

## Uptown

The far western area of the District is characteristic of the historical car-centric development patterns in many parts of Phoenix.

The Uptown District is between 15th Avenue and 7th Street, with Missouri Avenue as its northern boundary, and Indian School Road as its southern boundary.

Strip malls line the major roads, with some multi-family housing closer to main roads, and single-family neighborhoods in the interior of blocks.

### Labor Force Accessibility and Skills

The Uptown district employs approximately 7,000 employees with a median age of 38.9. The most employed occupations are Clerical & Admin, Healthcare & Education, Service, and Management.<sup>1</sup>

73% of the estimated population in Uptown have Some College education or above.<sup>2</sup>

Projected growth for this area will result in close to 500 new residents (about 3.7% increase) just around the light rail stations by 2020, providing a continually expanding labor pool.<sup>3</sup>

1, 2, 3 Nielsen, 2015.

### Employment by Occupation

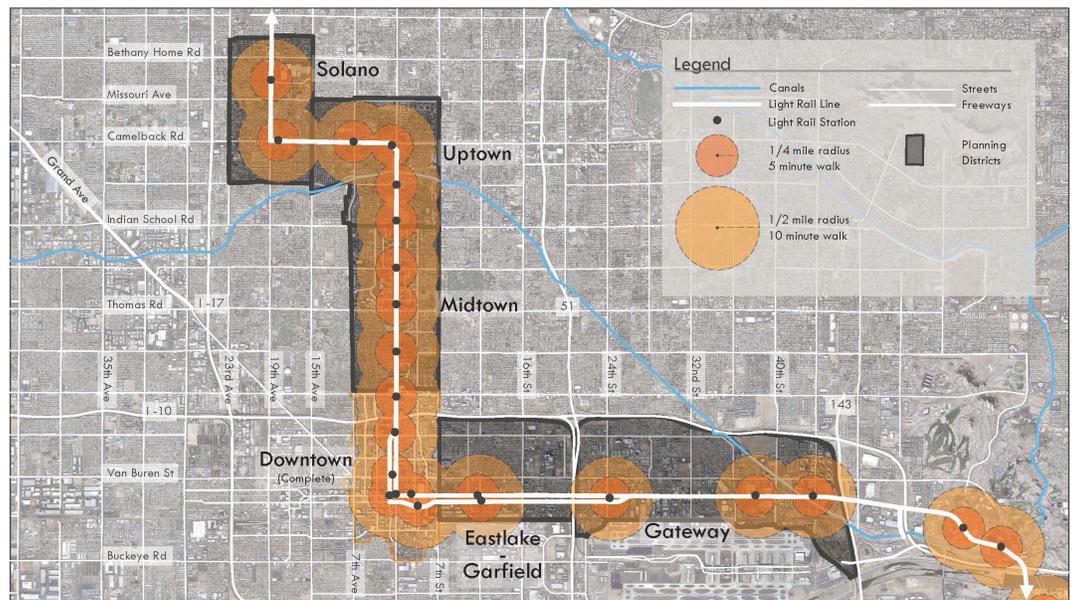
Workforce	Employees %
Management	11%
Engineering & Science	3%
Healthcare & Education	14%
Service	14%
Sales	13%
Clerical & Admin. Support	16%
Construction	2%
Production	2%
Trans./Material Mover	3%

### Household Population

Population		
	Number	%
2020 Projection	11,416	
2015 Estimate	10,928	
2010 Census	10,534	
Growth 2010-2015		3.7%
Growth 2015-2020		4.5%

Source: Nielsen, 2015.

### Light Rail Map



## Connectivity

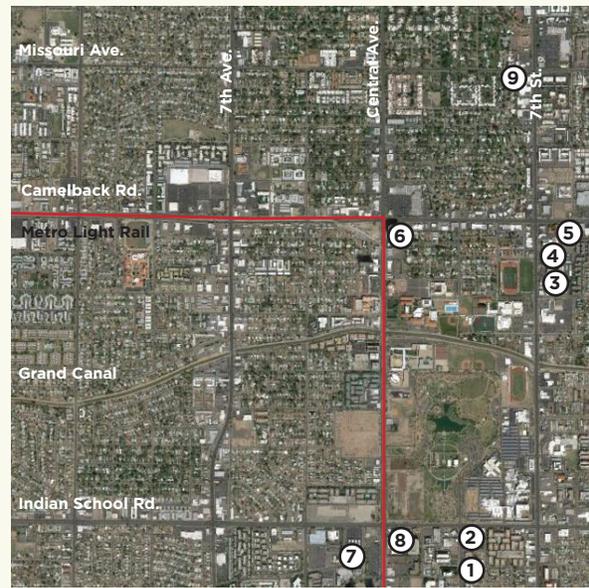
The Uptown district features modern, **reliable telecommunications infrastructure** that is supported by multiple providers. These providers are able to offer specialized capabilities such as complete digital infrastructure, T-1 (DS1) lines, T-3 (DS3) lines, self-healing fiber ring architecture and high-speed data communications. Local exchange carriers with service in the Uptown area include CenturyLink and Cox Communications.

## Sites and Buildings

The Uptown district has about **2.6 million square feet of existing office space** in close proximity to downtown, with approximately 400,000 square feet of Class A space.<sup>4</sup>

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

4 CoStar Realty Information Inc., 2015



### Existing Development

- |  |   |
|--|---|
| <p><b>1. Fairmount on 3rd</b><br/>41,567 sq. ft.<br/>Office</p> <p><b>2. Fairmount Place</b><br/>77,199 sq. ft.<br/>Office</p> <p><b>3. Valley Commerce Center (South)</b><br/>106,386 sq. ft.<br/>Office</p> <p><b>4. Valley Commerce Center (North)</b><br/>115,804 sq. ft.<br/>Office</p> | <p><b>5. Marshall Bldg</b><br/>14,318 sq. ft.<br/>Office</p> <p><b>6. One Camelback</b><br/>203,122 sq. ft.<br/>Office</p> <p><b>7. 4000 Tower</b><br/>297,615 sq. ft.<br/>Office</p> <p><b>8. Younan Central Plaza</b><br/>405,693 sq. ft.<br/>Office</p> <p><b>9. Missouri Falls</b><br/>187,446 sq. ft.<br/>Office</p> |
|--|---|

Source: CoStar Realty Information Inc., 2015

## Infrastructure

**Abundant and reliable power sources** are available from a regional electric provider, ensuring the highest possible level of reliability by investing in an advanced network system.

The Uptown 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 15 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.

## Assets

- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li>• Brophy College Preparatory</li> <li>• Central High School</li> <li>• Xavier College Preparatory High School</li> <li>• St. Francis Xavier Elementary School</li> <li>• Uptown Plaza Shopping Center</li> <li>• Carl T. Hayden VA Medical Center</li> </ul> | <ul style="list-style-type: none"> <li>• Tawa Park</li> <li>• Osborn Middle School</li> <li>• Valley Lutheran High School</li> <li>• Camelback Village Square Shopping Center</li> <li>• Colter Park</li> <li>• Steele Indian School Park</li> <li>• Melrose Curve</li> <li>• Grand Canal</li> <li>• Valley Metro Light Rail</li> </ul> |
|---|---|

### Major Area Employers

- |   |  |
|---|--|
| <p><b>Carl T Hayden VA Medical Center</b><br/>Health Care</p> <p><b>Belo Corporation</b><br/>Media, Publishing &amp; Entertainment</p> <p><b>Phoenix Union High School District</b><br/>Education</p> <p><b>State of Arizona</b><br/>Health Care</p> <p><b>Brophy College Preparatory</b><br/>Education</p> | <p><b>Cypress Staffing Services</b><br/>Retail</p> <p><b>Harris BMO Bank National Association</b><br/>Finance, Insurance &amp; Real Estate</p> <p><b>Bashas</b><br/>Retail</p> <p><b>Art Document Solutions Inc.</b><br/>Non-Metallic Manufacturing</p> <p><b>Accent Interiors Inc.</b><br/>Construction</p> |
|---|--|

Source: Maricopa Association of Governments, 2014



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