



PEORIA IS THE PLACE

WORLD CLASS • SUSTAINABLE • FUTURE READY

VISTANCIA TECHNOLOGY PARK

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Location

Lone Mountain Parkway and
Loop 303
Peoria, Arizona

Contact

Land Resources Inc.
Mark Hammons
(602) 574-5598

Site Size

429 acres

Infrastructure/Site Characteristics

Adjacent to Loop 303
Freeway, minutes to
Interstates 10 and 17

Water and wastewater
around site

Fiber optic network by Zona
and Cox Communications

Phoenix Sky Harbor
International Airport is within
a 45 minute drive

15 minute drive to future
TSMC campus

Fast and easy connection to
California markets and ports

Foreign Trade Zone

The Vistancia Technology Park is ready for the future of tech and smart manufacturing in Greater Phoenix. Located in the award-winning Vistancia master-planned community, the Vistancia Technology Park is a shovel-ready site that can accommodate a wide variety of users. Vistancia is at the center of the northwest Greater Phoenix region and is a prime location for businesses looking to find a successful business environment. **The new TSMC campus is located within 15 minutes of Vistancia**, enabling suppliers to be a part of a growing tech hub in the northern Greater Phoenix region.

The Vistancia Technology Park is a part of the larger Vistancia Commercial Core. The Core is envisioned to include Class A office space, a business hotel, signature retail, multi-family residential, and exciting dining and entertainment options. It is an ideal location for campus users that want to create a vibrant business hub for their employees and guests.



Project Vision

Class A Office

Light manufacturing for
tech-related suppliers

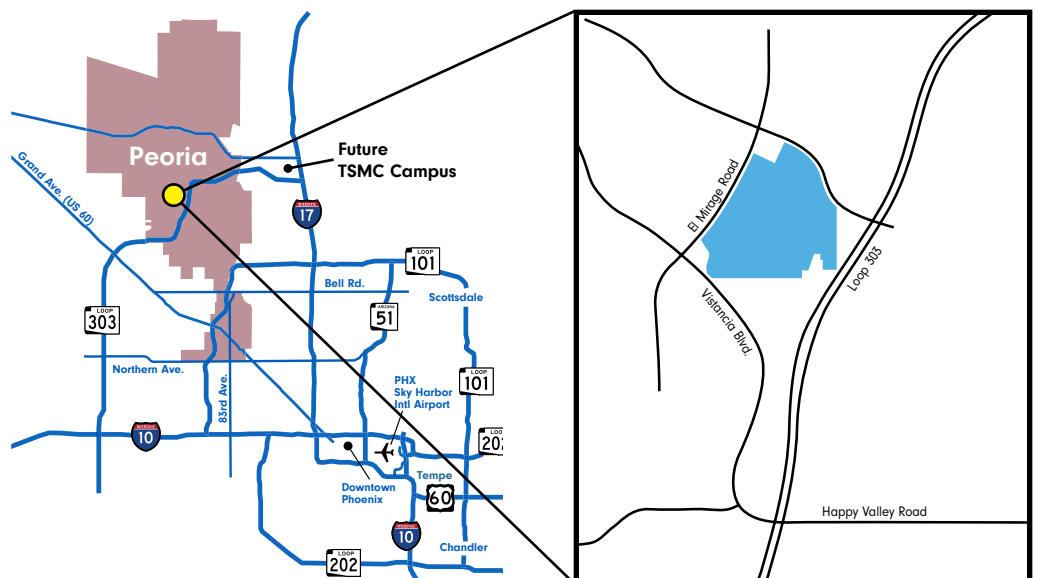
Hotel with conference space
and amenities

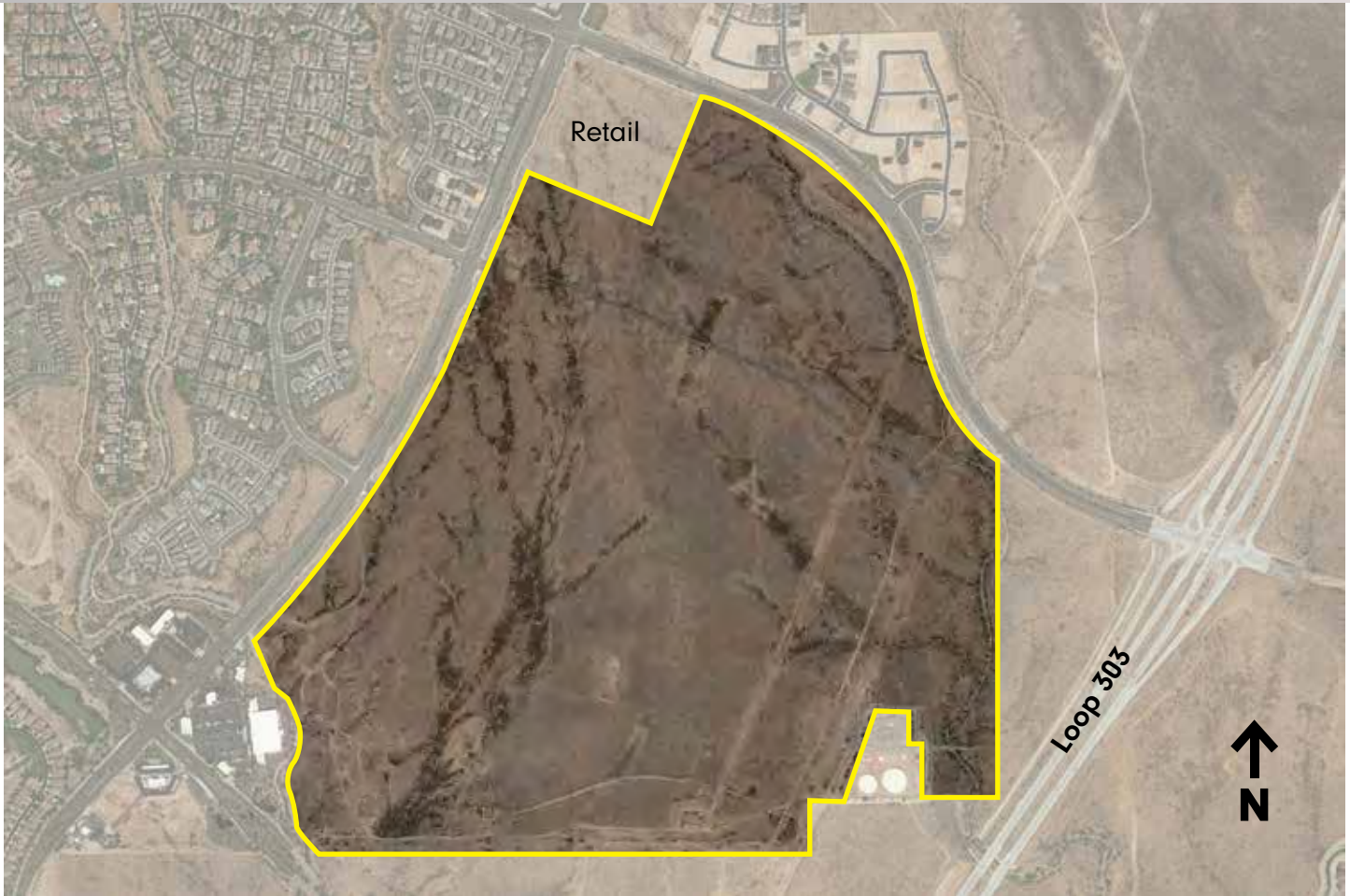
Multifamily residential
mid-rise units

Signature retail

Chef driven and specialty
restaurants

Pedestrian walkways
and green space
through the site





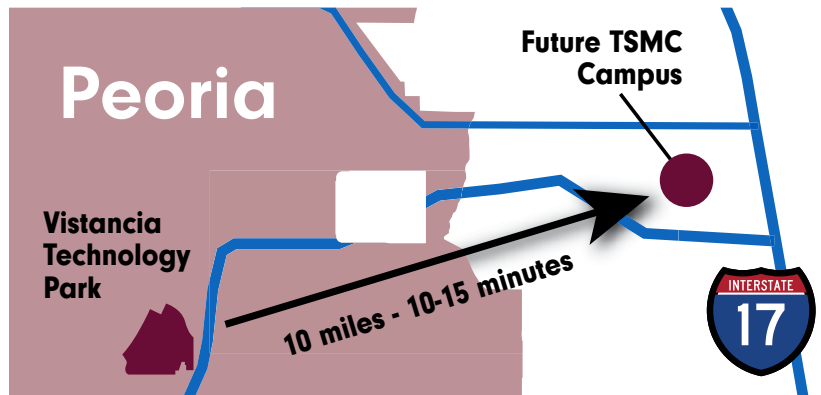
Vistancia Technology Park is a headquarters-class location with planned amenities necessary to support a wide variety of company needs. Almost a **million people are within a 30-minute drive**, making it an accessible location that can attract workers from across Greater Phoenix. This number will grow quickly as tech companies begin choosing the area for their new operations in the coming years. **Phoenix Sky Harbor International Airport** is within a 45 minute drive via the Loop 303 to Interstate 17.

The Vistancia Technology Park has **all infrastructure in place and ready for development**. The city has made improvements to our water distribution system to meet the demands of tech-focused companies, including foundries and similar fab manufacturers. Zona Communications is the prime telecommunications provider in the area and has a fiber optic loop system in place that will serve Vistancia Technology Park with the necessary bandwidth capacity needed for companies.

SEMICONDUCTOR SUCCESS

Vistancia Technology Park is the perfect site for semiconductor suppliers and the smart manufacturing industry. As TSMC begins to build out their campus a few miles east of Vistancia, suppliers can find ready to build sites and be ready for the construction of their main facility. Companies will find a strong labor force already in the area, with many working at Honeywell Aerospace, Texas Instruments, L-3 Communications, and other tech suppliers.

The Greater Phoenix region is the 8th largest metro area for electronics employment, with **more than 16,000 workers in semiconductor and related device manufacturing.** Employers will find a competitive wage environment for electrical engineers, machinists, and other specialized skill sets. This financial advantage is ideal for globally-focused companies that need skilled and affordable labor. Combined with a favorable tax structure, Peoria is a cost-effective business location.



Vistancia Technology Park has the space to be designed or planned in creative ways to meet a client's vision and needs. Class A office buildings, research and development labs, or light industrial for smart manufacturing, Vistancia Technology Park is ready for it all.





ASU's MacroTechnology Works is a state-of-the-art research center with office space, labs and equipment to support collaboration with commercial partners such as Applied Materials



Peoria has a close working relationship with Arizona State University for workforce development. Arizona State University has been ranked the **most innovative university in the US** for 6 straight years, and is also the **nation's largest university**. Western Maricopa Education Center (West-MEC) is another education partner dedicated to providing innovative career and technical education (CTE) programs that prepare high school students to enter the workforce and pursue continuing education. West-MEC CTE programs provide students opportunities to earn college credit and industry credentials.



The Vistancia area in Peoria is one of the fastest growing areas in the country with more than 7,000 homes at all price levels and an additional 6,000 homes planned nearby. Vistancia is in the Peoria Unified School District, which is one of the best public districts in the country and provides high quality CTE programs.

BUSINESS SUCCEEDS HERE



WEST-MEC offers innovative career and technical training programs including aerospace and electronics

38.2% residents within 30 mins. have Associates, Bachelor's or Graduate degrees

Tesla finds the right talent for their battery and ultracapacitor manufacturing operations

Regional Advantages



Wage Comparison

	Greater Phoenix	San Francisco	Salt Lake City	San Diego	Los Angeles	Denver
Population	4,948,203	4,731,803	1,232,696	3,338,330	13,214,799	2,967,239
Median Age	37.2	39.2	33.2	36.4	37.4	36.7
Employment	2,121,110	2,472,110	734,560	1,494,940	6,239,690	1,513,360

Mean annual wage for position

Machinists	\$ 49,120	59,690	49,690	45,480	47,900	49,670
Electrical Engineers	\$ 102,460	120,990	96,790	106,100	116,010	97,520
Mechanical Engineer	\$ 95,740	123,270	95,380	97,350	105,640	107,880
General and Operations Managers	\$ 112,500	155,850	88,750	140,980	138,740	145,880
Industrial Production Managers	\$ 108,960	140,910	100,110	117,940	119,670	136,110

Source: US Census and BLS, by MSA, 2018-2019

42%

more competitive labor costs in Greater Phoenix compared to leading California markets

8th

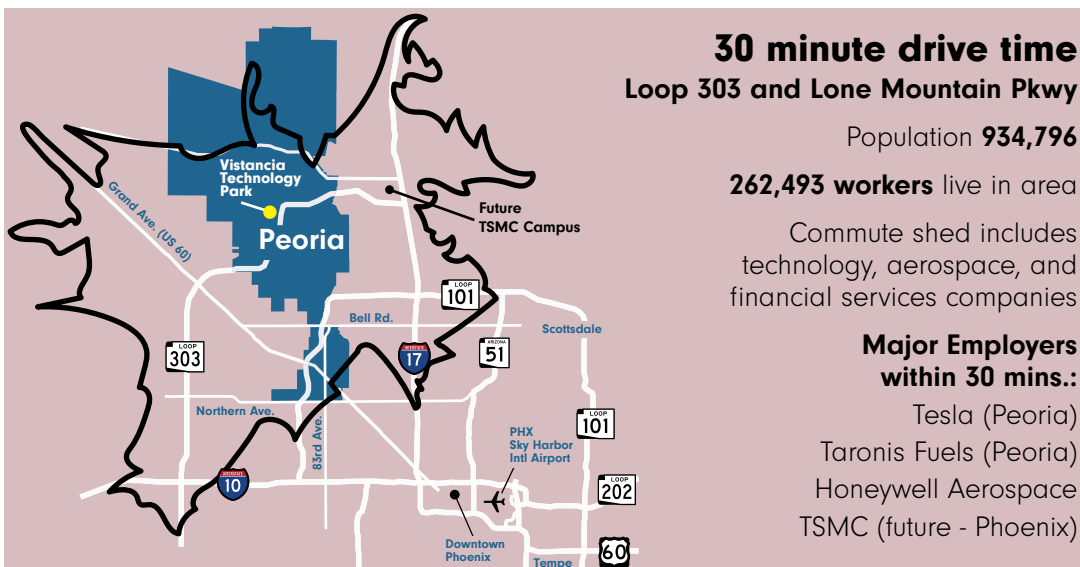
The Greater Phoenix area is the eighth largest metro area for electronics employment

16,480

Semiconductor and related device manufacturing jobs in the Greater Phoenix metro area

75%

Lower shipping costs to California from Greater Phoenix vs. other mountain west markets



30 minute drive time
Loop 303 and Lone Mountain Pkwy

Population **934,796**

262,493 workers live in area

Commute shed includes technology, aerospace, and financial services companies

Major Employers within 30 mins.:

- Tesla (Peoria)
- Taronis Fuels (Peoria)
- Honeywell Aerospace
- TSMC (future - Phoenix)

YOUR PLACE TO LIVE AND PLAY

Peoria is one of the most desirable locations in the country to live and work. Companies will find a community where their employees will thrive and prosper. Peoria has been rated as a top location for safety, livability, and employment and continues to invest in programs that offer all citizens high quality activities and learning opportunities. Schools and education are important to employees moving to a new city, and they will find one of the best public school districts in the country and top-rated charter schools. Peoria continues to attract new chef-driven restaurants throughout the city and is a prime retail location for numerous high-end retailers.

#1 Peoria was ranked the #1 city to live in Arizona in 2019

(Money Magazine)



LIVABILITY

- Top 15 Safest Cities (Wallethub)
- 10th Best City to Raise a Family
- Active job market
- Wide variety of housing
- Young community for families



AMENITIES

- Multiple performing arts centers
- Large retail hubs and variety
- Chef-driven restaurants
- 40 city-sponsored events
- Strong parks and rec programs
- Fast access to Phoenix Sky Harbor International Airport



LIFESTYLE

- Lake Pleasant Regional Park
- 25 miles of trails
- MLB Spring Training
- Close drive to skiing and camping
- Multiple professional sports teams





SITE SELECTION

The City of Peoria has a superb team of professionals ready to help you find the perfect location for your business.



EXPEDITED PERMITTING

A dedicated team to review your building and civil plans with all project permits expedited through the process.



CONCIERGE PROGRAM

This award-winning program brings together a large network of resources for businesses, including ASU Peoria Forward, the Small Business Development Center, One Million Cups, the Peoria Chamber of Commerce, Peoria's city-to-business outreach program, and the Economic Development Advisory Board Ambassador Program.



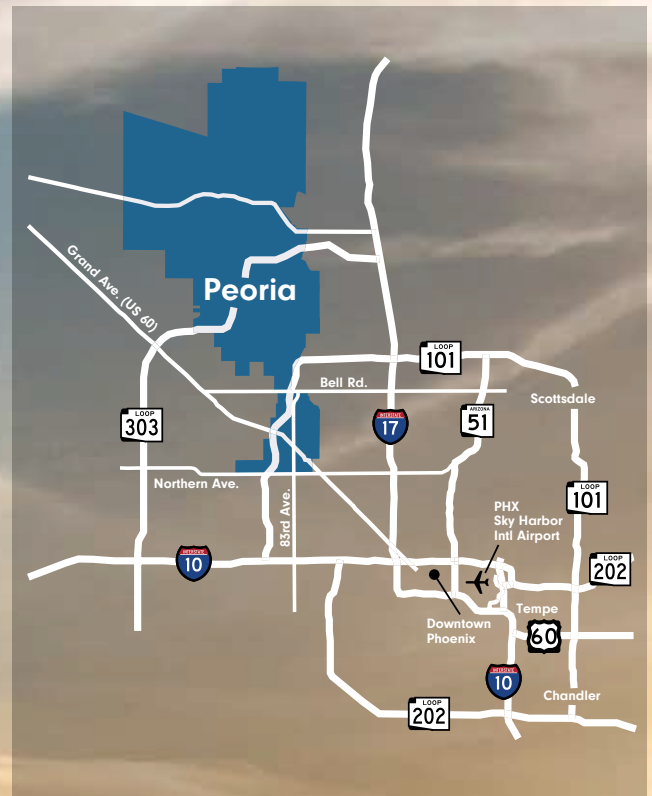
SELF-CERTIFICATION PROGRAM

Building design professionals who are registered and approved may self-certify building plans to expedite the permit process.



WORKFORCE DEVELOPMENT NAVIGATOR

A 90-day program working with city staff to bring you the workforce resources you need to hire the best talent.



For additional information:

City of Peoria
Economic Development Services
9875 N. 85th Ave. Peoria AZ 85345
(623) 773-7735 peoriaed.com



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