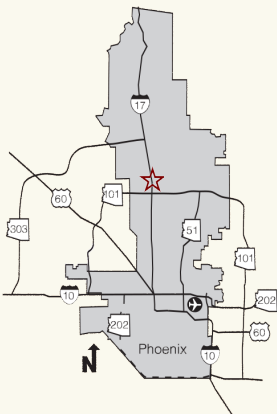




DEER VALLEY

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 850,000.¹ 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 2020.²

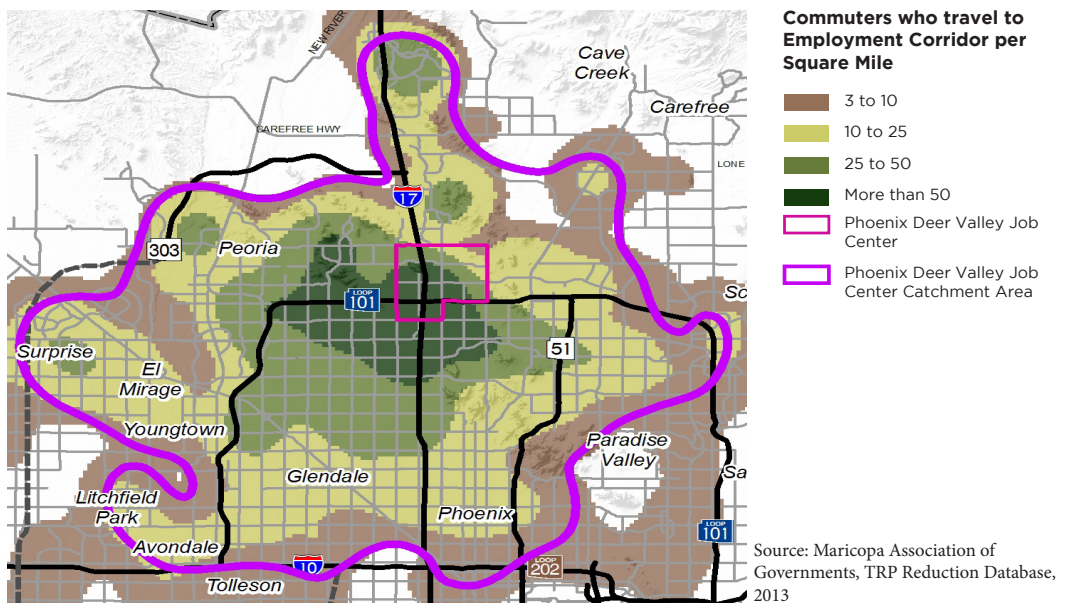
The diversity of this labor pool mirrors the metro area as a whole with a strong base of management and administrative personnel as well as Healthcare & Education, Service, and Sales workers. Workers in the Deer Valley area are well educated. Within a 20 minute drive time, 34 percent have completed some college and 26 percent have a bachelors or masters degree.³

1, 2 Claritas, 2015.

Employment by Occupation						
Workforce	10 Min. Drive		20 Min. Drive		30 Min. Drive	
	Number	%	Number	%	Number	%
Management	9,579	10	59,293	11	102,938	10
Engineering & Science	2,297	2	11,878	2	22,773	2
Healthcare & Education	11,629	12	70,727	13	127,699	12
Service	13,376	14	74,587	13	147,474	14
Sales	12,711	13	71,072	13	129,414	12
Clerical & Admin. Support	17,235	17	85,664	15	160,875	15
Construction	4,840	5	27,066	5	56,942	5
Production	3,892	4	22,001	4	47,829	4
Trans./Material Mover	4,378	4	26,089	5	59,678	6
Total	79,937		448,377		855,622	

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

Sites and Buildings

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.³ 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.



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 and cleaning, parts, flight training, aircraft sales, aircraft rentals, car rentals and a restaurant. It has two fixed based operators and is **home to more than 1,277 aircraft**. With over 313,800 takeoffs and landings in 2014, it is the state's second 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 CenturyLink 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.

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

Source: Maricopa Association of Governments, 2013



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