

# ReinventPHX District Profile

## Eastlake-Garfield

Garfield is one of Phoenix's first streetcar neighborhoods, with some housing dating back to the 19th century. Currently, Garfield is over 75% Hispanic.

The Eastlake-Garfield District is just east of the Downtown. It is bordered by Interstate 10 to the north and east, Jackson Street to the south, and 7th Street to the west.

There are two light rail stations near 12th Street, one at Washington Street and one at Jefferson Street.

### Labor Force Accessibility and Skills

The Eastlake-Garfield district offers access to a skilled workforce of approximately 6,000, with most employees employed as clerical & admin. support, service and healthcare & education workers.<sup>1</sup>

The most populated age group is ages 25-34, with an very low overall median age of 30.2.<sup>2</sup> 41.4% of ages 25 and above have Some College education or above.<sup>3</sup>

Projected growth for this area will result in close to 650 new residents (about 3.4% increase) just around the light rail stations by 2020, providing a continually expanding labor pool.<sup>4</sup>

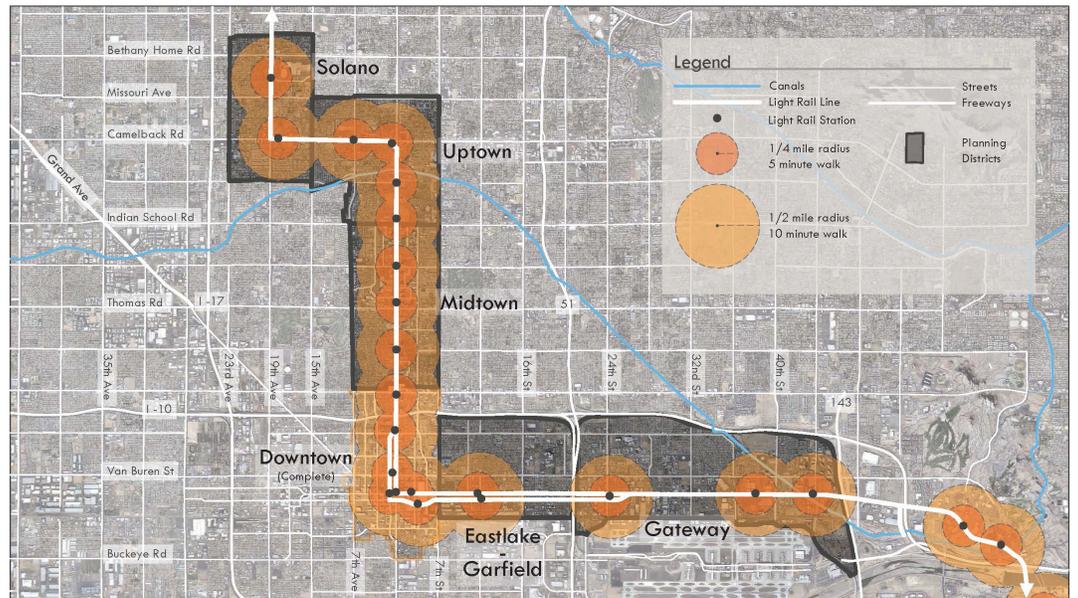
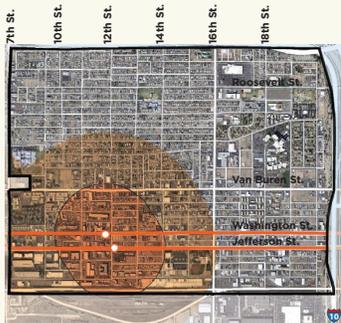
1, 2, 3, 4 Nielsen, 2015.

Employment by Occupation	
Workforce	Employees %
Management	7%
Engineering & Science	2%
Healthcare & Education	12%
Service	14%
Sales	8%
Clerical & Admin. Support	15%
Construction	4%
Production	7%
Trans./Material Mover	4%

Household Population		
Population	Number	%
2020 Projection	20,040	
2015 Estimate	19,391	
2010 Census	18,701	
Growth 2010-2015		3.7%
Growth 2015-2020		3.4%

Source: Nielsen, 2015.

### Light Rail Map



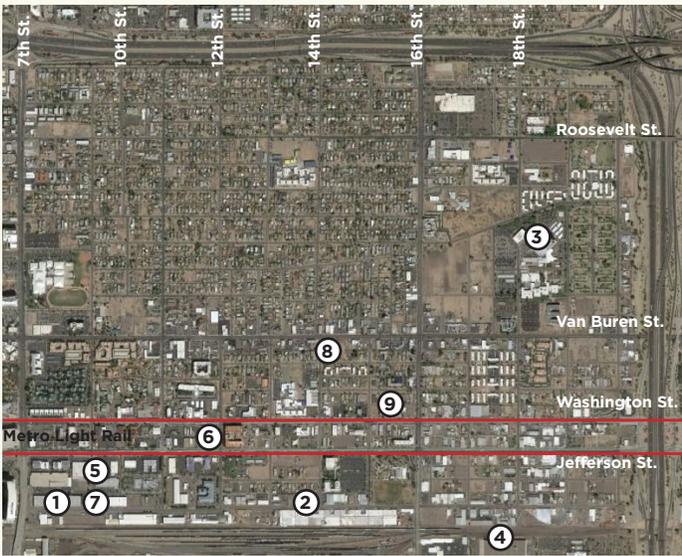
## Connectivity

The Eastlake-Garfield features a 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 Eastlake-Garfield area include CenturyLink and Cox Communications.

## Sites and Buildings

The Eastlake-Garfield district has about **600,000 square feet of existing office space** and **1.7 million square feet of existing industrial space** in close proximity to downtown.<sup>5</sup> The map to the right highlights the type of community real estate in the Eastlake-Garfield area. Our team can provide more detail, custom information based on your requirements.

<sup>5</sup> CoStar Realty Information Inc., 2015



### Existing Development

- |   |  |
|---|--|
| <ul style="list-style-type: none"> <li><b>1. 220 S 9th St.</b><br/>89,423 sq. ft.<br/>Industrial</li> <li><b>2. 214 S 14th St.</b><br/>17,000 sq. ft.<br/>Industrial</li> <li><b>3. Medical Office Bldg B</b><br/>56,707 sq. ft.<br/>Office</li> <li><b>4. Distribution Warehouse</b><br/>175,366 sq. ft.<br/>Industrial</li> </ul> | <ul style="list-style-type: none"> <li><b>5. 901 E Jefferson St.</b><br/>10,581 sq. ft.<br/>Office</li> <li><b>6. 1144 E Jefferson St.</b><br/>7,666 sq. ft.<br/>Office</li> <li><b>7. 901 E Madison St.</b><br/>12,400 sq. ft.<br/>Industrial</li> <li><b>8. Legends Lumber</b><br/>32,897 sq. ft.<br/>Industrial</li> <li><b>9. 1534 E Washington St.</b><br/>15,000 sq. ft.<br/>Industrial</li> </ul> |
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Source: CoStar Realty Information Inc., 2015

## Infrastructure

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

The Eastlake-Garfield district 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 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 and 13 international destinations.<sup>6</sup>

<sup>6</sup> Phoenix Sky Harbor International Airport, 2015.

## Assets

- |  |  |
|--|--|
| <ul style="list-style-type: none"> <li>• St. Luke’s Medical Center</li> <li>• Pro’s Rank Market</li> <li>• Children’s Museum of Phoenix</li> <li>• Senior Housing</li> <li>• ASU Preparatory Academy</li> <li>• Economic Security Department</li> <li>• Booker T. Washington Child Development Center</li> </ul> | <ul style="list-style-type: none"> <li>• Verde Park</li> <li>• Helen K. Mason Performing Arts Center</li> <li>• Fire Station</li> <li>• Edison Park</li> <li>• Maricopa County Public Health Clinic</li> <li>• New Pathways Center for Youth</li> <li>• Valley Metro Light Rail</li> </ul> |
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### Major Area Employers

<ul style="list-style-type: none"> <li><b>Banner Health</b> Health Care</li> <li><b>City of Phoenix</b> Government</li> <li><b>Honeywell</b> Consumer Services</li> <li><b>St. Luke’s Medical Center</b> Health Care</li> <li><b>State of Arizona</b> Government</li> </ul>	<ul style="list-style-type: none"> <li><b>Arrow Electronics</b> Transportation &amp; Distribution</li> <li><b>Liberty Mutual Insurance</b> Finance, Insurance &amp; Real Estate</li> <li><b>SRP</b> Resource-dependent activities</li> <li><b>Gorilla Fuel LLC</b> Business Services</li> <li><b>Pro’s Ranch Markets</b> Retail</li> </ul>
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Source: Maricopa Association of Governments, 2014

