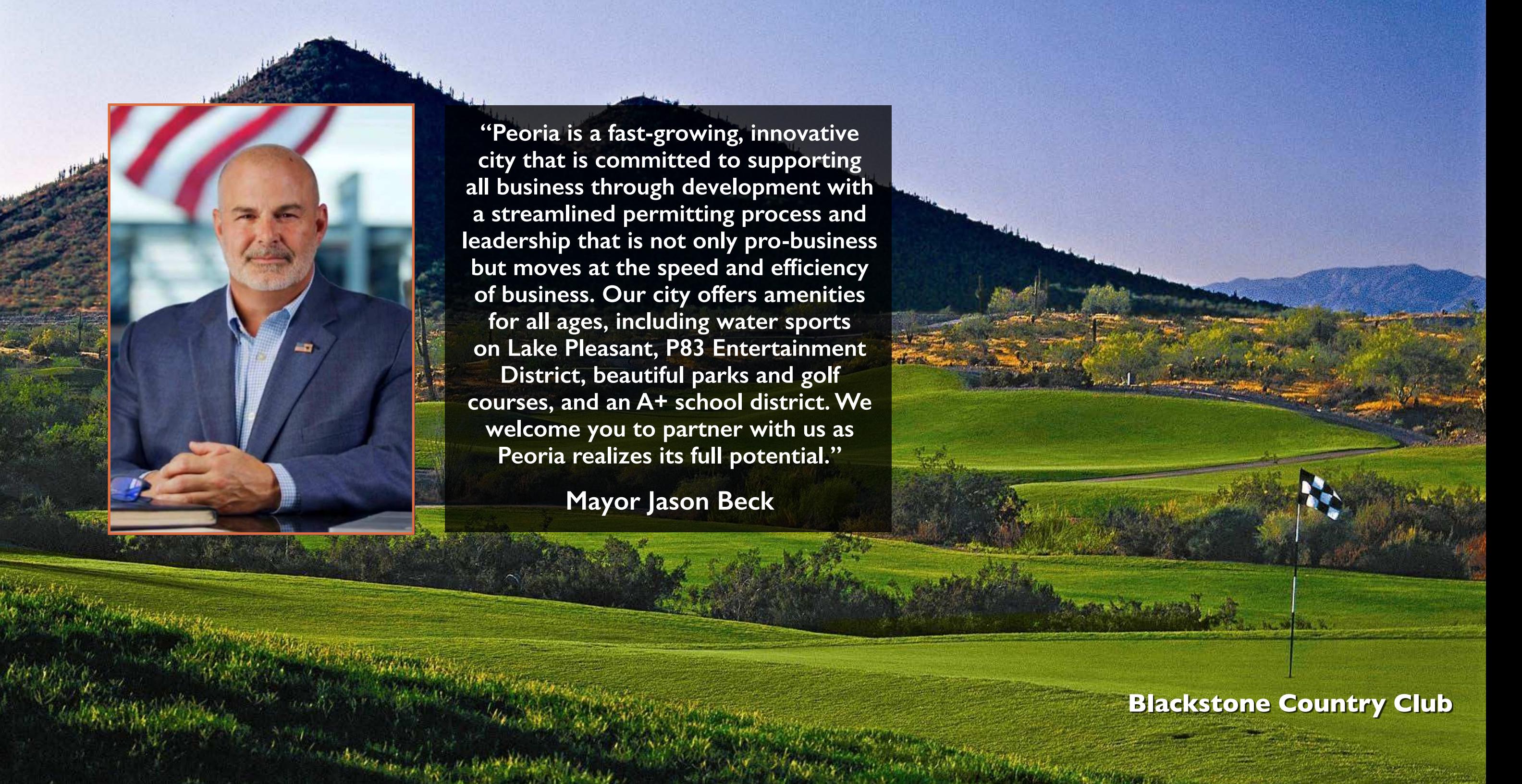




# PEORIA IS THE PLACE



APRIL 2025

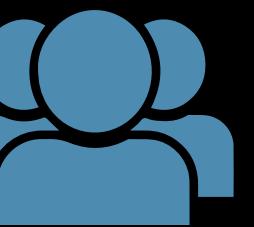


**“Peoria is a fast-growing, innovative city that is committed to supporting all business through development with a streamlined permitting process and leadership that is not only pro-business but moves at the speed and efficiency of business. Our city offers amenities for all ages, including water sports on Lake Pleasant, P83 Entertainment District, beautiful parks and golf courses, and an A+ school district. We welcome you to partner with us as Peoria realizes its full potential.”**

**Mayor Jason Beck**

**Blackstone Country Club**

# QUICK FACTS



2025 POPULATION

**208,000**

GROWTH RATE: 5%

EST. 2040 POPULATION

**290,000**



MEDIAN HOUSEHOLD INCOME

**\$93,400**



AVERAGE HOME VALUE

**\$584,700**



AVERAGE AGE

**41**

Source - census.gov

# LOCATION



**MILEAGE FROM PEORIA TO:**

Chicago	1,800
Dallas	1,000
Denver	800
Las Vegas	300
Los Angeles	370
San Diego	350
Santa Fe	500
Seattle	1,400
Salt Lake City	650

**FLIGHT TIMES FROM PHOENIX:**

3 Hours
2 Hours
2 Hours
1 Hour
1.5 Hours
1 Hour
1.5 Hours
3 Hours
1.5 Hours



**3RD FASTEST**

**GROWING COUNTY  
IN THE U.S.  
MARICOPA COUNTY**

**5.2 MILLION**

**PHOENIX MSA**

# HIGHLIGHTS

WITHIN 30 MINUTES OF DOWNTOWN PEORIA:



**864,000 EMPLOYEES**



**2.4 MILLION PEOPLE**



**36.6 MEDIAN AGE**



**\$64,000 MEDIAN  
DISPOSABLE INCOME**



**41% WITH ASSOCIATES  
DEGREES OR HIGHER**

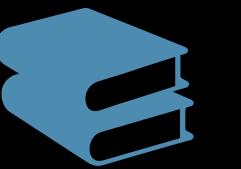
Source: ESR 2024

# QUALITY OF LIFE

Peoria, Arizona, is a great place to live - it has been consistently ranked among the top cities for livability, affordability and safety. According to BestPlaces, Peoria ranks highly for weather and healthcare quality and is also rated as having some of the best schools in the state. Additionally, Peoria residents have access to lots of outdoor activities for family fun and relaxation. With its low cost of living, diverse culture and activities available, Peoria provides a great quality of life for everyone who lives here.



39 Parks



2 Public Libraries



3 Public Pools



A+ Schools



60 Miles of Trails



20 Public Art Pieces



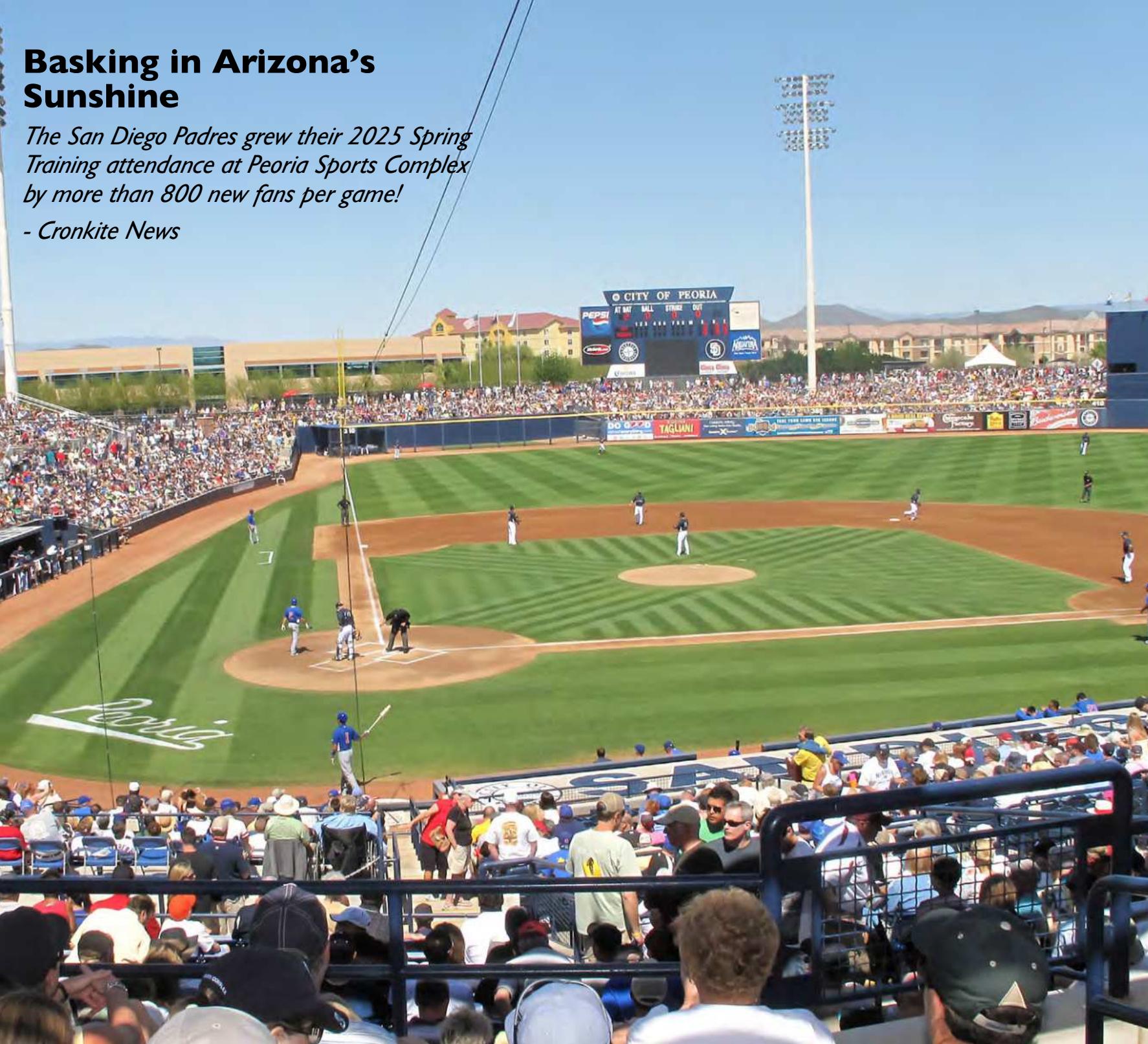
2 Theaters



5 Golf Courses



Rio Vista Recreation Center at Rio Vista Community Park



## Basking in Arizona's Sunshine

*The San Diego Padres grew their 2025 Spring Training attendance at Peoria Sports Complex by more than 800 new fans per game!*

- Cronkite News

P83, along 83rd Avenue, is Peoria's Entertainment District offering over 70 bars and restaurants, the Peoria Sports Complex, the Arizona Broadway Theatre, and extensive shopping as well as signature events and festivals.

The Peoria Sports Complex is the spring training home of the San Diego Padres and Seattle Mariners as well as the Desert Dreams FC, the new Women's Premier Soccer League franchise. Just minutes away, fans can also catch major league action across a variety of sports.



NBA  
Phoenix Suns



NFL  
Arizona Cardinals



MLB  
Arizona Diamondbacks



MLB  
San Diego Padres



MLB  
Seattle Mariners



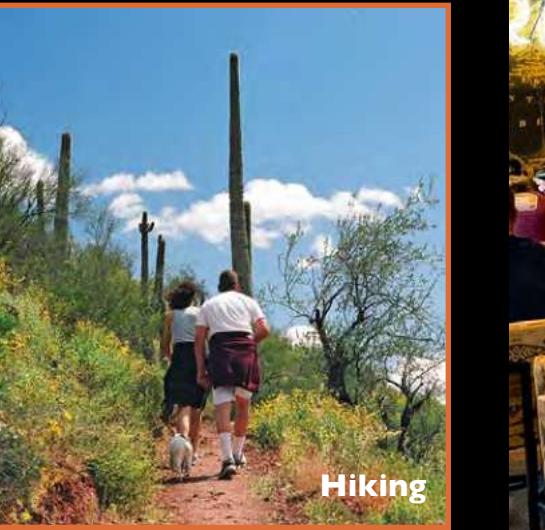
WNBA  
Phoenix Mercury



WPSL  
Desert Dreams

# DAYTIME

Peoria, Arizona has something for everyone. Peoria is home to the beautiful Lake Pleasant Regional Park. Lake Pleasant is one of the most popular recreation areas in the Valley for kayaking, fishing, scuba diving, camping and more! Residents and visitors can also take in a professional baseball game at the Peoria Sports Complex, which is located in our P83 Entertainment District with several retail outlets, hotels, and locally owned and award-winning restaurants.

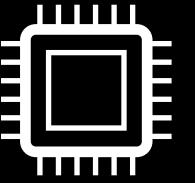


# NIGHTLIFE

Come check out Peoria's nightlife! From its energetic restaurant and entertainment scene to late-night scorpion hunting to moonlight kayaking, Peoria's nightlife is something everyone should experience. Visitors have their pick of savory local food, artisan breweries, creative theater, live music, and sporting events in the P83 Entertainment District. Additionally, the Peoria Center for the Performing Arts offers immersive, interactive theater shows with drinks and food trucks.

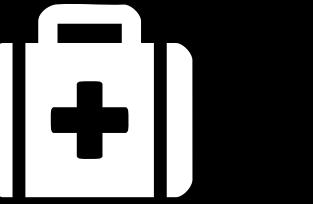
# TARGET INDUSTRIES

Peoria targets specific industries to attract high quality jobs and amenities for its residents. These industries are chosen based on the city's existing strengths, opportunities for growth, available workforce, and sustainability for the future.



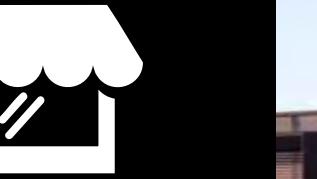
## Semiconductors

Manufacturing, packaging, design, supply chain



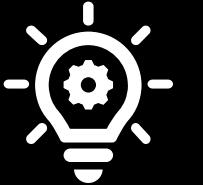
## Healthcare/Bioscience

Medical services and devices, biotechnology, pharmaceuticals, life sciences innovation



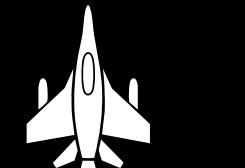
## Retail/Hospitality

Consumer goods, restaurants, hotels, tourism, and entertainment services



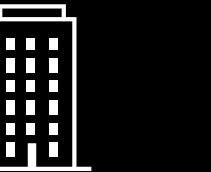
## Software and Innovation

Solutions used across industry sectors including AR/VR/AI



## Aerospace/Defense

Defense technology, missiles, space systems and autonomous technologies



## Headquarters

Regional corporate hubs, start-up companies, business services



## Amkor Technology (Rendering)

Peoria is proactively growing our economic development capacity to leverage assets such as the following:

- Technology Hub anchored by \$2 billion semiconductor investment by Amkor Technologies
- New healthcare investment by HonorHealth and Valleywise
- Hospitality and amenities to meet needs of 30,000+ planned residential units in North Peoria

## Valleywise Health

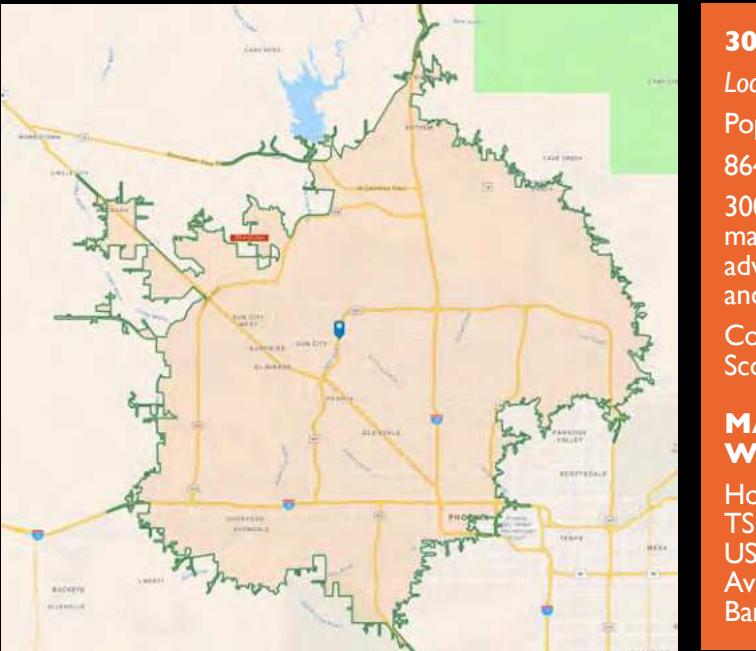


## Trailhead (Rendering)



## Cibola Vista Resort & Spa

# TALENT POOL



## 30-MINUTE DRIVE TIME

Loop 101/Bell Road

Population: 2.5 million

864,000 workers live in area

300,000+ employed in manufacturing, technology, advanced business services, and healthcare

Commute shed includes Scottsdale

## MAJOR EMPLOYERS WITHIN 30 MINUTES

Honeywell

TSMC

USAA

Aviage

Banner Health



# PIPELINE

## BASIS Peoria

Ranked #1 Nationally in 2024 by U.S. News and World Report



## Colleges and universities that serve Peoria:

Arizona State University (Public)

Estrella Mountain Community College (Public)

Grand Canyon University (Private)

Glendale Community College (Public)

Huntington University - Arizona (Private)

Midwestern University (Private)

## Peoria Unified School District (PUSD)

West-MEC Career and Technical Education Programs serving 35,000 students in programs from advanced manufacturing, to biomedical science, to IT security.

Peoria is home to many award-winning charter schools such as BASIS Peoria, American Leadership Academy, Academies of Math and Science, Legacy Traditional, and Great Hearts Academies.

# INNOVATIVE CULTURE

Building and nurturing a strong entrepreneurial ecosystem that supports creators and encourages them to develop new skills, innovate, and pursue their entrepreneurial ideas is important in furthering economic growth. Leveraging innovation-as-a-service develops new opportunities and partnerships, which attract talented thinkers, creators and inventors to Peoria seeking an exceptional place to live, work and play.



Peoria Independent recognizes Stephanie Vasquez and Amor Collective for Peoria Hometown Hero in the Entrepreneur category – February 2025.



# POPUP Peoria

PopUp Peoria is a state-of-the-art incubator space that supports business owners by providing resources for refining business structure, improving leadership, and promoting growth. It also offers retail space for businesses to sell, promote, and test their market response.

## Grand Canyon University Entrepreneur Training Program

The GCU Entrepreneur Training Program is a free, four-month initiative that provides hands-on training for entrepreneurs. It offers valuable tools, resources, mentorship, funding opportunities, and networking to help entrepreneurs innovate, scale, and succeed in a competitive business environment.

## Local First Arizona

In partnership with the City of Peoria, Local First Arizona supports local restaurants and food businesses by offering free technical assistance and discounted registration for the Good Food Boot Camp program, helping them thrive in the local market.

# INNOVATIVE SOLUTIONS



## Amplify Studio

Amplify Studio, located at Peoria's Main Library, is the first free, publicly accessible digital media studio in the West Valley. The studio provides sound-proofed space and technology for podcast creation and is available to local entrepreneurs, educators, and entertainers.

# COST OF DOING BUSINESS

	GREATER PHOENIX	DALLAS	ATLANTA	SAN DIEGO	SALT LAKE CITY	LAS VEGAS	DENVER	SEATTLE
Population	5,103,660	8,236,987	6,370,689	3,252,555	1,272,750	2,347,029	3,013,870	4,053,291
Median Age	38	35.8	37.6	37.6	34.2	38.9	37.5	37.8
GDP	\$399.9 Billion	\$801.4 Billion	\$560.4 Billion	\$317.8 Billion	\$142.9 Billion	\$179.7 Billion	\$328.2 Billion	\$560.4 Billion
LABOR								
Employment	2,750,764	4,521,319	3,288,503	1,660,256	740,338	1,239,586	1,782,676	2,361,586
Unemployment Rate	3.5%	3.9%	3.4%	4.5%	3.2%	6.1%	4.9%	4.1%
Annual Mean Wage	\$64,890	\$65,860	\$66,910	\$76,010	\$65,880	\$57,860	\$75,910	\$86,520
Median Household Income	\$79,000	\$83,400	\$82,600	\$97,000	\$90,300	\$69,900	\$96,900	\$107,200
Unemployment Insurance Rate	2%	2.7%	2.7%	3.4%	3.8%	2.9%	1.7%	1.3%
Unemployment Insurance Wage Base	\$7,000	\$9,000	\$9,500	\$7,000	\$41,600	\$36,600	\$17,000	\$62,500
Right-to-Work State	YES	YES	YES	NO	YES	YES	NO	NO

## Caldwell County BBQ Groundbreaking

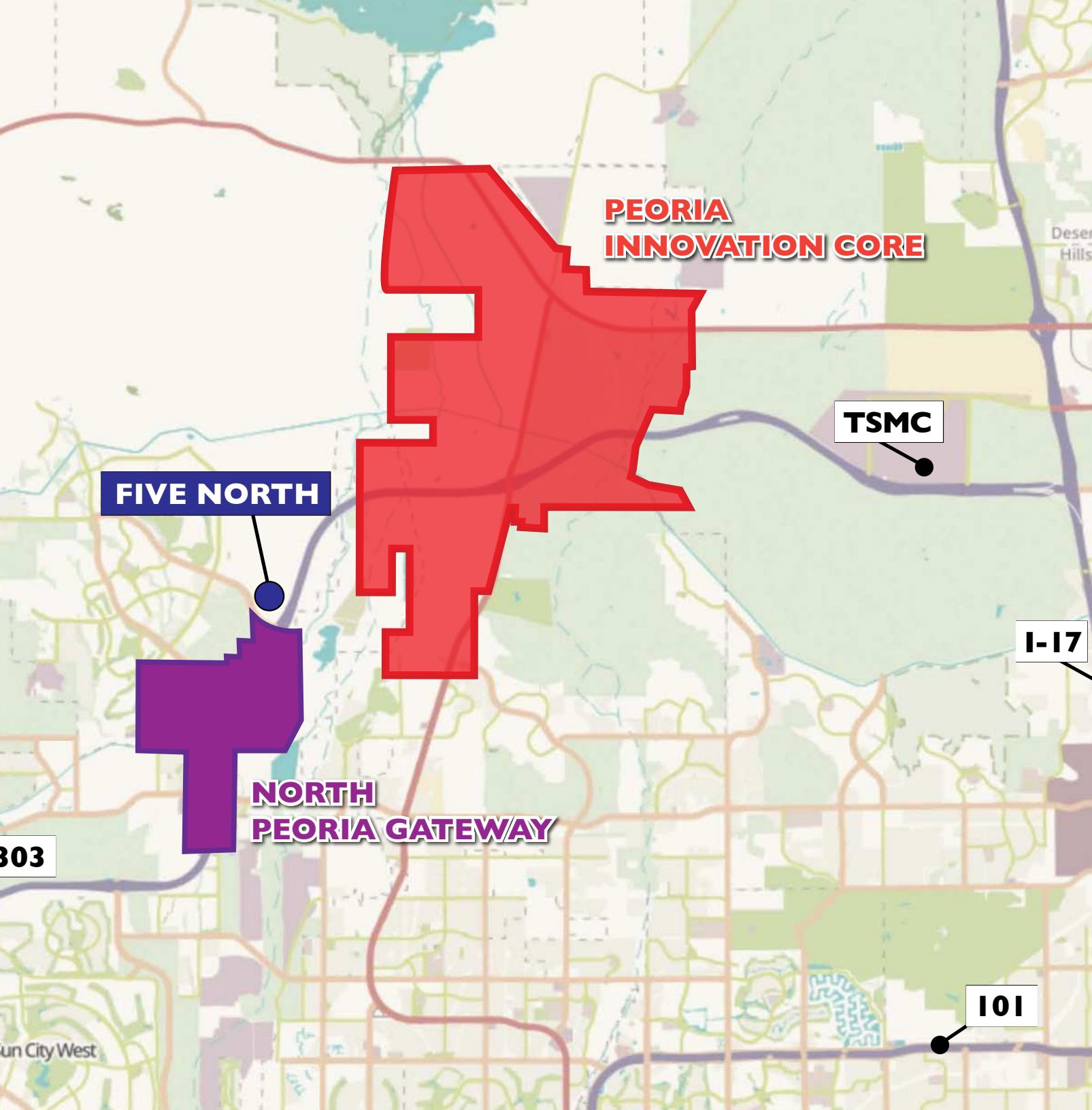
April 2025



	GREATER PHOENIX	DALLAS	ATLANTA	SAN DIEGO	SALT LAKE CITY	LAS VEGAS	DENVER	SEATTLE
REAL ESTATE								
Total office lease rate/ per month	\$29.37	\$32.16	\$29.36	\$40.57	\$25.54	\$29.24	\$30.15	\$32.25
Total industrial lease rate/ per month	\$13.71	\$9.91	\$9.69	\$22.75	\$11.27	\$14.12	\$12.23	\$14.32
Average home price (Zillow Home Value Index Feb 2025)	\$452,775	\$370,384	\$377,979	\$948,441	\$550,716	\$430,45	\$580,70	\$71,241
TAXES								
Personal income tax rate	2.50%	0%	5.39%	1% - 13.3%	4.55%	0%	4.4%	0.53% - 7.0%
Corporate income tax rate	4.90%	0%	5.39%	8.84%	4.55%	0%	4.4%	0%
Sales tax rate	8.41%	8.20%	7.42%	8.80%	7.32%	8.24%	7.8%	9.4%
COST OF LIVING INDEX								
Overall Score (2024 Q3 ACCRA)	107.2	100.8	95.1	146.5	109.5	96.5	108.1	124.7
Grocery (2024 Q3 ACCRA)	103.3	98.7	100.5	111.7	98.6	102.8	109.1	104.4
Housing (2024 Q3 ACCRA)	116.6	90.8	83.7	213.2	129.7	102.4	121.1	151.7
Utilities (2024 Q3 ACCRA)	109.3	120.8	102.9	149.5	101.7	105.7	88.9	90.3
Transportation (2024 Q3 ACCRA)	100.2	90	102	136.2	113.4	107	101	127
Health (2024 Q3 ACCRA)	89.6	107.9	106.7	104	89.8	83.4	104	101

# NORTH PEORIA: THE FUTURE OF GROWTH AND OPPORTUNITY

North Peoria is the city's premier opportunity for long-term, sustainable development, encompassing over 8,600 acres across three key areas: FIVE NORTH at Vistancia, North Peoria Gateway, and the Peoria Innovation Core. Located along the Loop 303 corridor, this region is planned as a vibrant mix of neighborhoods, commercial centers, employment hubs, and open space. Supported by strategic infrastructure investment and a key partnership with the Arizona State Land Department, North Peoria is poised to drive Peoria's next era of innovation, economic vitality, and quality of life.



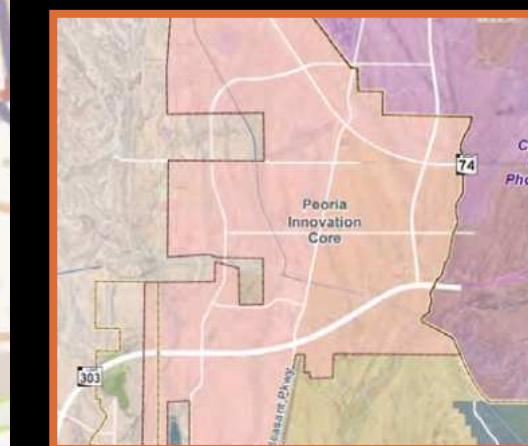
## FIVE NORTH AT VISTANCIA

Located within the 7,100-acre Vistancia master-planned community, FIVE NORTH spans 320 acres and is envisioned as a modern lifestyle destination. The site will feature a dynamic mix of dining, retail, entertainment, hospitality, office, residential, education, employment, and open space.



## NORTH PEORIA GATEWAY

North Peoria Gateway covers 1,600 acres across six development units and is planned for a balanced mix of residential, commercial, mixed-use, and employment center uses. It's ideally located off Loop 303 and Happy Valley Parkway, adjacent to the Vistancia community.



## PEORIA INNOVATION CORE

The Peoria Innovation Core spans 6,700 acres along Loop 303 and represents one of the city's largest-scale development opportunities. Planned as a 20+-year project, PIC is positioned to become a major employment and innovation hub—ideally located near 30,000+ new homes and just six miles from Taiwan Semiconductor (TSMC).

# PREMIER INDUSTRIAL SITES

## 1 CALIBER PEORIA PLACE BY GREYSTAR

A new Class A industrial park offering three spec buildings between 114,000 SF and 175,000 SF. The site is located along the US 60 just 2 miles east of the Loop 101 and minutes from abundant retail amenities, dining, and entertainment.



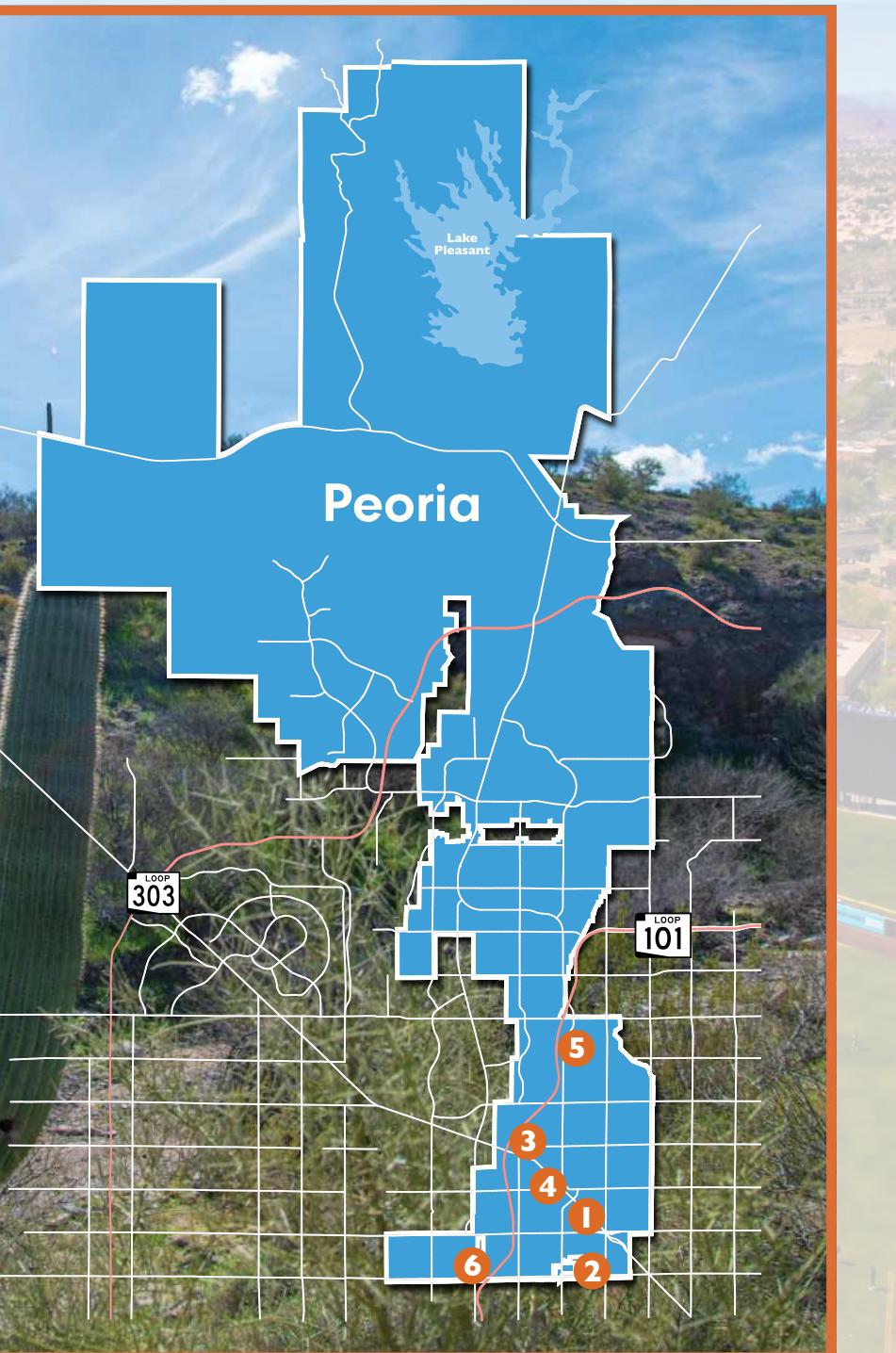
## 2 PEORIA LOGISTICS PARK

A 158-acre industrial park located in southern Peoria just 4 miles from the Loop 101 and 7 miles from the I-10. This PAD zoned site is shovel ready for building sizes up to 600,000 SF.



## 3 CACTUS 101 BUSINESS PARK

Two adjacent industrial developments provide four buildings totaling just under 400,000 SF of Class A industrial space along the Loop 101. The buildings have best-in-class amenities, substantial power, and ample parking.



# RETAIL & RESTAURANT OPPORTUNITIES

## 4 DOWNTOWN PEORIA

A historical and cultural hub of the community, this revitalization includes new and exciting restaurants such as Caldwell County BBQ and Jefferson House. New, robust mixed-use developments are boosting density and attracting retail and dining growth.



## 5 P83

This bustling home to the Peoria Sports Complex and the Arizona Broadway Theatre, as well as the award-winning Park at 83, presents targeted redevelopment opportunities for restaurants and retail seeking to break into the highly successful district.

## 6 PARK WEST

Along the Loop 101, just 2 miles north of State Farm Stadium, this premier destination for dining, shopping, and entertainment offers a unique mix of sit-down restaurants adjacent to three upscale residential developments. Pads remain available for retail development.

# OUR SERVICE



## SITE SELECTION

The City of Peoria has a superb team of professionals ready to help you find the perfect location for your business.



## CONCIERGE PROGRAM

The award-winning program brings together a large network of regional services and resources. Whether you have an idea and are thinking about starting a business, need resources for your growing business, or require guidance navigating planning, zoning, signage, code enforcement, and other areas within the City, the Business Concierge is your first point of contact. Services include a city-to-business outreach program, ribbon cuttings, Business Brief E-newsletter and partnerships with Local First Arizona, Grand Canyon University, Peoria Chamber of Commerce, and many others.



## WORKFORCE DEVELOPMENT NAVIGATOR

Workforce development continues to be a high priority for the city. Peoria's valuable ecosystem infrastructure is unique in the West Valley and brings workforce development to the next level.



## AWARD-WINNING PARTNERSHIP

The Park at 83, a vibrant new destination next to the Peoria Sports Complex, is home to Blanco, Postino, and North Italia restaurants—and now, the title of 2025 Real Estate Development (RED) Award winner for Best Retail Development.



**City of Peoria  
Economic Development Services**

9875 N. 85th Avenue  
Peoria, Arizona 85345

[www.peoriaed.com](http://www.peoriaed.com)



**Scan to Download**

