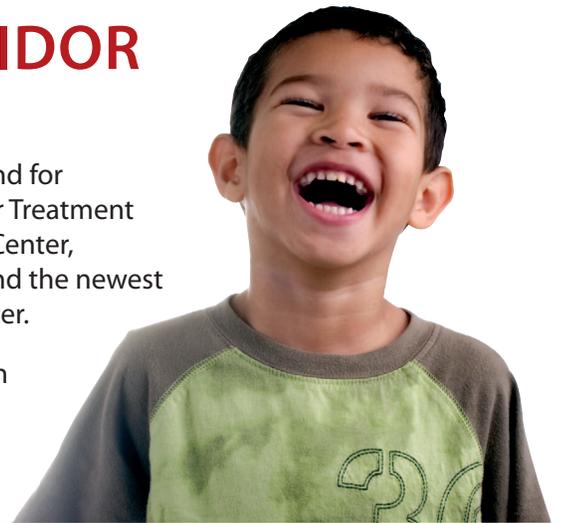


# AVONDALE HEALTHCARE CORRIDOR

## McDowell Road Corridor

A growing population in Greater Phoenix has created an increased demand for healthcare services across the board. Local regional assets include Cancer Treatment Centers of America, Abrazo West Valley Hospital, Banner Estrella Medical Center, St. Joseph's Westgate Medical Center, Integrated Medical Services (IMS) and the newest addition to Avondale, Phoenix Children's Hospital / Southwest Valley Center.

Avondale, Arizona is the location-of-choice for healthcare opportunities in the Southwest Valley with over 275 acres of build-to-suit opportunities. From world-class personalized medicine, state-of-the-art facilities and the collection of intellectual talent, Avondale is the future of valley healthcare.



### DEMOGRAPHICS

Population Estimate	81,147
Households	24,715
Median age	29.4
Average Household Income	\$60,421
General Planning Area	93 Sq. Miles
Land Area	45.1 Sq. Miles

### WORKFORCE

Labor Force	38,567
Educational Attainment College Graduates	29.56%

*Phoenix Children's Hospital estimates that 28% of the pediatric population in Maricopa County lives in the West Valley.*

#### Recent Local Healthcare Investment

- ▶ \$44 Million – St. Joseph's Westgate Medical Center / Dignity
- ▶ \$161 Million – Banner Estrella Medical Center Expansion
- ▶ \$17 Million - Phoenix Children's Hospital / Southwest Valley Center



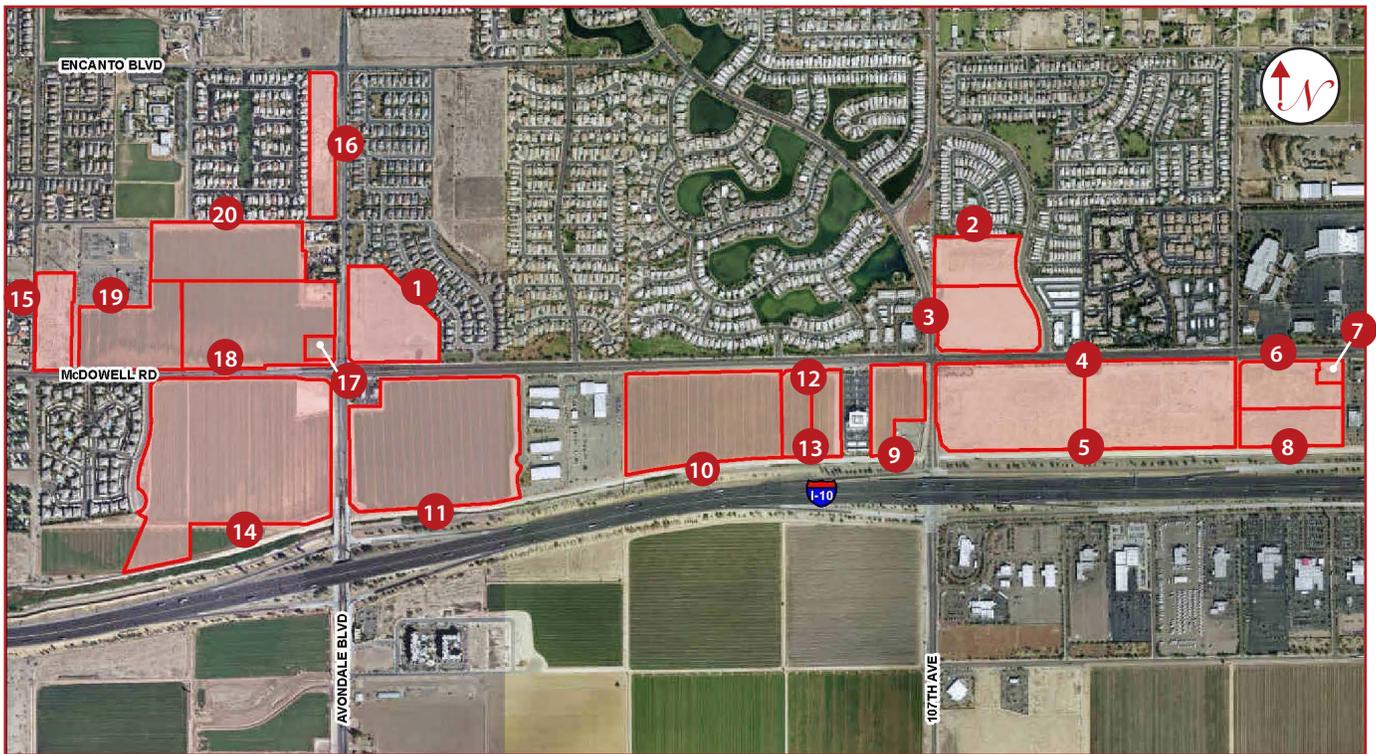
**Educational Assets:** Avondale is home to Estrella Mountain Community College, Northern Arizona University (Satellite Campus), and Rio Salado College which produce highly educated healthcare professionals. Additionally, just a short 15 minutes away is University of Arizona College of Medicine, Arizona Biomedical Collaborative, and Translational Genomics Research Institute, providing cutting-edge research and development into healthcare.

*Avondale* <sup>AZ</sup>



# HEALTHCARE OPPORTUNITIES IN AVONDALE

## McDowell Road Corridor



1	Phoenix Children's Urgent Care	35,000 SF Existing
2	Friendship Construction Enterprise	7 acres Build-to-suit
3	Harbor Shores Executive Park	11 acres Build-to-suit
4 & 5	Park 10	43 acres Build-to-suit
6 & 7	CML-AZ MC 103 LLC	7 acres Build-to-suit
8	Suenos Avondale LLC	7 acres Build-to-suit
9	FER Properties	6.5 acres Build-to-suit
10	William Stead	25 acres Build-to-suit
11	Avondale Business Center	36 acres Build-to-suit
12 & 13	Avondale Medical Campus	9 acres Build-to-suit
14	Stotz Farms Inc	50 acres Build-to-suit
15	Rexco Trust	6 acres Build-to-suit
16	Rathee Property	6 acres Build-to-suit
17 & 18	CML Avondale	22 acres Build-to-suit
19	QFW Group LLC	12 acres Build-to-suit
20	Rayroad LLC	15 acres Build-to-suit

*Avondale*<sup>AZ</sup>

### CHERYL COVERT

City of Avondale

Employment and Business Development Specialist

11465 W. Civic Center Drive, Suite 210

Avondale, Arizona 85323

Phone (623) 333-1413

Cell (623) 695-4161

Fax (623) 333-0140

[ccovert@avondale.org](mailto:c covert@avondale.org)

[www.avondale.org/econdev](http://www.avondale.org/econdev)