The Deer Valley area is home to a large inventory of commercial and office developments. It offers a large labor pool and easy access to the regional freeway system.

The Deer Valley employment center extends north from Union Hills Drive to Happy Valley Road and west from Seventh Street to 35th Avenue.

### 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 nearly 450,000 workers within a 20 minute drive time, and within a 30 minute drive the number of workers increases to more than 850,000. The size of the labor force will continue to increase as additional development occurs in this area. The population within a 30 minute drive time is projected to grow by about 140,000 people by 2020.

The diversity of this labor pool mirrors the metro area as a whole with a strong base of management and administrative personnel as well as Healthcare & Education, Service, and Sales workers. Workers in the Deer Valley area are well educated. Within a 20 minute drive time, 34 percent have completed some college and 26 percent have a bachelors or masters degree.

### Employment by Occupation

<table>
<thead>
<tr>
<th>Workforce</th>
<th>10 Min. Drive</th>
<th>20 Min. Drive</th>
<th>30 Min. Drive</th>
</tr>
</thead>
<tbody>
<tr>
<td>Management</td>
<td>9,579</td>
<td>59,293</td>
<td>102,938</td>
</tr>
<tr>
<td>Engineering &amp; Science</td>
<td>2,297</td>
<td>11,878</td>
<td>22,773</td>
</tr>
<tr>
<td>Healthcare &amp; Education</td>
<td>11,629</td>
<td>70,727</td>
<td>127,699</td>
</tr>
<tr>
<td>Service</td>
<td>13,376</td>
<td>74,587</td>
<td>147,474</td>
</tr>
<tr>
<td>Sales</td>
<td>12,711</td>
<td>71,072</td>
<td>129,414</td>
</tr>
<tr>
<td>Clerical &amp; Admin. Support</td>
<td>17,235</td>
<td>85,664</td>
<td>160,875</td>
</tr>
<tr>
<td>Construction</td>
<td>4,840</td>
<td>27,066</td>
<td>56,942</td>
</tr>
<tr>
<td>Production</td>
<td>3,892</td>
<td>22,001</td>
<td>47,829</td>
</tr>
<tr>
<td>Trans./Material Mover</td>
<td>4,378</td>
<td>26,089</td>
<td>59,678</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>79,937</strong></td>
<td><strong>448,377</strong></td>
<td><strong>855,622</strong></td>
</tr>
</tbody>
</table>

Source: Claritas, 2015.

### Commute Shed

- Access to a broad labor pool of experienced technical, management and administrative workers
- Substantial inventory of office and industrial space with sizes available to suit a wide range of users
- 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

Commuters who travel to Employment Corridor per Square Mile

Equal Opportunity Employer/Program. Auxiliary Aids and services are available upon request to individuals with disabilities. Products and services made available through Federal Funding provided by the Workforce Investment Act.
The Deer Valley employment center boasts about **9.3 million square feet of office space**, 3.0 million square feet of flex space, and over 11.9 million square feet of industrial space. The central portion of the Deer Valley employment center consists predominately of industrial space.

The remaining area includes a mix of land uses, with the majority of the office inventory located at the confluence of Interstate 17 and the Loop 101 freeway and continuing north along the east side of Interstate 17. In addition, there are numerous retail and entertainment outlets and a regional hospital to serve both residents and employers in the area.

The map to the right highlights the type of community real estate in the Deer Valley area. Our team can provide more detail, custom information based on your requirements.

3 Costar Realty Information Inc., 2015.

### Existing and Planned Development

1. **17 North Corporate Center**
   515,000 sq. ft.  
   Office - Proposed

2. **Park Ladera - 3 buildings**
   220,470 sq. ft.  
   Industrial

3. **Corridors Industrial Park**
   220,000 sq. ft.  
   Industrial - Proposed

4. **Union Hills Office Plaza**
   143,715 sq. ft.  
   Office

5. **2115 Pinnacle Peak**
   100,000 sq. ft.  
   Office - Proposed

6. **Pinnacle Commerce Center**
   93,725 sq. ft.  
   Flex

7. **Pinnacle 7**
   90,575 sq. ft.  
   Industrial

8. **Blackhawk Corporate Center**
   84,410 sq. ft.  
   Office

Source: Costar Realty Information Inc., 2015.

### Major Area Employers

- **Alcatel-Lucent USA**
  Communications Technology

- **APSM Systems**
  Electromechanical Manufacturing - Corp. HQ

- **Honeywell International**
  Aerospace/Electrical Equipment

- **PetSmart**
  Retail - Corp. HQ

- **Safeway Stores**
  Customer Service Center

- **Cox Communications**
  Broadband Communications

- **American Express**
  Financial Services

- **Wells Fargo Home Equity**
  Call Center

- **Best Western International**
  Reservation Center

- **Discover Financial Services**
  Call Center

- **John C. Lincoln Health Network**
  Health Care