

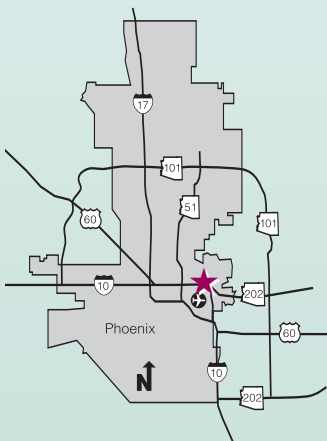


# City of Phoenix Employment Center Profile

## Gateway

*Strategically positioned with exceptional access to the urban freeway system and the airport, Gateway is one of the Valley's premier office locations.*

*Extending from Washington St. north to Osborn Rd. between 40th St. and 48th St., Gateway features mid-rise office development, mixed with hotel, retail and residential uses.*



- Access to large labor force in central Phoenix and the East Valley
- Conveniently located near higher education and training facilities
- Close to airport and urban freeways

### Labor Force Accessibility and Skills

Gateway offers the best of all worlds with its central location and excellent accessibility to labor and other business resources. Employers can attract workers with a variety of skills and experience. Currently employers draw from a labor pool of more than 815,000 workers within a 30-minute commute.<sup>1</sup> With population in the labor shed increasing by over 195,000 people by 2020, the potential labor pool will continue to expand.<sup>2</sup> A high concentration of service, professional specialty and clerical and administrative support workers are available within a 10 and 20-minute commute. Generally, the occupational distribution of the area's workforce mirrors that of the metropolitan area as a whole, offering employers a broad mix of skills.

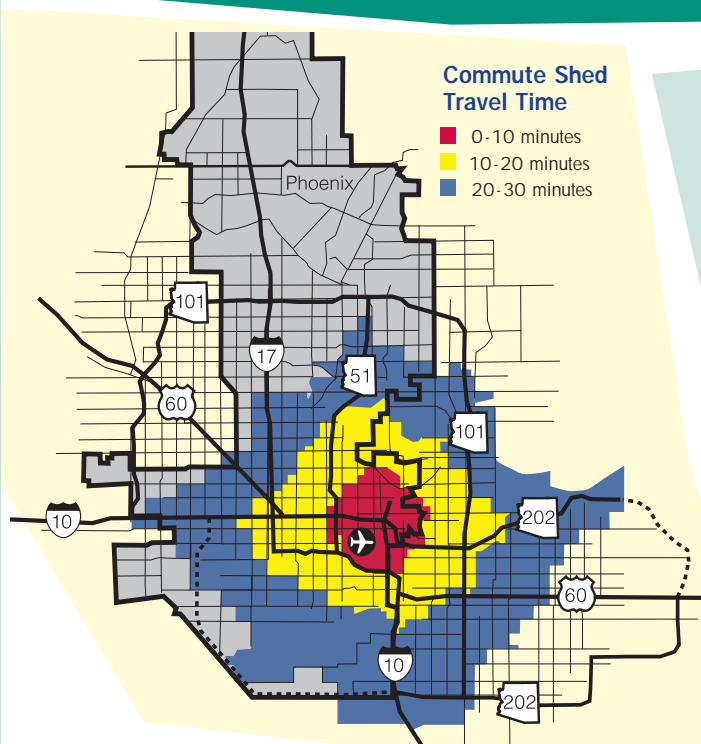
Gateway businesses can also take advantage of opportunities to upgrade or expand the skills of their workforce through training resources found at nearby Arizona State University, Gateway Community College, University of Phoenix or any of the other private education and training providers in the immediate area.

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

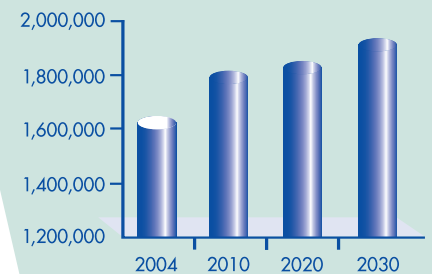
#### Employment by Occupation

Work Force	10 Min. Commute		20 Min. Commute		30 Min. Commute	
	Number	%	Number	%	Number	%
Executive/Managerial	4,709	7	23,552	8	75,101	9
Professional Specialty	13,677	20	66,628	24	195,371	24
Service	14,444	21	46,424	16	121,913	15
Sales	7,316	11	32,614	12	100,011	12
Clerical & Admin. Support	11,287	16	46,944	17	139,278	17
Construction	6,145	9	20,487	7	54,439	7
Production	7,618	11	30,185	11	84,922	10
Trans./Material Mover	4,299	6	15,366	5	42,121	5
<b>Total</b>	<b>69,495</b>		<b>282,200</b>		<b>813,155</b>	

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



#### Projected Population 30 Minute Commute Shed



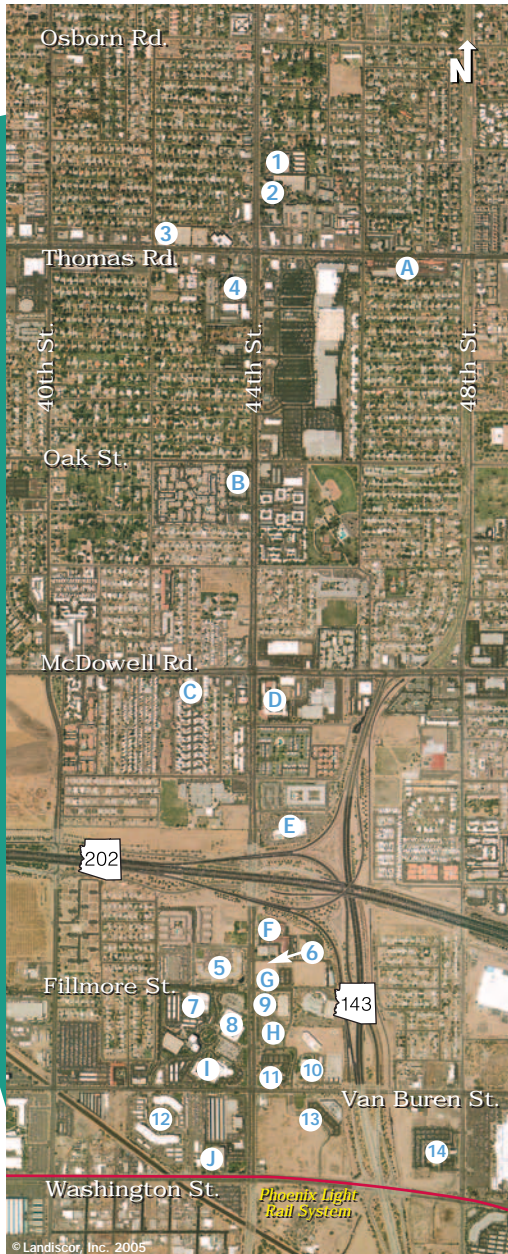
Year	Population
2004	1,632,072
2010	1,785,077
2020	1,878,503
2030	1,918,753

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

## Sites and Buildings

The Gateway area offers a great mix of office, retail and hotel development along the 44th Street corridor. Over the past several years, a number of new offices and hotel developments have come on line. This area supports more than 3.1 million square feet of office space, with approximately 690,000 square feet built since 2000.<sup>3</sup> Build-to-suit sites are still available in several attractive locations.

3. CoStar Realty Information, Inc., June 2006.



### Major Office Buildings and Developments

1. **Camelhead Square**  
101,129 sq. ft.  
Class A Office
2. **Concord Place**  
132,727 sq. ft.  
Class A Office
3. **Arcadia Gateway Center**  
89,811 sq. ft.  
Office
4. **Talley Plaza Tower Phase III**  
163,956 sq. ft.  
Class A Office
5. **COFCO Chinese Cultural Center**  
166,000 sq. ft.  
Office
6. **Opus Gateway (planned)**  
88,000 sq. ft.  
Class A Office
7. **Four Gateway**  
138,240 sq. ft.  
Class A Office/
8. **Phoenix Gateway Center I - III**  
428,652 sq. ft.  
Class A Office
9. **Kitchell Gateway**  
101,923 sq. ft.  
Class A Office
10. **East Gateway Centre**  
232,000 sq. ft.  
Class A Office
11. **Arizona Federal Credit Union**  
78,000 sq. ft.  
Office
12. **Airport Technology Center**  
198,511 sq. ft.  
Flex/Office
13. **Washington Corporate Center**  
150,000 sq. ft.  
Business Park
14. **Desert Schools Federal Credit Union**  
150,000 sq. ft.  
Office

Source: CoStar Realty Information Inc., July 2006.

### Hotel Developments

- |   |   |
|---|---|
| A. La Quinta Inn Phoenix Sky Harbor Airport North | F. Residence Inn Phoenix Airport                  |
| B. Extended Stay America Phoenix Airport          | G. Hampton Inn Phoenix Airport North              |
| C. Arizona Select Suites - Extended Stay Hotel    | H. Radisson Hotel Phoenix Airport North           |
| D. Embassy Suites                                 | I. Doubletree Guest Suites Phoenix Gateway Center |
| E. Phoenix Airport Marriott                       | J. Crowne Plaza Hotel Phoenix Airport             |

Red line denotes the light rail project as it is located within this employment center.

## Infrastructure

The Gateway area is strategically positioned offering excellent access to the interstate and regional freeway systems. For businesses that need easy access to Phoenix Sky Harbor International Airport or the East Valley, 1-10, SR 143 and the Loop 202 freeways serve the area.

The Gateway area offers the most direct access to the airport of any business location in the city. Phoenix Sky Harbor is within 5 to 10 minutes of anywhere in this employment center. Sky Harbor is one of the country's busiest airports, with more than 41 million passengers passing through the facility annually. The airport is served by 23 airlines and offers service to 113 cities in the U.S. and around the world.<sup>4</sup> Phoenix is the headquarters for US Airways, and a major hub for Southwest Airlines. Additionally, Phoenix Sky Harbor has one of the highest percentages of operational time of any major airport in the nation.

Gateway is also well served by several telecommunications providers with advanced fiber optic networks in place to provide enhanced services with excellent reliability.

4. Phoenix Sky Harbor International Airport Website, 2006.

Need workforce development assistance?  
Contact: The Phoenix Workforce Connection  
(602) 534-4732

<http://phoenix.gov/PHXWIN/index.html>

Nearest One Stop Career Center: 4732 S. Central Ave.

### Major Area Employers/ Industry

- Desert Schools Federal Credit Union  
Federal Credit Union
- Mesa Air Group Inc.  
Regional Air Carrier – Headquarters
- United Health Group  
Health Insurance Carrier
- KB Homes  
Residential Construction – Regional Finance Center
- Synergy Solutions  
Call Center
- Scripps Howard Broadcasting Co.  
Television Broadcasting
- Rinker Materials Inc.  
Building Materials – Corporate Office
- Malcolm Pirnie Inc.  
Consulting Engineers
- Clear Channel Communications Inc.  
Radio Broadcasting
- National Imaging Associates Inc.  
Medical Imaging – Operations Center

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