

# Gateway

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.

## Labor Force Accessibility and Skills

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.<sup>1</sup>

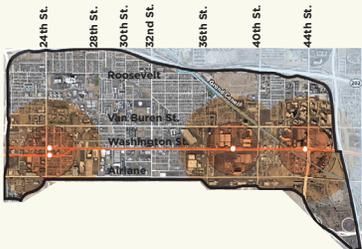
Only 29% of the estimated population in Gateway have Some College education or above.<sup>2</sup>

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.<sup>3</sup>

1, 2, 3 Nielsen, 2015.

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.

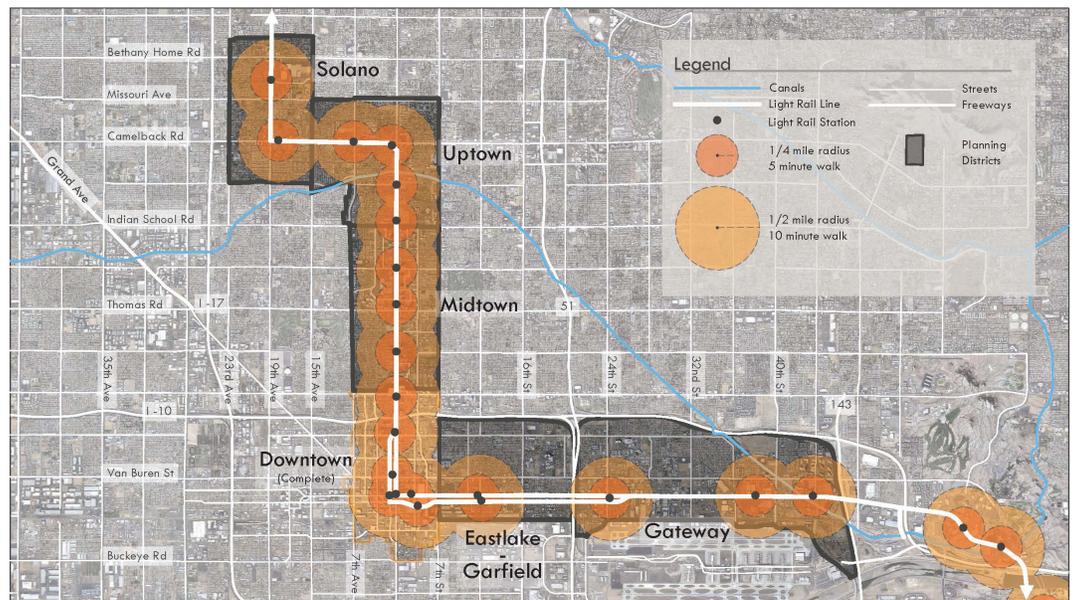


Employment by Occupation	
Workforce	Employees %
Management	3%
Engineering & Science	2%
Healthcare & Education	4%
Service	20%
Sales	8%
Clerical & Admin. Support	10%
Construction	13%
Production	6%
Trans./Material Mover	6%

Household Population		
Population	Number	%
2020 Projection	15,285	
2015 Estimate	14,607	
2010 Census	14,039	
Growth 2010-2015		4.0%
Growth 2015-2020		4.6%

Source: Nielsen, 2015.

## Light Rail Map



## Sites and Buildings

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.<sup>4</sup>

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.

4 CoStar Realty Information Inc., 2015



## 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

**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 and 13 international destinations.<sup>5</sup>

5 Phoenix Sky Harbor International Airport, 2015.

### Existing Development

- |   |  |
|---|--|
| <ol style="list-style-type: none"> <li><b>1. Honeywell</b><br/>94,503 sq. ft.<br/>Industrial</li> <li><b>2. Brown Wholesale Electric Co.</b><br/>53,919 sq. ft.<br/>Industrial</li> <li><b>3. 301 S 29th St.</b><br/>62,776 sq. ft.<br/>Industrial</li> <li><b>4. 101 S 36th St.</b><br/>69,324 sq. ft.<br/>Office</li> <li><b>5. Two Gateway</b><br/>107,963 sq. ft.<br/>Office</li> </ol> | <ol style="list-style-type: none"> <li><b>6. Four Gateway</b><br/>138,240 sq. ft.<br/>Office</li> <li><b>7. 3001 E Air Ln</b><br/>298,198 sq. ft.<br/>Industrial</li> <li><b>8. Washington Airport Center</b><br/>244,768 sq. ft.<br/>Industrial</li> <li><b>9. 4129 E Van Buren St.</b><br/>121,490 sq. ft.<br/>Office</li> <li><b>10. 3030 E Washington St.</b><br/>26,260 sq. ft.<br/>Industrial</li> </ol> |
|---|--|

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

### Major Area Employers

- |  |  |
|--|--|
| <p><b>Honeywell</b><br/>High-Tech Manufacturing</p> <p><b>United States Postal Service</b><br/>Transportation &amp; Distribution</p> <p><b>State Farm Insurance</b><br/>Finance, Insurance &amp; Real Estate</p> <p><b>Desert Schools Federal Credit Union</b><br/>Finance, Insurance &amp; Real Estate</p> <p><b>Smarthealth Inc.</b><br/>Transportation &amp; Distribution</p> | <p><b>DPR Construction Inc.</b><br/>Construction</p> <p><b>St. Luke's Medical Center</b><br/>Finance, Insurance &amp; Real Estate</p> <p><b>American Family Insurance</b><br/>Finance, Insurance &amp; Real Estate</p> <p><b>Mesa Airlines Inc.</b><br/>Transportation &amp; Distribution</p> <p><b>Dignity Health</b><br/>Health Care</p> |
|--|--|

Source: Maricopa Association of Governments, 2014



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