



Mesa, AZ is the 35th largest city in the U.S. with more than 528,000 residents, and its urban core is experiencing a renaissance. Downtown Mesa's square mile boasts more than 1,576 residents, two colleges and universities, and nearly 500 businesses.*



LIVE AND PLAY HERE

Downtown is an appealing arts district that patrons of all ages can enjoy day or night. Mesa Arts Center (MAC) is a unique, architecturally stunning, international award-winning facility located in the heart of Downtown Mesa. Comprised of more than 212,000 square feet, the MAC is Arizona's largest arts center, with four theaters, five art galleries, and 14 art studios.

In addition to the MAC, Downtown is home to a myriad of cultural amenities including the i.d.e.a. Museum (an interactive children's venue), Mesa Contemporary Arts, and the Arizona Museum of Natural History. These museums are located just steps from each other, allowing visitors to easily explore Mesa's diverse arts, history, and culture.

Foodies and shopping enthusiasts appreciate the eclectic and locally-owned flare of Downtown Mesa's boutiques and more than 50 cafes, breweries, and restaurants, plus Mesa's urban core is the perfect venue for more than 95 special events throughout the year, attracting visitors from around the state.

Downtown Mesa has housing options suitable for any style or stage of life ranging from apartments to single-family homes. The City attracts students, young professionals, families, and empty nesters with its pedestrian-friendly, tree-lined residential areas, boutiques, restaurants, cultural assets, unique charm, and historic architecture including examples of Colonial Revival, Tudor, Victorian, Mission Revival, and Craftsman Bungalow styles.

A DESTINATION FOR HIGHER EDUCATION

Downtown Mesa is an epicenter for public and private liberal arts college experiences. There are two colleges in the Downtown area which include Benedictine University and Mesa Community College.

Furthermore, Downtown Mesa is the future home of Arizona State University's Digital Futures Laboratory, a world class hub for digital innovation and the technology of the future such as augmented reality, virtual reality, mixed-reality, and user-experience design. In addition, the Digital Futures Laboratory will be home to the state-of-the-art Sidney Poitier New American Film School.

In 2013, Benedictine University opened in Downtown and now has 559 students enrolled. Arizona State University is also coming to the City Center with new buildings and programs expected to host nearly 800 students in Spring 2022.

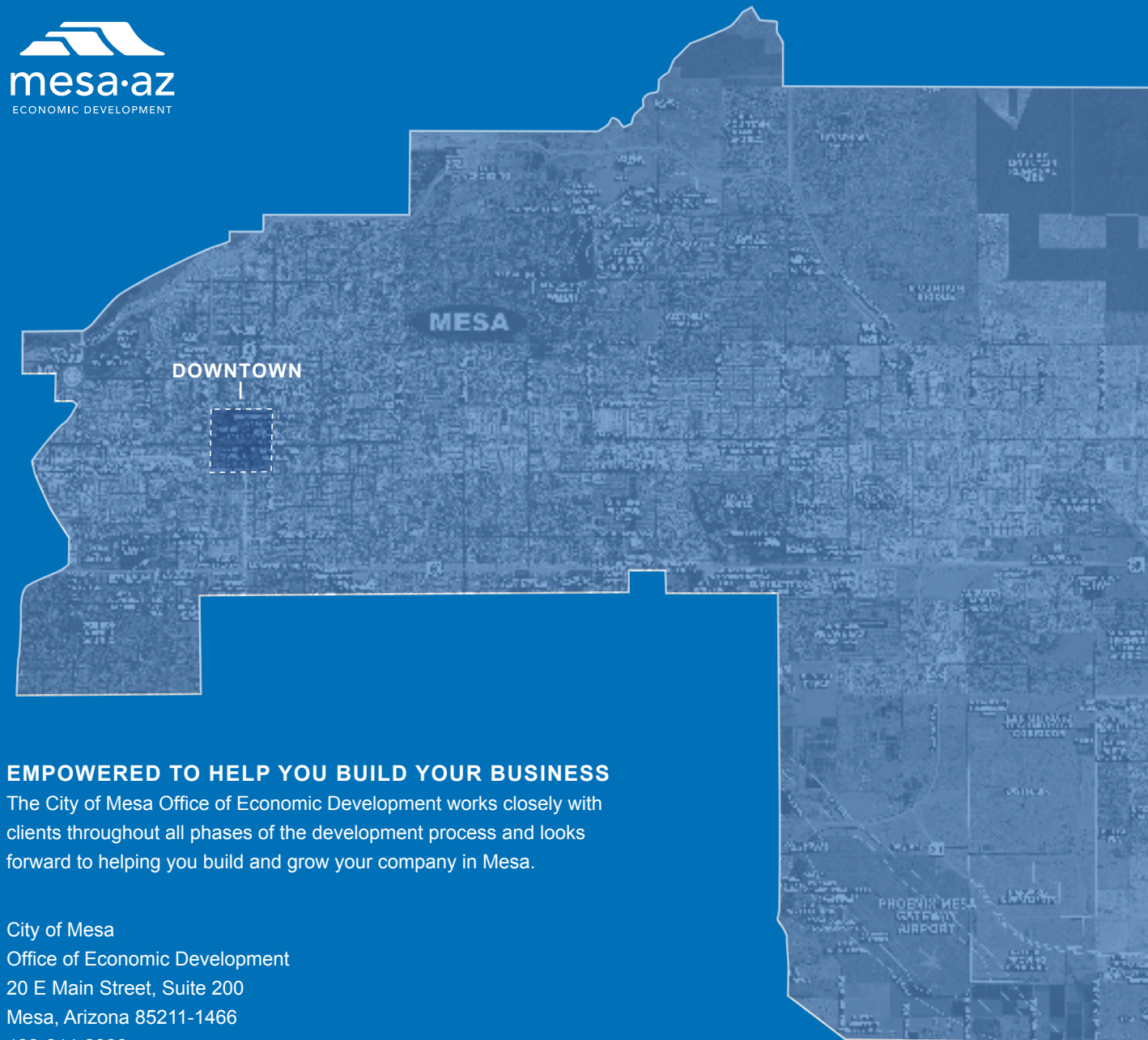
Key drivers for these schools to locate in Downtown Mesa include light rail, pedestrian-friendly streetscape, vibrant downtown culture, and a supportive community. The synergy between academia, industry, and government has created strong partnerships which produce opportunities for students to learn in ways unmatched in Arizona.

TRANSIT-ORIENTED DEVELOPMENT

Transit-Oriented Development (TOD) is a walkable, mixed-use form of development typically located within a half-mile radius of a transit line, a Light Rail Transit (LRT) station, or Bus Rapid Transit (BRT) stop. TOD uses existing infrastructure, optimizes use of the transit network, and creates mobility options for the community, residents, and visitors.

Valley Metro light rail serves a 28-mile line in the Phoenix-Mesa metro area from north Phoenix to central Mesa. Light rail runs along Main Street covering five miles from Downtown Mesa to Gilbert Road.

The City of Mesa owns significant high-density zoned properties within a half-mile of the four Light Rail Transit (LRT) stations on Main Street offering ideal development opportunities along the light rail line for public-private partnerships for qualified projects.



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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*Source: ESRI Community Analyst 2021



mesa

Located in the heart of the City, Downtown Mesa offers a wealth of opportunities for business owners, urban dwellers, students, shoppers, foodies, and art enthusiasts alike. In addition to offering a pedestrian-friendly atmosphere, Downtown Mesa is host to many high-profile events to entertain and inspire the young and young-at-heart.

DOWNTOWN

IMAGINE
INVEST
INSPIRE



DOWNTOWN MESA



RECENT INVESTMENTS

- 1 The GRID**
Proposed \$75M investment for a 6-story development with 196 market-rate apartments plus 75 micro-units and 15 row homes with 26K SF retail.
- 2 Arizona State University Sidney Poitier New American Film School**
3 stories, 115K SF new development including renovations to the City's historic information technology building, \$63.5M investment. Open for classes spring 2022.
- 3 The Studios @ Mesa City Center**
An innovative institutional facility where academia, leading firms, and the public intersect to share resources and ideas. Phase one build out of 7,800 SF expected to be completed by January 2022.
- 4 ECO Mesa**
Ultra sustainable 7-story building with 4K SF of retail space proposed with 102 market-rate/high-end apartments. Construction begins summer 2021.
- 5 The Groves on Main & Family Discovery Center**
4 stories, 283 market-rate apartments with 12K SF of retail space and 18K SF of institutional space. 450 underground parking spaces and 1.6 acres of open space.
- 6 Residences on NWC Country Club & Main Street**
Proposed 200+ market-rate housing units, 20K SF commercial space, \$59M investment.
- 7 Benedictine University Student Housing**
The Alhambra Apartments, originally a hotel built in 1894, was restored and converted into student housing for Benedictine University. \$3.3M in renovations to house 63 students. Completed in 2017.
- 8 Encore on First**
Independent senior living project, 165 units, \$34.1M investment. Completed in 2016.
- 9 Residences on First**
96 market-rate units with community amenities. First 24 units completed 2020. Additional 72 units to be completed 2021.
- 10 ArtSpace Lofts**
50 units of live/work space for artists and their families, 1,450 SF retail space, and 2,900 SF of event space. \$15.8M investment. Completed in 2018.
- 11 Pioneer Park**
Redesign of 20-acre public park. \$6M investment. Completed in 2018.
- 12 Light Rail Extension**
\$240M investment extension of 1.9 miles to Gilbert Rd. Completed in the spring of 2019. Stations at Country Club, Center St., and Mesa Dr. Opened Aug. 2015.
- 13 Delta Hotels by Marriott Phoenix Mesa**
12 stories, 274 rooms, \$18M in renovations. Completed in 2018.
- 14 KSport USA**
\$30M investment in a 70K SF manufacturing company of high-performance automotive parts.
- 15 Second Avenue Commons**
144 residential units with community amenities. Construction to start late 2021.
- 16 Mesa Arts District Lofts**
4 stories, 335 market-rate units 18K SF of retail and live-work units. \$54M investment. To be completed by Q2 2023.
- 17 CO+HOOTS at Benedictine University**
\$2.15M investment to create 10K SF of academic entrepreneurial and co-working space.
- 18 VIVO Mesa**
3.5 acres, 36K SF multi-family, 5K SF of restaurant. 130 micro apartment units.
- 19 The Post**
\$7.5M investment to renovate an iconic older federal building into a 22K SF community event space. Expected to be complete by fall 2022.

ASSETS

- 1 Mesa Center for Higher Education (MCHE)/LaunchPoint**
Mesa's technology accelerator.
- 2 i.d.e.a. Museum**
90K visitors annually. Educational, family-focused, interactive art museum.
- 3 AZ Museum of Natural History**
130K visitors annually, the premier natural history museum in Arizona.
- 4 Mesa City Plaza**
City of Mesa headquarters for elected officials, management, and employees.
- 5 Mesa Arts Center (MAC)**
Internationally acclaimed Arizona's largest arts center 212K SF of theaters, art galleries, and studios. Nearly 440K visitors annually.
- 6 Benedictine University**
Based in Lisle, IL, first institute of higher education to locate a campus in Mesa as part of Mesa's HEATT initiative. More than 500 students enrolled.
- 7 Mesa Arizona Temple**
Christmas lights display brings more than 1M annual visitors. Easter Pageant, 75K annual visitors. Just completing an extensive renovation to the 75K SF building, grounds, and surrounding streetscape. Open house planned for end of 2021.
- 8 Mesa Convention Center**
38K SF of meeting and exhibit space.
- 9 Mesa Amphitheater**
Concert venue with capacity of nearly 5K people.
- 10 Mesa Library/THINKspot**
Provides library services to Mesa residents as well as a maker space with resources, training, and networking opportunities.

OPPORTUNITIES

- 1 SEC 2nd Ave. and Country Club Dr.**
1.69-acre site available for development.
- 2 SEC Broadway Rd. and Country Club Dr.**
1.87-acre site available for development.
- 3 SWC 2nd Ave. and Pomeroy**
±2 acres, privately-owned land available for redevelopment.

Opportunity Zone

Downtown Mesa sits within one of Mesa's federally designated Opportunity Zones. Opportunity Zones allow investors to defer and potentially reduce taxes on capital gains, so long as the gain is reinvested in a qualified opportunity fund that invests in a qualified Opportunity Zone.



INVEST IN DOWNTOWN MESA

Mesa, Arizona offers a competitive operating environment compared to other similar or larger sized markets.

POTENTIAL CUSTOMERS

- Downtown Mesa averages 2.5 million visitors annually.
- On a standard workday, more than 15,750 people work in Downtown Mesa.
- In FY19-20, Downtown Mesa saw more than 1,535,000 riders across its three light rail stations at Country Club Drive, Center Street, and Mesa Drive.

EXISTING INFRASTRUCTURE

- Accessible lit and dark fiber and DSL service from four carriers – SRP, Zayo, CenturyLink, and Cox.
- Fiber access to all major data centers and carrier network access points with virtually unlimited bandwidth.
- City of Mesa owns and operates the water, wastewater, electric, gas, and trash utilities within Downtown Mesa, and the City offers attractive service plans.

CONNECTIVITY

- Light rail through Downtown Mesa connects the City with Tempe and Phoenix.
- Loop 101 and 202 circle Mesa, while US 60 and SR 87 bisect the City. Just minutes away are Interstates 10, 17, and 8.
- Valley Metro operates several bus routes and multiple stops through Downtown Mesa.
- In close proximity to the region's many transportation arteries, while also boasting a pedestrian-friendly Downtown.

WORKFORCE

- More than 304,000 people in the workforce within a 15-minute drive.*
- 62.3% of the workforce, within a 15-minute drive, is employed in white collar occupations.*
- Proximity to higher educational institutions – a strong resource for young skilled talent.
- Close to East Valley Institute of Technology – a career and technical school offering more than 30 occupational training programs and a significant partner for companies looking for trained talent.