

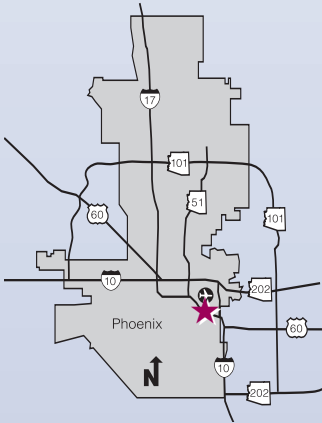


# City of Phoenix Employment Center Profile

## South Mountain

*At the base of South Mountain, this developing area offers excellent opportunities for industrial and office uses.*

*The employment center extends from South Mountain north to Broadway Rd. between 24th St. and 48th St. South Mountain includes a mix of business and industrial parks as well as several attractive master-planned housing developments.*



- Access to a large manufacturing and administrative support workforce
- Excellent interstate and air transportation access
- Substantial inventory of office and industrial space
- Attractive new business parks
- Enterprise Zone tax credits available
- High quality housing developments and recreational opportunities

### Labor Force Accessibility and Skills

A key advantage of locating in South Mountain is accessibility to a large labor pool. More than 620,000 workers live within a 30-minute commute.<sup>1</sup> The population within the commute shed is projected to grow by over 10 percent by 2010, providing additional workers to support future growth.<sup>2</sup>

Within a 20 to 30-minute commute, businesses have access to a broad mix of workers to fill executive, managerial and technical positions. Within a 10-minute commute, the labor pool offers a high concentration of people with clerical, administrative and service industry skills as well as production and trades workers. In addition, a sizeable portion of the workforce has bi-lingual skills to support international business operations.

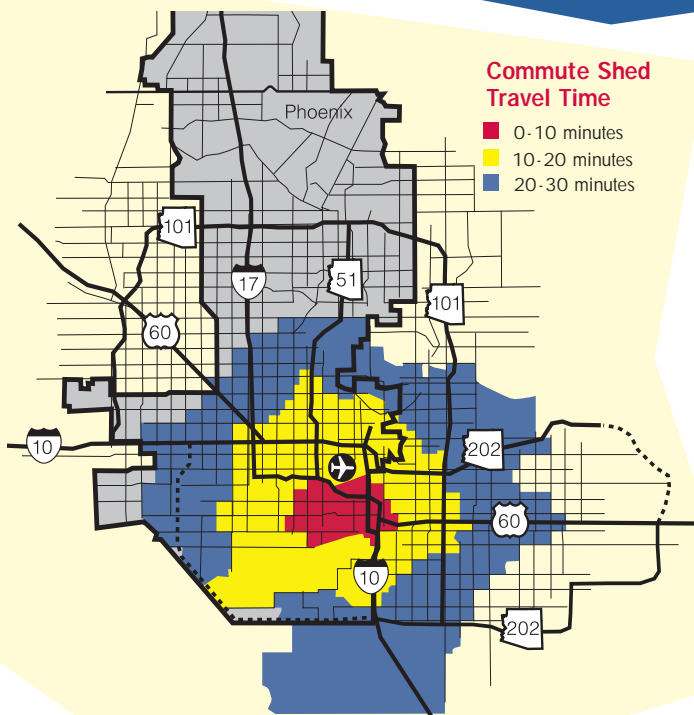
South Mountain businesses are also well positioned to take advantage of training resources and attract new graduates from nearby Arizona State University, South Mountain Community College, Maricopa Skill Center and a variety of other private training providers located in the immediate area.

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

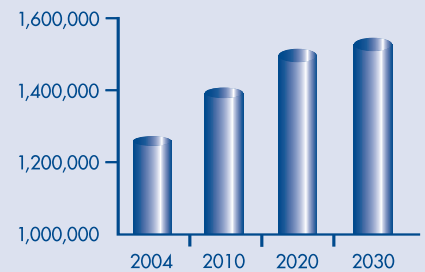
#### Employment by Occupation

Work Force	10 Min. Commute		20 Min. Commute		30 Min. Commute	
	Number	%	Number	%	Number	%
Executive/Managerial	3,181	7	17,094	8	54,563	9
Professional Specialty	8,620	19	50,843	23	149,264	24
Service	8,067	18	37,694	17	97,837	16
Sales	4,287	9	24,107	11	74,005	12
Clerical & Admin. Support	8,804	19	36,598	17	105,990	17
Construction	3,365	7	15,998	7	43,274	7
Production	6,223	14	23,887	11	67,733	11
Trans./Material Mover	3,365	7	12,272	6	32,612	5
<b>Total</b>	<b>45,911</b>		<b>218,493</b>		<b>625,276</b>	

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



#### Projected Population 30 Minute Commute Shed



Population	
2004	1,262,131
2010	1,395,637
2020	1,493,630
2030	1,539,695

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

## Development Activity

South Mountain offers an inventory of more than 11 million square feet of industrial and warehouse space, with over 2.7 million square feet built since 2000.<sup>3</sup> New or expanding businesses will benefit from competitive lease rates found in this area. A number of large business and industrial parks in the area are evidence of the attractiveness of this developing area for economic development.

3. CoStar Realty Information Inc., July 2006.



### Business Parks

- |   |  |   |
|---|--|---|
| <b>1. Phoenix I-10 Business Park</b><br>480,319 sq. ft.<br>Industrial | <b>4. Broadway Business Center</b><br>136,998 sq. ft.<br>Office            | <b>7. Allred Cotton Center</b><br>957,928 sq. ft.<br>Office/Light Industrial      |
| <b>2. Broadway Plaza East</b><br>164,736 sq. ft.<br>Industrial/Flex   | <b>5. Koll Cotton Center</b><br>225,579 sq. ft.<br>Office/Light Industrial | <b>8. Cotton Corporate Center</b><br>264,360 sq. ft.<br>Class A Office/Flex       |
| <b>3. Goettl Distribution Center</b><br>155,537 sq. ft.<br>Industrial | <b>6. Opus Cotton Center</b><br>263,900 sq. ft.<br>Flex/Office             | <b>9. South Mountain Business Park</b><br>239,400 sq. ft.<br>Industrial/Warehouse |

Source: CoStar Realty Information Inc., July 2006.

## Housing and Attractions

Although South Mountain has many established neighborhoods, it is in many ways a young developing area. There are many new homes under construction in master planned communities with golf and other amenities. Examples of developments and area attractions include:

- The Raven Golf Club at South Mountain, designed by Gary Panks and Senior PGA Tour star David Graham, offers exceptional golf and amenities in lush surroundings. Several new, upscale, housing developments border the Raven golf course.
- The Legacy Golf Resort includes luxury guest suites, 322 single-family homes and 150 patio homes at the scenic foothills of South Mountain. This development combines scenic beauty with the convenience of downtown and major employers in the area.
- Pointe South Mountain Resort and Golf Club offers large conference facilities, guest accommodations, golf and a variety of other recreational opportunities.
- South Mountain Regional Park, which borders the area, contains 16,000 acres of desert preserve and recreational space. It is the largest municipal park in the world and offers a variety of hiking trails and outdoor recreation amenities.

### Major Area Employers/ Industry

BAX Global  
Freight Transportation Arrangement  
Caremark Inc.  
Wholesale Pharmaceuticals  
International Window Arizona  
Door & Window Manufacturing  
Siemens Building Technologies  
Air Conditioning & Refrigeration Controls  
Mitek Corporation  
Audio & Video Equipment  
Sprint Nextel  
Telecommunications  
Compel  
Corporate HQ - Communication Services  
Frederick's of Hollywood  
Distribution Center  
Western Window Systems  
Storm Door & Window Manufacturing  
IMAG Corporation  
Electronic Transformers  
P F Technologies Ltd.  
Plastics Processing

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

City of Phoenix Community and  
Economic Development Department  
200 West Washington Street, 20th Floor  
Phoenix, AZ 85003  
602-262-5040 • Fax 602-495-5097  
[www.phoenix.gov](http://www.phoenix.gov)

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## Infrastructure

Interstate 10 provides direct connections to Southwest and Southern California markets. This makes South Mountain a choice location for manufacturers and logistics operations that service these regions. This area also offers superior metro area accessibility with connections to the southeast valley via Highway 60 and direct access to Downtown Phoenix and North Phoenix via the urban freeway system.

The South Mountain area offers direct access to Phoenix Sky Harbor International Airport, which is within a short 5 to 10 minute drive. The airport is one of the busiest in the world based on aircraft operations and provides world-class passenger and air cargo service.<sup>4</sup> The airport is served by 23 airlines and more than 60 air cargo companies.<sup>5</sup> In addition, Phoenix Sky Harbor has one of the highest percentages of operational time of any major airport in the nation.

South Mountain is also well served by at least 19 high speed telecommunications providers with advanced fiber optic networks in place to provide enhanced services with excellent reliability.<sup>6</sup>

4. Airports Council International, 2005. 5. City of Phoenix Aviation Department, 2006.

6. Federal Communications Commission, 2006.