

# Commercial Core at Vistancia






### Arizona – Your choice for company relocation or expansion

- Strategically located next to California, Utah, Colorado and Nevada
- Close to many important regional and international markets
- Close to key ports of commerce, such as Port of Long Beach and Port of Los Angeles
- A right-to-work state with low labor and operating costs
- Excellent infrastructure network
- Skilled workforce
- Business-friendly destination
- One of the fastest growing states in the country

### Peoria, Arizona – Your destination for company relocation or expansion

- Highly skilled and available workforce
- Emerging innovation economy
- Incentives to assist in business attraction and expansion, including Foreign Trade Zones
- City Council highly supportive of business attraction opportunities
- Key sites and buildings to offer

### Commercial Core at Vistancia – Your new corporate location

- 500 acre corporate campus opportunity
- Privately-owned land
- Fully entitled, commercially zoned land
- Shovel-ready parcels with infrastructure in place
- Loop 303 frontage with two full interchanges
- Part of a master-planned community with family and executive housing, as well as a private country club
- Close to Lake Pleasant Regional Park and surrounding recreational area

# What our partners are saying?

"The City of Peoria and BioAccel have embarked on an extraordinary partnership to improve economic development by creating a medical device industry sector within the City. This partnership has accelerated the implementation of innovative ideas, programs, funding and facilities to achieve this vision. In less than 2 years, together we have opened a new device accelerator—BioInspire—that is the home of 7 new companies, with 4 other companies in the pipeline for further development."

MaryAnn Guerra, MBA, Chief Executive Officer, BioAccel

"Plaza Companies has enjoyed a long-standing partnership with the City of Peoria. We proudly partner with the Peoria Economic Development Services Department as they demonstrate effective, efficient, creative, and innovative thinking. The City is interested in a great and balanced community with wonderful lifestyle opportunities and great job prospects for its residents and we are excited to be a part of the Peoria future."

Sharon Harper, President and CEO, Plaza Companies

"When it came time for Maxwell Technologies to expand its manufacturing operation, we were proud to partner with the City of Peoria Economic Development Services Department to find a site. Being our first venture away from our corporate headquarters in California, it was a daunting task that was made much easier with the assistance of the City of Peoria. We are forever grateful for the help received from the Peoria Economic Development Services Department and we look forward to a long future with the City of Peoria."

Earl Wiggins, Vice President of Operations, Maxwell Technologies

"Trine University is pleased to be a partner with the City of Peoria in meeting the higher education needs of the West Valley. We strongly support the notion that quality educational programs providing valuable skill sets translates to good jobs supporting the economic development and growth of Peoria and the region."

Earl D. Brooks II, Ph.D., President, Trine University

"GPEC is proud to partner with the City of Peoria in its efforts to bring targeted industries to the region. The expansions of Maxwell Technologies and Trine University in Peoria are indicative of the City's ability to deliver quality jobs and investment."

Barry Broome, President and CEO, Greater Phoenix Economic Council

"CABC's focus is to increase the City's opportunities with Canadian companies and for more Canadian visitors to come to Peoria; however, our big push will be on getting Canadian foreign direct investment to look at the City of Peoria as an investment destination."

R. Glenn Williamson, CEO & Founder, CABC

# Greater Phoenix

For a business considering a new location, the question shouldn't be **why the Greater Phoenix area?** But rather, **why aren't we operating there already?**

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## Companies located in the Phoenix Market

First Solar
Kyocera
Alzheimer's Institute
TGen
Dial Corporation/
Henkel
Go Daddy
PetSmart
Amazon
Dick's Sporting Goods
Intel Corporation
American Express
IBM
Boeing
Honeywell

# Greater Phoenix

## Market overview











Your business is our business

### Annual growth projected at 20%

As one of the fastest growing areas in the nation, Arizona is a right-to-work state with a well-deserved corporate-centric reputation that provides an environment to support and grow industry with:

- Minimal regulation
- Competitive operating cost advantages, such as no corporate franchise tax
- Dependable infrastructure, including 156,000 miles of fiber optic capacity
- Streamlined permitting (90 days or less)
- Low unionization
- Proximity to 38 million consumers within a 1 day trucking route

With its favorable tax structure and low business operating costs (approximately 40% lower than California), Arizona is competitive and justifiably rated as a top 10 state for doing business. *(Development Counselors International)*

### High quality labor force

With a population of nearly 4 million (expected to grow to 5.62 million within 10 years), the Greater Phoenix area provides employers with a large labor pool with a wide range of skill sets and expertise, including an ongoing pipeline of professionals from the:

- W.P. Carey School of Business at Arizona State University
- Thunderbird School of Global Management
- Maricopa Community College system
- University of Phoenix

In addition:

- Greater Phoenix topped large metro areas as the best place for recruitment and attraction *(Expansion Management)*
- Arizona is #1 for the quality and availability of its workforce *(CNBC)*
- Greater Phoenix is a top 5 market offering strong job opportunities for young professionals *(Phoenix Business Journal)*

**GPEC is the region's economic development organization. Supported by Maricopa County, 23 cities and towns, and more than 170 private-sector businesses, GPEC serves as a catalyst strengthening the region's economic base, ensuring it is both diversified and competitive.**

### Transportation systems

Navigating the Metro-Phoenix area is straightforward as it possesses a well-engineered grid of major surface streets and boasts a modern high-capacity freeway system, along with the ongoing expansion of light rail. In addition, centrally located Phoenix Sky Harbor International Airport is well suited for business purposes as it is easily accessible from all points of the metropolitan area, including cities like Peoria.

### Quality of living

An attractive element to doing business in the Greater Phoenix area is the overall quality of life that is spurred by a relatively low cost of living. In fact, compared to other major cities, Greater Phoenix is extremely wallet-friendly.

- Lower cost of living means dollars go further, making it easier to attract and retain workers
- Housing is readily available and reasonably priced
- Low residential property tax rates
- Abundant lifestyle options include outdoor sports and activities, a growing arts and culture community, five professional sports teams, thousands of restaurants and boutiques, and many other family-friendly activities
- Pine-clad mountains with summer lakes and winter skiing are a short drive north, and vacation destinations like San Diego and Las Vegas are a quick 50-minute flight away

### Stability is great for business

Arizona epitomizes the phrase "business as usual." It has a low risk for natural disasters, making it perfect for businesses, particularly valuable data centers, and with over 300 days of sunshine and mild winters, the Greater Phoenix area, including Peoria, rarely contends with inclement weather; in fact, the idea of losing productivity to severe thunder or snow storms is a foreign concept, an inconvenience reserved for unfortunate businesses in other states.

### A new age of prosperity is on the horizon

The spirit the Old West, where the bold and the innovative thrived, lives on in Arizona. The Greater Phoenix area is bustling with activity, an energetic hub melding economic and social activity. The City of Peoria and the community of Vistancia form an important part of this vibrant metropolitan area that possesses great potential for forward-thinking businesses; potential that is now in the process of being realized.

Located in the northwestern part of Metropolitan Phoenix, **Peoria** is a City on the rise with an eye firmly on the future. With a high percentage of growth projected for the West Valley, Peoria intends to be at the forefront of the next economic boom in the **Greater Phoenix area**. Peoria formed a public-private partnership with the owners of **Vistancia** to attract businesses to the City, and is committed to working with companies to make relocation or expansion as seamless as possible.

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## Companies located in the Peoria market

Maxwell Technologies
BioAccel
Plaza Companies
Trine University
Huntington University

# Peoria

# Peoria
## A City on the rise





"We are committed to providing our community with unique programs that meet the needs of every child. We know that strong schools make for even stronger communities that in turn make a positive impact on our economy."

Denton Santarelli, Ed.D., Superintendent, Peoria Unified School District

### Geared for commercial activity

Peoria has a very aggressive and proactive leadership team that understands what is important to businesses, and it works tirelessly to create an environment that strengthens economic activity for the benefit of all stakeholders.

With an ability and willingness to invest, Peoria has partnered with Vistancia to bring the Commercial Core at Vistancia mixed-use regional center to life, and it is ready to act to assist companies with build-to-suit opportunities in order to make business happen now.

Peoria actively promotes business development through tools such as the Government Property Lease Excise Tax. The City also works with businesses to create Foreign Trade Zones, and is partnered with the Canada Arizona Business Council with a goal of increasing trade and investment between Arizona and Canada.

### Peoria key stats

- 20 miles northwest of Phoenix
- Access to major transportation corridors (Loop 101, Loop 303, I-17, and I-10)
- 45 minutes from Phoenix Sky Harbor International Airport
- Population of 154,000
- Projected 2016 population of 165,000
- Projected 2030 population of 306,000
- Skilled and available workforce
- Employment expected to increase by over 240% by year-end 2030
- Abundant power provided by APS and SRP
- Abundant water

### An affordable and quality labor force

One of Peoria's key economic assets is its highly skilled workforce, a large and readily available labor pool that expanded at almost three times the national rate between 2000 and 2009.





An excellent transportation system makes commuting viable:

- 2.2 million workers within a 30-minute commute radius
- 3.4 million workers within a 45-minute commute radius

Of the 11 major occupational groups that require a higher level of education and training, Peoria residents work in seven of these occupations at levels above the national norm, including:

- Engineering
- Computer and mathematics
- Finance
- Healthcare (practitioners and technicians)

In comparison to other major metro areas in the U.S., salaries for entry-level and experienced workers in Peoria are 3% below the national average.



"Being our first venture away from our corporate headquarters in California [our expansion] was a daunting task that was made much easier with the assistance of the City of Peoria. We are forever grateful for the help received from the Peoria Economic Development Services Department and we look forward to a long future with the City of Peoria."

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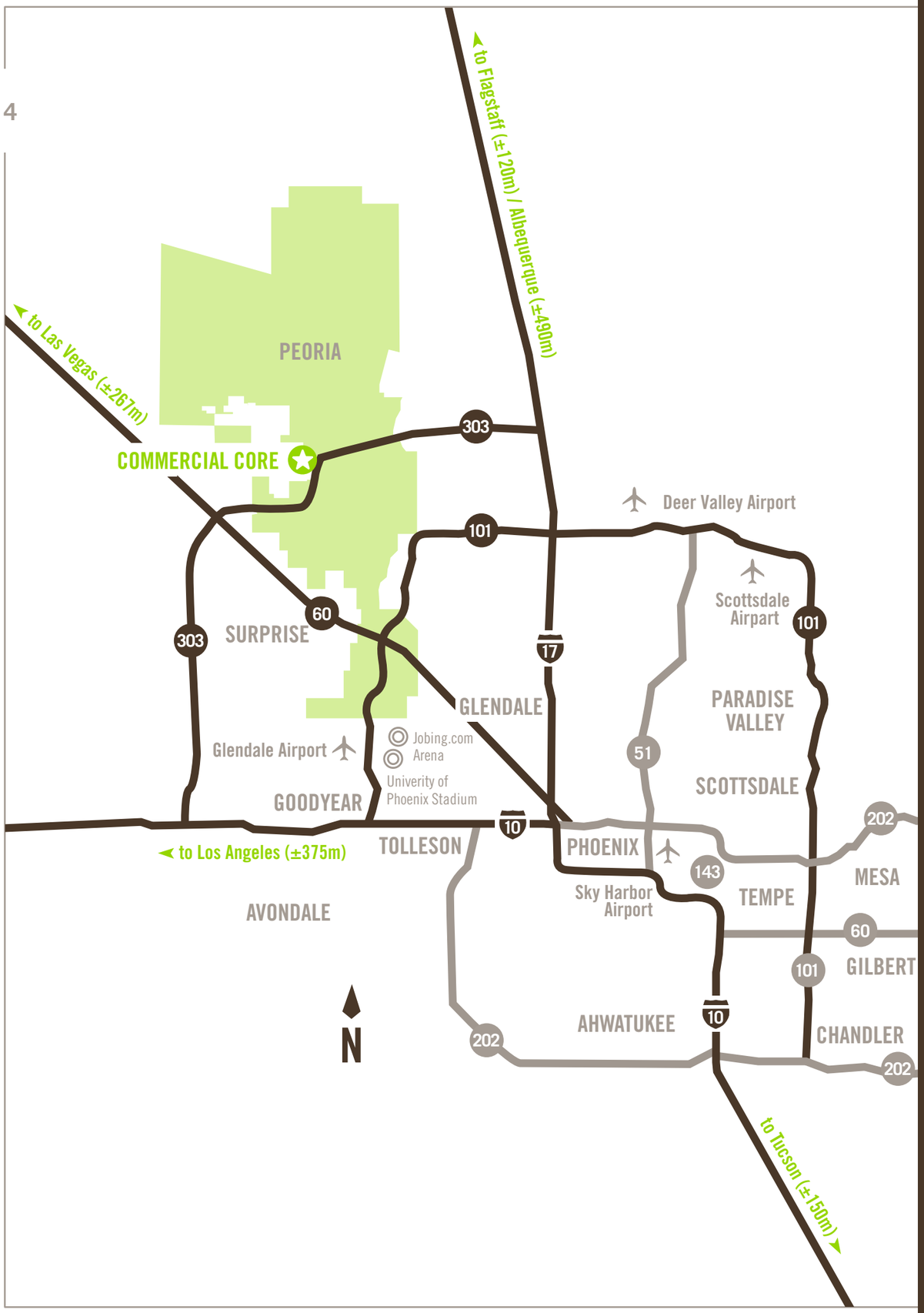





Outstanding recreation opportunities and great quality of life have attracted a highly skilled and educated workforce. Now it's an emerging center for innovation.

### A quality lifestyle

Benefiting from Arizona's warm weather, Peoria has been consistently recognized for its high quality of life and it ranked 55th out of the top 100 cities in the nation to live *(Money Magazine)* and also ranked as the 4th best city in the state to raise a family *(NerdWallet)*. Among its many advantages are:

- Diverse and affordable housing opportunities including planned communities like Vistancia that offer rich amenities.
- Award-winning park and recreational opportunities including:
  - Lake Pleasant with over 10,000 acres of water with two marinas
  - 52-acre Rio Vista park and recreation center in the heart of Peoria
  - Exciting activities such as MLB spring training with the Seattle Mariners and San Diego Padres; the Smithsonian-affiliated Challenger Space Center; and two community theaters

### Peoria leads in top-ranked schools

The City of Peoria boasts a high-quality school system, and the third-largest public-school district in the state. With 41 schools serving more than 37,000 students, it ranks in the top 17 percent of the 1,500 top-ranking school districts nationwide *(Expansion Management)*.

- 42% of Peoria schools received an "A" rating compared to 27% for the rest of the region
- At 93%, Peoria has one of the highest graduation rates in Arizona



- Graduating high school seniors received more than $50 million in scholarship funds

### Peoria: Your destination for success

The Peoria leadership team understands that you have a choice in your relocation, but it believes that with the rich array of business and lifestyle advantages and with the boundless possibilities of the Commercial Core at Vistancia, that there is no better choice for location than the City of Peoria, Arizona.

# Commercial Core

The **Greater Phoenix area** has seen extraordinary growth over the past few decades, and the focus of development in recent years has shifted steadily north and west. That trend will continue as experts expect the **Valley's population to grow by 1.62 million** over the next ten years as room to expand becomes an issue with other space-challenged municipalities. We have room to grow for your company and employees.

# Commercial Core at Vistancia

## Business opportunity

The Commercial Core at Vistancia is accessible to the Greater Phoenix area via two major access points off the Loop 303 at Happy Valley Road and Lone Mountain Road. Ultimately, a total of 5 interchanges will provide access to Route 60, Loop 101, Interstate 10, Interstate 17 and Highway 74. Local circulation includes 5 arterial roadways, 3 major east-west connections and 2 major north-south connections.

(To see the surrounding area please reference page 14)

### Vision & plan

Together Vistancia and the City of Peoria have a vision and a plan to create the Commercial Core at Vistancia as a modern and unique mixed-use regional center like no other, one that will serve as the ideal location for a large corporate campus while providing a diverse culture of employment, shopping, dining, recreation, education, entertainment, and lifestyle.

With build-to-suit options available for businesses, the Commercial Core will eventually grow to encompass up to 4 million square feet of mixed-use commercial space and form a vital hub of economic activity for the surrounding communities.

Located within the award-winning 7,100-acre master planned community of Vistancia, which provides an excellent source for executive and workforce housing, the Commercial Core lies along the scenic eastern boundary. It is immediately adjacent to the Loop 303, with direct connection to I-10 and I-17 and to the Greater Phoenix metropolitan area for both businesses and commuters.

### Land use

The Commercial Core is a unique mixed-use setting:

- Designed to create a state-of-the-art business environment with support services that are attractive to major corporations

### Development opportunities

- Intended for a wide range of uses including mixed use commercial, healthcare, office, research and development, higher education, retail, sports and entertainment, hospitality and urban residential uses






**Commercial Core at Vistancia potential labor pool**

- 30% of residents within a 30-minute commute zone have a 4-year degree or better
- 39% have some post-secondary education
- 382,000 strong labor force in management/business/finance, professional, sales, and administrative support within a 45-minute commute zone


HIGH DENSITY URBAN RESIDENTIAL
MIXED USE
Lone Mountain Rd.
RETAIL
OFFICE/ HEALTHCARE
RETAIL
MIXED USE
Ridgeline Rd.
PARK
OFFICE/ HEALTHCARE
RETAIL
MIXED USE
HIGH DENSITY URBAN RESIDENTIAL
El Mirage Rd.
Private St.
MIXED USE
HIGH DENSITY URBAN RESIDENTIAL
Westward Skies Dr.
Private St.
MIXED USE SPORTS & ENTERTAINMENT
Greenbelt/ Shared parking & park
POWER EASEMENT AREA
LIGHT INDUSTRIAL
to I-17, Loop 101
HIGHER EDUCATION
PARK
Commercial
Vistancia Marketplace/ Safeway
FUTURE HIGH SCHOOL
FUTURE COMMUNITY PARK
POWER EASEMENT AREA
Water treatment plant
303
to I-10




Your business should be here

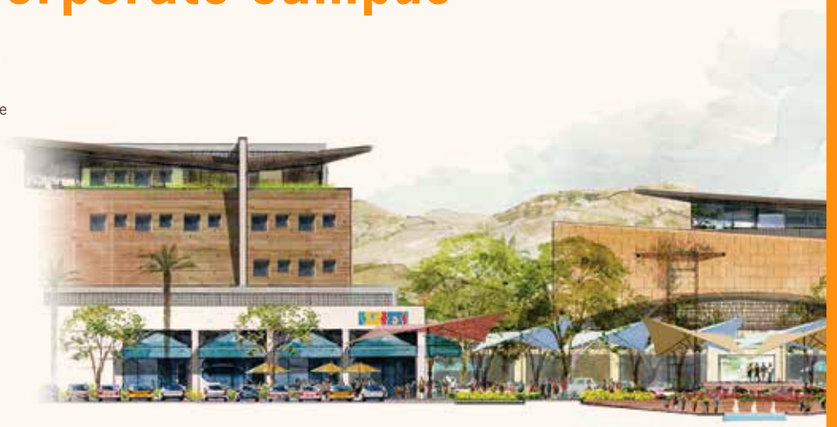





# Mixed use/corporate campus

Ideal for a corporate campus, the Commercial Core will offer state-of-the-art business environments with support services and a wide range of commercial uses including:

- Professional office
- Research and development
- Flex-tech
- Data centers
- Light industrial
- Commercial retail
- Resort/hospitality
- Sports and entertainment








# Healthcare/office

The Commercial Core is equipped for a full-service medical campus including:

- Full-service medical and regional hospital
- Ambulatory/emergency treatment
- Wellness center
- Medical offices/out-patient services








# Higher education

Higher education will be a cornerstone of the Commercial Core, creating a partnership between business and medical for continuing education, internships, and employment. Potential options include:

- Public college
- Private university extension
- Satellite campus
- Community college
- Technical college
- Art institute








# Future high school

Peoria Unified School District public high school site.

- 93% high school graduation rate
- Third largest unified school district in Arizona
- Specialized programs for students
- Home to Accelerated Academy—a program developed for high-performing students








# Retail

With its prime location adjacent to the Loop 303, the unique setting will create a stimulating retail environment including:

- Regional department stores
- Lifestyle center
- Power center
- Restaurants, cinema and live entertainment
- Neighborhood grocery and services
- Local business services








# Urban residential

The Commercial Core offers a unique lifestyle, urban in character and within walking distance to nearby shopping, dining, recreation, entertainment, education, and employment areas.

Diverse housing types include:

- Condominiums or apartments above retail in the mixed-use zones
- Condominiums or apartments at the periphery of the mixed-use neighborhood center
- Park homes
- Live-work units



# Contact us

The **Commercial Core at Vistancia** represents an exciting opportunity for a company that is looking to expand or relocate its operation into an environment of intensifying business activity. The Greater Phoenix area, including the **City of Peoria**, is part of an **economic engine** that is hitting on all cylinders and ready to go into overdrive.

The Commercial Core has what your business needs to succeed: It's located in a **rapidly growing metro area** with **access to major markets**, and it has **robust infrastructure**, a **fantastic quality of life**, and a **large workforce** to tap into, one that is both skilled and affordable.

As those who made their fortunes in the Old West learned, when opportunity comes around, it doesn't linger, so the bold visionary takes action.

Your opportunity is here. **And your time to act is now.**





## Contact us to learn more

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