

## Solano

Solano has a car-centric development pattern, with strip commercial zones lining 19th Avenue, Camelback Road and Bethany Home Road.

The Solano District is located between 15th Avenue and 23rd Avenue from Campbell Avenue to Kiem Drive and Rose Lane.

The District is home to Christown Spectrum Mall which has several big box retail stores and some banks. Solano Park is a large open space with grass and mature trees.

### Labor Force Accessibility and Skills

The Solano district offers access to a skilled workforce right around Light Rail. Most of the young, well-educated employees are Service and Clerical & Admin. Support workers.<sup>1</sup>

The most populated age group is ages 25-34, with an overall median age of 33.5.<sup>2</sup> 43.3% of ages 25 and above have Some College education or above.<sup>3</sup>

Projected growth for this area will result in close to 600 new residents (about 4.6% increase) just around the light rail stations by 2020, providing a continually expanding labor pool.<sup>4</sup>

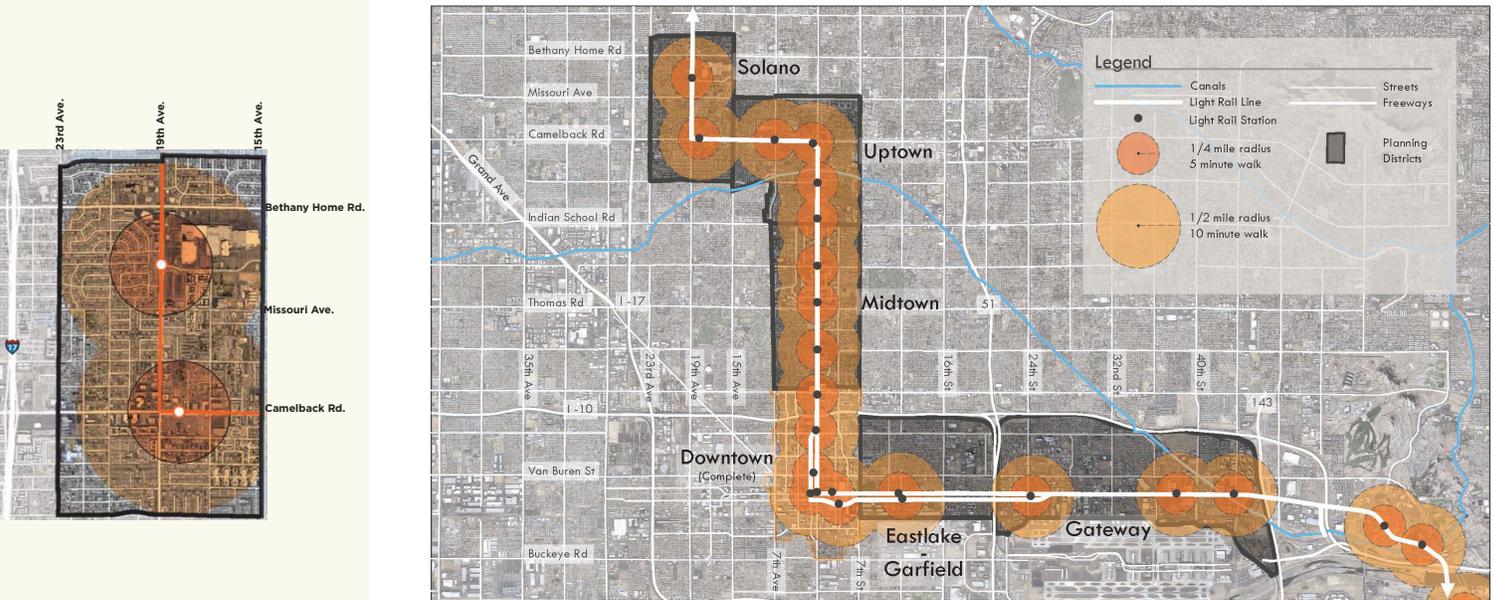
1, 2, 3, 4 Nielsen, 2015.

Employment by Occupation	
Workforce	Employees %
Management	6%
Engineering & Science	2%
Healthcare & Education	9%
Service	20%
Sales	9%
Clerical & Admin. Support	17%
Construction	7%
Production	3%
Trans./Material Mover	5%

Household Population		
Population	Number	%
2020 Projection	13,615	
2015 Estimate	13,016	
2010 Census	12,600	
Growth 2010-2015		3.3%
Growth 2015-2020		4.6%

Source: Nielsen, 2015.

### Light Rail Map



## Sites and Buildings

The Solano district offers several **large office space**. Historic single-family neighborhoods and diversity enhances the appeal of this conveniently located area.

The area has about **1 million square feet of existing office space**, and in close proximity to downtown.<sup>5</sup>

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

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

## Connectivity

The Solano district 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 Solano area include CenturyLink and Cox Communications.

## Infrastructure

**Abundant and reliable power sources** are available from a highly advanced network system.

The Solano 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 20 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.

## Existing Development

- 1. Camelwest Plaza (East)**  
87,277 sq. ft.  
Office
- 2. Camelback Plaza (West)**  
106,397 sq. ft.  
Office
- 3. Camelwest Plaza (West)**  
87,277 sq. ft.  
Office
- 4. 2031 W Camelback**  
16,503 sq. ft.  
Office
- 5. Camelback Medical Plaza**  
45,755 sq. ft.  
Office
- 6. 5060 N 19th Ave**  
46,848 sq. ft.  
Office
- 7. 5201 N 19th Ave**  
10,320 sq. ft.  
Office
- 8. Parkwood Professional Plaza**  
73,514 sq. ft.  
Office
- 9. 6031 N 19th Ave**  
11,639 sq. ft.  
Office
- 10. Baptist Medical Center**  
80,784 sq. ft.  
Office



Source: CoStar Realty Information Inc., 2015

## Assets

- Phoenix Baptist Hospital
- Historic AMF Christown Lanes
- Christown Spectrum Mall
- Yucca Public Library
- Solano Elementary School
- Solano Park
- Westwood Primary School
- Simpson School
- Imagine Camelback
- Arizona Recreation Center
- Christown YMCA
- Fire Station
- Park and Ride
- Park Lee Neighborhood
- Valley Metro Light Rail

Major Area Employers	
<b>Vanguard Health Systems Inc.</b> Health Care	<b>Healthcare Depot LLC</b> Business Services
<b>Walmart</b> Retail	<b>Frys Food Stores</b> Retail
<b>Bill Luke Chrysler Jeep Dodge</b> Retail	<b>Glendale Union High School District</b> Education
<b>Target</b> Retail	<b>Fastmed Urgent Care</b> Health Care
<b>Costco Wholesale</b> Retail	<b>Florence Crittenton Services of Arizona</b> Education

Source: Maricopa Association of Governments, 2014

