AVAILABLE

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EMPIRE BUSINESS PARK

LEE & ASSOCIATES
KOSS | LOUER TEAM

NEC OF 91ST AVENUE & CACTUS ROAD | PEORIA, ARIZONA

www.kosslouer.com

EMPIRE BUSINESS PARK

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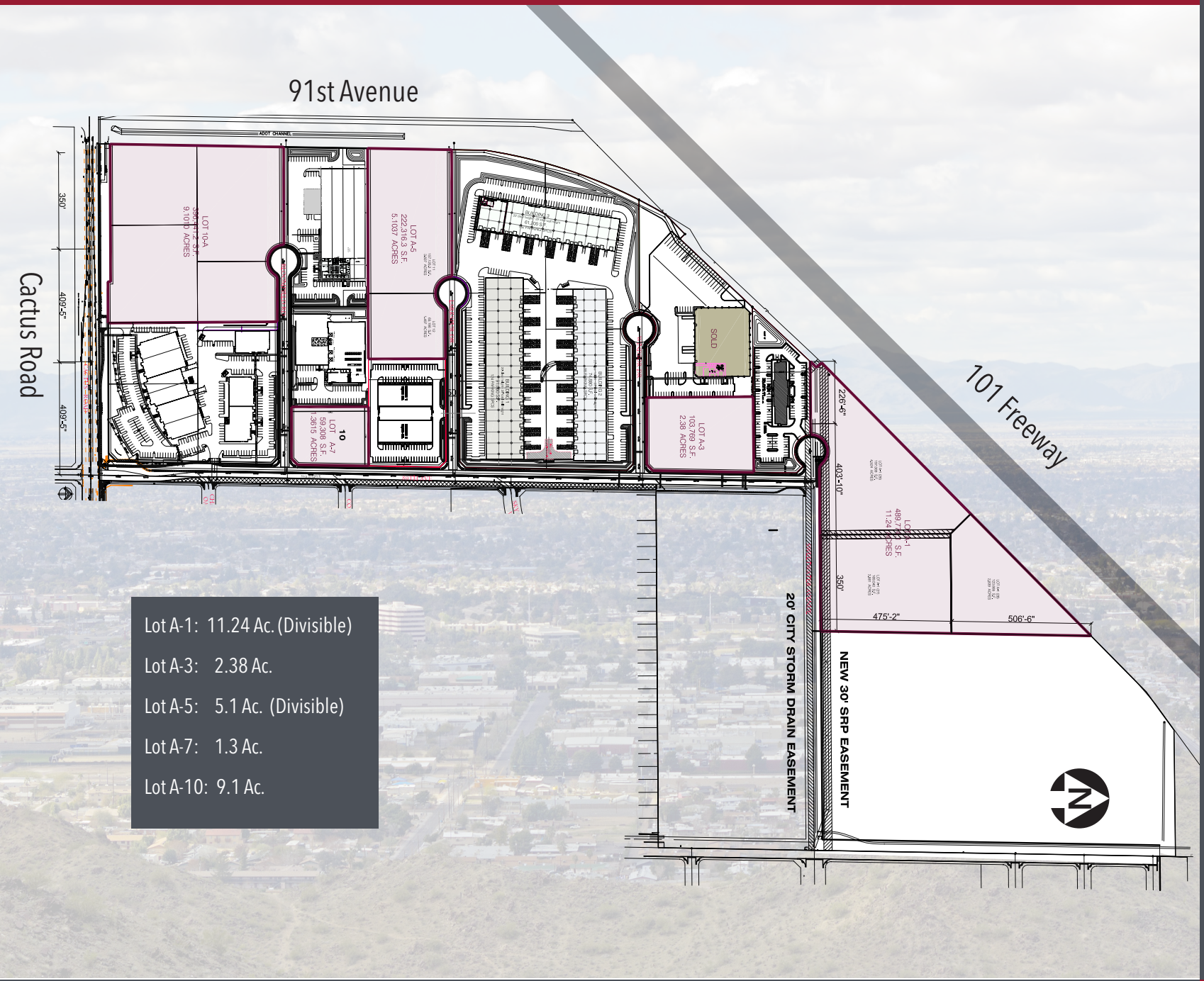

Lot A-1: 11.24 Ac. (Divisible)

Lot A-3: 2.38 Ac.

Lot A-5: 5.1 Ac. (Divisible)

Lot A-7: 1.3 Ac.

Lot A-10: 9.1 Ac.

PROPERTY SUMMARY:

- NEC of 91st Avenue & Cactus Rd.
- 101 Freeway Visibility
- Zoning: P.A.D., City of Peoria
- Lot Sizes: 1-11 Acres
- Improved (Shovel Ready)
- Parcel Numbers:
  200-80-978
  200-83-499
  200-79-985
  200-79-987
  200-79-411
- Existing Off-site Improvements
- Cactus Road Frontage
- Immediate Access to Loop 101 Freeway
- Business Park Setting

Employers
in the Commute Shed

The map to the left shows the locations of each employer with five or more employees within the commute shed. The size of the dot indicates the size of the employer based on its total number of employees.

23,410
Total Employers

725,550
Total Jobs

For employers with five or more employees

Top Private Employers	Jobs
Banner Health	15,990
Honeywell	6,900
Walmart	6,870
American Express	6,820
Frys Food Stores	6,100
Amazoncom	5,810
Dignity Health	5,780
Bank Of America	5,050
Wells Fargo	5,030
Jpmorgan Chase Bank National Association	4,950

Source: 2016 MAG Employer Database
Does not include employers in the public or education sectors

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EMPIRE BUSINESS PARK

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Year	Population
2015	1,977,000
2020	2,165,000
2030	2,463,000
2040	2,660,000
2050	2,791,000

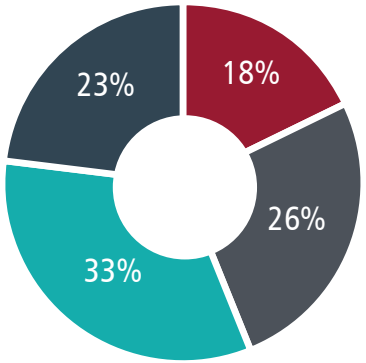
Sources: Arizona Office of Economic Opportunity; Maricopa Association of Governments (MAG)

Year	Jobs
2015	867,000
2020	991,000
2030	1,127,000
2040	1,281,000
2050	1,430,000

Source: Maricopa Association of Governments

Highest Level of Education

for the population age 25 years and older



- No High School Diploma
- High School Grad or Equivalent
- Some College or Associate Degree
- Bachelor Degree or Higher

Source: U.S. Census Bureau, 2015 American Community Survey (ACS) 5-year Estimates

Median Age of Residents

34 years

Source: 2015 ACS 5-year Estimates

Median Household Income

$ 47,600

Source: 2015 ACS 5-year Estimates

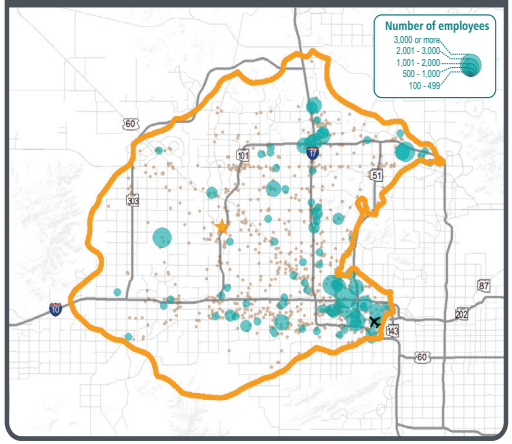
Median Home Sales Price

Jan 1, 2016 to Dec 31, 2016

$195,000

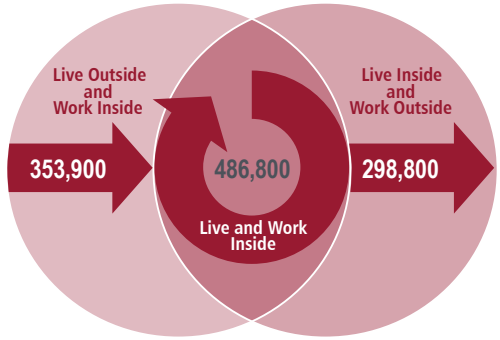
Source: Information Market

Employer Locations in the Commute Shed



Worker Commute Flows

for workers living and/or working in the commute shed



Source: U.S. Census Bureau, Longitudinal-Employer Household Dynamics Program (LEHD) Origin-Destination Employment Statistics (LODES)

Top 10 Industry Clusters

Industry Clusters group employers by their main industry. Listed below are the top ten industry clusters for businesses located within the commute shed. Ranking is based on total jobs for each cluster within the commute shed.

Industry Cluster	Businesses	Jobs
Health Care	2,670	89,760
Retail	2,980	82,020
Business Svcs	2,510	75,600
Consumer Svcs	4,450	75,120
Government, Social, & Advocacy Svcs	1,800	74,040
Finance, Insurance, & Real Estate (FIRE)	1,780	63,460
Education	1,110	59,580
Construction	2,140	56,870
Transportation & Distribution	1,530	55,600
Hospitality, Tourism, & Recreation	630	20,270

Source: 2016 MAG Employer Database

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