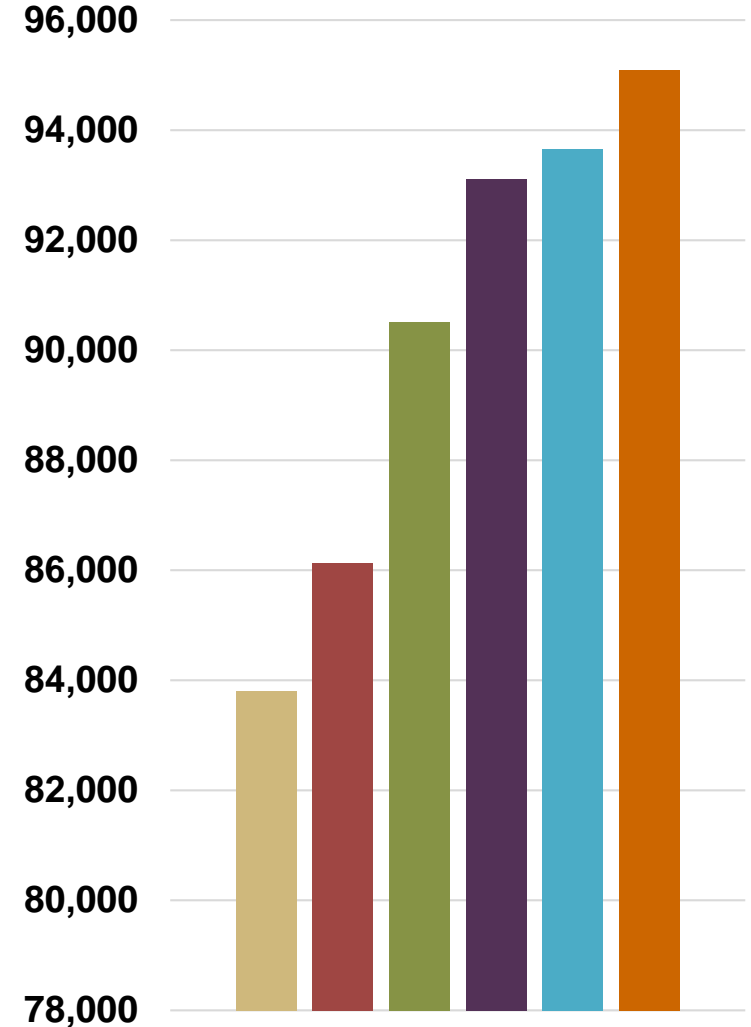
## Less than 20



## 20-100



## 100 or More





# Colorado Minimum Wage

Dollars

14

12

10

8

6

4

2

0

Minimum Wage

Tipped Employee Minimum Wage

\$12.00

\$11.10

1998

2000

2002

2004

2006

2008

2010

2012

2014

2016

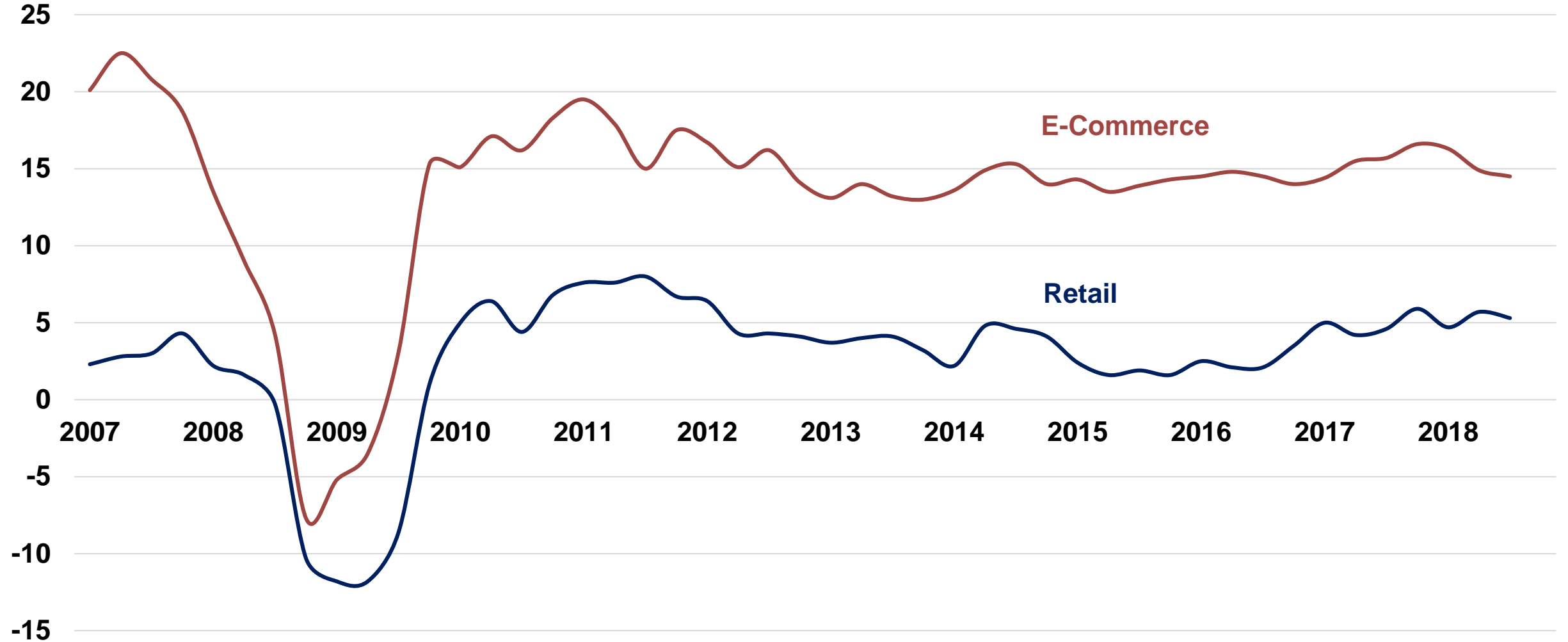
2018

2020

Source: Colorado Department of Labor and Employment.

# E-Commerce and Retail Sales

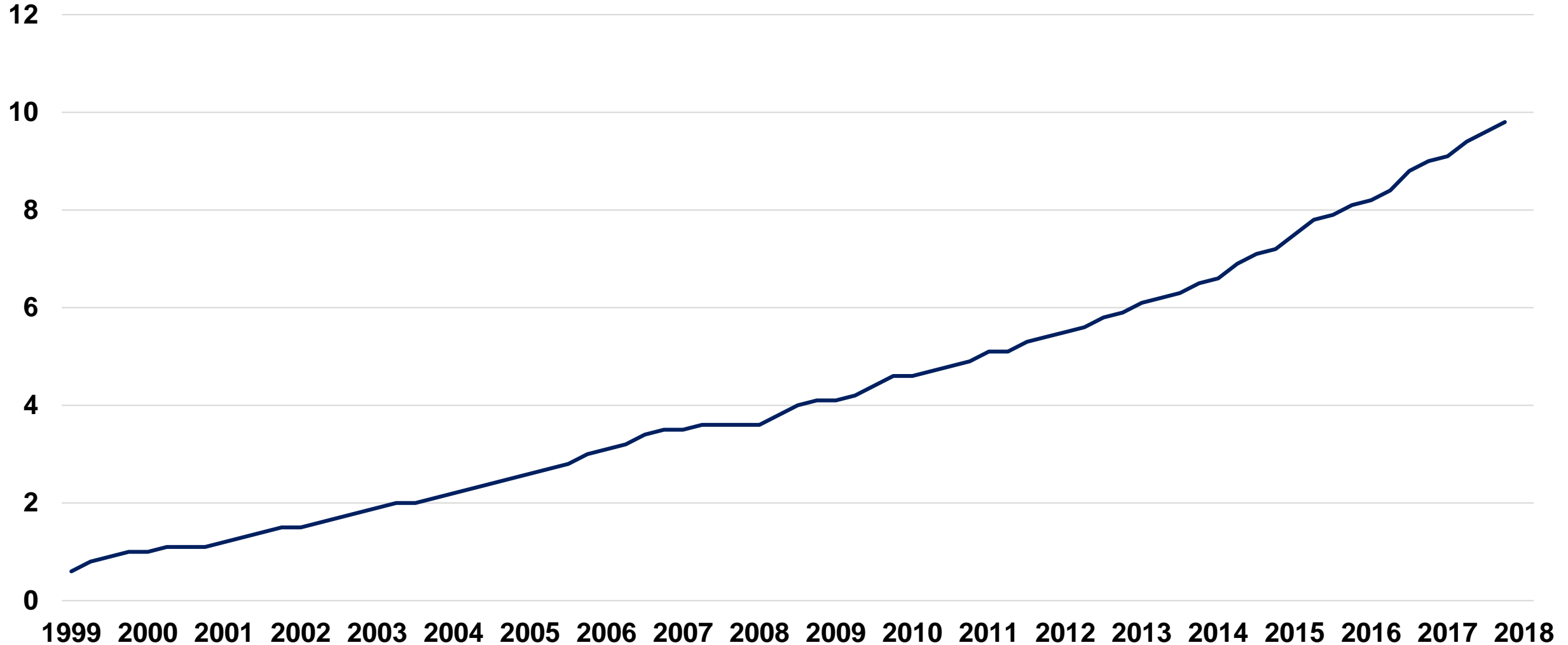
Year-over-Year Percent  
Change



Source: Census, Monthly Retail Trade and Food Services, NSA.

# E-Commerce Share of Retail Sales

E-Commerce Percent of  
Total Retail



Source: Census, Monthly Retail Trade and Food Services, NSA.

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