Today, with the implementation of Valley Metro light rail, the Gateway district has the opportunity to reclaim its potential to be once again the portal to the City.

Gateway is located in the southeast corner of the Phoenix segment of Valley Metro light rail. The district is bordered by SR143 to the east, I-10 to the west, the Loop 202 to the north, and Air Lane to the south.

The urban pattern exemplifies the typical square-mile grid of metropolitan Phoenix.

The Gateway district employs approximately 17,600 employees with a very low median age of 27.6. Service workers take up a significant proportion of employment in Gateway, followed by Construction. Only 29% of the estimated population in Gateway have Some College education or above. Projected growth for this area will result in close to 680 new residents (about 4.6% increase) just around the light rail stations by 2020, providing a continually expanding labor pool.

1, 2, 3 Nielsen, 2015.

<table>
<thead>
<tr>
<th>Employment by Occupation</th>
<th>Employees %</th>
</tr>
</thead>
<tbody>
<tr>
<td>Workforce</td>
<td></td>
</tr>
<tr>
<td>Management</td>
<td>3%</td>
</tr>
<tr>
<td>Engineering &amp; Science</td>
<td>2%</td>
</tr>
<tr>
<td>Healthcare &amp; Education</td>
<td>4%</td>
</tr>
<tr>
<td>Service</td>
<td>20%</td>
</tr>
<tr>
<td>Sales</td>
<td>8%</td>
</tr>
<tr>
<td>Clerical &amp; Admin. Support</td>
<td>10%</td>
</tr>
<tr>
<td>Construction</td>
<td>15%</td>
</tr>
<tr>
<td>Production</td>
<td>6%</td>
</tr>
<tr>
<td>Trans./Material Mover</td>
<td>6%</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Household Population</th>
<th>Number</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>2020 Projection</td>
<td>15,285</td>
<td></td>
</tr>
<tr>
<td>2015 Estimate</td>
<td>14,607</td>
<td></td>
</tr>
<tr>
<td>2010 Census</td>
<td>14,039</td>
<td></td>
</tr>
<tr>
<td>Growth 2010-2015</td>
<td>4.0%</td>
<td></td>
</tr>
<tr>
<td>Growth 2015-2020</td>
<td>4.6%</td>
<td></td>
</tr>
</tbody>
</table>

Source: Nielsen, 2015.

Light Rail Map

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 Gateway area offers a large inventory of office and commercial space. The diversity enhances the appeal of this conveniently located area.

The area has about 2.4 million square feet of existing office space and 4.3 million square feet of existing industrial space in close proximity to downtown and the airport.

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

Abundant and reliable power sources are available from a highly advanced network system that provides redundant feeds from multiple sub-stations.

The Gateway enjoys easy access to a modern network of urban freeways and arterial streets. This district has excellent transit service and is located along the METRO light rail transit line that connects the area to downtown Phoenix, Phoenix Sky Harbor International Airport and surrounding cities.

For businesses that require convenient air access, Phoenix Sky Harbor International Airport is located just under 5 minutes away. The airport is one of the busiest in the U.S. based on passenger traffic and offers more than 830 daily non-stop flights to nearly 80 domestic destinations.

Connectivity

The Gateway area 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 Gateway area include CenturyLink and Cox Communications.

Infrastructure

Existing Development

1. Honeywell
   94,503 sq. ft.
   Industrial
   53,919 sq. ft.
   Industrial
3. 301 S 29th St.
   62,776 sq. ft.
   Industrial
4. 101 S 36th St.
   69,324 sq. ft.
   Office
5. Two Gateway
   107,963 sq. ft.
   Office
6. Four Gateway
   138,240 sq. ft.
   Office
7. 3001 E Air Ln
   298,198 sq. ft.
   Industrial
8. Washington Airport Center
   244,768 sq. ft.
   Industrial
9. 4129 E Van Buren St.
   121,490 sq. ft.
   Office
10. 3030 E Washington St.
    26,260 sq. ft.
    Industrial

Source: CoStar Realty Information Inc., 2015

Assets

- Sky Harbor Airport
- Gateway Community College
- Pueblo Grande Museum
- Maricopa County Hospital
- Wilson Elementary School
- Celebrity Theatre
- Light Industrial/Commercial/Heavy Industrial Properties
- David Crockett School
- Canal
- Valley Metro Light Rail

Source: CoStar Realty Information Inc., 2015

Major Area Employers

Honeywell
High-Tech Manufacturing
United States Postal Service
Transportation & Distribution
State Farm Insurance
Finance, Insurance & Real Estate
Desert Schools Federal Credit Union
Finance, Insurance & Real Estate
Smarthealth Inc.
Transportation & Distribution

DPR Construction Inc.
Construction
St. Luke’s Medical Center
Finance, Insurance & Real Estate
American Family Insurance
Finance, Insurance & Real Estate
Mesa Airlines Inc.
Transportation & Distribution
Dignity Health
Health Care

Source: Maricopa Association of Governments, 2014