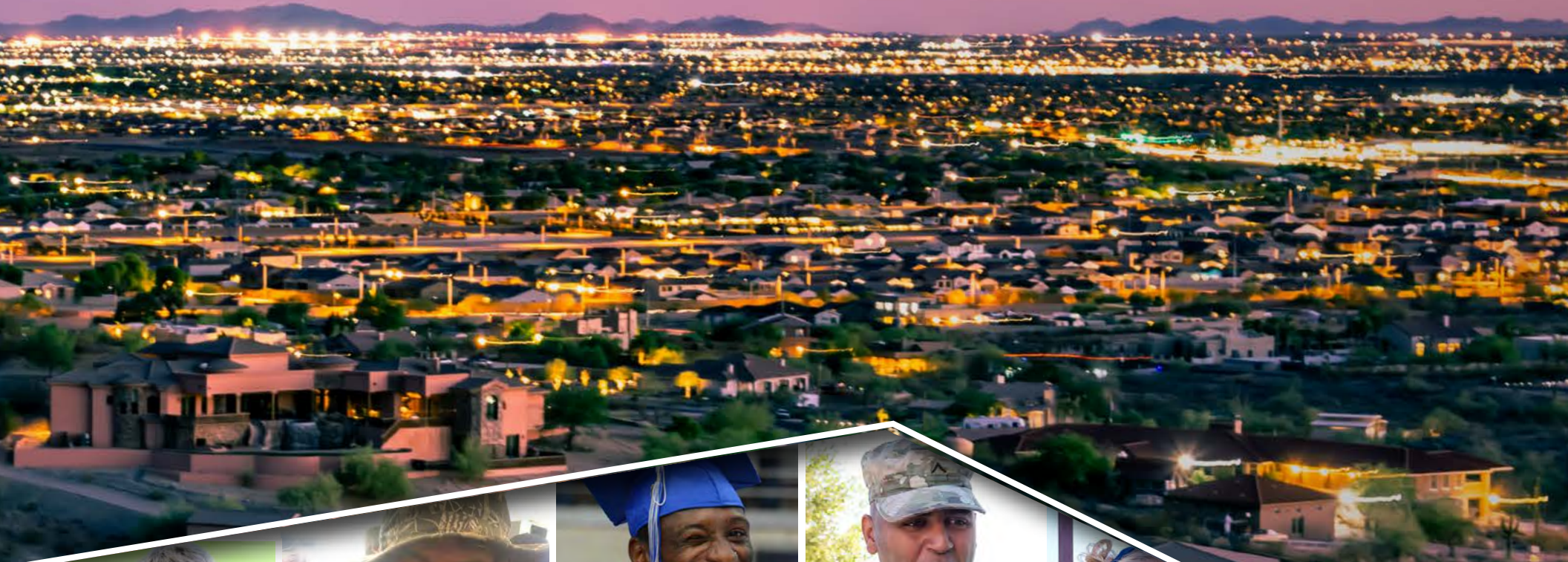
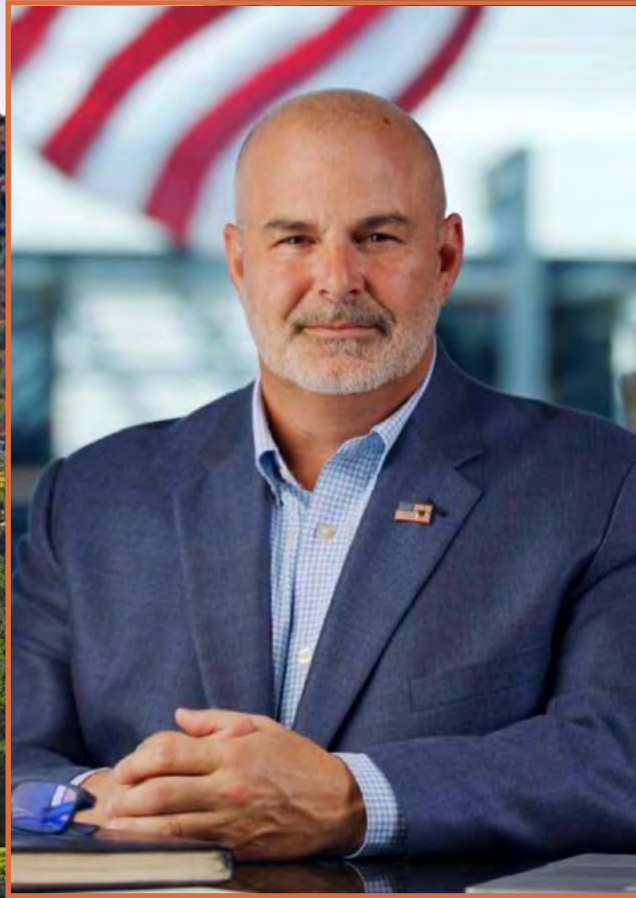




PEORIA IS THE PLACE





“Peoria is a fast-growing, innovative city that is committed to supporting all business through development with a streamlined permitting process and leadership that is not only pro-business but moves at the speed and efficiency of business. Our city offers amenities for all ages, including water sports on Lake Pleasant, P83 Entertainment District, beautiful parks and golf courses, and an A+ school district. We welcome you to partner with us as Peoria realizes its full potential.”

Mayor Jason Beck



Blackstone Country Club

ACCOLADES



**20
21**

**#1 CITY TO LIVE,
WORK AND PLAY**
RANKING ARIZONA



**20
22**

**TOP 20 BOOMTOWNS
IN AMERICA**
SMART ASSET



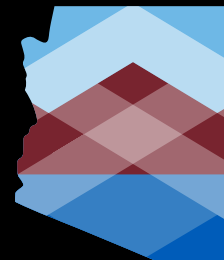
**20
22**

**#1 MASTER-PLANNED
COMMUNITY IN
ARIZONA**
RANKING ARIZONA



**20
22**

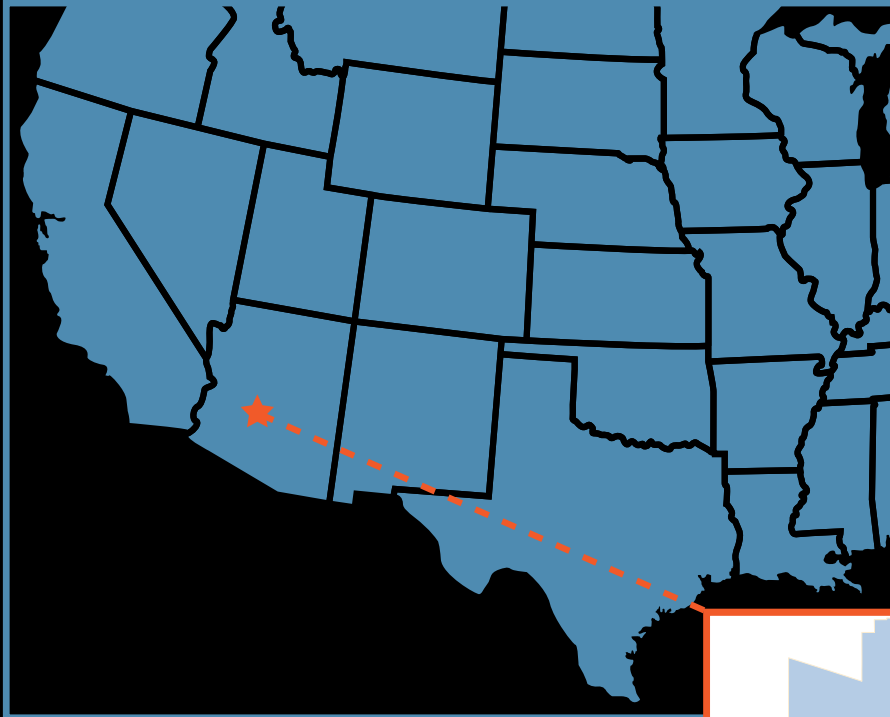
**#2 BEST PLACES
TO LIVE IN
ARIZONA**
RANKING ARIZONA



PEORIA IS
THE PLACE

LOCATION

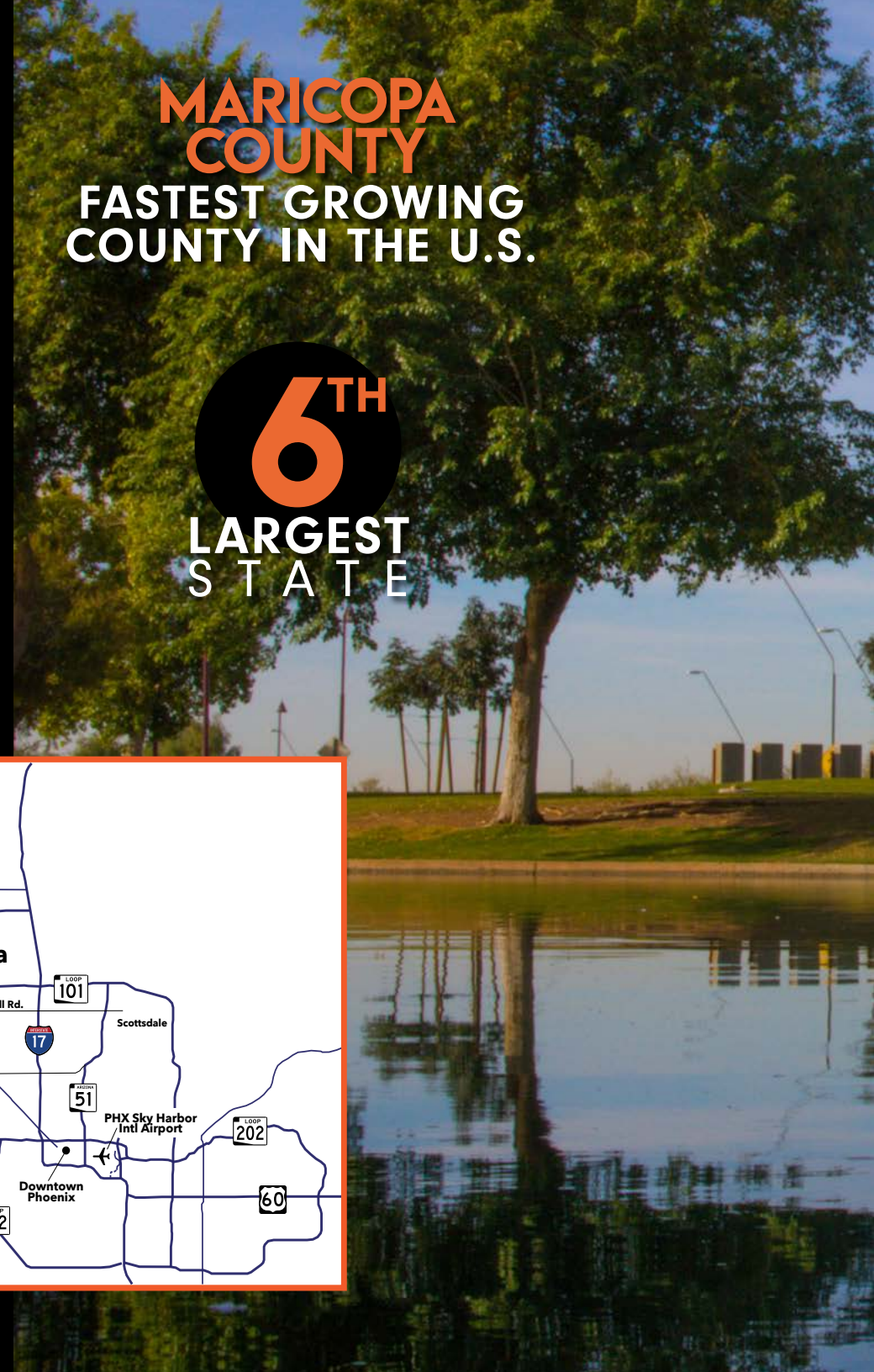
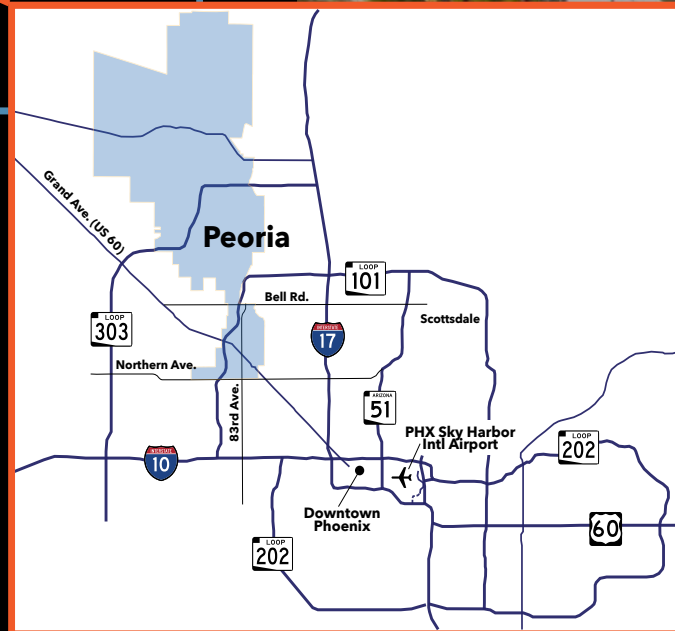
**MARICOPA
COUNTY**
FASTEST GROWING
COUNTY IN THE U.S.



6TH
LARGEST
STATE

Mileage from Peoria to:	
Chicago	1,800
Dallas	1,000
Denver	800
Las Vegas	300
Los Angeles	370
San Diego	350
Santa Fe	500
Seattle	1,400
Salt Lake City	650

Flight times from Phoenix:	
	3 Hours
	2 Hours
	2 Hours
	1 Hour
	1.5 Hours
	1 Hour
	1.5 Hours
	3 Hours
	1.5 Hours





Rio Vista Community Park

QUICK FACTS



POPULATION

198,000

9TH LARGEST CITY IN ARIZONA



4,080

TOTAL BUSINESSES

MEDIAN HOUSEHOLD INCOME

\$85,800



AVERAGE HOME VALUE

\$332,036

QUALITY OF LIFE

In 2021, AZ Big Media named Peoria the No.1 city to live, work and play in Arizona. Peoria has also been nationally recognized for its high-performing schools and award-winning infrastructure, sustainability program, parks, and public safety. From north to south, Peoria has top-notch shopping, chef-driven restaurants, entertainment and a thriving arts scene.



39 Parks



2 Public Libraries



3 Public Pools



A+ Schools



31 Miles of Trails



20 Public Art Pieces



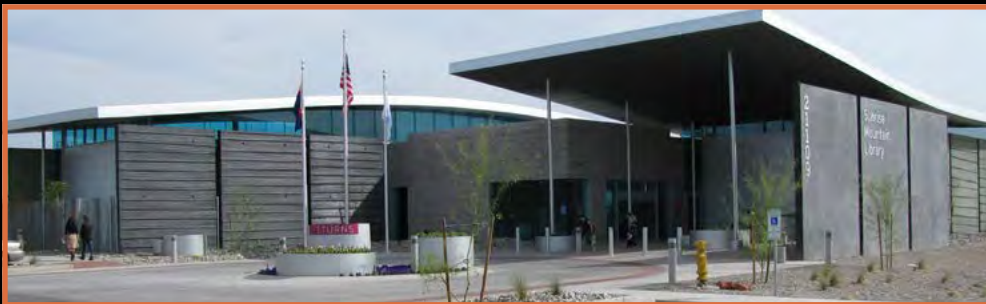
2 Theaters



5 Golf Courses

Peoria Sports Complex

Spring training home for the Seattle Mariners and the San Diego Padres



Sunrise Mountain Library



Peoria and the greater Phoenix region are home to a number of professional sports teams.



MLB
Arizona Diamondbacks



MLB
San Diego Padres



MLB
Seattle Mariners



NBA
Phoenix Suns



NFL
Arizona Cardinals



NHL
Arizona Coyotes



The Peoria Sports Complex is the spring training home of the San Diego Padres and Seattle Mariners. This complex was the first two-team Major League Baseball spring training and player development facility in the country. Built in 1994, the complex has served as a model for other facilities of its kind. The state-of-the-art facility is in the heart of a vibrant shopping and entertainment district, the P83 Entertainment District, and hosts year-round training camps and city and community events.

DAYTIME

Peoria, Arizona has something for everyone. Peoria is home to the beautiful Lake Pleasant Regional Park. Lake Pleasant is one of the most popular recreation areas in the Valley for kayaking, fishing, scuba diving, camping and more! Residents and visitors can also take in a professional baseball game at the Peoria Sports Complex, which is located in our P83 Entertainment District with several retail outlets, hotels, and locally owned and award-winning restaurants.



Shopping at
Park West



Lake Pleasant



Quintero Golf Course



Mochilero Kitchen

NIGHTLIFE

Come check out Peoria's nightlife! From its energetic restaurant and entertainment scene to late-night scorpion hunting to moonlight kayaking. Peoria's nightlife is something everyone should experience. Visitors have their pick of savory local food, artisan breweries, creative theater, live music, and sporting events in the P83 Entertainment District. Additionally, the Peoria Center for the Performing Arts offers immersive, interactive theater shows with drinks and food trucks.



Arizona Broadway Theatre
Singing in the Rain



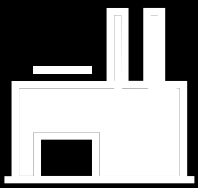
Second Saturdays



Hash Kitchen

TARGET INDUSTRIES

Peoria targets specific industries to attract high quality jobs for its citizens. These industries were chosen based on the city's strengths, opportunities for growth, available workforce, and sustainability for the future. Peoria also focuses on cross-industry opportunities, companies that do not fit into standard industry classifications but create innovative products and services that benefit the community. Focusing resources creates efficiencies and success for Peoria.



Advanced Manufacturing

Semiconductor, energy, tech assembly, vehicles



Healthcare/Bioscience

Lab spaces, hospitals, specialized centers, services



Advanced Business Services

Fin-tech, software, insurance, regional operations



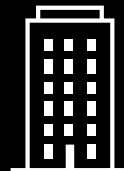
Technology and Innovation

Solutions used across industry sectors, including AR/VR/AI



Research and Development

Medical, materials, technology processes, product development



Headquarters

Regional operations, start-up companies, business services

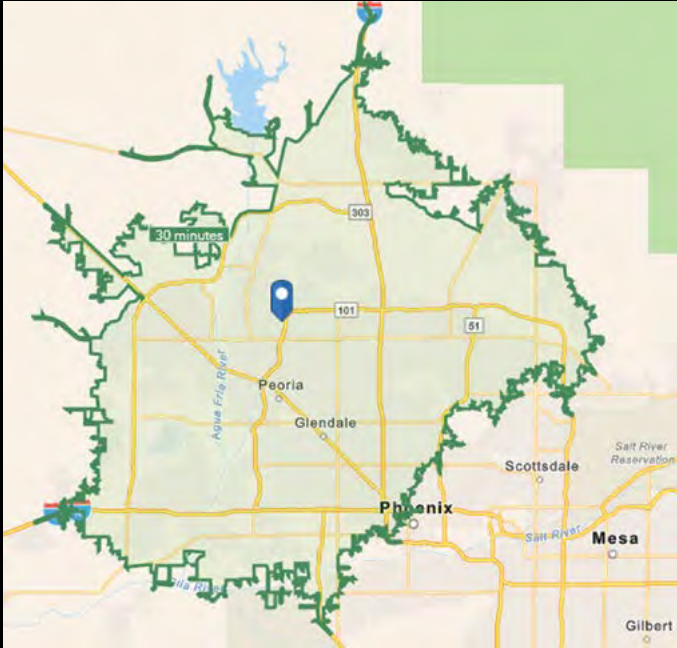




The advanced business services industry sector in Peoria will have a world-class home in Stadium Point at P83, a transformative, vertical, mixed-use development located in the heart of Peoria's P83 Entertainment District. It is at the center of the northwest Greater Phoenix region and is a prime location for businesses looking to find a successful business environment. Located at Bell Road and the Loop 101 freeway, Stadium Point will be a world-class location with Class A office space, business hotel, signature retail, multi-family residential, and exciting dining and entertainment options.



TALENT POOL



30-MINUTE DRIVE TIME

Loop 101 and Bell Road
Population: 2.5 million
1,011,000 workers live in area
241,000 people who live within 30-minute area work in finance and advanced business fields

Commute shed includes Scottsdale

MAJOR EMPLOYERS WITHIN 30 MINUTES

Honeywell
TSMC
USAA
Aviage
Banner Health





PIPELINE



Colleges and universities that serve Peoria:

Huntington University - Arizona (Private)
Arizona State University (Public)
Grand Canyon University (Private)
Glendale Community College (Public)
Estrella Mountain Community College (Public)

Peoria Unified School District (PUSD)

Public district, K-12 grade levels
Career and technical education programs

- Business, marketing and management
- Industrial, manufacturing and engineering systems
- Communication and information systems
 - Health services

Other schools include West-MEC, BASIS Peoria and several private and charter schools.

INNOVATIVE CULTURE

Building and nurturing a strong entrepreneurial ecosystem that supports creators and encourages them to develop new skills, innovate, and pursue their entrepreneurial ideas is important in furthering economic growth. Leveraging innovation-as-a-service to develop new opportunities like Pop-Up Peoria and Peoria Interactive Experience (PIE), attracts talented thinkers, creators and inventors to Peoria who want an exceptional place to live, work, and play.



PROGRAMMING

Skill building, training and events to encourage connectivity

INNOVATION AS A SERVICE

Working in partnership with the City of Peoria



OPEN

ATION
SERVICE

Partnership with
of Peoria

INCUBATION &
ACCELERATION

Support of West Valley
ventures and innovators

INNOVATIVE SOLUTIONS

In addition to developing new and unique opportunities such as PopUp Peoria, Peoria Interactive Experience (PIE), and Amplify Studio for attracting talented thinkers, creator and inventors to Peoria who want an exceptional place to live, work and play.

PopUp Peoria builds connectivity between arts and culinary entrepreneurs from key partnerships as well as further integrating them into the broader ecosystem.

PIE is the technology that allows the city of Peoria to offer free, on-demand programs and workshops to residents. This online solution, powered by Televeda, increases accessibility and engagement of city of Peoria programs and services with exceptional two-way, interactive, live streaming content.

Amplify Studio, an example of accelerating entrepreneurial ecosystem growth, is the first free, west valley, publicly accessible digital media studio. Launched out of a high demand for recording space for Podcasters, Amplify Studio opened to the public in 2022 at Peoria's Main Library.



POPUP Peoria

COST OF DOING BUSINESS

	GREATER PHOENIX	SAN FRANCISCO	SAN DIEGO	SALT LAKE CITY	LAS VEGAS	DENVER
POPULATION	4,967,671	4,578,910	3,271,058	1,277,420	2,306,916	2,980,695
MEDIAN AGE	37.6	40.2	36.9	33.6	38.1	37.3
GDP	\$343B	\$716B	\$291B	\$121B	\$150B	\$285B

LABOR

EMPLOYMENT	2,520,300	2,488,600	1,548,200	707,900	1,087,300	1,687,600
UNEMPLOYMENT RATE	2.7%	2.4%	2.9%	2%	5.4%	2.8%
ANNUAL MEAN WAGE	\$56,610	\$86,590	\$67,200	\$57,660	\$50,360	\$66,750
ANNUAL MEDIAN WAGE	\$45,572	\$62,004	\$48,048	\$46,904	\$37,544	\$49,212
UNEMPLOYMENT INSURANCE	\$160	\$238	\$238	\$1,581	\$1,080	\$289
RIGHT-TO-WORK STATE	YES	NO	NO	YES	YES	NO





Peoria City Hall Municipal Campus

	GREATER PHOENIX	SAN FRANCISCO	SAN DIEGO	SALT LAKE CITY	LAS VEGAS	DENVER
REAL ESTATE						
TOTAL OFFICE LEASE RATE/MO.	\$2.38/SF	\$5.08/SF	\$3.14/SF	\$2.11/SF	\$2.22/SF	\$2.42/SF
TOTAL INDUSTRIAL LEASE RATE/MO.	\$1.00/SF	\$2.24/SF	\$1.79/SF	\$0.83/SF	\$1.09/SF	\$0.97/SF
MEDIAN HOME PRICES	\$433,926	\$1,096,477	\$822,400	\$523,590	\$396,342	\$570,262
TAXES						
PERSONAL INCOME TAX RATE	2.50%	1.00% - 13.30%	1.00% - 13.30%	4.95%	0%	4.55%
CORPORATE INCOME TAX RATE	4.90%	8.84%	8.84%	4.85%	0%	4.55%
SALES TAX RATE	8.60%	8.6%	7.8%	7.8%	8.4%	8.8%
COST OF LIVING INDEX						
OVERALL SCORE	105.8	182.8	147.4	107.4	99.5	111.2
GROCERY	99.6	131.7	110.0	101.7	103.5	95.5
HOUSING	130.8	307.9	227.1	117.8	107.0	134.6
UTILITIES	100.4	128.5	111.0	92.3	107.9	92.4
TRANSPORTATION	102.4	131.8	127.6	111.1	111.5	104.5
HEALTH	92.1	127.3	107.2	94.0	91.2	101.7

PREMIER SITES

1 VISTANCIA COMMERCIAL CORE

Located in north Peoria, the Vistancia Commercial Core is more than 500 acres of shovel-ready land with easy access to the Loop 303. Minutes from a top-rated master planned community and a variety of dining and shopping opportunities the Vistancia Commercial Core is a blank canvas full of possibility.



2 STADIUM POINT AT P83

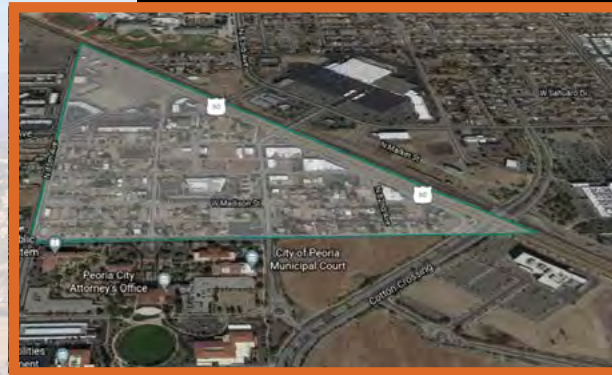
Stadium Point is 17 acres of city-owned land situated near Loop 101 and Bell Road in the P83 Entertainment District. The district is an amenity rich area ready to accommodate up to one million square feet of Class A office, hotel, retail, residential and parking.



3 COREWEST

CoreWest is Class A commercial real estate project located on the southwest corner of the Loop 101 and Peoria Avenue. The space calls for 170,000 square feet of Class A office space on 14 acres of land.





4 DOWNTOWN PEORIA

Downtown Peoria is the historical and cultural hub of the community. Within minutes of the US 60, Loop 101, I-10 and I-17 and built and zoned for commercial use, Downtown properties are available for redevelopment and build to suit.



5 PEORIA PLACE

Peoria Place is more than 112 acres near the City of Peoria Municipal Complex and Old Town Peoria. With easy access to the US 60 and Loop 101, Peoria Place is located close to retail, business and infrastructure.



6 PEORIA LOGISTICS PARK

Peoria Logistics Park is a 158-acre industrial park located in the southern area of Peoria. It is located in close proximity to Loop 101 and Grand Avenue (US 60) for easy access to the entire region and major inter-states. It is within 6-9 miles of I-10 depending on route.

PEORIA OPPORTUNITY TRIANGLE

THE FUTURE IS IN PEORIA, ARIZONA

The Peoria Opportunity Triangle is a rapidly developing area that is ideal for future-ready industries and companies. Growing and expanding technology-focused firms are reshaping multiple existing industries and creating new ones with constant innovation. Companies will find a deep and available pool of tech talent, as demonstrated by USAA adding 1,000 software engineers and knowledge workers to their campus a few minutes east of Peoria. The future for success and growth is in North Peoria.

Employers will find a solid workforce within a 30-minute commute shed near Loop 303 and Lake Pleasant Parkway.

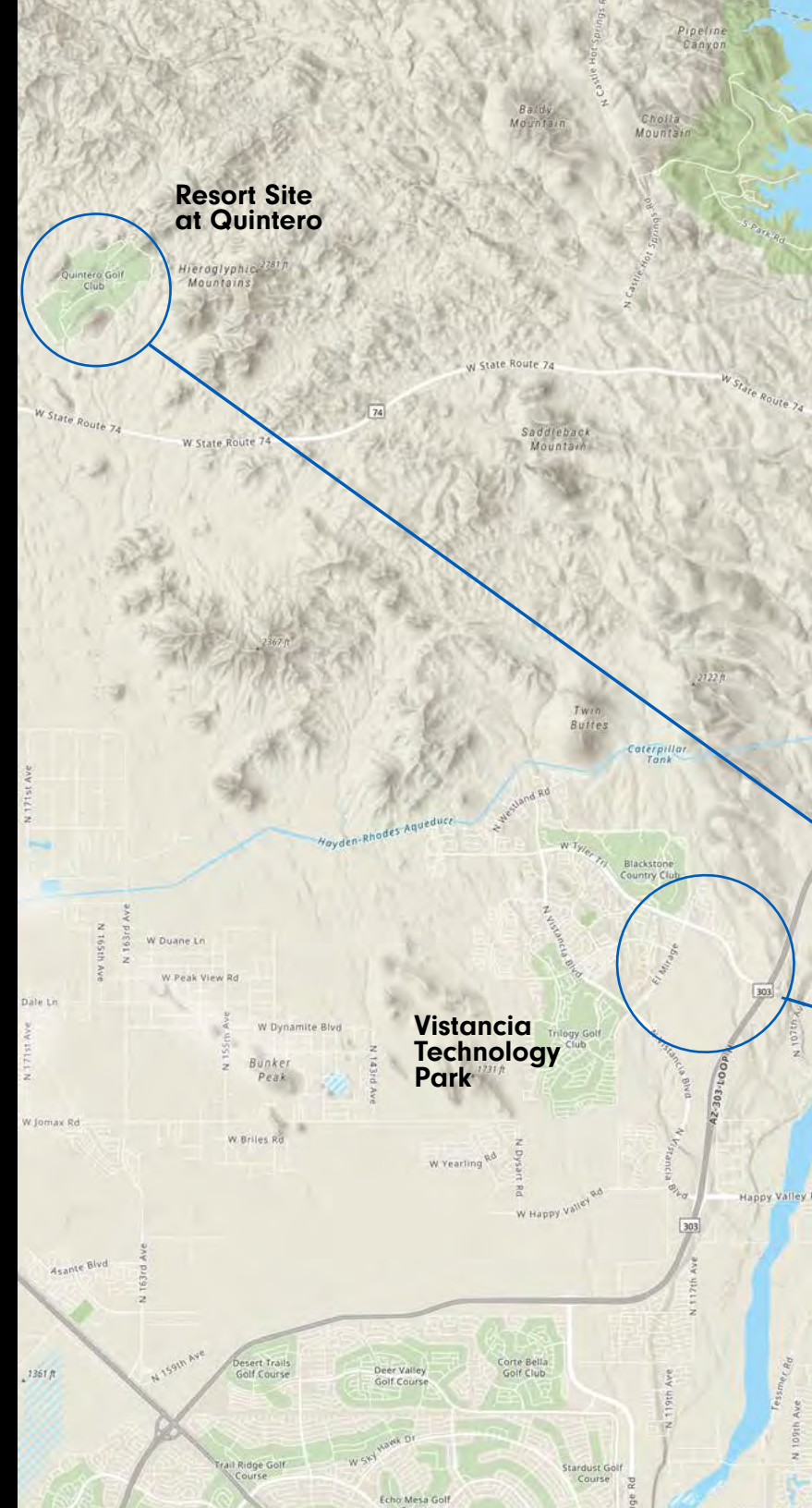
Population 2020: 1.39 million

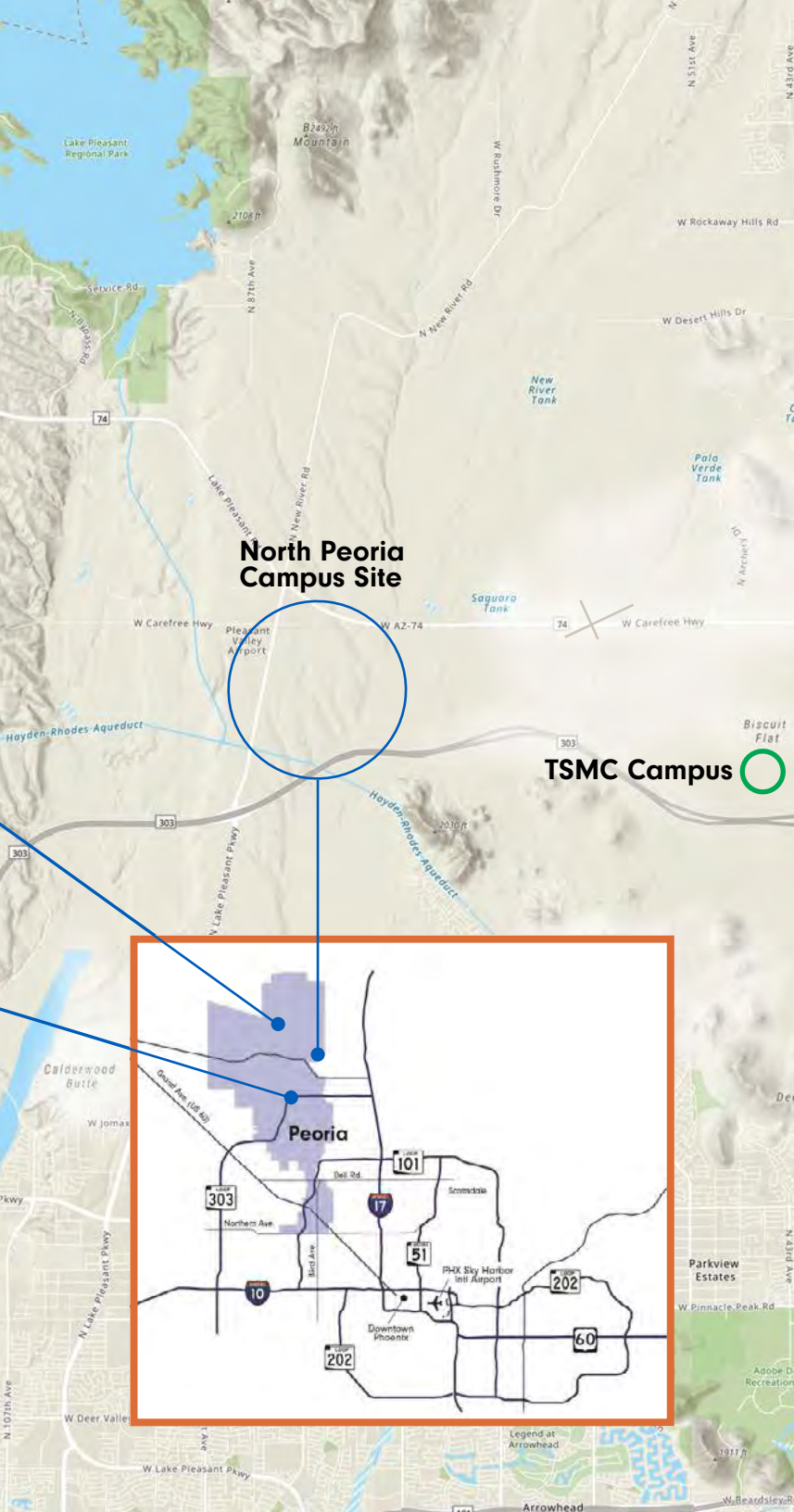
Population 2025: 1.49 million

633,000 workers live within the commute shed which includes Scottsdale workforce.

Major employers within 30 minutes:

Honeywell Aerospace • USAA • Mayo Clinic • TSMC





North Peoria Campus Site

TSMC Campus



NORTH PEORIA CAMPUS SITE

North Peoria has the space to be creatively designed and planned to meet any vision, including Class A office, research and development labs, or light industrial for smart manufacturing.



VISTANCIA TECHNOLOGY PARK

The Vistancia master-planned community includes a 300+ acre employment area that is ideal for advanced technology companies. The Loop 303 is adjacent to Vistancia and offers high speed access to a wide range of experienced and available tech talent.



RESORT SITE AT QUINTERO

Quintero Golf Course is an award-winning, Rees Jones-designed course, that offers one of the most unique golfing experiences in the Southwest. It could anchor a world-class destination resort that is only minutes from Lake Pleasant and the incredible beauty of Arizona.

OUR SERVICE



SITE SELECTION

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



CONCIERGE PROGRAM

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



WORKFORCE DEVELOPMENT NAVIGATOR

Workforce development continues to be a high priority for the city. Peoria's valuable ecosystem infrastructure is unique in the West Valley and brings workforce development to the next level.



Centennial Plaza Decades Walk

Created through a local competition to celebrate the Arizona centennial



OUR TEAM



JENNIFER STEIN

Director of Economic Development
jennifer.stein@peoriaaz.gov • 623.773.7338

Jennifer Stein brings nearly 25 years of experience in communications, tourism marketing and economic development. She has been the lead for the city's hospitality business attraction. She works closely with the region's development and tourism community to elevate and attract businesses to Peoria.



DAVID VALENZUELA

Chief Business Attraction Officer
david.valenzuela@peoriaaz.gov • 623.773.5121

David's primary focus is to plan, organize, manage, and implement the activities of economic development business attraction for the city. This includes strategy development and direct marketing and business development to targeted companies and industries. He has 27 years of experience helping companies choose successful business locations in Peoria and the Greater Phoenix region.

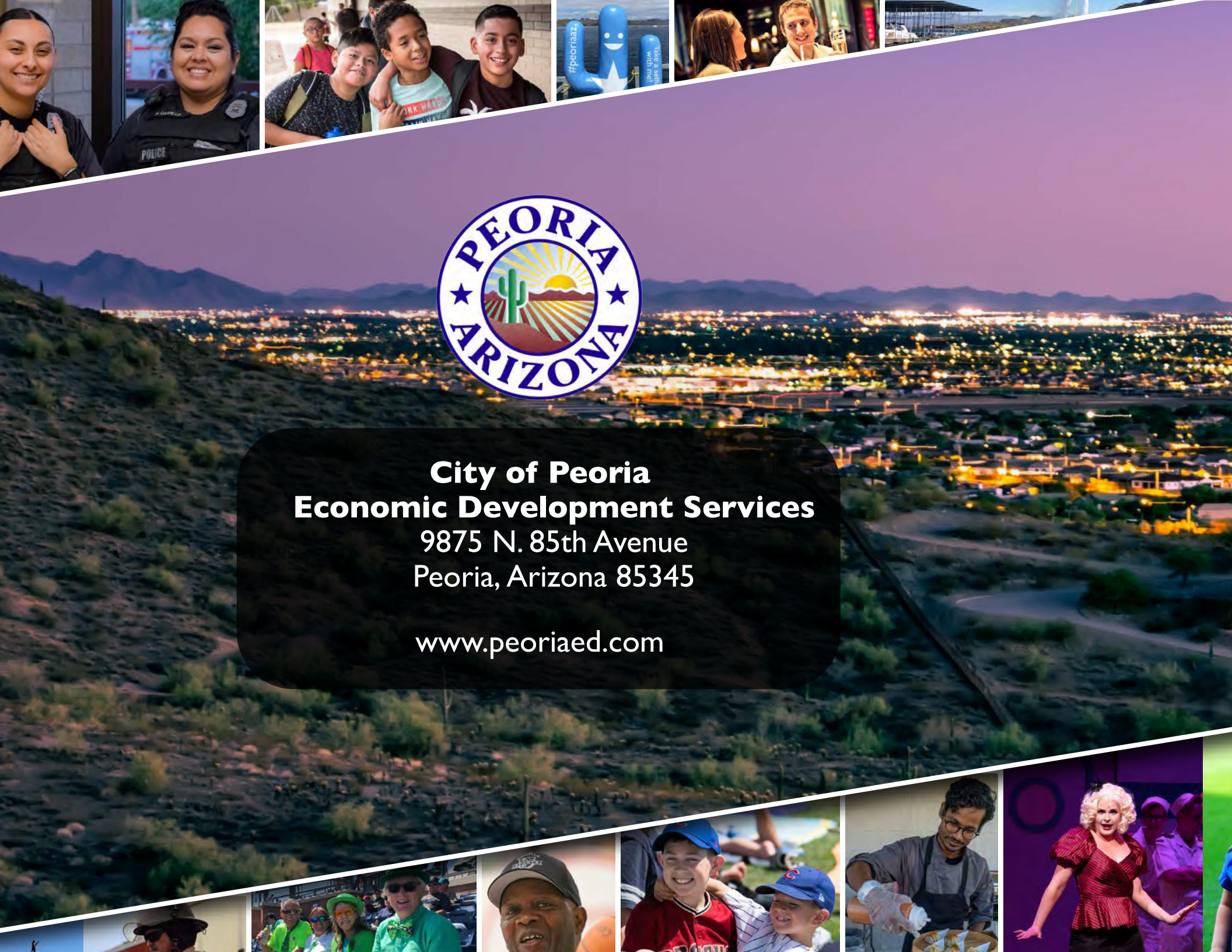


SUSANA TRASENTE

Project Manager
susana.trasente@peoriaaz.gov • 623-773-7642

Susana Trasente is the Project Manager for the Economic Development Services team at the City of Peoria. Susana's responsibilities include managing, planning and monitoring projects and programs related to the implementation of development opportunities.





City of Peoria
Economic Development Services
9875 N. 85th Avenue
Peoria, Arizona 85345
www.peoriaed.com

