



# CITY OF MARICOPA

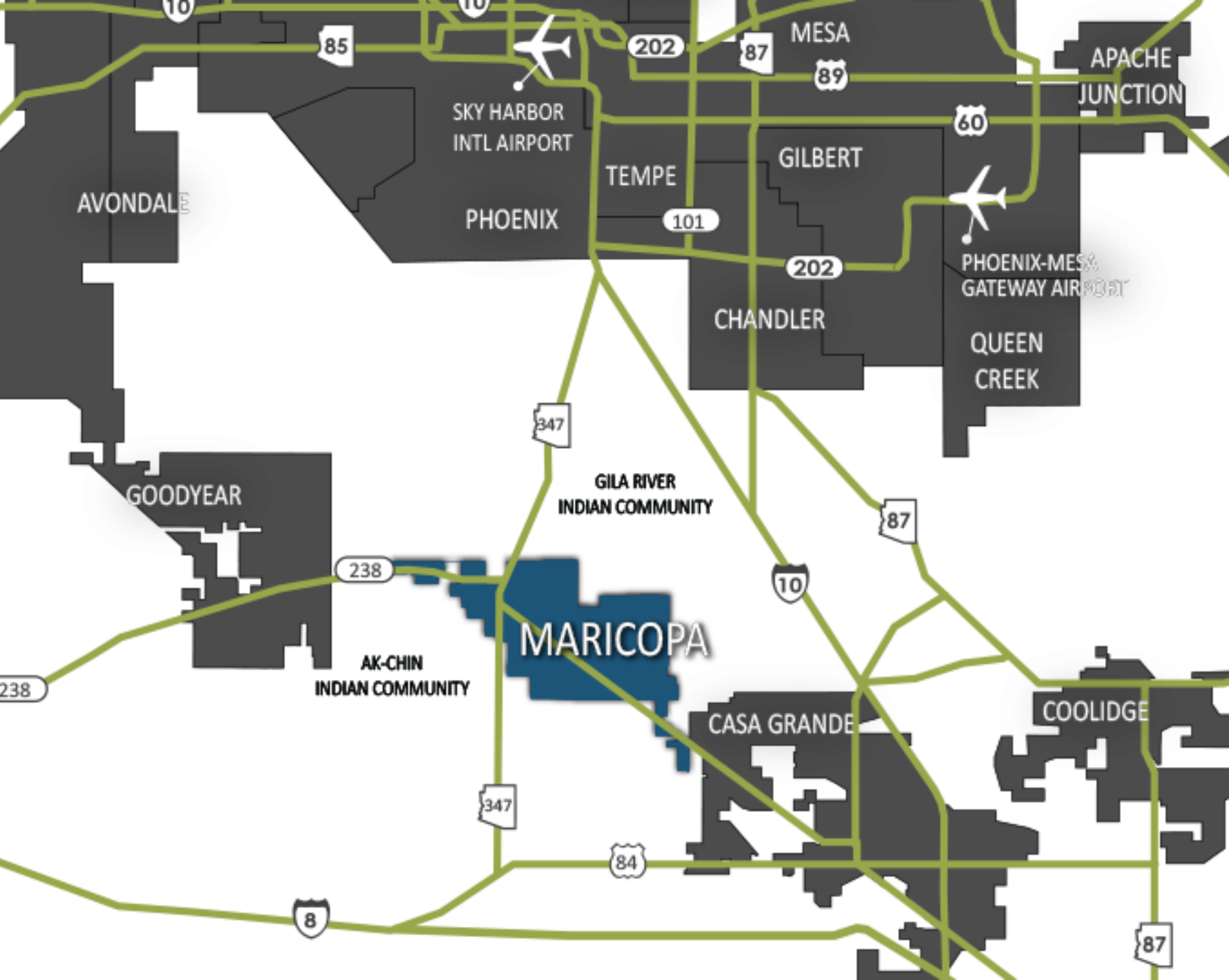
*Prepared for the  
Canadian Arizona  
Business Council*

*December 2016*

*Economic Development  
Department*





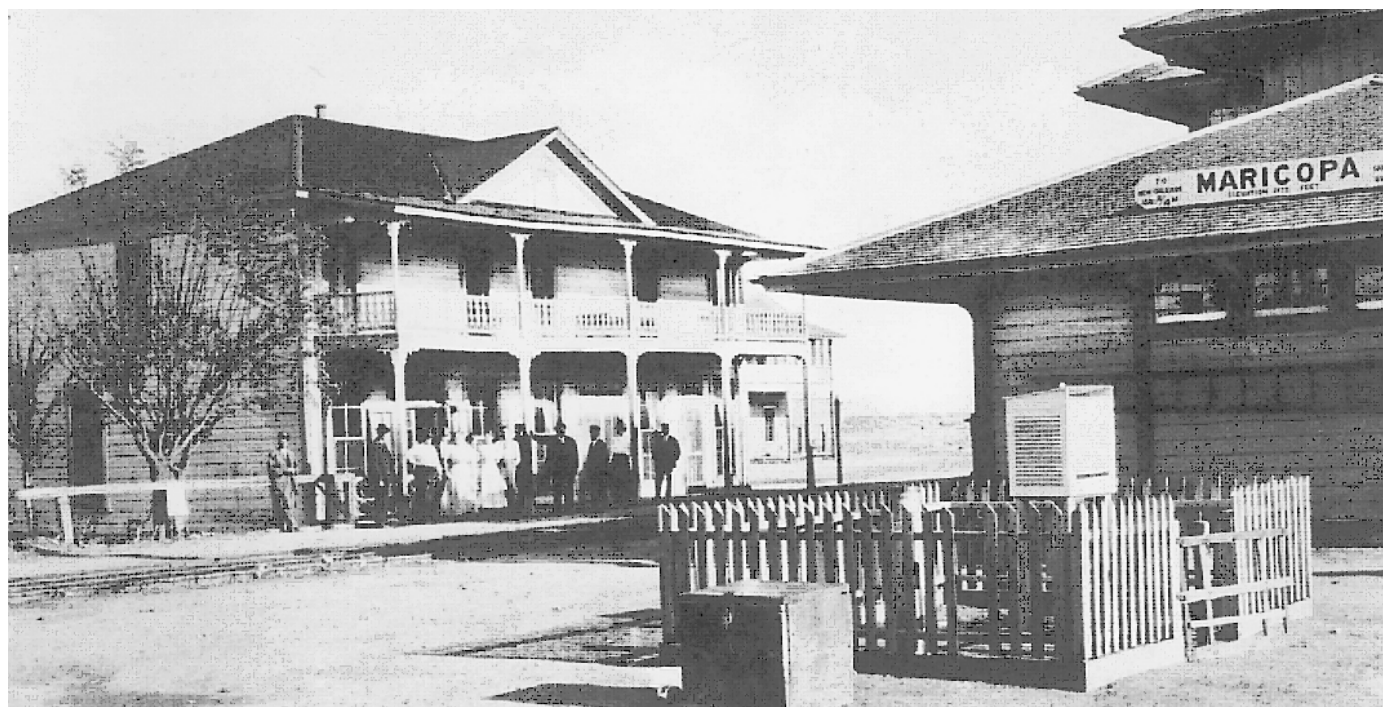
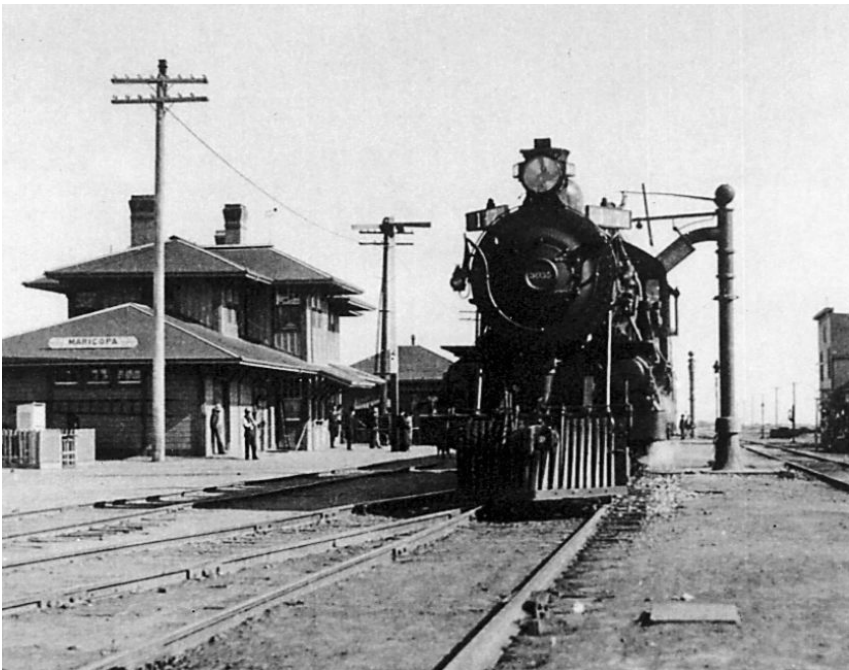


## REGIONAL MAP

Small-Town  
atmosphere with a  
convenient location 30  
minutes to Sky Harbor

Quick commute to  
East Valley





Clockwise from top left:  
Maricopa Train Station,  
Water Tower & Train  
Station early 1900's,  
Maricopa early 1900's

Photo Credit: Maricopa  
Historical Society







Clockwise from left:  
California Zephyr  
(vintage), California  
Zephyr (current), Amtrak  
in Maricopa (2002)





# MARICOPA BY THE NUMBERS

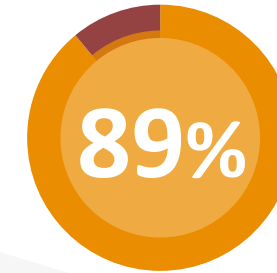
## HOUSEHOLD INCOME

Average household size 3.03

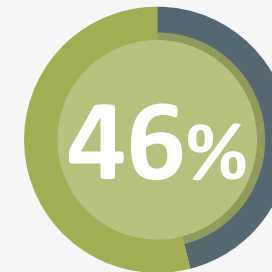


Data Sources  
2010-2012 American Community Survey  
2010 U.S. Census

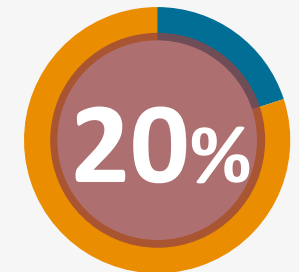
## EDUCATIONAL ATTAINMENT



High school  
graduate or higher

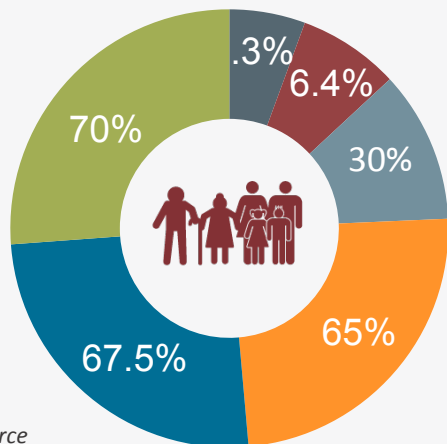


Bachelor's  
degree or higher



Master's degree  
or higher

## AGE DISTRIBUTION



Under 15	13,060
Age 16 & up	30,422
Age 18 & up	29,346
Age 21 & up	28,242
Age 65 & up	2,762
Age 85 & up	121

Median Age 33.8

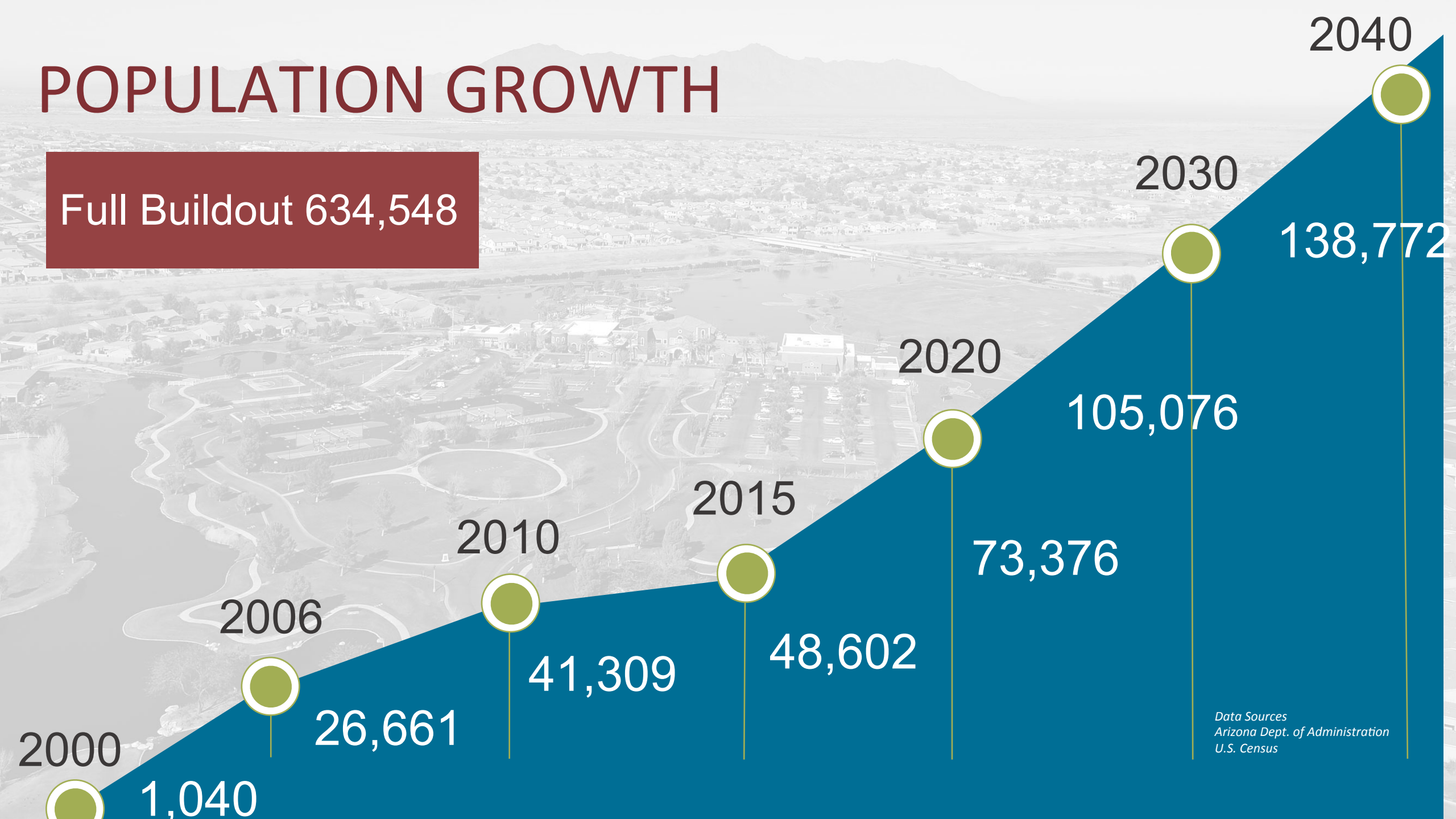
Data Source  
2010 U.S. Census

Data Source  
City of Maricopa 2013 Labor Survey, Prepared by Elliott D. Pollack & Company



# POPULATION GROWTH

Full Buildout 634,548



Data Sources  
Arizona Dept. of Administration  
U.S. Census



# MARICOPA BY THE NUMBERS

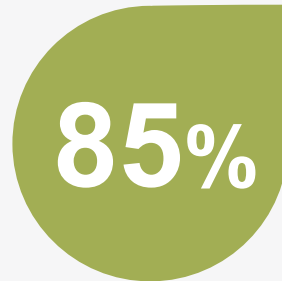
## EMPLOYMENT CHARACTERISTICS



Work outside  
Maricopa

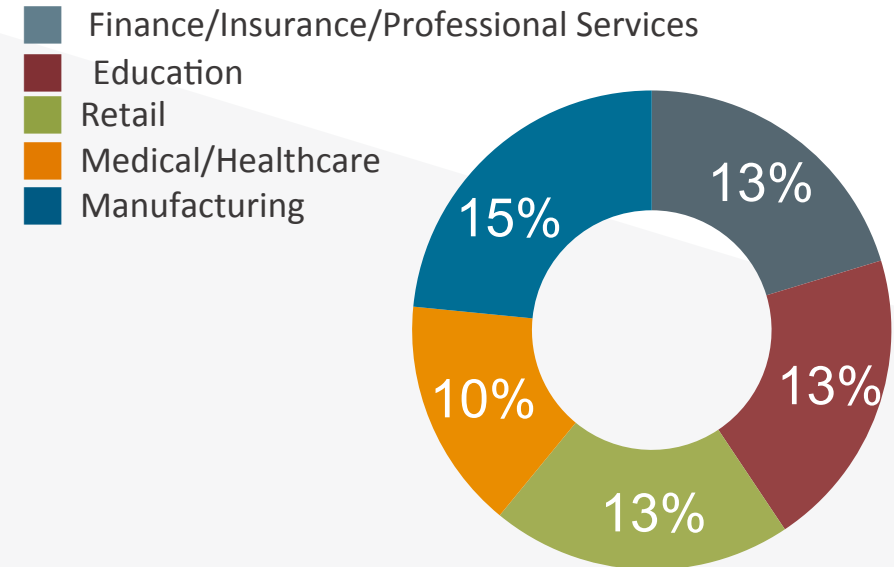


Average  
Commute



Would Prefer to  
Wok in Maricopa

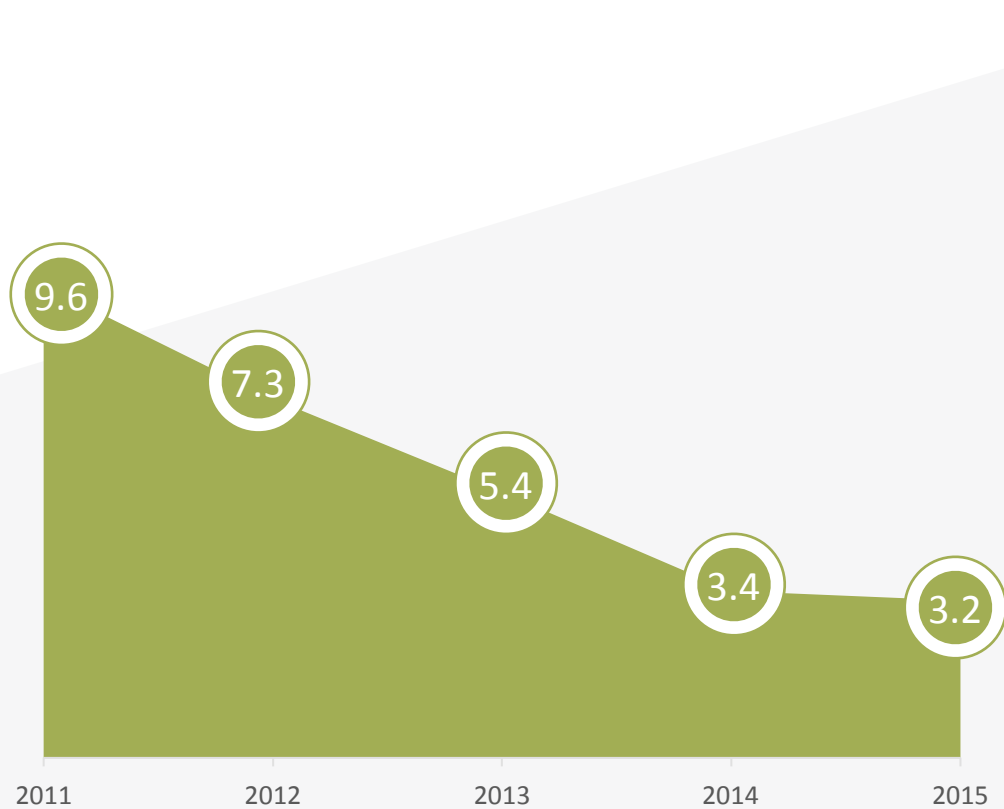
## TOP INDUSTRIES FOR EMPLOYMENT





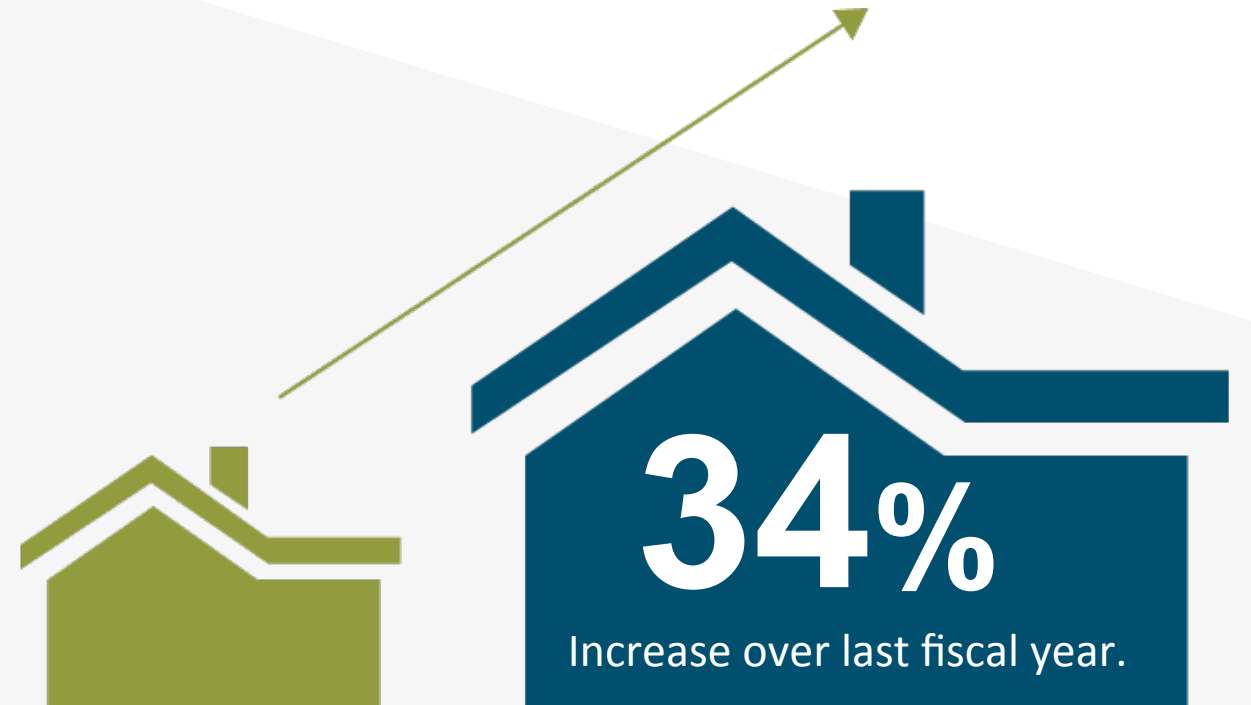
# HOUSING UPDATE

## HOUSING VACANCY RATES



Source: City of Maricopa, Development Services Department

## NEW HOME SALES (PERMITS)



# RECOGNITION



SAFEST  
CITY

*Source: SafeWise.com*



MOST  
AFFORDABLE  
CITY

*Source: SmartAsset.com*



2016  
PLAYFUL  
CITY USA

*Source: Kaboom.org*



# MARICOPA IS HOME TO...



Arid Land Agricultural  
Research Center



University of Arizona Maricopa  
Agricultural Center



Nissan Arizona Testing Center



Volkswagen Group of America

# TARGET INDUSTRIES

AGRITECH



BIOTECH



HEALTHCARE



PROFESSIONAL  
SERVICES



RETAIL





# MARICOPA CENTER FOR RENEURSHIP



Assists new and startup companies to GROW by providing coaching, resources and management training or office space.

Revolving Loan Fund



“MCE has been an amazing network of resources for Ketalog. MCE has helped us focus on sharpening our company goals and concepts, they have mentored us, and strategized business planning step by step. MCE works with entrepreneurs and helped to contribute to our success.”





## CITY CENTER COMPLEX

140 acres City Hall & Police Administration opened in September 2013

Additional future uses Civic, Park and Office

12 acres immediately available for commercial development





# COPPER SKY RECREATION CENTER



Opened on March 15, 2014

120 acres

52,000 square foot Multigenerational/Aquatics Center

98-acre regional park

Projected 500,000 visitors

Daily users

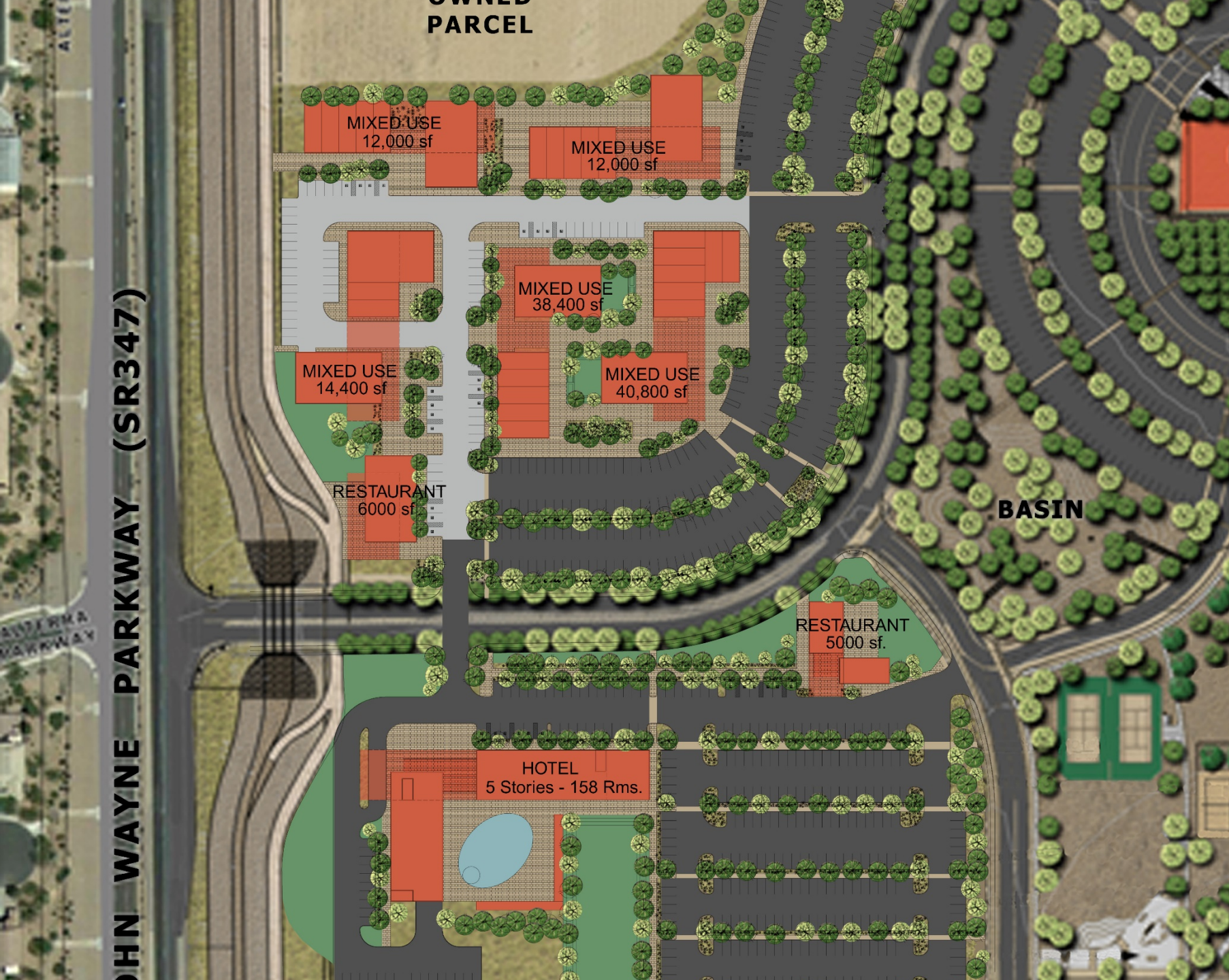
Community events

Regional athletic tournaments



- Salsa Festival: Maricopa's signature community event (10,000 visitors)
- 2nd Saturday Maricopa Market: Produce on Wheels Program, Local Vendors (450 visitors)
- Merry Copa: Holiday celebration (4,000 visitors)
- Battle of the Burbs Award Concert (2013, 2014, 2015)





## COPPER SKY COMMERCIAL

18.3 acres for  
commercial development

Frontage on SR 347 at  
Copper Sky entrance

Conceptual site plan  
envisioning a mixed-use  
development





## ESTRELLA GIN BUSINESS PARK

52-acre site

40 acres for private  
development

Industrial, office and flex  
space

Public uses: Fire station,  
public works yard, Amtrak  
relocation proposed

All utilities to site

Edison Road extension to  
Highway 238 scheduled for  
completion in October 2016

To be developed through a  
Public-Private Partnership  
with The Boyer Company



# SR 347/UPGRADE SEPARATION



Grade separation will:  
Reduce commute times  
Facilitate development  
Improve public safety



**U.S. Department  
of Transportation**

- Design Concept Report has been initiated
- Funding secured for construction
- Included in Arizona State Transportation Board 5-Year Plan
- \$15M TIGER Grant (October 2015)



# 2015 RETAIL LEAKAGE



## RETAIL LEAKAGE



**Retail Trade**  
**\$329 Million**



**Food & Drink**  
**\$37 Million**



**Clothing & Accessories**  
**\$24.5 Million**



**Vehicle & Parts Dealer**  
**\$127 Million**

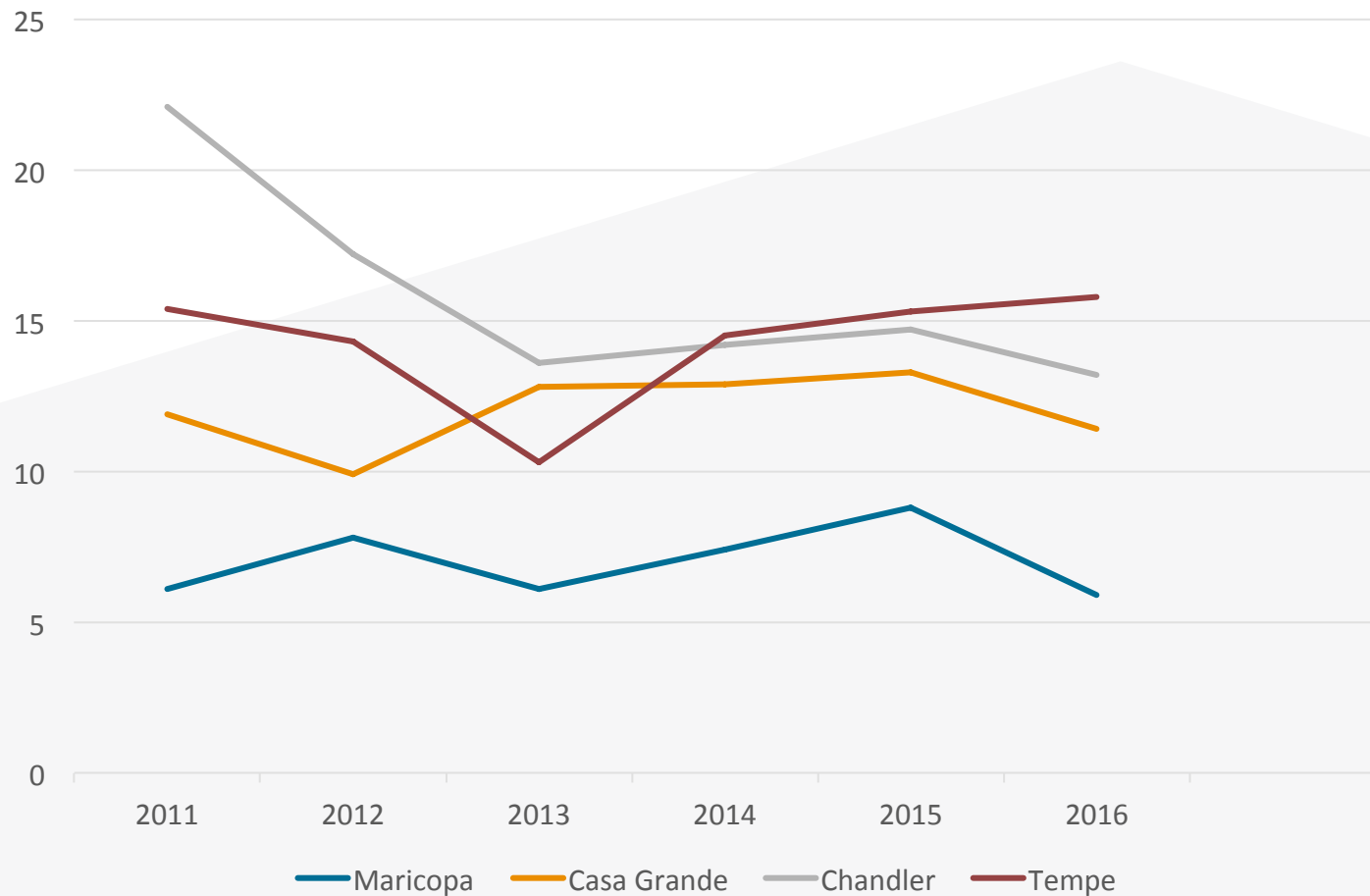


# Recently Completed & Up Coming Projects

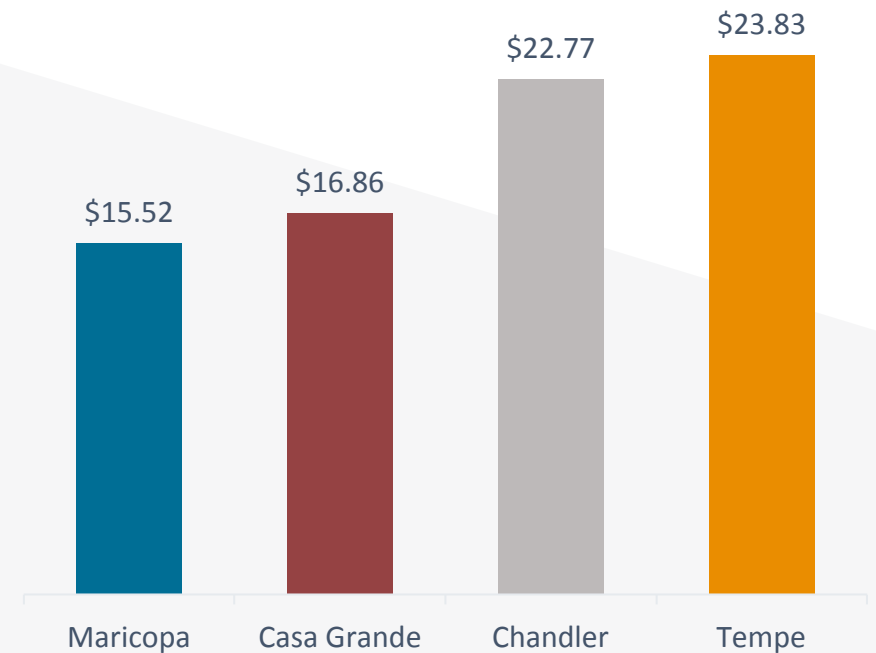


# OFFICE SPACE

## VACANCY RATE



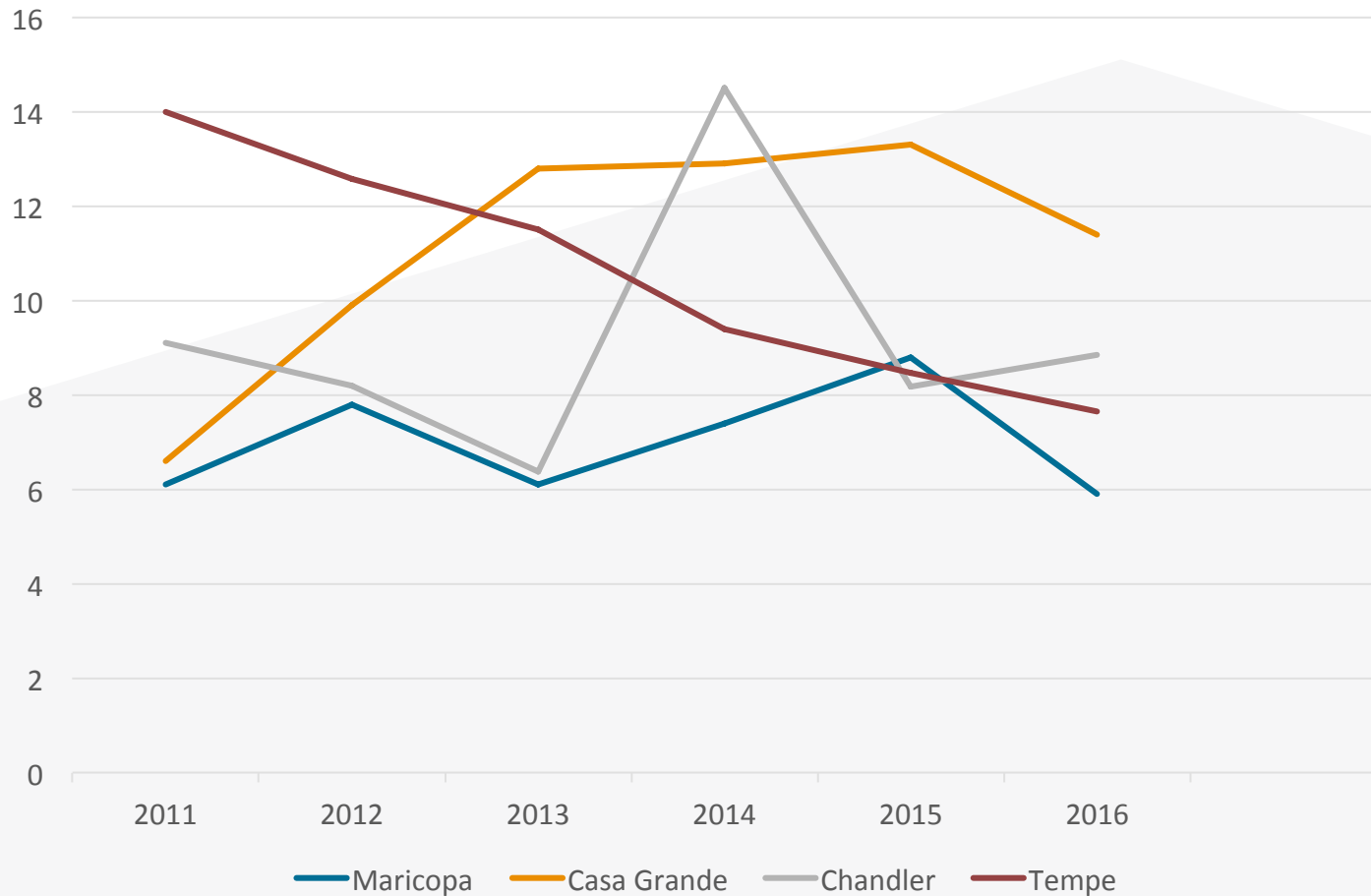
## AVG. RENT PER SF



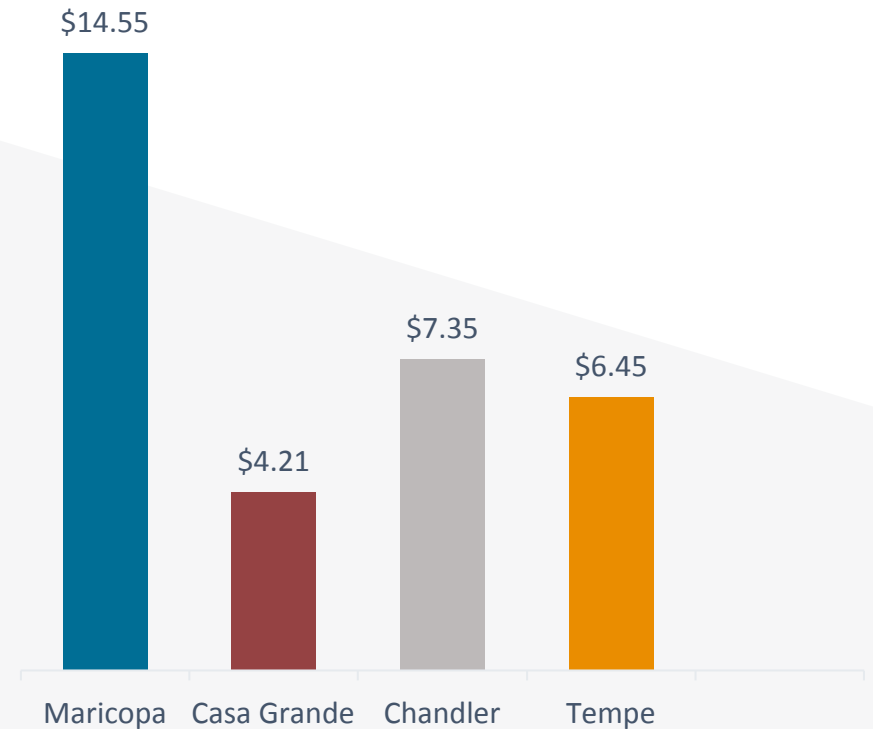
Source: CoStar commercial real estate database as of January 4, 2016

# INDUSTRIAL SPACE

## VACANCY RATE



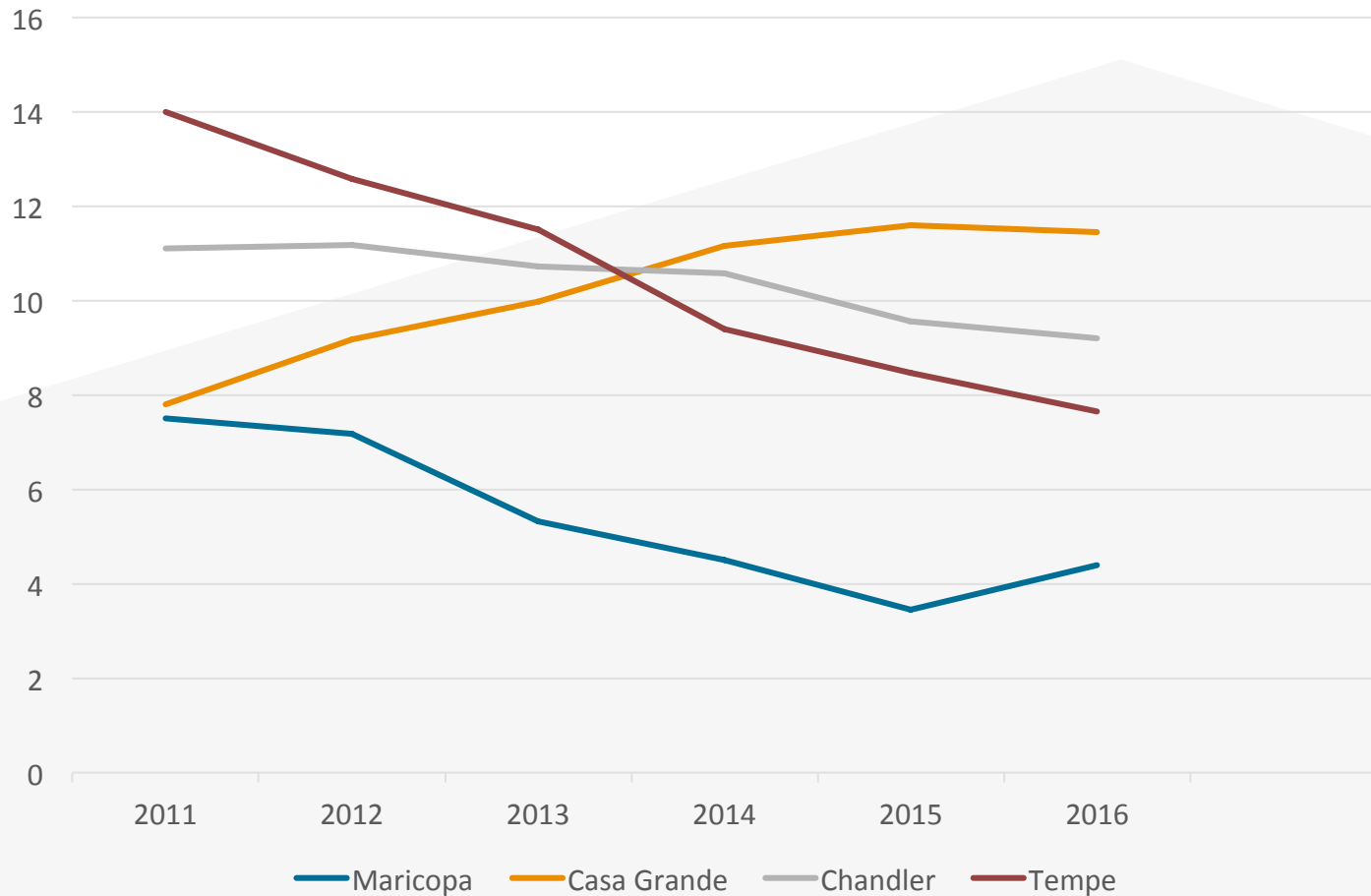
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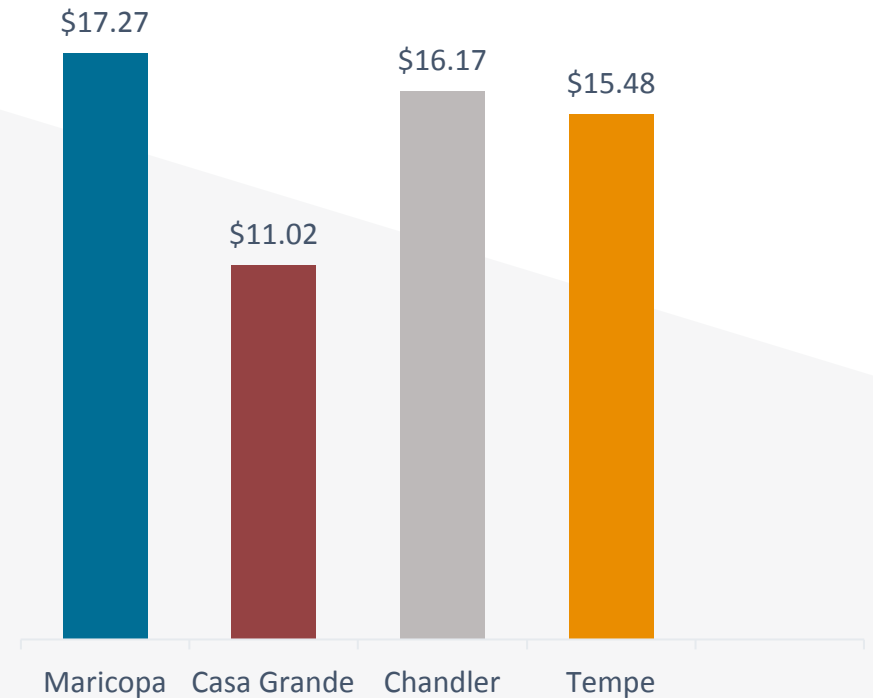


# RETAIL SPACE

## VACANCY RATE



## AVG. RENT PER SF



Source: CoStar commercial real estate database as of January 4, 2016

# Recent Announcements: Apex Motor Club



**APEX**  
MOTOR CLUB



- 280 acre, \$25 million Luxury Motorsports Racing & Social Club
- 4-mile Asphalt Track, 200 Vehicle Storage Condominiums
- Financing Secured; 300 Person Membership Waiting List
- Break Ground in Q2 2017; Completion by EOY 2018

# Lucid Motors - Casa Grande



- 500 acre, \$700 million Electric Vehicle Manufacturing Facility
- 2,000 Employees
- Shovel Ready Site with Heavy Rail Access
- Luxury Electric Vehicle to be Available in 2018



# THANK YOU!

Maricopa-az.gov | Maricopamatters.com  
Economicdevelopment@maricopa-az.gov  
520.316.6990

 MaricopaMatters

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