City of Phoenix Employment Center Profile

SOUTH MOUNTAIN

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

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

Labor Force Accessibility and Skills

A key advantage of locating in South Mountain is accessibility to a large labor pool. More than 1.1 million workers live within a 30 minute drive time. The population within the area is projected to grow by about 6 percent by 2020, providing additional workers to support future growth.

Within a 20 to 30 minute drive time, businesses have access to a broad mix of workers to fill managerial and technical positions. Within a 10 minute drive time, the labor pool offers a high concentration of people with clerical, administrative and service industry skills. In addition, a sizeable portion of the workforce has bilingual skills to support international business operations. Within a 20 minute drive time, 30 percent of the workforce has completed some college or an associate's degree and an additional 28 percent have completed a bachelor’s degree or higher.

South Mountain businesses also are well positioned to take advantage of training resources and attract graduates from nearby Arizona State University, University of Phoenix, South Mountain Community College, Maricopa Skill Center and more.

1, 2, 3 Claritas, 2015.

<table>
<thead>
<tr>
<th>Employment by Occupation</th>
<th>10 Min. Drive</th>
<th>20 Min. Drive</th>
<th>30 Min. Drive</th>
</tr>
</thead>
<tbody>
<tr>
<td>Workforce</td>
<td>Number %</td>
<td>Number %</td>
<td>Number %</td>
</tr>
<tr>
<td>Management</td>
<td>3,715 7</td>
<td>48,465 8</td>
<td>131,929 9</td>
</tr>
<tr>
<td>Engineering &amp; Science</td>
<td>1,720 3</td>
<td>17,450 3</td>
<td>38,718 3</td>
</tr>
<tr>
<td>Healthcare &amp; Education</td>
<td>6,167 11</td>
<td>67,177 11</td>
<td>171,778 12</td>
</tr>
<tr>
<td>Service</td>
<td>8,681 16</td>
<td>86,088 15</td>
<td>197,864 14</td>
</tr>
<tr>
<td>Sales</td>
<td>5,025 9</td>
<td>64,470 11</td>
<td>168,143 12</td>
</tr>
<tr>
<td>Clerical &amp; Admin. Support</td>
<td>8,964 16</td>
<td>88,535 15</td>
<td>219,331 15</td>
</tr>
<tr>
<td>Construction</td>
<td>3,687 7</td>
<td>35,371 6</td>
<td>72,696 5</td>
</tr>
<tr>
<td>Production</td>
<td>3,222 6</td>
<td>29,678 5</td>
<td>65,305 5</td>
</tr>
<tr>
<td>Trans./Material Mover</td>
<td>3,323 6</td>
<td>30,971 5</td>
<td>76,736 5</td>
</tr>
<tr>
<td>Total</td>
<td>44,504</td>
<td>468,205</td>
<td>1,142,500</td>
</tr>
</tbody>
</table>

Source: Claritas, 2015.

Commute Shed

• Access to a large manufacturing and administrative support workforce
• Excellent interstate and air transportation access
• Substantial inventory of office and industrial space
• High quality housing developments and recreational opportunities

Commute Shed Calculations:

Commuters who travel to Employment Corridor per Square Mile

Source: Maricopa Association of Governments, TRP Reduction Database, 2013

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.
Existing and Planned Development

1. SWC 40th St./Southern Ave
   15.74 acres
   Land - Proposed Flex
2. Land adjacent to Cotton Center
   10.35 acres
   Land
3. Cotton Center (multiple buildings)
   336,264 sq. ft.
   Office/Flex
4. 3820 E. Wier Ave
   155,537 sq. ft.
   Industrial
5. Canal Crossing Logistics Center
   155,351 sq. ft.
   Industrial
6. Baseline Interstate
   137,089 sq. ft.
   Industrial
7. South Mountain Center at the Raven
   86,635 sq. ft.
   Office
8. Broadway Business Center
   75,148 sq. ft.
   Office
9. 2920 E. Chambers Dr.
   35,237 sq. ft.
   Flex

Source: CoStar Realty Information Inc., 2015

Development Activity

South Mountain offers an inventory of more than 13.7 million square feet of industrial space and 2.7 million square feet of flex space, with close to 4.0 million square feet of industrial and flex space built since 2000. The area also includes 2.4 million square feet of office space. New or expanding businesses will benefit from competitive lease rates found in this area, along with the close proximity to Interstate 10 and Phoenix Sky Harbor International Airport. A number of large business parks in the area provide master-planned campus environments for office and light industrial employers.

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

4 Costar Realty Information Inc., 2015

Housing and Amenities

Although South Mountain has many established neighborhoods, it is in many ways a developing area. There are many new homes 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 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.

• The Arizona Grand Resort and Spa offers 117,000 square feet of meeting space and conference facilities, 740 guest suites, 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.

Connectivity

South Mountain also is well served by high speed telecommunications providers with advanced fiber optic networks in place to provide enhanced services with excellent reliability. The South Mountain 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 include CenturyLink and Cox Communications.

Infrastructure

Interstate 10 provides direct connections to the Southwestern U.S., including 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 the US 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 within a short 5 to 10 minute drive. Sky Harbor is one of the country’s busiest airports, with more than 40 million passengers and over 302,000 tons of cargo passing through the facility annually. There are more than 830 daily non-stop flights to nearly 80 domestic destinations and 13 international destinations. The airport is served by some 17 airlines and offers daily non-stop service to over 90 destinations in the U.S. and around the world.

5 Phoenix Sky Harbor International Airport, 2015.

Major Area Employers

<table>
<thead>
<tr>
<th>BAE Systems Land Armaments</th>
<th>Caremark</th>
</tr>
</thead>
<tbody>
<tr>
<td>Military Equipment Manufacturing</td>
<td>Wholesale Pharmaceuticals</td>
</tr>
<tr>
<td>PF Technologies Ltd.</td>
<td>Progressive Insurance Corp.</td>
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<tr>
<td>Plastics Processing</td>
<td>Property/Casualty Insurance</td>
</tr>
<tr>
<td>Caris Life Sciences</td>
<td>Laboratory Corp. of America</td>
</tr>
<tr>
<td>Biomedical Services</td>
<td>Medical Laboratory Services</td>
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<tr>
<td>Charles Schwab</td>
<td>Schaller Anderson (Aetna)</td>
</tr>
<tr>
<td>Finance and Insurance</td>
<td>Health and Medical Insurance</td>
</tr>
<tr>
<td>GE Healthcare</td>
<td>Schenker</td>
</tr>
<tr>
<td>Electromedical Apparatus Mftg</td>
<td>Transportation/Warehousing</td>
</tr>
</tbody>
</table>

Source: Maricopa Association of Governments, 2015