SUCCEED IN TEMPE, ARIZONA

WELCOME, AUSTIN!
Why Tempe Succeeds
Tempe’s Vision

- Tempe is a sustainable city economically, culturally and environmentally
- Tempe is an innovative, urban community with small town accessibility
- Tempe is a destination
Selling Point: Get Here Fast

- Centrally Located
- Five Minutes From Sky Harbor International Airport
- 105 Non-stop Flights
- Surrounded by Freeways
- Light Rail
- Bike, Bus, Walk, Car... It’s Easy!
Our Market:

- 167,000+ Residents
- 4 Million Tourists
- 160,000 Daily Visitors
- 175,000 Workforce
- 500,000 Freeway Motorists
- 100,000 Students
Resident Data:

- Median age: 28.3
- Median Income: $60,800 (age 25+)
- Diverse Population
- Education: 37.7% age 25+ with bachelor’s degree
- 18% hold doctorates
Some Elements of Tempe Economy

- Retail Sales Tax
- Development
- Businesses
- Tourism
Trends

- Retail Returning
- Hotels Coming Back
- Student Housing Projects Succeeding

Element Hotel on Apache Boulevard
New Opportunities:

- Apache Boulevard + Light Rail Corridor
- Student Housing
- College Avenue Shops
- ASU Research Park
- Emerald Center Space
Move In
Today:

- 12.6 Million sq ft of Retail
- 10% vacancy rate
- 2 million sq ft (about 13 %) added in last 2 years at:
  - Tempe Marketplace
  - Emerald Design Center
Recent Awards

BusinessWeek + Entrepreneur Magazine – Best City to Start a New Business
US News and World Report – Top 10 Cities to Find a Tech Job
Urban Land Institute – Inaugural Smart Growth Award
O'Neil Associates/ASBA Arizona Economic Indicators Monitor -- highest
quality of life and the best downtown
Urban Land Institute -- Hottest Intersections
American Planning Association -- Ten Great Streets in America.
Arizona Business Magazine -- Arizona Economic Engine Award
Utne Magazine -- 10 Most Enlightened Suburbs in America
America’s Promise Alliance -- 100 Best Communities for Young People
Walkscore.com -- Most Walkable City in Arizona
Roads and Bridges Magazine -- 10 Best New Bridges in America
Southwest Contractor Magazine -- Best Bridge / Best Green Building
McGraw-Hill -- Best Transportation Project in America
Tempe Transportation
Light Rail

- 9 STATIONS
- BORDER TO BORDER
- $300 MILLION FOR SECTION 5
- BEST TRANSPORTATION PROJECT IN AMERICA BY McGRAW HILL
- 35,000 DAILY RIDERS
- REDEVELOPMENT TOOL
Tempe Transportation Center

- 40,000 sq ft LEED Facility
- Located at Light Rail Station
  - Retail
  - Transit Store
  - Bicycle Station
  - Community Room
  - Office Space for Lease
Tempe Light Rail Bridge

- Award Winning Bridge
- Lights change each time a train passes
- Only light rail bridge in Arizona
Light Rail Development

Three Primary Areas:
- Mill Avenue
- Tempe Town Lake
- Apache Boulevard
Apache Boulevard

- 4 Mile Redevelopment Area
- 4 Light Rail Stations
- Trade School/ College Corridor
- Student Housing Options
- New Police Station
- Four Points Hotel
- Opportunities for infill projects
Tempe Town Lake

- 2.5 Mile Lake
- 100+ Annual Events
- Light Rail Bridge
- Tempe Center for the Arts
- Freeway Access
- Minutes from Sky Harbor
- Prime Development Opportunity
- Active Recreational Venue
- $415 million economic impact since opening
- 2.8 Million People Live, Work or Recreate Annually
Mill Avenue

- 100 Restaurants, Shops and Clubs
- Live Music on Streets Each Thursday
- Farmers Markets
- New High Rise Condominiums
- Business + Entertainment District
Hayden Ferry Lakeside
STUDENT HOUSING

Vue on Apache
GRIGIO Metro
Tempe Fortune 500

NEW DEVELOPMENTS MAKE ROOM FOR MORE COMPANIES IN TEMPE.

JP MORGAN CHASE
INSIGHT COMPUTERS
MONSTER WORLDWIDE
EDWARD JONES
WELLS FARGO
US AIRWAYS
SMITH BARNEY
Tempe Technology

- Bard
- Motorola
- Northrup Grumman
- Freescale Semiconductor
- Medtronic
- Monster Worldwide
- Insight Computers
- First Solar
Events:

- More than 150 Annually
- World-renowned quality
- Ironman Arizona
- PF Chang’s Rock-n-Roll Marathon
- Aloha Fest
- Tempe Music Festival
Attractions:

- Arizona State University
- Mill Avenue District
- Tempe Town Lake
- ASU Gammage
- Spring Training Baseball
- Museums
- Shopping
Tempe Marketplace

- 1.3 million sq ft lifestyle pavilion
- Once a Superfund site
- 120 Major Retailers
- Dave & Busters, Cadillac Ranch, San Felipe Cantina
- Concert Venue, Interactive Fountains, Art Displays

www.tempemarketplace.com
Arizona Mills Mall

- 1.2 Million sq ft Indoor Mall
- 16 Anchors
- 175 Specialty Retailers
- Theme Restaurants, Casual Dining, Outlet Shopping
- Last Call from Neiman Marcus, GameWorks, IMAX
- New Sea Life Aquarium opening 2010
- www.arizonamillsmall.com
Emerald Center

- South Tempe location with I-10 access
- 25 Acres Remaining
- Arizona’s Only IKEA
- 400,000 sq ft Home Furnishings Plaza
- EQ3, Painted With Oil, Leather King

www.emeralddesigncenters.com
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