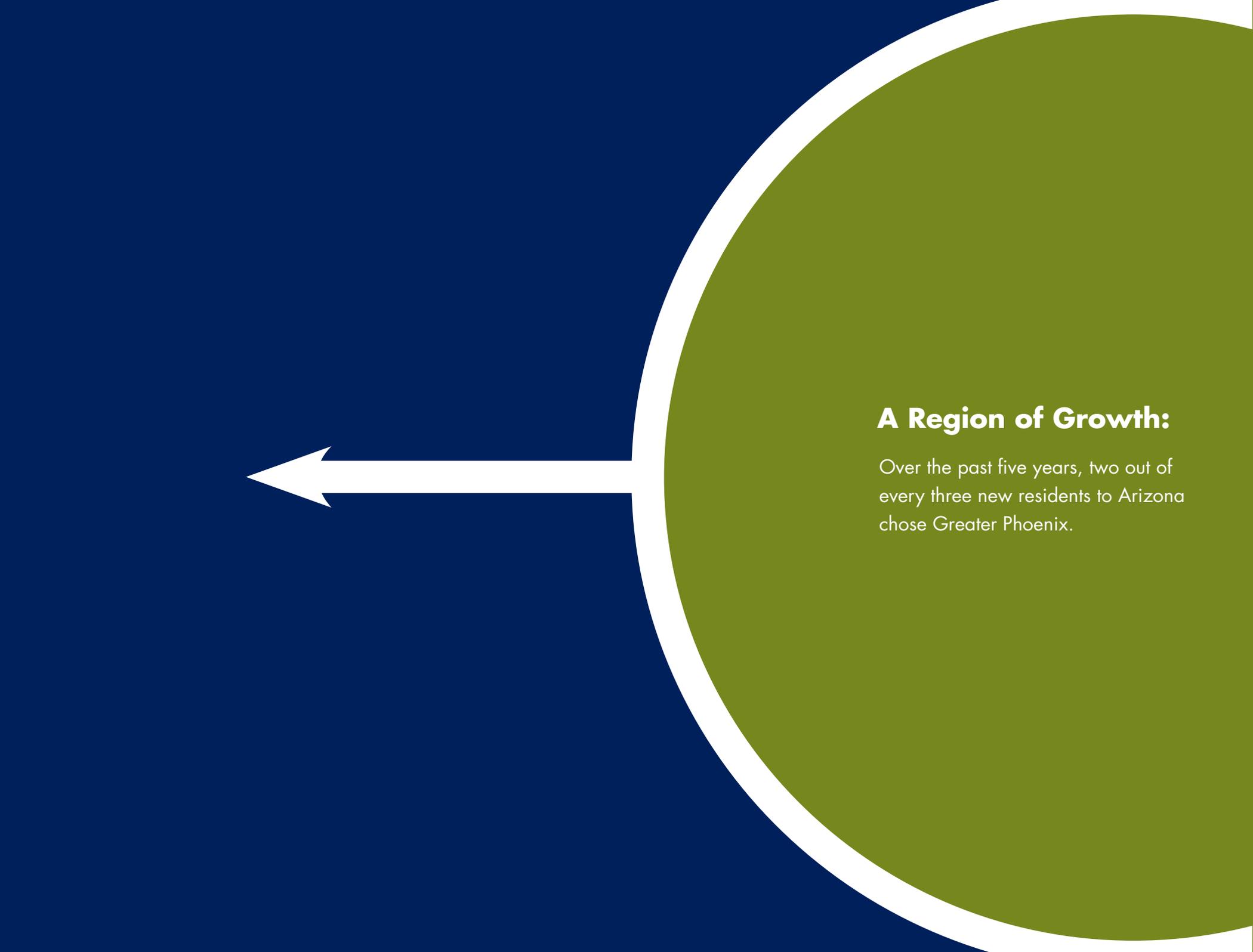


# ALL ROADS LEAD TO THE WEST VALLEY

Greater Phoenix Region





## **A Region of Growth:**

Over the past five years, two out of every three new residents to Arizona chose Greater Phoenix.

**THE WEST VALLEY OF GREATER PHOENIX IS LOCATED IN THE WESTERN REGION OF MARICOPA COUNTY, THE LARGEST COUNTY IN THE NATION.**

The West Valley is home to 1.7 million residents and will capture more than 50% of the county's future growth. This is no surprise as this area west of Interstate 17 is rich in transportation, rail, water and technology investments. The West Valley is best positioned in close proximity to California and has a long history of attracting companies and workforce talent from our western neighboring states.

BNSF and Union Pacific railways facilitate economic growth throughout the West Valley with strategic hubs and rail spurs to serve current and future businesses.

Whether you're seeking freeway access, water capacity, fiber, power or rail-served properties, the West Valley is the perfect region for your company.





## LOCATION, LOCATION, LOCATION. MOVE PEOPLE AND PRODUCTS WITH EASE.

The West Valley's talent is very diverse with a strong workforce in healthcare, advanced business services, information technology, advanced manufacturing, engineering and aerospace, logistics and supply chain management.

Key commerce corridors highlight industry-specific uses that are reflected along the nearly 200 miles of freeway frontage throughout the West Valley, depending on community values, local planning and consumer needs.

- Office Employment
- Healthcare
- Manufacturing and Supply Chain
- Retail, Restaurants/Lifestyle Centers
- Sports and Entertainment

Of all commerce-ready regions in Arizona, the West Valley is by far a leader for new companies and business expansion.



ALL ROADS LEAD TO THE WEST VALLEY

**25** Minutes  
Average Time  
to Sky Harbor  
International  
Airport

**1** Day  
Truck Turnaround  
From Ports in  
California and  
Mexico

**5** Hours  
From Southern  
California

**8** Hours  
From Mexico's  
Port of Guaymas

**1.7** Million  
Residents

**2.1** Million  
Residents  
by 2030

**35**  
Median Age  
of Residents



**\$229,579**  
Median Home Price

**63%**  
of West Valley  
residents are of  
workforce age

**\$75,556**  
Average Household Income  
(30% of the population Average HHI is  
between \$75,556 and \$149,000)

**36%**  
Healthcare

**32%**  
Financial

**34%**  
Manufacturing

**23%**  
Professional,  
Scientific and  
Technical Services

**45%**  
Transportation  
and Supply Chain

*\*The workforce percentages above represent the percent of the industry workforce in Maricopa County who reside in the West Valley.*



**36%**  
**of healthcare workers  
 in Maricopa County  
 live in the West Valley.**

**INTERSTATE 10 – MEDICAL,  
 ADVANCED MANUFACTURING  
 & SUPPLY CHAIN, RETAIL/  
 RESTAURANTS/LIFESTYLE CENTERS**

Interstate 10 (I-10) is one of only three transcontinental routes connecting both east and west coasts of the U.S. and providing access to international ports of entry, making this an ideal trade corridor for many businesses.

Diverse uses along the West Valley segment range from retail to healthcare, office, manufacturing and supply chain employment. I-10 connects to other freeways making it a strategic economic spine in the region, and specifically the West Valley of Greater Phoenix.

Traversing the region, I-10 brings opportunities to Buckeye — one of the

**Medical**

- 1** — Buckeye Banner Health Center
- 2** — Cancer Treatment Centers of America (CTCA)
- 3** — Abrazo West Campus  
 Adelante Healthcare  
 Center for Autism and Related Disorders  
 Estrella Women’s Health Center  
 Goodyear Medical Plaza
- 4** — Akos Medical Campus  
 Clearsky Health  
 Copper Springs Mental Health Facility  
 Integrated Medical Services (IMS)  
 Phoenix Children’s Hospital
- 5** — Banner Estrella Medical Center



fastest-growing cities in the nation, with strategic connections to Mexico via SR-85. Connecting to Loop 303 has opened a ripe opportunity for household named companies in advanced manufacturing and supply chain for the cities of Goodyear and Glendale. Bullard Avenue, south of I-10, is teed up as Goodyear's Technology Corridor.

A well-planned healthcare corridor stretches nearly 10 miles from Phoenix, west through Avondale, Goodyear and Buckeye, with major healthcare facilities and Fortune 500 companies. The West Valley is home to 36% of Maricopa County's healthcare workforce.

Phoenix and Tolleson maximize freeway frontage with manufacturing and supply chain uses. Strategic connections to I-17 and Loop 202 connect the West Valley to northern and southern Arizona trade opportunities.



## INTERSTATE 10 OPPORTUNITIES

- **Advanced Business Services**
- **Advanced Manufacturing and Supply Chain**
- **Healthcare**
- **Technology**
- **Retail/Restaurants/Lifestyle Centers**



### Business

- 6 — GSQ Goodyear - Class A Office by Globe Corp.
- 7 — **Bullard Tech Corridor -**
  - Amazon's Robotic Facility
  - Compass Datacenters
  - Vantage Data Centers
- 8 — Amazon fulfillment center  
Carvana  
Knight-Swift Transportation headquarters  
Pepsi/Gatorade  
PetSmart fulfillment center  
Target fulfillment center  
Tyson Foods
- 9 — South Mountain Technology Corridor



### Entertainment/Employment

- 1 — Gila River Arena  
State Farm Stadium  
Westgate Entertainment District
- 2 — Topgolf Glendale
- 3 — Park West lifestyle center
- 4 — Desert Diamond Casino West Valley and Entertainment
- 5 — Peoria Sports Complex  
P83 Entertainment District, Stadium Point @ P83
- 6 — Insurance Cluster / Loop 101 and I-17

### Healthcare

- 7 — Valleywise Comprehensive Health Center
- 8 — Banner Del E. Webb Medical Center
- 9 — Abrazo Arrowhead Hospital
- 10 — Arrowhead Medical Cluster



## LOOP 101 – ARIZONA'S ENTERTAINMENT AND EMPLOYMENT CORRIDOR

The Loop 101 has been developing over the past 20 years as a prime location for office employment opportunities. Since 2004, the Westgate Entertainment District has been a people magnet with many restaurants and entertainment venues being supported by national sports organizations such as the Arizona Cardinals Football Club and the Arizona Coyotes hockey team. These facilities also draw world-class entertainment names throughout the year, putting this area in the national spotlight.

Spring training has also been a strong tourism attraction for the state. Major League Baseball teams, including the Los Angeles Dodgers, Chicago White Sox,



← **W** ALL ROADS LEAD TO THE WEST VALLEY

San Diego Padres and Seattle Mariners, all play ball along this corridor in Phoenix and Peoria.

Beyond sports, lifestyle centers dot this freeway, bringing top-notch quality-of-life amenities to the existing and growing workforce in this area.

- Crystal Lagoons® Island Resort (future)
- Desert Diamond Casino West Valley
- Park West lifestyle center
- P83 Entertainment District
- Stadium Point @ P83
- Topgolf Glendale
- Westgate Entertainment District (Arizona Cardinals and Arizona Coyotes)

Over **11** million square feet of approved entertainment, retail and office opportunities



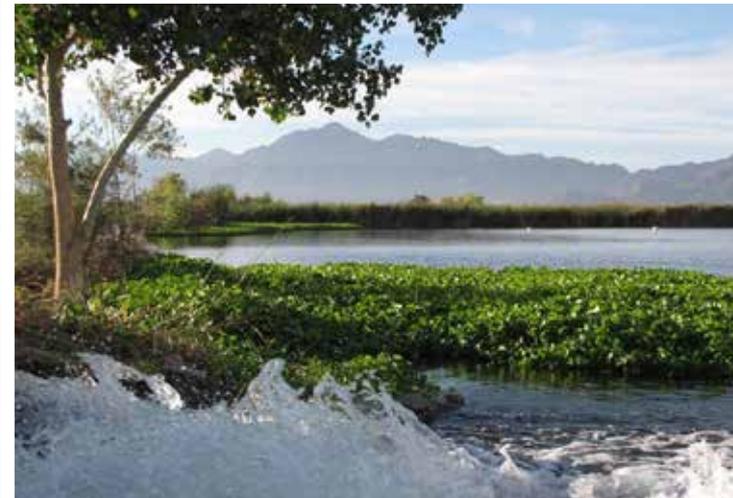


Over **9** million square feet of retail, office and light industrial planned

## LOOP 202 – SOUTH MOUNTAIN TECHNOLOGY CORRIDOR

The Loop 202 is Arizona's most recent transportation investment, connecting the West Valley to the East Valley, with improved access to Tucson and southern Arizona trade opportunities. Completed in December 2019, this corridor is already taking shape to serve over 100,000 residents in southwest Phoenix with strategically planned uses of:

- Advanced manufacturing and supply chain
- Office employment
- Healthcare
- Retail/restaurants/lifestyle centers



ALL ROADS LEAD TO THE WEST VALLEY

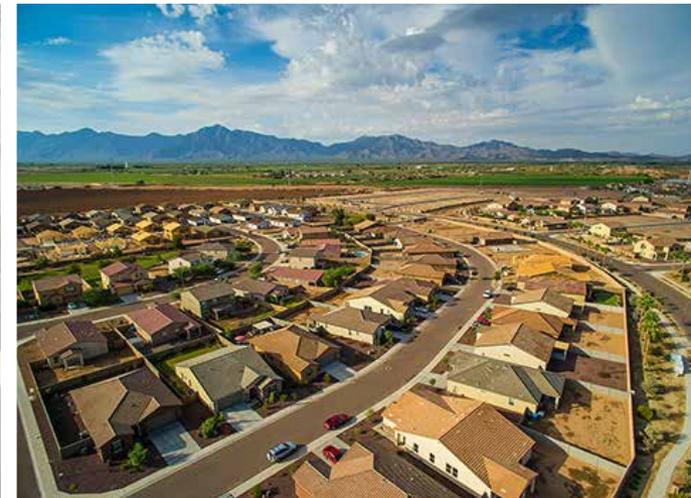
This 22-mile infrastructure investment allows for an expansion of the West Valley's workforce. East Valley workers in high-tech and advanced business industries now have a smoother reverse commute to the less congested, cost-effective West Valley.

The Loop 202 South Mountain Technology Corridor is emerging as an ideal location for high-tech manufacturing and other advanced industries. Phoenix continues to focus business attraction efforts on acquiring industries that will provide knowledge-intensive, high-value jobs such as corporate campus users, Class A office settings and light industrial parks.



## LOOP 202 STATISTICS

- **50,000 – 80,000 knowledge-intensive, high-value jobs projected at buildout**
- **9% residential growth projected by 2026**
- **6 miles of technology-focused employment opportunities**





**32%**  
of finance and  
insurance workers in  
Maricopa County live  
in the West Valley.

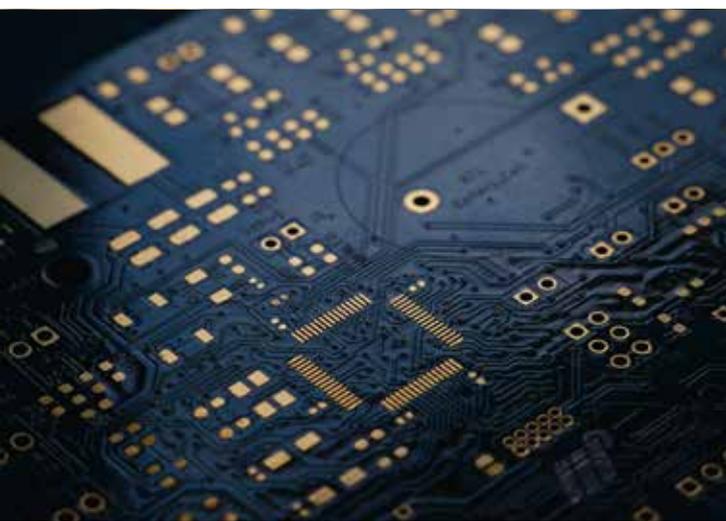
## INTERSTATE 17

Interstate 17 represents the easternmost border of the West Valley. This corridor is the state and region's central spine, connecting key industries to trade opportunities in northern Arizona and the northwestern continental United States. I-17 provides high visibility with daily traffic counts of up to 50,000 cars at times.

In the West Valley, this economic corridor is home to many finance and insurance employers. The labor market within a 30-minute commute comprises roughly 1 million highly skilled and educated employees.

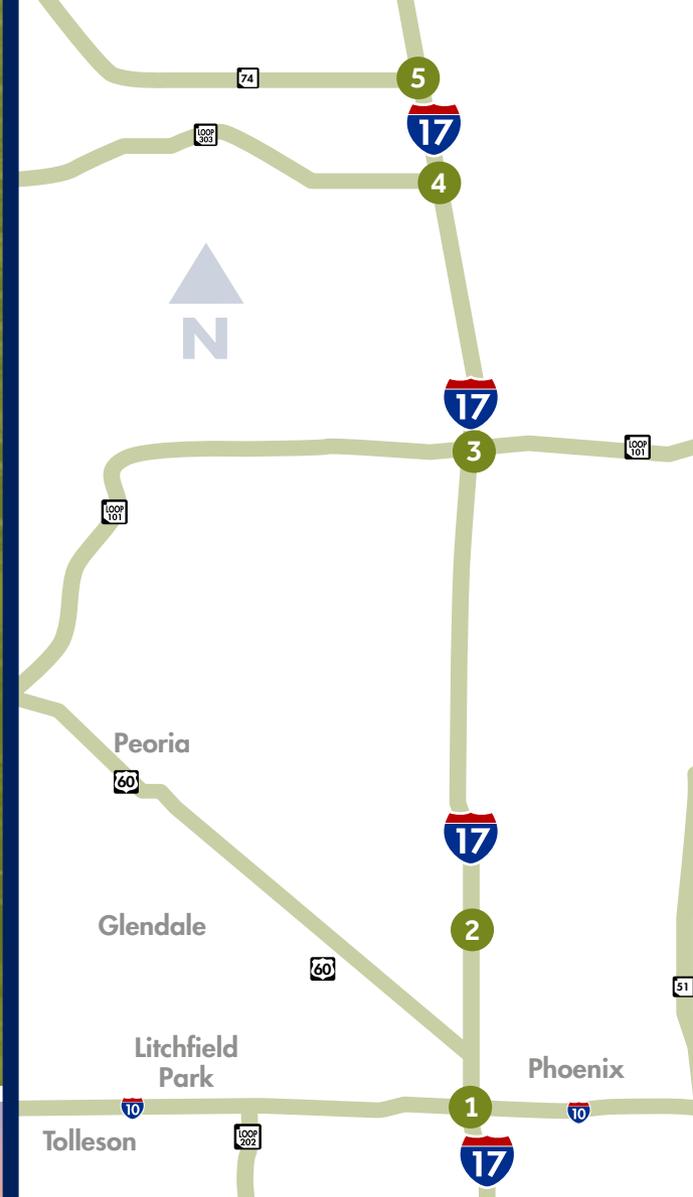
This corridor is also home to Grand Canyon University and several other private colleges and public universities. Both Arizona State and Northern Arizona universities are easily accessible from I-17.





# INTERSTATE 17

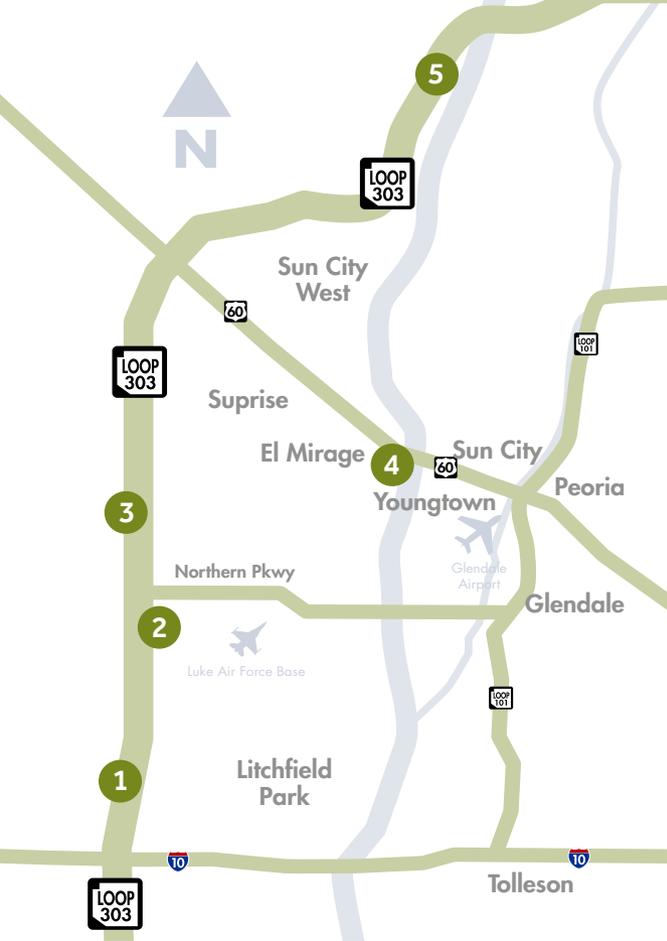
- Blue Cross/Blue Shield
- Farmers Insurance
- Grand Canyon University
- Karsten Manufacturing (PING)
- Taiwan Semiconductor Manufacturing Company
- USAA Insurance
- Wells Fargo Bank



## Business

- 1 — Gateway to the West Valley
- 2 — Blue Cross/Blue Shield  
Grand Canyon University  
Karsten Manufacturing (PING)  
Wells Fargo Bank
- 3 — Insurance Cluster  
•USAA
- 4 — TSMC (Taiwan Semiconductor Manufacturing Company)
- 5 — Future Growth





### Employment / Commercial

- 1
  - Ball Corporation
  - Boeing/XPO Logistics
  - Dick's Sporting Goods
  - Microsoft
  - REI
  - Sub-Zero, Wolf, and Cove
- 2
  - Mark Anthony Brewing
  - Red Bull
  - Wildlife World Zoo, Aquarium & Safari Park
- 3
  - Costco Wholesale
  - Office Employment Opportunities
  - Ottawa University
  - Prasada Auto Show
  - Prasada Commercial Corridor
  - Sterling Grove - Toll Brothers
- 4
  - Microsoft
- 5
  - Employment and Commercial Corridor - 200,000 square feet
  - Peoria Regional Hospital



## LOOP 303 AND NORTHERN PARKWAY – ADVANCED MANUFACTURING & LOGISTICS, RETAIL/RESTAURANTS /LIFESTYLE CENTERS

The most recent and active West Valley frontier is along the Loop 303 regional corridor. This 34 mile long corridor connects Maricopa County to other markets, including California, central Phoenix, and northern Arizona. This corridor is developing strategically with an eye to beneficial land use, consumer-driven needs and community values.

Goodyear and Glendale have used this section of freeway corridor to promote the growth of manufacturing and Supply Chain companies, capitalizing on their location as well as permitted land use in respect to neighboring Luke Air Force Base.

As you travel north on this freeway, Surprise and Peoria have capitalized on residential need-driven uses such as a thriving retail commercial corridor and healthcare and techpark for employment opportunities.

Foreign Trade Zones (FTZ) provide an attractive business climate and encourage foreign and domestic companies to expand and retain operations in the

U.S. that may otherwise be relocated overseas. The result is more jobs in the region.

The West Valley is fortunate to have and operate its own FTZ, Greater Maricopa Foreign Trade Zone #277. Many companies along the Loop 303 (and elsewhere) participate in the GMFTZ.

### **NEW OPPORTUNITIES – SR30, SR85, I-11**

The West Valley is well positioned for opportunities along newly improved and imminent transportation corridors such as State Route 85 and State Route 30.

Additionally, projects along MC-85 include many advanced manufacturing and technology companies, adding to a diverse business profile.

This network connects international markets from Canada to Mexico. National trade policies (United States, Mexico, Canada Agreement - USMCA) combined with these future freeway investments prime the West Valley for economic growth.



**34%**  
of manufacturing  
workers in Maricopa  
County live in the  
West Valley.



## 15 COMMUNITIES... ONE VOICE

WESTMARC is a public/private partnership of 15 communities and the business and education sectors that provides opportunities for members to interact and communicate on issues vital to moving the West Valley forward. WESTMARC is committed to our members' success and our mission of enhancing economic development and quality of life in the West Valley.

AVONDALE  
BUCKEYE  
EL MIRAGE  
GILA BEND  
GLENDALE  
GOODYEAR  
LITCHFIELD PARK  
PEORIA  
PHOENIX  
SUN CITY  
SUN CITY WEST  
SURPRISE  
TOLLESON  
WICKENBURG  
YOUNGTOWN



6751 N. Sunset Blvd., #210  
Glendale, AZ 85305  
623-435-0431

Sintra Hoffman  
President and CEO

[www.westmarc.org](http://www.westmarc.org)



As part of our ongoing commitment to the communities we serve, SRP is proud to provide the design and printing of this brochure.