

**EMPOWERED TO HELP YOU BUILD YOUR BUSINESS**  
 The City of Mesa Office of Economic Development works closely with clients throughout all phases of the development process and looks forward to helping you build and grow your company in Mesa.

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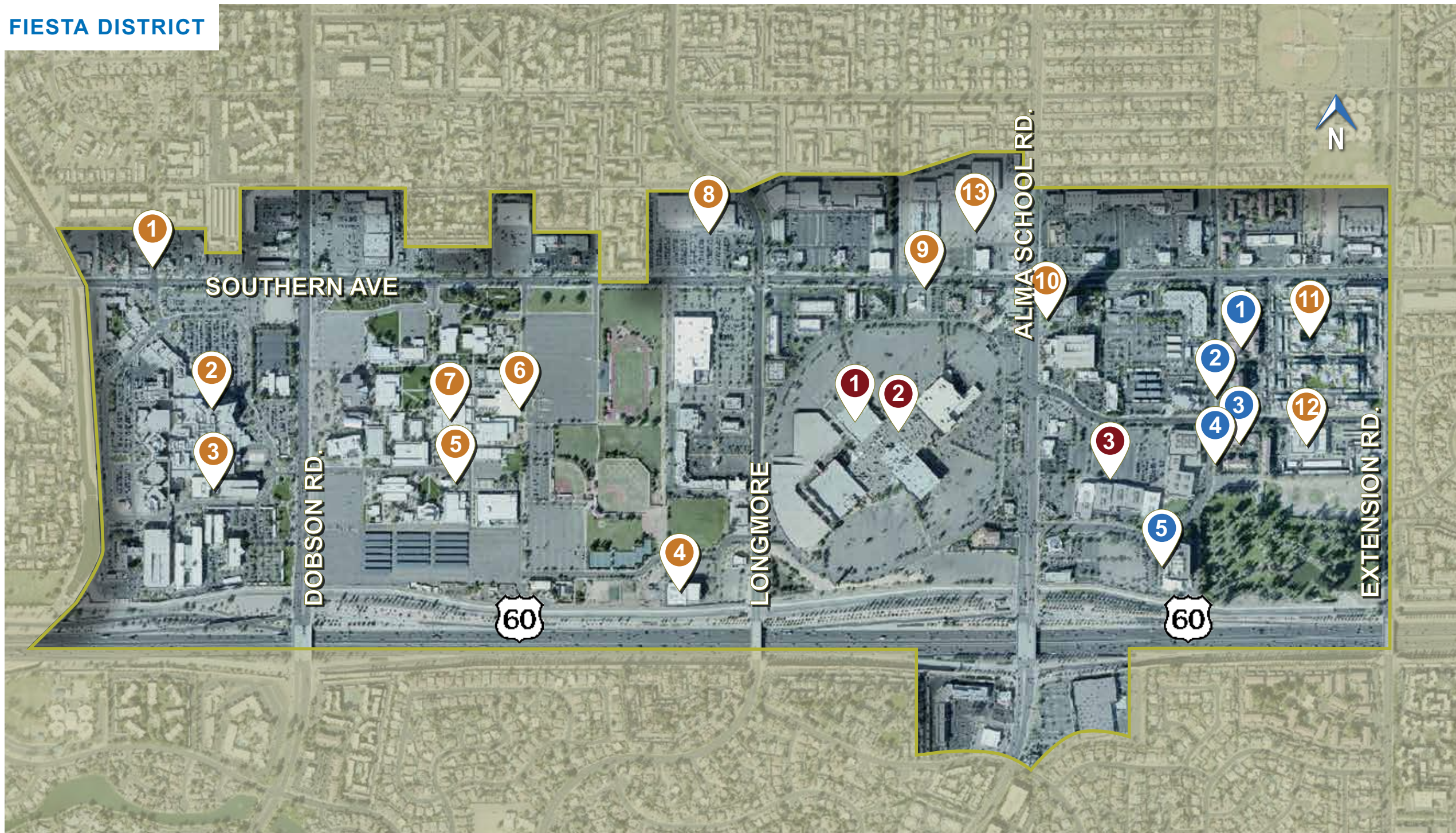
# mesa

**A STRATEGIC LOCATION FOR INTELLIGENT COMPANIES**  
 Encompassing 1.15 square miles, the Fiesta District is reemerging as one of Mesa's important business districts featuring cutting-edge industry clusters, skilled workforce, easy market access, extensive infrastructure, and ample executive hotel accommodations. Over the last several years, the area has seen more than \$519 million of redevelopment investment. With new Class A office space coming online, plus strategic redevelopment and adaptive-reuse opportunities available, the district is ripe for business locations and expansion. A portion of the Fiesta District has been designated as both a redevelopment area and an opportunity zone, opening it up for new tax relief programs that will continue to aide its economic revitalization.

# FIESTA DISTRICT

A REDEVELOPMENT  
 RENAISSANCE

# FIESTA DISTRICT



## OPPORTUNITIES

- 1 Fiesta Corporate Campus**  
Three former retail box stores (Macy's, Best Buy/Dicks, Sears) are now controlled by one ownership group with a vision for Class A office space.
- 2 Campus @ US 60**  
450K SF of space within the interior of Fiesta Mall is available for redevelopment.
- 3 Mesa Fiesta Center**  
200K SF of vacant center to be redeveloped into Class A office space.

## HOTELS

- 1 Courtyard by Marriott** 149 keys
- 2 La Quinta Inn & Suites** 125 keys
- 3 Residence Inn by Marriott** 117 keys
- 4 GreenTree Inn & Suites** 64 keys
- 5 Hilton Phoenix/Mesa** 261 keys

## COMPANIES & EMPLOYEES

Banner Health	5,130
24/7 In Touch	1,200
Santander Consumer USA	970
Mesa Community College	670
Dexcom	580
Mesa Unified School District	370
National General	350
Esurance	310

- 12 miles to Sky Harbor International Airport
- 46 RESTAURANTS
- 59 RETAIL STORES
- 5 HOTELS, 716 KEYS
- 2 HOSPITALS, 821 BEDS
- 20K STUDENTS MESA COMMUNITY COLLEGE

REDUNDANT FIBER: COX, CENTURYLINK, ZAYO  
TRANSPORTATION CORRIDORS: US 60, LOOP 101, LOOP 202

LABOR FORCE WITHIN 30-MIN. COMMUTE: 1.45M,  
43.3% WITH ASSOCIATE DEGREE OR HIGHER

## RECENT INVESTMENTS

- 1 Mixed Use Redevelopment**  
\$400K investment with 2,200 SF at 2110 W. Southern Ave. Completed 2017.
- 2 Cardon Children's Medical Center Expansion**  
\$26.5M, 248 beds. Completed 2017.
- 3 Banner Desert & Cardon Children's Medical Center**  
Collective \$356M in recent renovations and remodels, making Banner Desert a level 1 trauma center.

- 4 Mesa Community College Performing Arts Center**  
\$15M project - 462 seat theater.
- 5 Mesa Community College Art Gallery**  
New art gallery and learning lab with capacity of 176 and 4,600 SF.
- 6 Mesa Community College Enrollment Center**  
17,000 SF registration facility to house all student enrollment services in one location on campus.
- 7 Mesa Community College Kirk Student Center**  
Remodel of the student center and five adjacent buildings.

- 8 Santander Consumer USA**  
\$12M redevelopment project in a former retail space converted to 130K SF Class A office adding 970 new jobs.
- 9 Southern Avenue Street Improvements**  
\$25.8M project – Tempe Canal to Alma School Road. Phase II completion October 2016.
- 10 Mesa Financial Plaza**  
16-story, 311,132 square foot, Class A office space sold in 2017 for \$23M.
- 11 Southern Avenue Villas**  
\$41M investment – opened Summer 2016. Urban style, multi-family development, 354 units.

- 12 National General Lender Services**  
\$4.3M in renovations/tenant improvements. 70k SF Class A office space. 470 new jobs.
- 13 New Multi-Family Development**  
220-unit, multi-family complex on the northwest corner of Alma School Road and Southern Avenue. To be completed 2020.