

# ECONOMIC DEVELOPMENT SERVICES

# PeoriaAZ

# SMART

- aggressive strategy
  - innovative economy
  - endless opportunity
- peoriaazsmart.com**



## Peoria Innovation Center - 17-acres

83rd Avenue south of Bell Road, Peoria AZ 85382

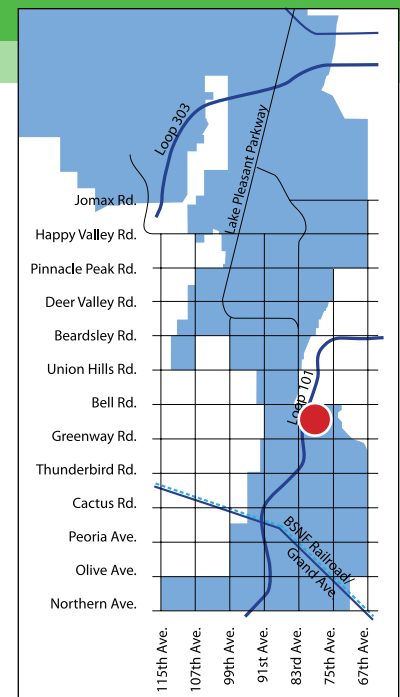
**Project Size:** City-owned, 17-acre, shovel-ready site - available NOW!

**Zoned:** PAD

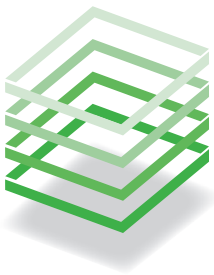
**Features:** Great access/visibility; Loop 101 & Bell Road, adjacent;  
US 60, less than 1 mile to the south;  
I-10, 12 miles to the south; I-17, 7 miles to the east  
Options for build-to-suit available  
All utilities - available, adjacent including natural gas and  
fiber-optic/data service

**Airport:** Sky Harbor International Airport; 22 miles

**Contact:** **Peoria Economic Development Department**  
Paul Zampini, 623.773.7642  
paul.zampini@peoriaaz.gov







# INVEST PeoriaAZSMART

ECONOMIC DEVELOPMENT SERVICES

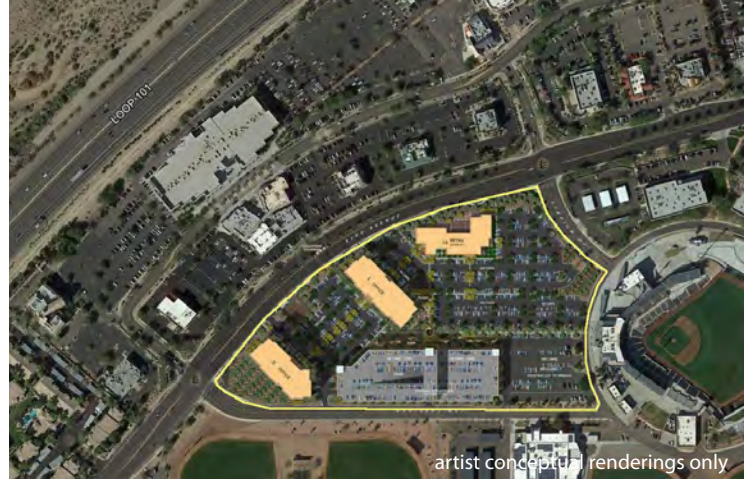
## SMART Investment, SMART Partnership

### Peoria Innovation Center -

The City of Peoria is pleased to partner with the Plaza Companies on Peoria's 17-acre Innovation Center design concept. Pre-leasing and joint-tenant recruitment opportunities available NOW!

#### Project Features & Facts:

- Phase I, up to 150,000 SF, Class A office development (Class A demand in the Northwest Valley is over 1.1M SF)
- Phase II, future Class A office development or additional build-to-suit opportunities available
- 20,000-25,000 SF retail/restaurant pad
- City-owned parking structure (1,900 spaces) and ample surface parking
- Public-private partnership with City of Peoria and Plaza Companies
- 17-acre site has exceptional access, infrastructure and walkable amenities
- The site to be developed is part of the larger P83 area, home to the San Diego Padres and Seattle Mariners' spring training complexes
- Planned Area Development (PAD) zoning allows for up to a 10-story office building and retail uses
- The site has direct access from 83rd Avenue and West Mariners Way
- Over 2-million square feet of retail and restaurants within a 3-mile radius from the site
- Physical site assessment, zoning and entitlement, due diligence, initial concept site/product mix/building design, preliminary construction and proforma modeling complete
- P83 area is served by the Loop 101 and Bell Road with average daily traffic counts of 110,590 trips



To learn more about this project, contact:

**Craig Coppola, CCIM, CRE, SIOR**  
Lee & Associates  
ccoppola@leearizona.com  
602.954.3762

**Andrew Cheney, CCIM, CRE, SIOR**  
Lee & Associates  
acheney@leearizona.com  
602.954.3769

**Margaret Lloyd**  
Plaza Companies  
margaret.lloyd@theplazaco.com  
623.972.1184

**Bill Cook**  
Plaza Companies  
bill.cook@theplazaco.com  
623.344.4526





## P83 Innovation Center

### Available Workforce in a 45 Minute Commuter Zone

Currently Available Workforce in a 45 Min. Commuter Zone from P83 Innovation Center	Job category	2019	2020	2021	2022	2023	Total	Average W-2 Wage 2023	Total W-2 Wage 2023
115,290	Division Ops	157	50	22	20	24	273	\$127,737	\$34,872,201
369,991	Executive Mgt.	5	1	0	1	0	7	\$1,817,987	\$12,724,509
127,781	Finance	9	2	0	1	1	12	\$108,155	\$1,297,860
405,102	CR	5	1	0	0	1	7	\$91,831	\$642,817
405,102	CFS	30	5	0	1	1	37	\$81,812	\$3,027,044
32,441	IT	58	11	4	5	4	82	\$129,889	\$10,650,898
466,271	HR	14	3	0	1	1	19	\$113,027	\$2,147,513
115,290	Safety/ Facilities	7	3	0	0	1	11	\$78,974	\$868,714
7,966	Legal	11	2	1	1	1	16	\$113,738	\$1,819,808
3,841	Environmental	5	2	0	1	2	10	\$130,148	\$1,301,480
352,002	Marketing	6	1	1	0	1	9	\$85,536	\$769,824
352,002	New Business	0	2	4	8	10	24	\$127,000	\$3,048,000
<b>2,708,831</b>	<b>Totals</b>	<b>307</b>	<b>83</b>	<b>32</b>	<b>38</b>	<b>47</b>	<b>507</b>	<b>\$144,320</b>	<b>\$73,170,668</b>