

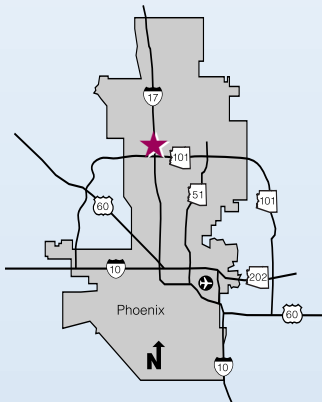


# City of Phoenix Employment Center Profile

## Deer Valley

The Deer Valley area is home to some of Phoenix's newest commercial and office developments, offers a large labor pool and easy access to the regional freeway system.

The employment center extends north from Bell Road to Happy Valley Road and west from 7th Street to 35th Avenue.



- Access to a sizeable pool of experienced professional, technical and administrative workers
- Substantial inventory of newer office and industrial space and a range of developed commercial sites for build to suit needs
- Strategic location at the intersection of Interstate 17 and the Loop 101 Freeway with excellent access to downtown Phoenix and suburban areas to the east and west

### Labor Force Accessibility and Skills

The substantial size and diverse nature of the labor pool found in the Deer Valley area is a key factor contributing to the overall attractiveness of this employment center. Employers located within the area have access to more than 330,000 workers within a 20-minute commute shed, and within a 30-minute commute shed the number of workers increases to more than 560,000.<sup>1</sup> The size of the labor force will continue to be fueled by a steady increase in population, which is projected to grow by 12 percent by 2010 within a 30-minute commute shed, and an additional increase of 19 percent is projected for 2020.<sup>2</sup>

The diversity of this labor pool mirrors the metro area as a whole with a strong base of professional and technical workers as well as management and administrative personnel. Workers in the Deer Valley area are well educated. Within a 30-minute commute shed, 26 percent have some college and 24 percent have a bachelors or masters degree.<sup>3</sup>

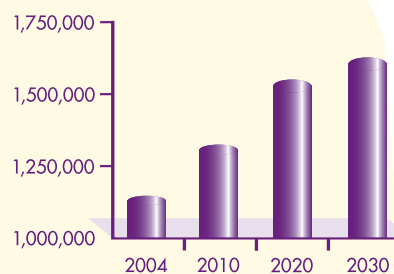
1., 2., 3., Maricopa Association of Governments, 2005; Claritas, 2005; Applied Economics, 2006.

#### Employment by Occupation

Work Force	10 Min. Commute		20 Min. Commute		30 Min. Commute	
	Number	%	Number	%	Number	%
Management	12,273	9	33,249	10	55,117	10
Professional Specialty	33,531	24	85,162	25	133,878	24
Service	19,526	14	48,462	14	84,798	15
Sales	17,991	13	44,652	13	73,054	13
Clerical & Admin. Support	27,779	20	61,190	18	96,910	17
Construction	8,848	6	21,188	6	40,018	7
Production	13,690	10	30,617	9	54,696	10
Trans./Material Mover	6,155	4	15,115	4	28,929	5
<b>Total</b>	<b>139,794</b>		<b>339,636</b>		<b>567,400</b>	

Source: Claritas 2005, Maricopa Association of Governments, 2005, Applied Economics, 2006.

#### Projected Population 30 Minute Commute Shed

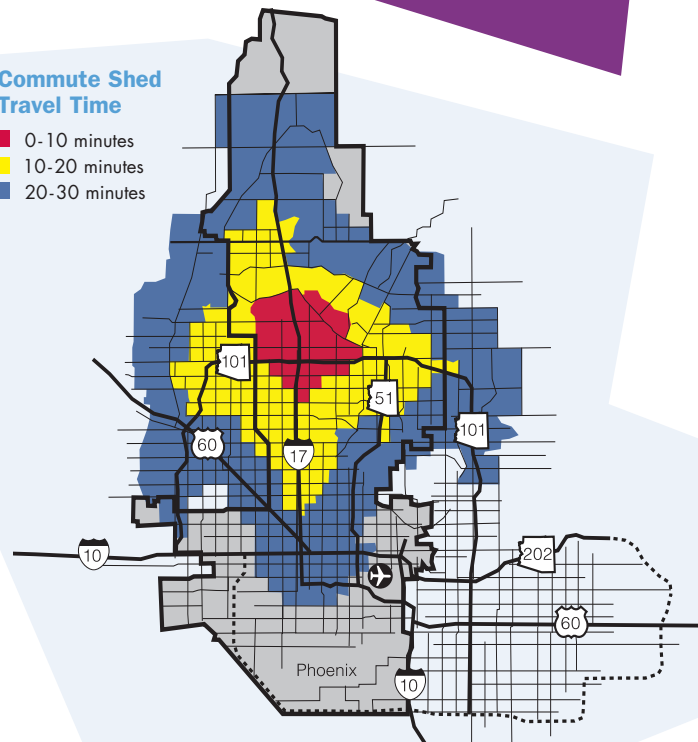


Year	Population
2004	1,164,870
2010	1,310,417
2020	1,555,895
2030	1,635,971

Source: Maricopa Association of Governments, 2005; Applied Economics, 2006.

#### Commute Shed Travel Time

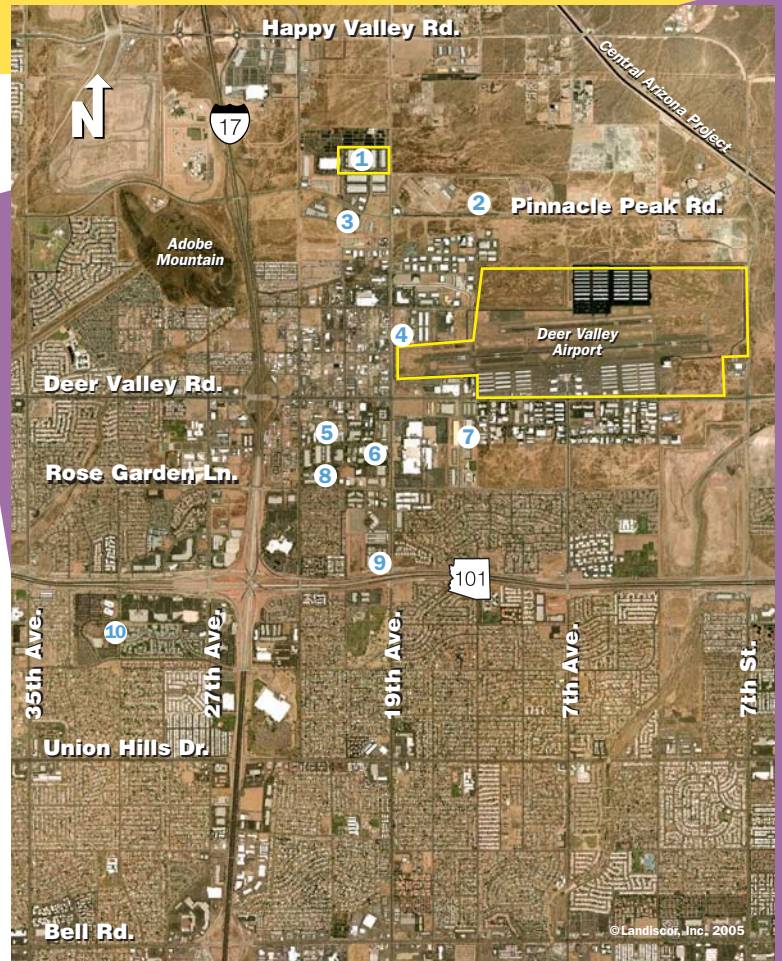
- 0-10 minutes
- 10-20 minutes
- 20-30 minutes



## New and Planned Industrial and Office Buildings

- |   |  |
|---|--|
| <ol style="list-style-type: none"> <li>1. <b>Deer Valley/Pinnacle Peak Industrial Park</b><br/>605,149 sq. ft.<br/>Industrial</li> <li>2. <b>Pinnacle Park</b><br/>284,436 sq. ft.<br/>Office/Flex/Industrial</li> <li>3. <b>The Corridors</b><br/>296,396 sq. ft.<br/>Office-B</li> <li>4. <b>Deer Valley Commerce Park</b><br/>178,250 sq. ft.<br/>Industrial</li> <li>5. <b>Aztec Commerceplex</b><br/>203,150 sq. ft.<br/>Industrial</li> </ol> | <ol style="list-style-type: none"> <li>6. <b>Aztec Business Park</b><br/>219,924 sq. ft.<br/>Industrial/Flex</li> <li>7. <b>Mack Deer Valley</b><br/>431,479 sq. ft.<br/>Industrial</li> <li>8. <b>Knoll Northpoint Center</b><br/>189,524 sq. ft.<br/>Office-A</li> <li>9. <b>Deer Valley Airpark Center</b><br/>176,095 sq. ft.<br/>Office-A</li> <li>10. <b>Crosspoint at Beardsley</b><br/>974,971 sq. ft.<br/>Office-A</li> </ol> |
|---|--|

Source: CoStar Realty Information Inc., February, 2006.



## Sites and Buildings

The Deer Valley employment center boasts more than 4 million square feet of office space, over 1.5 million square feet of flex space, and nearly 9 million square feet of industrial space.<sup>4</sup> The northeast portion of the Deer Valley employment center consists predominately of industrial space and is home to such major high tech and aerospace employers as Lucent Technologies, Honeywell International and L3 Avionics. The remaining area includes a mix of land uses, with the majority of the office inventory located in areas just west of Interstate 17 or just north of Bell Road. Major office employers include American Express, Best Western, and the corporate headquarters of PETsMART, Inc. In addition, there are numerous retail and entertainment outlets and a regional hospital to serve both residents and employers in the area.

4. Costar Realty Information, February 2006.

## Infrastructure

The Deer Valley area is strategically located at the intersection of Interstate 17, which connects Deer Valley to downtown, and the Loop 101 freeway, which provides easy access to the East and West Valley suburbs.

Phoenix Deer Valley Airport is classified as a general aviation reliever airport for Phoenix Sky Harbor International Airport. The airport offers a complete range of services including fuel, avionics repair, maintenance, parts, flight training, new and used aircraft sales, aircraft rentals, a pilot shop and restaurant. It has two fixed based operators and is home to more than 1,250 aircraft. With over 358,000 takeoffs and landings in 2005, it is the state's third busiest airport and a vital component of the City of Phoenix Airport System.

Employers in the Deer Valley area enjoy a modern, reliable telecommunications infrastructure that is supported by multiple providers. Advanced fiber optic networks offer T-1 (DS1) and T-3 (DS3) lines, self-healing fiber ring architecture, and high-speed data communications. Local exchange carriers in the Deer Valley area include Qwest and Cox Communications.

Arizona Public Service (APS) is the regional electric provider in the Deer Valley employment center. Three-phase power is available throughout the area. For businesses requiring additional reliability, APS can make available an advanced network system that provides redundant feeds from various substations.

## Major Area Employers/ Industry

- Lucent Technologies, Inc.  
Communications
- American Express Company  
Financial Services
- Arizona Precision Sheet Metal/JIT, Inc.  
Metal Fabrication
- Best Western International, Inc.  
Reservation Center
- Cox Communications, Inc.  
Communications
- The Farmers Insurance Group of Companies  
Insurance Carrier
- Discover Card Services, Inc.  
Call Center
- Honeywell International  
Electrical Equipment
- PETsMART, Inc.  
Corporate Headquarters
- Phoenix Newspapers, Inc.  
Newspaper Printing

Source: Dun & Bradstreet Marketplace, 2006; Applied Economics, 2006.

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**Need workforce development assistance?**  
Contact: The Phoenix Workforce Connection (602) 262-6776  
<http://phoenix.gov/PHXWIN/index.html>  
Nearest One Stop Career Center: 9801 N. Seventh St.