

# AVONDALE ARIZONA



# TABLE OF CONTENTS

<b>4-5</b>	<b>Discover Your EDGE in Avondale</b>
<b>6</b>	<b>Talent EDGE</b>
<b>8</b>	<b>Real Estate EDGE</b>
<b>10</b>	<b>Southwest EDGE</b>
<b>14</b>	<b>Partnerships and Incentives EDGE</b>
<b>16</b>	<b>Lifestyle EDGE</b>
<b>18</b>	<b>Education EDGE</b>

---

**“The West Valley of the Phoenix Metropolitan Area has emerged as one of the fastest growing regions in the country. Savvy business owners and decision makers know that Avondale is a uniquely positioned opportunity. Our proximity to critical transportation corridors, low cost of doing business, access to a diverse and skilled workforce, and an uncomplicated permitting process makes investing in Avondale an easy choice.”**

Ken Chapa,  
Economic Development Director  
City of Avondale

---



# DISCOVER YOUR EDGE IN AVONDALE



Welcome to the City of Avondale, Arizona, one of the fastest-growing areas in the southwest. This modern city, near the heart of Phoenix, is home to a flourishing business community, with convenient proximity to a highly-skilled STEM workforce and offers an incredible quality of life.

Strategic transportation corridors provide Avondale businesses with a unique advantage in leveraging the region's immense talent pipeline, and access to over 22 million potential customers within a 5-hour drive. Avondale has quickly become the community of choice for forward-thinking investors and firms seeking to locate in Metropolitan Phoenix's booming West Valley.

Exponential growth continues in our Health Tech Corridor, corporate commerce areas identified for manufacturing, and the newly established sports and entertainment

district known as The BLVD. While we progress forward, we have not forgotten our roots as we continue to invest in our Historic Avondale revitalization efforts and promote inclusive economic development throughout our community.

Our team of professionals stands ready to serve you with our signature concierge services to help you navigate all facets of site selection and development. We partner with you to make informed location decisions by offering a variety of customized market reports, research, resources, and analysis. Also, we will work together with your project team to celebrate your investment in our city by helping you plan your groundbreaking, grand opening, and ribbon-cutting ceremonies.

In addition, our office delivers unique and continuous services for new and existing Avondale businesses. Engagements such as the Avondale Ambassador and Green Business programs provide ongoing assistance, development, and support to ensure your business enjoys all that Avondale has to offer.

Discover your EDGE in Avondale.

**- Ken Chapa**  
*City of Avondale*

# TALENT EDGE

Talent lives here. Affordable housing and fantastic amenities combine with new state-of-the-art freeway systems making Avondale a very attractive community to live, work and play.

## LABOR SUPPLY



**MORE THAN ONE THIRD OF THE VALLEY'S  
HEALTHCARE, MANUFACTURING AND  
BUSINESS SERVICES WORKFORCE  
RESIDES IN THE WEST VALLEY**



**BY 2030, 40% OF THE METRO'S  
POPULATION GROWTH WILL OCCUR  
IN THE WEST VALLEY**

*Source: MAG*

## KEY SECTORS WORKFORCE

Source: EMSI | 2020 | Available workforce within a 25 mile drive of Avondale



### TALENT

Avondale boasts access to exceptional talent for every discipline. Skilled professionals in healthcare, manufacturing, information technology and business services (just to name a few) abound in Avondale's west valley location.



### GIGANTIC WORKFORCE

An unparalleled workforce of over 2.4 million in the Phoenix metro area means you'll have access to talented employees. Avondale's prime west valley location puts over 1/3 of that labor force at your doorstep.



### TOP SCHOOLS

With institutions such as Arizona State University, University of Arizona and Northern Arizona University at your fingertips, businesses in Avondale enjoy access to a pipeline of the best and brightest employees. Plus, Avondale's strategic collaborations with educational institutions, including K-12, community colleges, trade schools, and higher education, help ensure Avondale businesses always have access to quality workforce solutions.



### QUALITY LIFESTYLE

As the gateway to Estrella Mountain Regional Park, there are over 20,000 acres of pristine desert mountains and more than 33 miles of trails to enjoy, in addition to 200 acres of city parks. For the 88,000 people who call Avondale home, there's always something fun to do, and there are plenty of activities for the entire family to enjoy. Affordable home options enhance the quality of life Avondale offers.

# REAL ESTATE EDGE

Whether it's office space, industrial space, or both, Avondale has you covered. Proximity to interstates, state routes, freeways, airports and neighborhoods, combined with competitive pricing, are a few of the reasons more businesses are relocating to Avondale.



Map not to scale

Sky Harbor International Airport is located just 20 minutes from Avondale's city center, and serves over 46 million passengers a year, in addition to transporting over 393,000 tons of cargo.

## DEVELOPMENT TIMELINES

Avondale's development team of professionals understand the importance of timely reviews, and in development, time means money. We work hard to save you both. First reviews are completed in just 8 days.

## HEALTHCARE & HEALTH TECH CORRIDOR

Avondale's Health Tech Corridor, located along Interstate 10 from 99th Avenue to Dysart Road, is the location of choice for health-tech opportunities, featuring state-of-the-art facilities and a collection of intellectual talent. Some of the prominent sites include Park 10, located on McDowell Road and 107th Avenue overlooking Interstate 10 with a 60,000 square foot medical office building concept. Just a block further west along McDowell Road, Akos Medical Campus phase one is vertical with phase two coming soon, providing an additional 68,000 square foot Class A medical office building. This specialty corridor is home to Phoenix Children's Specialty & Urgent Care Center, Copper Springs Hospital, Arizona Center for Cancer and many more.

---

### CLASS A OFFICES

With multiple sites under development, Avondale is the up and coming location for new office space in the Phoenix metro. Competitively priced land allows for the addition of quality amenities to office spaces, and Avondale's west valley location provides employers with unparalleled access to talent. The BLVD, Avondale's newest trendy district concept is a forward-looking vision in multi-use spaces that includes new Class A office space, retail, restaurants and residential districts, all pedestrian-oriented with stylish garden areas, water features and anchored by American Sports Center and multiple hotels.

---

## MANUFACTURING & LOGISTICS

Avondale boasts over 2.7 million square feet of manufacturing & logistics space with 2.2 million square feet coming online. Prime speculative industrial space and greenfield build-to-suit sites are available along Avondale's I-10 employment corridor. Available space ranges from 1,500 to 400,000 square feet in several new developments less than a mile from five full diamond interchanges. Build-to-suit options include up to 40 acres with zoning for manufacturing and internet fulfillment cross dock facilities. A robust talent pipeline of over 61,200 skilled workers, interstate connectivity, same day access to Southern California ports and 22 million consumers, it's no wonder businesses like The Vitamin Shoppe, Cummins, Hickman's, Conn's, Port Authority, King Koil and Copper State Rubber are thriving in Avondale.

---

### HOSPITALITY, RETAIL & ENTERTAINMENT

Strong retail power centers anchored by Costco, Hobby Lobby and DSW, as well as authentic international eateries with national recognition and new investments by Marriott, Hilton, Avid and My Place Hotels create a proven market that draws visitors and residents alike. Major attractions including Phoenix Raceway (home of NASCAR), American Sports Centers and Old Town Avondale bring year-round visitors. Avondale's hospitality and retail markets also benefit from outdoor recreation and the area's major and national league sports and training facilities. New development opportunities are available throughout the city.

---



# SOUTHWEST EDGE

Location, easy access and pro-business environment make Avondale the hub for business in the Southwest. Access to over 22 million consumers within a 5-hour drive solidifies Avondale's place as the location of choice.

---

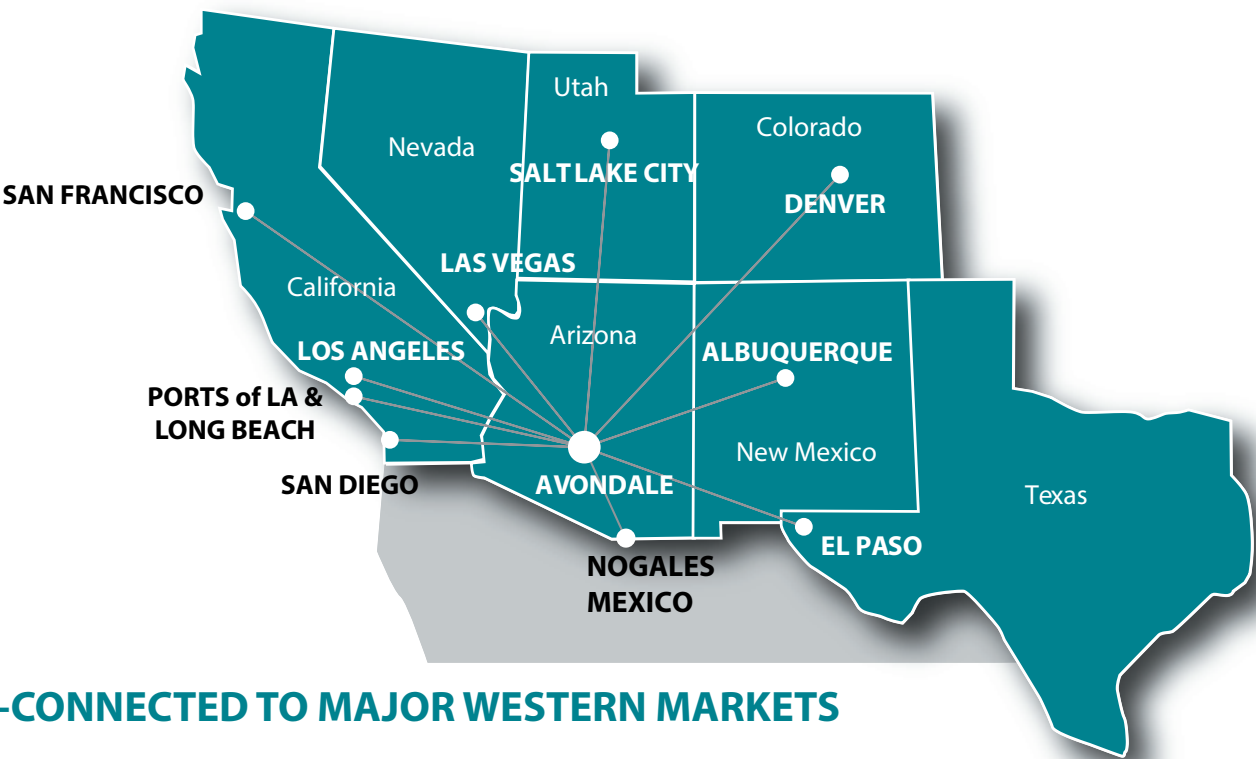
**"We chose Avondale for our industrial development because of its strategic location. We will choose Avondale again because of the team's commitment to meet our development deadlines and to work with us to secure credit worthy tenants that create quality jobs."**

Robert C. Guerena  
Vice President of Development, Western Region  
Seefried Industrial Properties

---

# DOOR TO SHORE

Avondale offers easy access to Southern California. Los Angeles is only a 5.5 hour drive, and many more U.S. cities are less than a day’s drive. Sky Harbor International Airport, just 20 minutes from Avondale’s city center, provides access to markets all over the globe.



# WELL-CONNECTED TO MAJOR WESTERN MARKETS

With an impressive lineup of national and international companies already doing business here, Avondale’s thriving business community demonstrates the strategic advantages to locating here. Avondale is conveniently situated for access to major markets in less than a one-day drive, including Southern California, Denver, Las Vegas, Salt Lake City, El Paso and Mexico.

City	Distance
PORT OF ENTRY, NOGALES, MEXICO	197
LAS VEGAS, NEVADA	267
SAN DIEGO, CALIFORNIA	334
PORTS of LA & LONG BEACH, CALIFORNIA	341
LOS ANGELES, CALIFORNIA	356
EL PASO, TEXAS	459
ALBUQUERQUE, NEW MEXICO	490
SALT LAKE CITY, UTAH	683
SAN FRANCISCO, CALIFORNIA	735
DENVER, COLORADO	841

# PARTNERSHIPS AND INCENTIVES EDGE

**With carefully crafted incentives and partnerships,  
Avondale rises to the top for business.**

**Avondale offers customized programs designed  
exclusively for Avondale businesses.**

## **AVONDALE AMBASSADOR PROGRAM**

Avondale businesses are invited to attend exclusive roundtable events hosted by the City's Office of Economic Development and Development I Engineering Services Department. Programming brings subject matter experts to businesses to provide support in marketing, new revenue generating opportunities and current business trends.

## **GREEN BUSINESS PROGRAM**

The City of Avondale's Green Business Program provides information and resources, as well as recognition, to those businesses making an effort to implement sustainable practices. Green Businesses receive exclusive training and information on the latest sustainability practices.





## **GREATER MARICOPA FOREIGN TRADE ZONE (GMFTZ)**

The GMFTZ allows participating businesses located within this zone to significantly reduce their real and personal property tax liabilities from 18% valuation to 5% valuation.

---



## **OPPORTUNITY ZONES**

Opportunity Zones are designed to spur economic development by providing tax benefits to investors.

---



## **NEW MARKETS TAX CREDIT**

The New Markets Tax Credit (NMTC) Program incentivizes community development and economic growth through the use of tax credits that attract private investment to distressed communities.

---



## **QUALITY JOBS TAX CREDIT**

The Quality Jobs tax credit encourages business investment and the creation of high-quality employment opportunities in the state.

---



## **INFILL INCENTIVES**

Eligible projects in designated Infill Zones receive a 50% reduction in building permits and plan review fees.

---



## **COMPUTER DATA CENTER PROGRAM**

This program encourages computer data center (CDC) operation and expansion in Arizona by providing TPT and Use Tax exemptions on qualifying purchases.

---



## **QUALIFIED FACILITY TAX CREDIT**

The Qualified Facility tax credit was established to promote the location and expansion of manufacturing facilities, including manufacturing-related research & development or headquarters facilities.

---

# LIFESTYLE EDGE

Designated as an All-American City and recognized by Playful City USA, Avondale's bold steps and investments create play opportunities for all children. Friendship Park is just one of 10 stellar community parks boasting sports fields, walking trails, Japanese Gardens, tennis and pickleball courts, playgrounds, picnic areas, dog park, splash pads and community fishing ponds.

## DEMOGRAPHIC PROFILE

Source: ESRI 2020



### MEDIAN AGE

Avondale	<b>30</b>
Phoenix	<b>34</b>
United States	<b>38</b>



### MEDIAN HOUSEHOLD INCOME

Avondale	<b>\$62,719</b>
Phoenix	<b>\$58,594</b>
United States	<b>\$62,203</b>



### AVERAGE HOME VALUE

Avondale	<b>\$230,428</b>
Phoenix	<b>\$313,848</b>
United States	<b>\$328,824</b>

## GETTING AROUND

Plentiful bike paths and walkways lend to Avondale's health-conscious community. For those that want to share the ride, Phoenix Metro has bus stops strategically located throughout the city, many with park-and-ride options. A well-planned street network with easy access to state routes and interstates makes getting around Avondale a breeze.

# RECREATION AND ENTERTAINMENT

## DINING

With popular eateries including Claim Jumpers, Carraba's and Portillo's, McDowell's Restaurant Row is home to a wide variety of national and regional eating destinations. Avondale foodies enjoy international cuisines of Greece, Mexico and El Salvador, while beer and mead aficionados savor Avondale's locally brewed and award-winning favorites such as 8-Bit Aleworks and Scale & Feather Meadery.

## SHOPPING

Dubbed as a "modern city with a vibrant retail scene," Avondale is home to multiple regional power centers anchored by brand name retailers such as Costco, DSW, Sprouts, Hobby Lobby, Home Depot, Sportsman's Warehouse, Old Navy, David's Bridal, Best Buy, Bed Bath & Beyond, Kohl's and Joanne's, plus many more. One-of-a-kind boutiques are sprinkled throughout Avondale's Historic Old Town.

## ENTERTAINMENT

Whether its NASCAR or Richard Petty Driving Experience, car lovers enjoy year-round events at Phoenix Raceway. Avondale's Main Event offers virtual reality, rock climbing, arcade games, bowling, laser tag and lots more to guarantee a fun outing with chef-inspired New American cuisine. Avondale's convenient West Valley location provides access to Spring Training Baseball, Arizona Cardinal's NFL games, Coyotes Hockey and chart-topping performances from major music acts.

## OUTDOOR ADVENTURE

Nestled against the beautiful Estrella Mountains, you'll have access to over 20,000 acres of pristine desert to explore, in addition to 200 acres of city parks. Avondale's "Tres Rios" provides fishing and kayaking, as well as events for the whole family.

## ARTS & CULTURE

Join in the celebration of popular culture with CulturePOP, a family friendly event featuring live entertainment, street performers, activities and cosplay. Avondale Fiesta is a Cinco de Mayo inspired event that showcases culture, cuisine and entertainment for the whole family. All throughout Avondale, you'll find beautiful displays of public art, from the funky street art in Historic Old Town to the Elephant Walk sculpture at Friendship Park.

## GOLF

Prepare yourself for unparalleled golf in Avondale. The Coldwater Golf Club offers a championship golf experience and excellent course conditions. If you're looking to hit the driving range, Valley Golf Center, with automated tee up, a lighted range and fan, has been named one of the Top 50 Driving Ranges by the Golf Range Association of America, and Golf Digest Magazine named it one of America's Best 100 Clubfitters.

# EDUCATION EDGE

Accessibility to a skilled workforce and talented professionals are paramount to business, and Avondale delivers excellent educational opportunities for all ages.

---

**“We work collaboratively with our industry partners to create pipelines of diverse and innovative talent.”**

Dr. Rey Rivera  
President,  
Estrella Mountain Community College

---

## K-12

With choices including five elementary school districts and two high school districts, plus numerous charter and private schools, you'll be sure to find the perfect school for your children to excel in Avondale. A sample of the quality offerings include:

- The Avondale Elementary School District has been recognized at the state and national levels for its passion and commitment to educational excellence, and has received numerous A ratings.
- The VEX Robotics League has over 30 teams competing on a regular basis at the elementary and middle school levels, earning top spots and competing in the world championships.
- Students participate in online coding classes beginning in kindergarten. Engaging preschools offer half-, full and extended-day programs with a comprehensive curriculum.
- Avondale area schools offer a full range of programs, including fine arts, STEM, athletics, coding, ROTC, and so much more. Career and technical training in computer programming, construction and healthcare provide students with real world skills and introductions to future careers.

## CHARTER AND PRIVATE SCHOOLS INCLUDE:

- Arizona Agribusiness & Equine Center
- BASIS
- E-Institute High School
- Estrella High School
- Imagine Schools
- Legacy Traditional School
- North Star Charter School
- St. John Paul II Catholic High School
- Sun Valley Academy
- West Valley Christian School

## HIGHER EDUCATION

Universities and colleges are strategically located in and around Avondale to provide convenient access to the best schools for higher education.

- Arizona State University
- Estrella Mountain Community College
- Grand Canyon University
- Midwestern University
- Northern Arizona University
- Ottawa University
- Rio Salado Community College
- Thunderbird Graduate School
- University of Arizona
- University of Phoenix
- Universal Technical Institute

# AVONDALE EDGE

---

**“I am confident you and your company will find Avondale is exactly what you need to succeed. The entire City Council and I look forward to breaking ground on your project in Avondale.”**

---

Kenn Weise  
Mayor,  
City of Avondale



# JOIN THE GROWING LIST OF AVONDALE COMMUNITY PARTNERS



**AvondaleEDGE.com**

Discover your EDGE in Avondale,  
visit us at **AvondaleEDGE.com** or call  
**623-333-1400.**

