



2021

WEST VALLEY IS BOOMING

Here's a look at the trends, successes, innovations
and advances that are driving the region



A vibrant new neighborhood
that's spirited and authentic.
Like you.



Introducing The Orchard at Rancho La Loma, an exciting new community from Sun Health set in the heart of Litchfield Park. Located on land originally owned by Paul W. Litchfield himself, the community is rooted in rich history and tradition.

The Orchard is more than a place to live. It's a place to live life on your terms, amid peaceful tranquility and exceptional amenities.

(623) 537-7555 | **RanchoLaLoma.org**



REGION ON THE RISE

Here's how economic development, industry, new housing options and quality of life are growing the West Valley

By KYLE BACKER

The West Valley is a booming community with 1.7 million residents strong and an expected population of 2.1 million by 2030. With big name companies like the Taiwan Semiconductor Manufacturing Company (TSMC) making investments in the region, the West Valley is shedding old perceptions and becoming a destination for people to live, work and play.

"It's no secret that elected officials and business leaders have been working diligently to attract high-wage employment, professional companies and headquarters to the West Valley.





WEST VALLEY GROWTH: Alamar is a community with more than 30 neighborhood parks accented by custom art installations that provide the backdrop for daily discoveries and lifelong friendships.

We're seeing that, even during a pandemic. Microsoft, TSMC, Ball Corporation, White Claw and so many others have joined us during this challenging time," says Sintra Hoffman, president and CEO of WESTMARC.

As the pandemic diminishes and businesses return to typical operations, trends in the West Valley point to sustained growth.

Healthcare trends

For many in the West Valley, the workday begins with a commute to Central Phoenix or the East Valley. That could become less of a phenomenon in the future, however. According to data obtained by WESTMARC, 36 percent of Maricopa County's healthcare workers live in the West Valley. "Healthcare is driven by rooftops and rooftops keep being built in the West Valley, so we know that is a sector that's going to grow as populations increase," explains Hoffman.

A slew of healthcare investments are arriving west of the I-17. In June, Phoenix Children's Hospital announced plans to build a \$135 million campus in Glendale. The Arrowhead Campus will create 473 healthcare jobs and serve the 500,000 children expected to live in the West Valley by 2030.

In addition to the hospital in Glendale, Phoenix Children's is growing its presence in Avondale with the Southwest Campus. It will include a \$33.5 million medical office building, expand the specialty services currently offered at Phoenix Children's Southwest Valley Specialty and Urgent Care Center and retrofit the current urgent care into an emergency department. The city will also be home to Phoenix Children's Sports Medicine Clinic, which will cater to young athletes.

"All told, we're investing nearly \$200 million in the West Valley and bringing 650 jobs," says Robert L. Meyer, CEO of Phoenix Children's Hospital.

Ken Chapa, economic development director at the City of Avondale, says that Phoenix Children's is one part of the growing suite of medical services offered in the city. In June, the ribbon was cut on Akos Medical Center, located in Avondale's Health-Tech corridor. The 68,000-square-foot campus offers medical office space and currently houses Apricus Urgent Care, Peak Heart & Vascular Medical Office and Peak Surgery Center.

"We're seeing a lot of health care groups coming to the market. They know there's already an established cluster of healthcare, and healthcare providers like being around each other," explains Chapa. "ClearSky Health, which focuses on brain and spinal rehab, is building its first location in Arizona right next door to Akos."

In Goodyear, Franklin Pierce University recently expanded their Doctor of Physical Therapy program to keep up with



Garilyn Bourgeois



Ken Chapa



Lori Gary



Kirsten Hall



Sintra Hoffman



Robert Meyer



**Dr. Michael
Simons**



Jennifer Stein

demand. “Abrazo Health has developed and grown several residency programs over the past couple of years. There’s a tremendous need in the in the West Valley for additional medical resources,” comments Lori Gary, economic development director for the City of Goodyear. “We think that the medical and healthcare fields are going to drive some of the employment growth in Goodyear.”

Hoffman believes that more specialized care will set roots in the West Valley and bring high paying jobs. A growing niche within the healthcare system is telehealth, which saw greater adoption during the pandemic when people were wary of sitting in a doctor’s office.

Dr. Michael Simons, medical director of Banner Telehealth, expects that – pending regulatory reform – telehealth will grow at a more rapid pace compared to the pre-pandemic status quo since many patients who were reluctant to try to a new mode of care have now experienced the benefits of the system.

“There’s a shortage of physicians and nurses in Arizona,” explains Simons. “There are some definite advantages that are borne out of telehealth. Let’s say there’s a physician who’s in a particular niche of their field. Telehealth makes their practice geographically agnostic, so they can still be focused on the niche they’re interested in while supplementing that with additional duties which can be performed to a much broader patient base.”

Manufacturing trends

Another sector spurring growth in the West Valley is manufacturing. The City of Phoenix attracted TSMC to Arizona, with its facility under construction at the I-17 and Loop 303. “We spent a lot of time in 2019 with the Arizona Commerce Authority and Greater Phoenix Economic Council in Taiwan encouraging TSMC to select Arizona,” explains Christine Mackay, community and economic development director for the City of Phoenix. “It’s about the ease of doing business. We have programs in place that

allow companies like TSMC to operate here on capital-intensive projects in our foreign trade zone.”

With the arrival of TSMC in the West Valley, other companies will have more of a reason to follow suit. “All of the suppliers and contractors that work with those bigger name companies will also be drawn to the region,” says Hoffman.

Further south along the Loop 303, manufacturing facilities have taken the place of agricultural fields. Popular products like Red Bull and White Claw are canned in Glendale’s New Frontier District. In Peoria, plastic bottle cap maker Novemba and body armor producer Tyr Tactical add to the West Valley’s advanced manufacturing footprint.

“Tyr Tactical has contracts all over the world, and they’re expanding to two new buildings in Peoria,” says Kirsten Hall, business attraction program manager for the City of Peoria. The company was awarded a contract with the FBI in August 2020 valued at \$30 million over five years.

Adds Mackay, “Arizona is projected to outpace the nation in job creation for the next decade. That’s happening because of how hard our elected officials and educators have worked to change the state’s economy from the pre-Great Recession economy that was built on golf and retirement.”

Luxury housing

Housing is a top priority for companies that want to relocate. Two decades ago, when Hoffman was working to attract businesses to the West Valley, she was told that the lack of executive level housing would be a challenge. “That’s not the case today,” Hoffman remarks. “For example, the least expensive house at Sterling Grove in Surprise is \$450,000. It’s not by any means a starter community.”

When a company is considering relocating, one of the benefits the West Valley has is a range of housing for the workforce, from the C-suite to entry-level employees. “Being able to show that you



Webb Medical Plaza B
Owned and operated by HTA



Mountain View Medical Plaza
Owned and operated by HTA



Granite Valley Medical Building
Owned and operated by HTA



Granite Valley Medical Building
Owned and operated by HTA

At **Healthcare Trust of America, Inc.**, we are committed to providing physicians best in class medical office space so they can provide best in class care to the community. Just as physicians are focused on their specific specialty, we are focused on owning and operating medical office buildings (MOBs). **We own and operate over 500,000 square feet in the Sun City area and over 1.3 million square feet across the Phoenix metro.**

Our MOBs offer various floor plans that can easily accommodate both large and small space requirements. For those physicians looking to open a satellite office, **we have MOBs strategically located on the Banner Boswell Medical Center campus and the Banner Del E. Webb Medical Center campus.**

Join some of our largest Sun City tenants:

- Banner Health
- Banner Imaging Services
- BHSM Rehabilitation
- Cardiac Solutions
- Fresenius Kidney Care
- Grand Canyon University
- Hopebridge
- Oliver Street Dermatology
- The Core Institute

When you are ready to grow, we're here for you.

Corporate Headquarters

16435 North Scottsdale Road
Suite 320 | Scottsdale, AZ
(480) 998-3478 | www.htareit.com



have the full spectrum of homes within a 10-minute radius of a particular location is a huge win for us,” explains Chapa. “That’s enticing to corporate decision makers because they realize that they don’t have to worry about employees getting stuck on the highway – their workforce is right in their own backyard.”

In Avondale, a master-planned community called Alamar will have 3,700 homes once fully built. Garilyn Bourgeois, vice president of marketing for Brookfield Residential, believes that businesses and rooftops go hand-in-hand. “Today, we see tremendous opportunity with an influx of new quality businesses, a surge in manufacturing facility operations and significant investments in recreation centers, retail, education – all the desirable amenities that make families want to stay here for generations.”

North Peoria has also become a destination for luxury home builders. “At the intersection of Lake Pleasant Parkway and Happy Valley Road, the median income is \$100,000. If you go a mile north, it’s \$130,000 – and it just gets higher as you go further north where these master-planned communities are. They’re all luxury lots and have the topography that you would expect in the North Scottsdale area,” Hall comments.

“There’s a lot of wealth in the community, but it’s quiet wealth,” says Hoffman. “But it’s here, and you’re seeing it in the homes on the market now.”

Quality of life

Entertainment and recreation options are another magnet for attracting businesses to the West Valley. Having the available housing is one thing, but businesses and their employees want to do more than live and work. As the region grows, so do the options to play.

“Because of the sports we have in the West Valley, we are getting a lot more national attention. The Cardinals and Coyotes play in Glendale. We’re also hosting the Superbowl in 2023, which is significant,” comments Hoffman. “And of the 15 Major League Baseball teams that compete in the Cactus League, the West Valley hosts nine of them.”

Phoenix Raceway in Avondale hosts a variety of races, including the season finale races for NASCAR’s three national series: the NASCAR Cup, Xfinity, and Camping World Trucks. “We got the NASCAR Cup Championship race now three years in a row. That’s

HOMEGROWN ENTERTAINMENT:

Crystal Lagoons Island Resort announced an agreement with Mattel for a new entertainment destination slated to open late 2022 in Glendale.

huge,” says Chapa. “NASCAR is a great way for Avondale to get national attention.”

For folks interested in outdoor activities, the West Valley has no shortage of hiking trails and parks. Estrella Mountain Regional Park and White Tank Mountain Regional Park lets families experience the outdoors and enjoy the West Valley’s natural beauty. Lake Pleasant in Peoria is the second largest lake in the Valley, with plenty of room to boat and fish.

“Peoria prides itself on the recreational amenities available in the city. Along with Lake Pleasant, we have 27 miles of river and mountain trails to hike and bike,” says Jennifer Stein, communications director for the City of Peoria. “We also have three community parks, including the new Paloma Community Park, which has pickleball, fishing, an extensive playground and splash pad. The park includes adaptive equipment because we want everyone to have a wonderful experience.”

The arts also thrive in the West Valley. Gila River Arena, Ak-Chin Pavillion and State Farm Stadium bring in musical acts from around the country and world. For local performances, there’s the Arizona Broadway Theatre and Theater Works. The Arts HQ Gallery features artwork created by West Valley residents and hosts workshops, community events and lecture series.

Entertainment districts like Westgate and P83 offer a wide variety of restaurants and retail stores – and have drawn in more investment. Crystal Lagoons Island Resort broke ground south of Westgate in June and announced a partnership with the first-of-its-kind Mattel Adventure Park. In P83, a new mixed-use development called Stadium Point is bringing more than 500,000 square feet of Class A office space, a business class hotel and multifamily residential housing, along with retail and restaurant spaces to Peoria.

“Goodyear has seen nearly 150 new retail and entertainment businesses open in the past five years and in the past three years, we have filled over 600,000 square feet of commercial space with restaurants, retail and entertainment,” says Gary.

Hoffman adds, “When we say we have 1.7 million hungry residents, we’re not kidding. People don’t want to drive across town. They are looking for local options, and I think that it behooves restaurants to look west.”

Economic growth doesn’t just spontaneously occur. It requires a concerted effort on behalf of business leaders and elected officials to create the fertile ground from which development springs. “Our residents enjoy an exceptional quality of life, and we’ve become widely known for that,” says Peoria Mayor Cathy Carlat. “What makes this possible, though, is that we are doing things the right way in Peoria. With a cohesive council, steady leadership and strong fiscal policies, we are focused on boldly embracing a future enriched by the depth of our character and enhanced by our courage to unleash the opportunities ahead.” **AB**



BUCKEYE CONNECTS: INNOVATION & OPPORTUNITY

► GrowBuckeye.com | ErDev@buckeyeaz.gov | 623.349.6973



ONE OF THE
FASTEST GROWING
CITIES IN U.S.



IMMEDIATE
WORKFORCE
OF OVER 1,000,000



3,800 SFR
PERMITS
YEARLY



LESS THAN
ONE DAY
TURNAROUND
to/from Southern
California ports via I-10

BUCKEYE IS THE WESTERN GATEWAY TO GREATER PHOENIX

- FOREIGN TRADE ZONE SITES
- RAIL-SERVED MEGASITES
- STATE & LOCAL INCENTIVES AVAILABLE
- OPPORTUNITY ZONE SITES
- COMMERCIAL DISTRICTS


BUCKEYE, AZ
growbuckeye.com

PEORIA IS THE PLACE FOR SEMICONDUCTORS and SMART MANUFACTURING

Peoria AZ is located within three miles
of the future TSMC semiconductor fab
and has shovel ready sites today for
suppliers and related businesses.

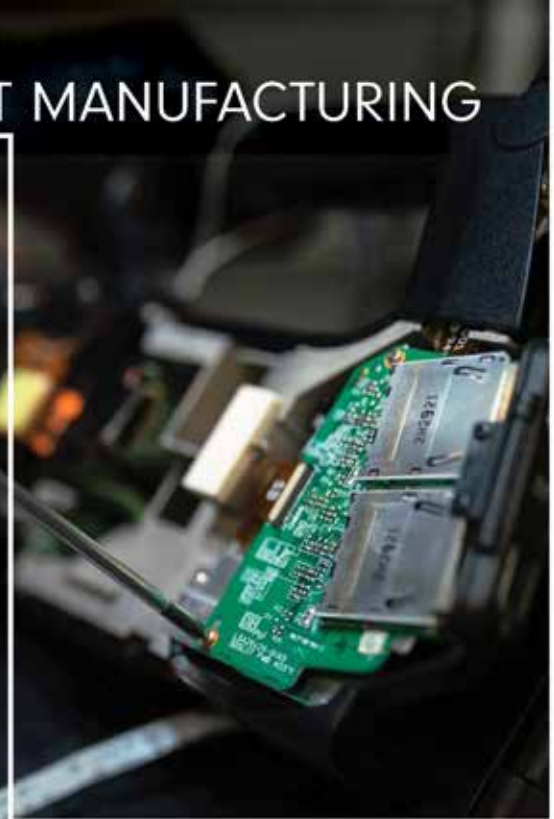
Peoria is building a world-class,
sustainable and future ready economic
ecosystem.

Contact us today to learn how Peoria can be your
next global business location.



**PEORIA IS
THE PLACE**

peoriaed.com



Make a **BIG** difference in your morning.

Log on to azBIGmedia.com to get the most up-to-date news in Arizona business, real estate, travel, lifestyle, and more!

Check us out today at: azBIGmedia.com

SIGN UP to
receive your **FREE**
Daily Newsletter



You're in Good company.

Home to big businesses.

Goodyear is a true advocate and dynamic partner for innovative businesses ready to put down roots and think big. The only limit is your imagination. Explore the possibilities today!

CITY OF
Goodyear
Arizona | ECONOMIC
DEVELOPMENT

developgoodyearaz.com | 623-932-3025

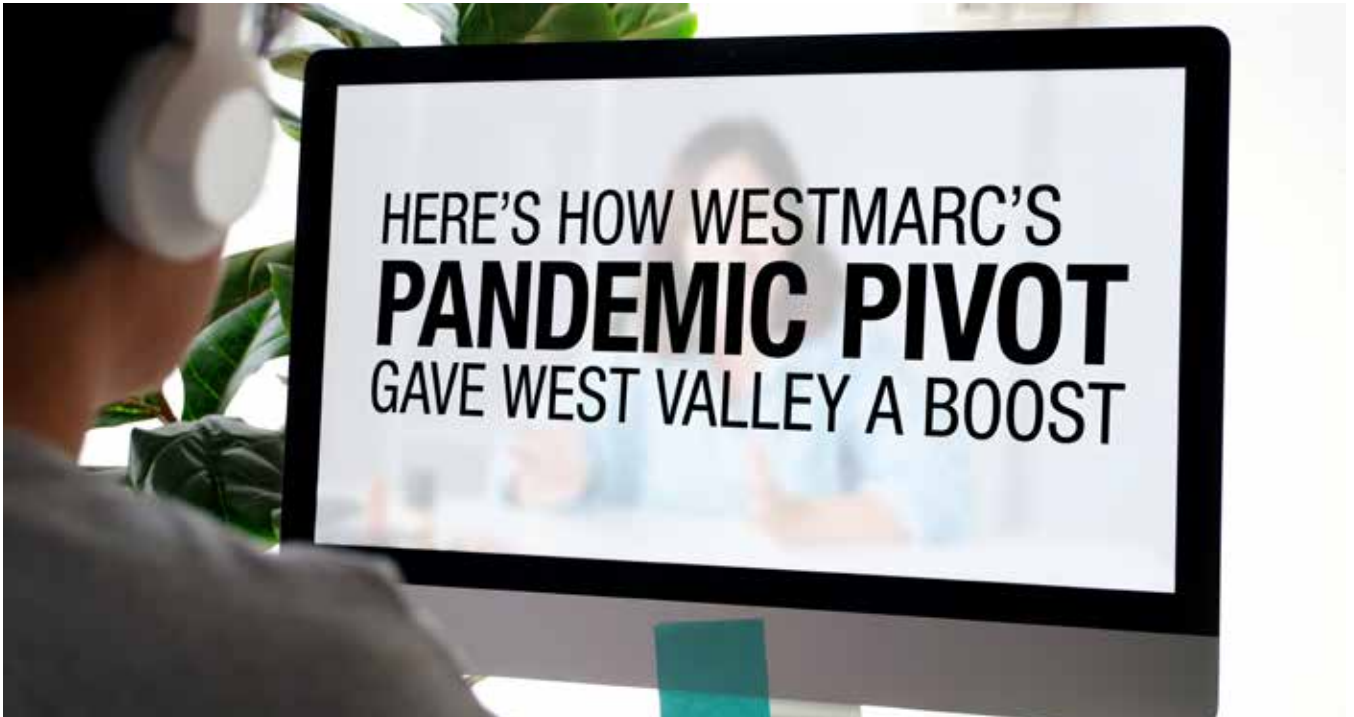


ESSENTIAL leadership

CAP's popularly-elected board of directors establishes policies to ensure the reliable management and delivery of Colorado River water to Maricopa, Pinal, and Pima counties, ultimately affecting the quality of life for many Arizonans.

**YOUR WATER.
YOUR FUTURE.**





By KYLE BACKER

What does an economic development organization do during a pandemic? For WESTMARC, it meant promoting the benefits of the West Valley with three new webinar series: Open for Business, Industry Spotlight and Hot Topics.

“What makes me particularly proud this team is that a month before the stay-at-home order we had no idea what Zoom was,” says Sintra Hoffman, president and CEO of WESTMARC. “But we jumped in and figured out all the virtual platforms so we could engage our members.”

Open for Business

When a new member asked Hoffman about getting more involved with the organization in March 2020, she knew WESTMARC needed to adapt. In-person events – the typical format for the organization’s outreach efforts – weren’t possible. Hoffman, however, knew that the member had a visually interesting construction project the team could showcase, which launched the idea for West Valley Open for Business virtual tours.

Creating an online event allowed for more participation and greater interest – including from out of state viewers. The brokerage community enjoyed the flexibility

of seeing new projects virtually. “Prior to the pandemic, everyone would drive to all these different sites. And sometimes people don’t want that. With West Valley Open for Business, folks could see what’s happening with the project, the timeline, the refined renderings and the vision of the project from their computer screens,” explains Hoffman.

Industry Spotlight

When companies look for a place to locate or expand, it’s important for there to be a talented workforce in place. Over the years, WESTMARC has gathered workforce data and partnered with economic development directors in the West Valley to identify what industries they’re looking to attract.

“What we’re doing with the Industry Spotlight series is targeting the six industry sectors that have been identified for attraction and growth here in the region, and we’re individually spotlighting those industries,” says Kimberly Jordan, director of strategic partnerships and business development for WESTMARC.

The intent of each of these spotlights is to connect West Valley employers with West Valley talent to keep people working closer to home, which improves their quality of life. WESTMARC partnered with Pipeline AZ, a platform that connects job seekers with employers based on their skills. After the webinar portion of the



Sintra Hoffman



Kimberly Jordan

event, which brings in subject matter experts to talk about opportunities, there is a three-week job matching period that Pipeline AZ helps facilitate.

Hot Topics

WESTMARC frequently gets requests from its members to convene panels to speak about topics relevant to the West Valley’s interests, such as freeway investments, demographics and residential construction. With that experience, making the switch to a virtual environment was smooth.

“All of these subjects filter back up to our over-arching mission of helping to position the West Valley for business attraction and economic development,” says Johnson. “The Hot Topics are open to the public, so it’s a great way for us to amplify this information about our growth, our demographics and everything that we have going on in the West Valley.” **AB**

SURPRISE RAILPLEX

Certified for Development

■ SURPRISE RAILPLEX ADVANTAGES:



BNSF RAILWAY CERTIFIED: 150 and 139 acre zoned and verified shovel-ready properties



AWARD-WINNING: WESTMARC Best of the West Award Economic Engine Recipient



HIGHWAY ACCESSIBLE: 3.5 miles from the SR-Loop 303, 2.5 miles from the Northern Parkway, and 1.5 miles from the US-60



WORKFORCE READY:

- 1.7 million population in a 30-minute commute shed
- Workforce training: West-MEC, Dysart CTE and Ottawa University
- Arizona@Work Program integrated into Surprise AZ TechCelerator
- Direct proximity to workforce housing, retail and restaurants



CONTACT THE SURPRISE ECONOMIC DEVELOPMENT DEPARTMENT

P: 623.222.3300 E: econdev@surpriseaz.gov W: surpriseaz.gov/econdev

GROWING POOL OF YOUNG TALENT

Here's how the West Valley is attracting, training and retaining a pool of talented early career workers

By KYLE BACKER

In 1960, the ribbon was cut on the Sun City retirement community in the West Valley. The project received considerable fanfare, with builder Del Webb featured on a 1963 cover of Time magazine promising “a new way of life for the old.” In the decades since, the West Valley has grown to be more than a retirement promised land – and away from its agricultural roots.

“Our median age in the West Valley is 35 years old. In the East Valley it's 36 years old, and that includes all the ASU students,” says Sintra Hoffman, president and CEO of WESTMARC. “The region had this reputation of being a retirement community, but that is not the case today.”

The West Valley is attracting people and businesses from around the country and world, giving residents more opportunities to live, work and play in their own backyard. As more families choose to raise children in the West Valley, training and retaining young talent is crucial for the region's sustained success.



Seeking education

From an economic development standpoint, education is a worthy investment. When global and national companies are selecting sites, having an educated workforce in place is a high priority.

“As economic developers, we can do the things companies need to get them here,” remarks Christine Mackay, community and economic development director for the City of Phoenix. “But we can’t fake an educated workforce, whether it’s at the Ph.D. level, mid-manager level or high school graduates coming into entry-level jobs.”

Mackay believes that education is often forgotten in the pursuit to attract companies. “As economic developers, we often overlook that connection for families on education and future workforce opportunities when we bring in these global and national companies,” she explains. “Deer Valley Unified School District serves the area where the Taiwan Semiconductor Manufacturing Company (TSMC) is moving. The parents who are coming in from Taiwan, Europe and other parts of the country want to know what kind of education their children will get.”

Starting early

Future growth and today’s education practices are linked. Strong partnerships between education and industry mean that students are equipped for good jobs, and companies have the necessary workers to operate.

“We partner with West-MEC on our projects and worked with our semiconductor companies to create entry-level fabrication technician roles that don’t need a seven-year degree. They can take a high school graduate who has gone through these career training programs and get an incredible job,” says Mackay.

Jessica Putton is the director of career services at West-MEC, a career and technical education high school district that serves the West Valley. The district is heavily involved with economic development groups like WESTMARC and the chambers of commerce throughout the West Valley.

“We try to be part of the conversation so everyone can get to know West-MEC and see that we can connect businesses and industry partners with our students



Sintra Hoffman



Kimberly Jordan



Christine Mackay



Bobbi Magdaleno



Katie Mehin



Jessica Putton

at every opportunity,” comments Putton. This leads to partnerships with companies such as Avanti Windows & Door and organizations like the Arizona Masonry Council. “Multiple industry partners have taught sections of our curriculum to students,” recalls Putton.

These interactions create a talent pipeline for industry partners and expose students to opportunities available to them. Most students, Putton says, want to stay in the West Valley if they’re entering the workforce after high school – and many graduates find jobs leveraging their established industry connections.

Putting down roots

The Arizona State University (ASU) West campus opened in 1984, and its expansion mirrors the rest of the West Valley. “Our student enrollment at the West campus grew by 25 percent last year,” says Bobbi Magdaleno, executive director of government and community engagement for ASU. As enrollment at ASU West has flourished, so have the number of programs. “We have approximately 120

degrees available just at the West Campus.”

The West Valley has many options for training young folks, but retaining them as they graduate high school or college takes concerted effort. That’s why, in 2019, WESTMARC partnered with the Center for the Future of Arizona to get involved in their efforts around young talent.

“We engaged with the Center for the Future of Arizona and pulled together young representatives from the West Valley to make sure they had a seat at the table. We want them to know that they are heard, valued and embedded in the work that’s happening in the region,” says Kimberly Jordan, director of strategic partnerships and business development for WESTMARC. Based off the 13 priorities identified through these conversations, WESTMARC is launching a young talent spotlight program which will culminate in a new award category at the annual Best of the West Awards Dinner.

Leadership West – while not tailored exclusively to young people – is a leadership development program focused on teaching participants about the West Valley and how to show leadership in the region. Katie

Mehin, collaboration success manager at Brighthouse, was part of Leadership West’s 21st cohort.

“You get to hear from speakers around the West Valley about different issues and engross yourself in information around topics like job creation, infrastructure and education,” comments Mehin. The program also includes facility tours, leadership training and a retreat.

This broad exposure to people and ideas, Mehin claims, leads to a deeper connection to the West Valley. “I participated in 2015, and I learned so much from the people in my class, whether they had 30 years of service on a board or if they were a young professional like me. I’m still connected with all the people who were in my class. And even if someone wasn’t in my class, I know that I could reach out and say, ‘Hey, I was in Leadership West’ and have this immediate connection.”

Adds Magdaleno, “I’m impressed with Leadership West because it engages participants in a way that creates a burning desire to stay in their communities and make a difference.” **AB**



Level 1 Trauma Center

Highest level of care, close to home.

When an emergency changes your plans, plan to get great care. Our experienced teams at our Level 1 Trauma Center at Abrazo West Campus are ready for any emergency any time.



Learn more at AbrazoHealth.com/ER
For life-threatening emergencies, call 911.



Helping businesses sharpen their competitive edge.

Arizona businesses are ready to get going again. And we're here to help. Together, we can bring new jobs and investments to the state. As part of our commitment to drive local economies, the APS Economic Development team has launched SizeUp Arizona. This business intelligence tool provides businesses and entrepreneurs with market research. Visit SizeUp Arizona to help you research costs, revenue, customers, locations and market scenarios alongside similar businesses.

To help identify your competitive advantage and grow operations, visit SizeUpArizona.com.



Bowman

FIT FOR PURPOSE SOLUTIONS

CIVIL ENGINEERING • SURVEY/MAPPING • PLANNING

MESA
480.605.2400

GLENDALE
623.299.8980

TEMPE
480.629.8830

TUCSON
520.463.3200

SAFFORD
928.428.3898

BOWMAN.COM

**"OTHER MEDIA COMPANIES SENT ME A BILL.
SALEM SENT ME RESULTS."**

SOLAR SANDY



- BROADCAST
- WEBSITES
- SEO
- PPC
- SOCIAL MEDIA
- EMAIL MARKETING

SALEM 
MEDIA GROUP

CALL 602-707-1011
TO SPEAK TO A MEDIA STRATEGIST TODAY!

KEEPING OUR LOCAL ECONOMY STRONG

The key to our collective success

SRP is proud to partner with local businesses to build a collaborative and diverse community. See how SRP's reliable power solutions, varied water resources and robust dark fiber network can support your company's growth and development.

Learn more at PowerToGrowPhx.com.



Delivering water and power®



BOOSTER SHOT

Here's how West Valley healthcare industry is creating jobs and driving the economy

By ILANA LOWERY

Healthcare is a thriving sector in the West Valley, and by all accounts, the region's industry boom has only just begun.

To help paint a better picture, consider that roughly 36 percent of the healthcare workers in all of Maricopa County live in the West Valley, according to Sintra Hoffman, president and CEO of WESTMARC. That's about 41,000 skilled healthcare workers.

That means hiring professionals for medical facilities and hospitals — particularly as the COVID-19 pandemic drags on — can turn their attention to the West Valley as they seek to hire the talent that they need to staff positions from administrative to general practice to specialists and surgeons.

Trevor Stokes, CEO at the Partnership for Workforce Innovation, says the healthcare sector is the largest private-sector employer across all of Maricopa County. And while healthcare is a broad industry, one example of its impact on the Valley is that one in every five sector jobs is in a hospital.

"There has been a remarkable growth trajectory in the healthcare sector since 2016," Stokes says of Maricopa County. "More than 2,000 establishments have opened in the county in that five-year period."

He says healthcare subsectors, such as services for the elderly and out-patient mental health services are growing at a rapid pace in the West Valley.

Healthcare jobs

Data collected for six West Valley cities (Avondale, Glendale, Goodyear, Peoria, Sun City West and Surprise) found that most of the healthcare workers in these communities provide office and

administrative support, but a significant number were practitioners, healthcare diagnostics and support, and technicians.

These are just some of the companies, hospitals and medical offices that are part of the expansive healthcare sector in the region:

- Akos Medical Campus
 - Banner Health Center
 - Banner Estrella Medical Center
 - Abrazo West Campus
 - Dignity Health
 - Cancer Treatment Centers of America
 - Palm Valley Medical Plaza
 - Integrated Medical Services
 - Adelante Healthcare
 - Center for Autism and Related Disorders
 - Phoenix Children's Hospital
 - Copper Springs Mental Health Facility
- "The growth trajectory of the (healthcare)



industry outperforms other sectors, like construction and manufacturing, and is consistent in its demand level,” Stokes says. But he cautioned that the number of healthcare workers needed to meet the projected demand is a concern.

West Valley healthcare, higher education and workforce professionals, however, are working together to develop programs and promote the industry to make sure the pipeline is full going forward.

One example of how the healthcare industry has taken hold in the West Valley is Avondale’s McDowell Road Corridor, also known as the Healthcare Corridor, which has emerged as an attractive location for both medical and retail investments and is continuing to expand.

Recent investments by the Akos Medical Group include a 68,000-square-foot, Class A medical office building and surgery center, which is slated to open this summer. When completed, the new medical campus will create between 500-600 net new high-wage jobs for physicians, nurses, technologists and support staff in Avondale and Surprise.

Continued growth

ClearSky Rehabilitation Hospital recently

announced its plans to build a 43,000-square-foot facility that will create 100 new healthcare-related jobs and serve hundreds of individuals recovering from strokes, brain injuries and spinal injuries. The 30-bed hospital at 109th Avenue and West McDowell Road will treat 650 patients annually.

Slated to open in 2022, Avondale’s ClearSky Health will be the company’s first in Arizona, as there are five other hospitals in Texas, Louisiana and New Mexico. Rehab services will include physical, occupational and speech therapy, rehabilitative nursing, case management, respiratory therapy, dietary services and other specialized care.

Akos and ClearSky join other high-profile medical firms in the corridor, such as Phoenix Children’s Hospital, which announced in May that it will break ground this summer on a new \$135 million, freestanding hospital in Glendale. The news comes on the heels of two other new Phoenix Children’s projects on the Westside: A freestanding pediatric emergency department and a youth sports clinic. In all, the three projects represent \$200 million in investment and 650 new jobs for the region.

Phoenix Children’s is investing \$33.5 million to build and equip a new 71,250-square-foot, three-story medical

office building and retrofit the existing 35,000-square-foot building to provide emergency services. The Southwest Campus will be built on the site of Phoenix Children’s Southwest Valley Specialty and Urgent Care Center at 1665 N. Avondale Boulevard. The new facility is expected to be open by the spring of 2023.

Robert Meyer, Phoenix Children’s Hospital CEO, says the projects are part of a larger strategic effort to expand access to care for families in the West Valley and throughout the state.

More work coming

Nearly 130 Phoenix Children’s employees are expected to work out of the Southwest Campus location, with half of these being new positions, according to the hospital’s website.

“Our goal is really to deliver access to care across the healthcare continuum close to patients and their families, so they don’t have the hassle all the time of having to find us and travel so far,” says Dr. Jared Muenzer, physician in chief for Phoenix Children’s Hospital.

The need for a new emergency department is driven by growth in the West Valley, but with that growth comes an increase of kids with serious illnesses or injuries, Muenzer says.



COMING SOON: An artist’s rendering of Phoenix Children’s Hospital – Arrowhead Campus, a \$135 million project that will break ground this summer in Glendale.



Sintra Hoffman



Matt Leach



Robert Meyer



Trevor Stokes



Sherry Stotler

Phoenix Children's plans to add more specialty services at the Southwest Campus in the future. The site's design will accommodate additional development, up to and including inpatient care, as the community grows.

Also located in Avondale is Integrated Medical Services and Arizona Center for Cancer Care. Adjacent to the city's Healthcare Corridor is McDowell's Restaurant Row. This area features a variety of destination dining options attracting both residents and customers from across the Valley.

Banner Health is spending \$106 million on expanding its Banner Boswell Medical Center at 10401 W. Thunderbird Blvd. in Sun City. The new emergency department at Boswell Medical Center is part of an overall expansion project, which includes a new patient tower which is expected to be completed in Q2 2021. This is the largest renovation the medical facility has undergone in 30 years. The new emergency department increases capacity from 42 to 56 beds, allowing the department to care for up to 60,000 emergency patients annually, representing a 25 percent increase.

Banner also recently added a \$53 million Glendale health center — one of its largest — to its portfolio of growing properties throughout the Valley. That facility, at 128,000 square feet, has 128 exam rooms and 13 imaging rooms. It is two to three times larger than Banner's second-largest health center, located in Peoria and employs 215 healthcare professionals.

In addition, Banner opened a 56-bed, \$28 million rehabilitation hospital in Peoria in September 2020. Banner Rehabilitation Hospital West is the first of three to be built under a joint venture between Banner and Select Medical. Banner Rehabilitation

Hospital West offers programs and services specially designed to help patients restore strength, mobility and independence as they heal and recover from a myriad of diagnostic conditions.

Valleywise Health opened a 126,000-square-foot comprehensive health center near Grand Avenue and Cotton Crossing in Peoria. The facility offers in-person and virtual appointments for primary and pediatric care, women's obstetrics, cardiology, dental care and dialysis, as well as a pharmacy.

Upgrades

The new location takes the place of previous centers in El Mirage and Glendale, according to Valleywise.

"In our mission to improve healthcare outcomes for patients across the Valley, we identified a specific need in the Peoria area and determined this the best location to open this truly comprehensive health center," Chief Nursing Officer Sherry Stotler says.

Valleywise opened its general surgery, orthopedics, podiatry, gastrointestinal, audiology, diagnostic imaging and laboratory services in April.

"This is a center that residents of Peoria should be proud to have available to them and we look forward to caring for all who need it," Stotler says.

Last September, First Service Medical LLC paid \$3.15 million to buy land in Peoria where an abandoned medical project sat for nine years. The new plan for the property still calls for building a new medical campus, says Matt Leach, principal of First Service Medical.

First Service is building an 82,000-square-foot emergency medical services hospital that is expected to employ more than 150 people. That 32-bed hospital near the southwest

corner of Lake Pleasant Parkway and Jomax Road is slated to open in late 2022.

With the construction of hospitals, clinics and rehabilitation centers, the need for medical office space is surging, according to a report from Colliers Arizona. And the demand for healthcare services will continue to grow as the population increases, which is projected to drive demand for medical office space throughout 2021.

"Healthcare is driven by residential growth, and the West Valley now is at 1.7 million residents," WESTMARC's Hoffman says.

Abrazo Surprise Hospital, the first hospital in the city of Surprise, opened in October. The hospital, located at 16815 W. Bell Road, has a 13-bed emergency department, an operating room and eight inpatient rooms.

The one-story facility is at the southwest corner of Loop 303 and West Bell Road, is a satellite of Abrazo Arrowhead. The new hospital will provide medical care beyond what's available at an urgent care or freestanding emergency center, says Administrative Director Chrissy Salazar. With only about 32,000 square feet, Abrazo Surprise is smaller than a typical general hospital. It still offers surgical services, a full emergency department, inpatient rooms, ultrasound, X-ray and CT scan, laboratory, pharmacy and other services.

Honor Health also is looking to acquire some medical group practices in the West Valley and purchase land for possible future development in the region, according to Leah Hill, a workforce development consultant at Honor Health. Additionally, Honor Health has partnered with FastMed to open urgent cares throughout the state, including Avondale and Buckeye. **AB**

CONNECT DESIGN BUILD



Phoenix Rescue Mission has provided services to those in need across the Valley for over 70 years. As a part of their recent campus expansion located in central Phoenix, this new 56,000 SF facility, housing 200 additional beds, allows the Mission to further pursue their goal of 'Transforming Lives'.

Phoenix Rescue Mission
Transforming Lives. Transforming our City.

cawleyarchitects.com | (602) 393-5060



LIKE US ON FACEBOOK



FOLLOW US ON INSTAGRAM

PROVEN.



34
YEARS

DELIVERING EXCELLENCE AND INTEGRITY FOR
MORE THAN THREE DECADES.



BJERK BUILDERS, Inc.

Over the test of time, Bjerk Builders has consistently proven their unparalleled dedication to excellence, by completing client projects on time, within budget and with the utmost level of quality.

License B1-088897

480.497.2300 • Fax: 480.497.9610
www.bjerkbuilders.com



Your banker should say what
they'll do and do what they say.

Alliance Bank
OF ARIZONA®

Not one time, but every time.

It's not about making promises, it's about keeping them.
That's the kind of accountability you'll get from Alliance Bank of Arizona.

Bank on Accountability®



Meet Your Local Banking Expert:
Ericka LeMaster
Senior Managing Director, Commercial Real Estate
elemaster@alliancebankofarizona.com
(602) 952-5452

alliancebankofarizona.com

WA Top 10 - Forbes Best Banks



Alliance Bank of Arizona, a division of Western Alliance Bank, Member FDIC
Western Alliance ranks top ten on Forbes' Best Banks in America list five
years in a row, 2016-2020.