The North I-17 corridor provides a diverse mix of industrial, high-tech commercial and office development.

The North I-17 employment center extends north to Union Hills Drive and south to Northern Avenue between 19th Avenue and 35th Avenue.

**Labor Force Accessibility and Skills**

Employers located within the North Interstate 1-17 corridor have access to a sizeable and diverse workforce. Within a 20 minute drive time, employers along Interstate 17 have access to about 480,000 workers, and within the 30 minute drive time the number of workers increases to more than 950,000.\(^1\) These workers are well educated and highly skilled. Among population 25 and older within the 20 minute drive time, 32 percent have some college education and 24 percent have a bachelor’s or advanced degree.\(^2\) There are high concentrations of service, management and administrative support workers within a 20 to 30 minute drive.

By the year 2020, the population is expected to increase by 154,000 people within a 30 minute drive of the North I-17 area, providing a growing labor pool for the area.\(^3\)

1, 2, 3 Claritas, 2015.

**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>Number</td>
<td>%</td>
<td>Number</td>
<td>%</td>
</tr>
<tr>
<td>Management</td>
<td>10,637</td>
<td>8</td>
<td>51,895</td>
</tr>
<tr>
<td>Engineering &amp; Science</td>
<td>2,331</td>
<td>2</td>
<td>11,730</td>
</tr>
<tr>
<td>Healthcare &amp; Education</td>
<td>14,989</td>
<td>11</td>
<td>69,751</td>
</tr>
<tr>
<td>Service</td>
<td>18,429</td>
<td>14</td>
<td>83,335</td>
</tr>
<tr>
<td>Sales</td>
<td>15,210</td>
<td>11</td>
<td>69,520</td>
</tr>
<tr>
<td>Clerical &amp; Admin. Support</td>
<td>22,922</td>
<td>17</td>
<td>92,797</td>
</tr>
<tr>
<td>Construction</td>
<td>8,934</td>
<td>7</td>
<td>36,898</td>
</tr>
<tr>
<td>Production</td>
<td>5,975</td>
<td>4</td>
<td>29,734</td>
</tr>
<tr>
<td>Trans./Material Mover</td>
<td>7,032</td>
<td>5</td>
<td>33,496</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>106,459</td>
<td>479,156</td>
<td>954,476</td>
</tr>
</tbody>
</table>

Source: Claritas, 2015.

**Commute Shed**

- Access to large service and administrative workforce
- Excellent interstate and urban freeway access
- Significant concentration of private higher education providers
- Large inventory of office space with competitive lease rates

Source: Maricopa Association of Governments, TRP Reduction Database, 2013
Sites and Buildings

The North I-17 employment center has about **7.7 million square feet** of existing office inventory.\(^4\) This employment center also has approximately **4.0 million square feet** of existing industrial inventory and about **2.0 million square feet** of flex space.\(^5\)

The North I-17 corridor is also home to **MetroCenter**, a regional mall with surrounding retail, hotel and office uses located at the southwest corner of I-17 and Peoria Avenue. The MetroCenter area includes more than 2 million square feet of retail, entertainment and commercial uses to serve both residents and employers in the area.

The map to the right highlights the type of community real estate in the North I-17. Our team can provide more detail, custom information based on your requirements.

\(^4\) 5 Costar Realty Information Inc., 2015.

Existing and Planned Development

1. **Metro North Corporate Park**
   - 350,000 sq. ft.
   - Office

2. **Metro North Business Park**
   - 302,507 sq. ft.
   - Office

3. **Metrocenter Mall**
   - 156,000 sq. ft.
   - Retail

4. **Desert Canyon/300**
   - 148,605 sq. ft.
   - Office

5. **Metro Office Center**
   - 124,251 sq. ft.
   - Office

6. **The Corporate Center**
   - 300,733 sq. ft.
   - Office

7. **I-17 Office Center**
   - 105,107 sq. ft.
   - Office

8. **Desert Canyon/100**
   - 102,606 sq. ft.
   - Office

9. **2250 Peoria Ave**
   - 72,072 sq. ft.
   - Office/Flex

Source: CoStar Realty Information Inc., 2015

Infrastructure

The North I-17 center offers **excellent interstate and regional freeway access**. Interstate 17 runs north-south through this employment corridor and connects with the Loop 101 freeway. Interstates 17 and 10 intersect to the south, providing direct access to downtown and Phoenix Sky Harbor International Airport. Light rail access will be available by 2016 when the line is extended from the existing terminus at 19th Ave. and Montebello to 19th Ave. and Dunlap Ave.

Businesses that require air service have access to **Phoenix Sky Harbor International Airport** within 30 minutes of the North I-17 area. Sky Harbor is one of the country’s busiest airports, with nearly 41 million passengers and over 300,000 tons of cargo passing through the facility annually. The airport is served by some **17 airlines** and offers service to more than 100 cities in the U.S. and around the world. There are more than **830 daily domestic non-stop flights** from Phoenix, as well as over 30 international non-stop flights to destinations in Mexico, Canada and Europe.\(^6\)

The North I-17 employment center features **modern, reliable telecommunications infrastructure** that is supported by multiple providers. These providers are able to offer specialized capabilities such as complete digital infrastructure, T-1 (DS1) lines, T-3 (DS3) lines, self-healing fiber ring architecture and high-speed data communications. Local exchange carriers with service in the North I-17 area include CenturyLink and Cox Communications.

Arizona Public Service offers the highest possible level of **electric reliability** by investing in an advanced network system to provide multiple redundant feeds from various substations. In addition to ensuring reliable power service, investments in generation facilities have been made to provide adequate capacity for future growth.

\(^6\) Phoenix Sky Harbor International Airport, 2015.

Major Area Employers

- Karsten Manufacturing (Ping Golf)
- Suntron Corporation
- Cognizant
- Vangent
- Liberty Mutual
- The Hartford
- Wells Fargo Bank
- Allied International Credit Corporation
- Bull HN Information Systems
- Blue Cross/Blue Shield of Arizona

Source: Maricopa Association of Governments, 2013

PHOENIX IS DESIGNED TO WORK.