



COLDWATER DEPOT LOGISTICS CENTER



HEALTH-TECH & ENTERTAINMENT CORRIDOR



COPPER SPRINGS HOSPITAL



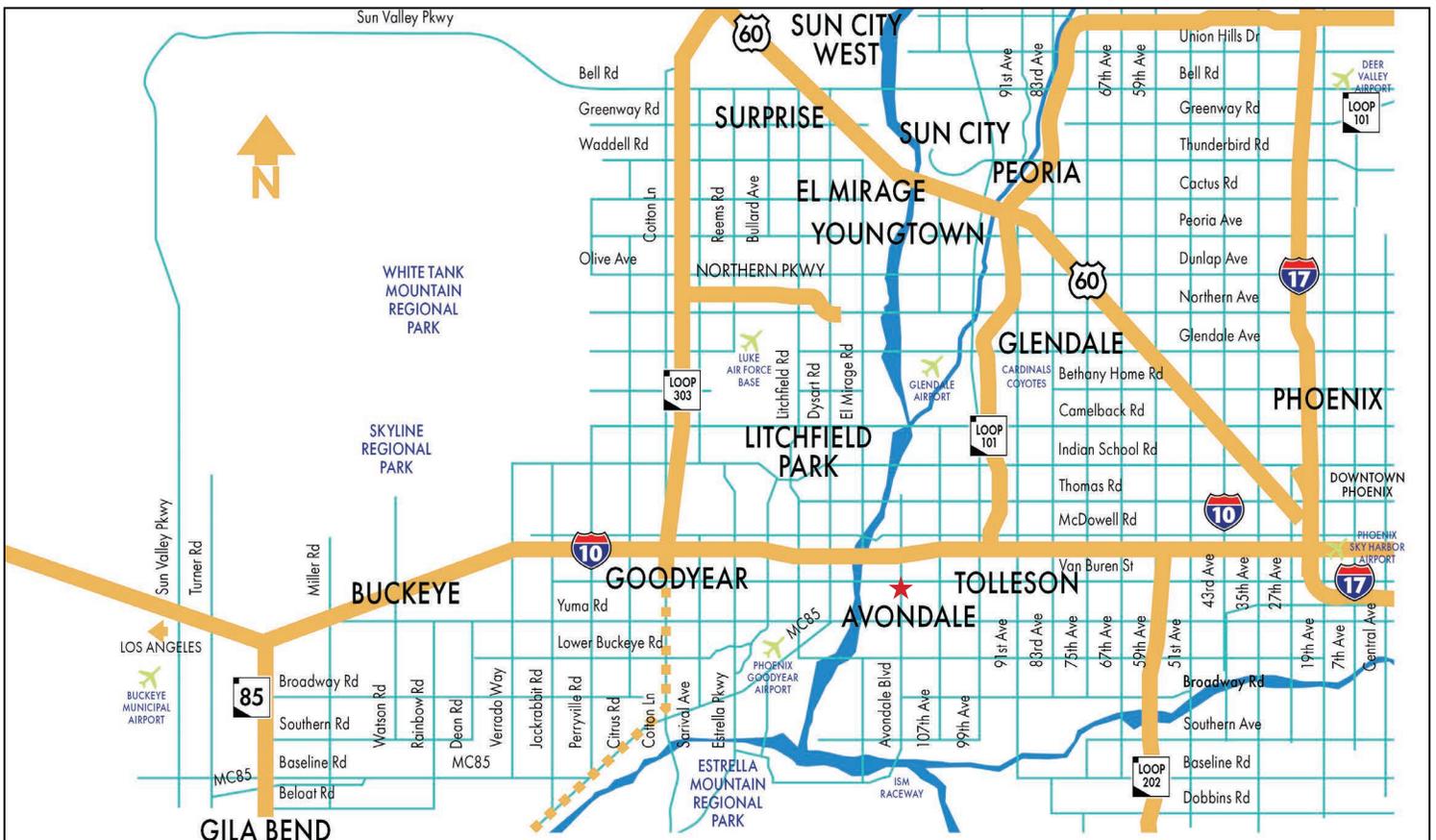
ESTRELLA MOUNTAIN COMMUNITY COLLEGE



Over the years, Avondale has aspired to be a forward-thinking city. The City Council has developed strong goals and objectives that demonstrate commitment to our residents and businesses, as well as our ability to strike a balance between smart development and the creation of new opportunities. It is evident that our vision is taking shape! With each new groundbreaking, we are providing quality jobs which put our residents to work and designing a city that offers unique quality of life amenities. Projects that began as just an idea have now come to fruition, serving to accelerate additional investment in the city and have resulted in Avondale experiencing some of the highest occupancy rates across the office, industrial and retail sectors in the last decade.

Packaging a unique blend of big-city amenities with small-town warmth, Avondale has transformed from a farming community into a major suburb just west of Phoenix over the past three decades. With the burgeoning growth and AAA bond rating, we are a well-run city and continue to prove ourselves to be a solid investment. Looking toward the bright future, we remain focused on strategic growth and continue to embrace the qualities that make Avondale a strong and vibrant city.

Sincerely,  
*Kenneth N. Weise*  
 Kenneth N. Weise  
 Mayor





## DEMOGRAPHIC PROFILE

Source: ESRI | 2018

AVONDALE POPULATION **85,504**



### MEDIAN AGE

Avondale	<b>30</b>
Phoenix	<b>35</b>
United States	<b>38</b>



### AVERAGE HOUSEHOLD INCOME

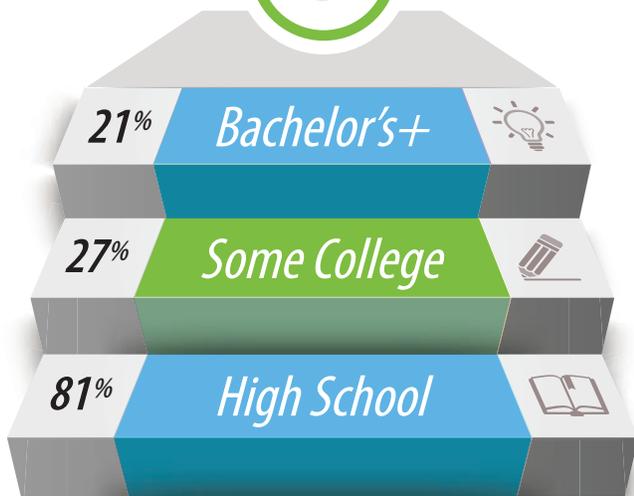
Avondale	<b>\$60,548</b>
Phoenix	<b>\$56,081</b>
United States	<b>\$56,124</b>



### AVERAGE HOME PRICE

Avondale	<b>\$199,084</b>
Phoenix	<b>\$283,119</b>
United States	<b>\$286,484</b>

## EDUCATIONAL ATTAINMENT



## HOUSING



**59%**

**OWN**  
THEIR HOME

**RENT**  
THEIR HOME

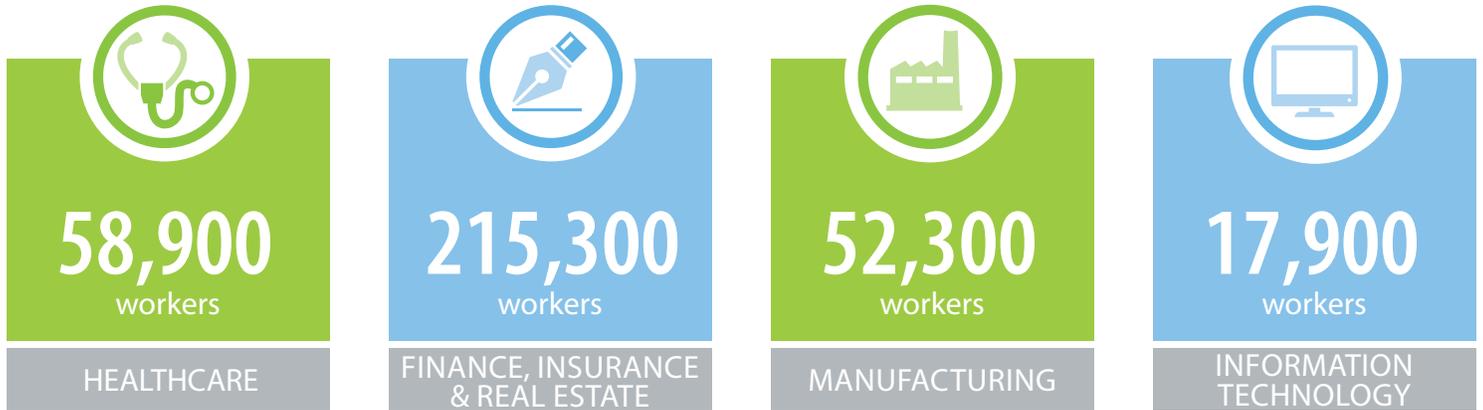
**41%**



## EMERGING INDUSTRIES

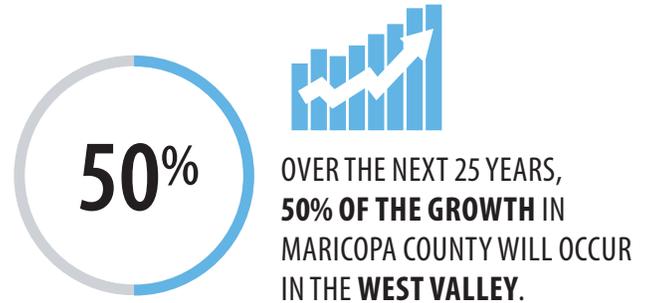
Source: EMSI | 2018

Available workforce within a 15 mile drive of Avondale



## LABOR SUPPLY

Source: MAG



## EDUCATIONAL INSTITUTIONS



### PUBLIC

- ▶ Northern Arizona University at Estrella Mountain Community College
- ▶ Arizona State University at Estrella Mountain Community College



### COMMUNITY COLLEGES

- ▶ Estrella Mountain Community College
- ▶ Rio Salado Community College



### TECHNICAL

- ▶ Universal Technical Institute
- ▶ SouthWest Skill Center, GateWay Community College
- ▶ West-MEC

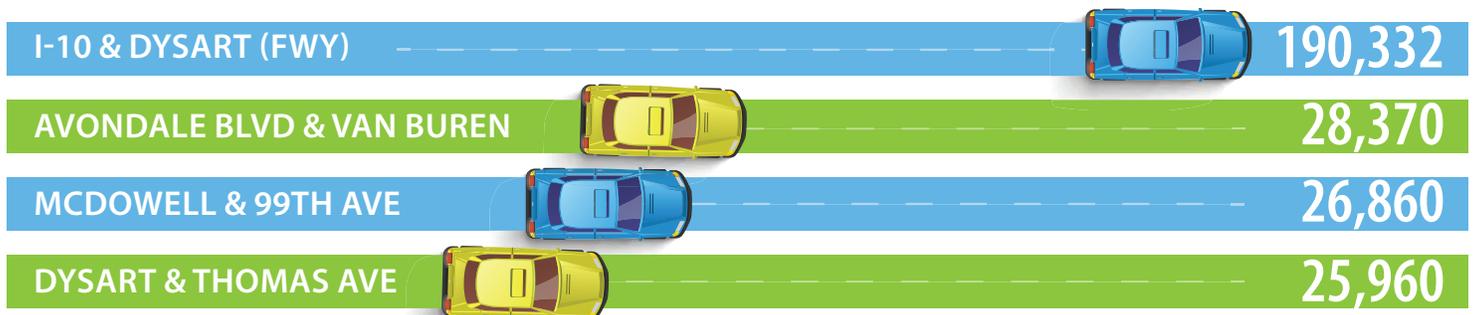


### PUBLIC & PRIVATE HIGH SCHOOLS

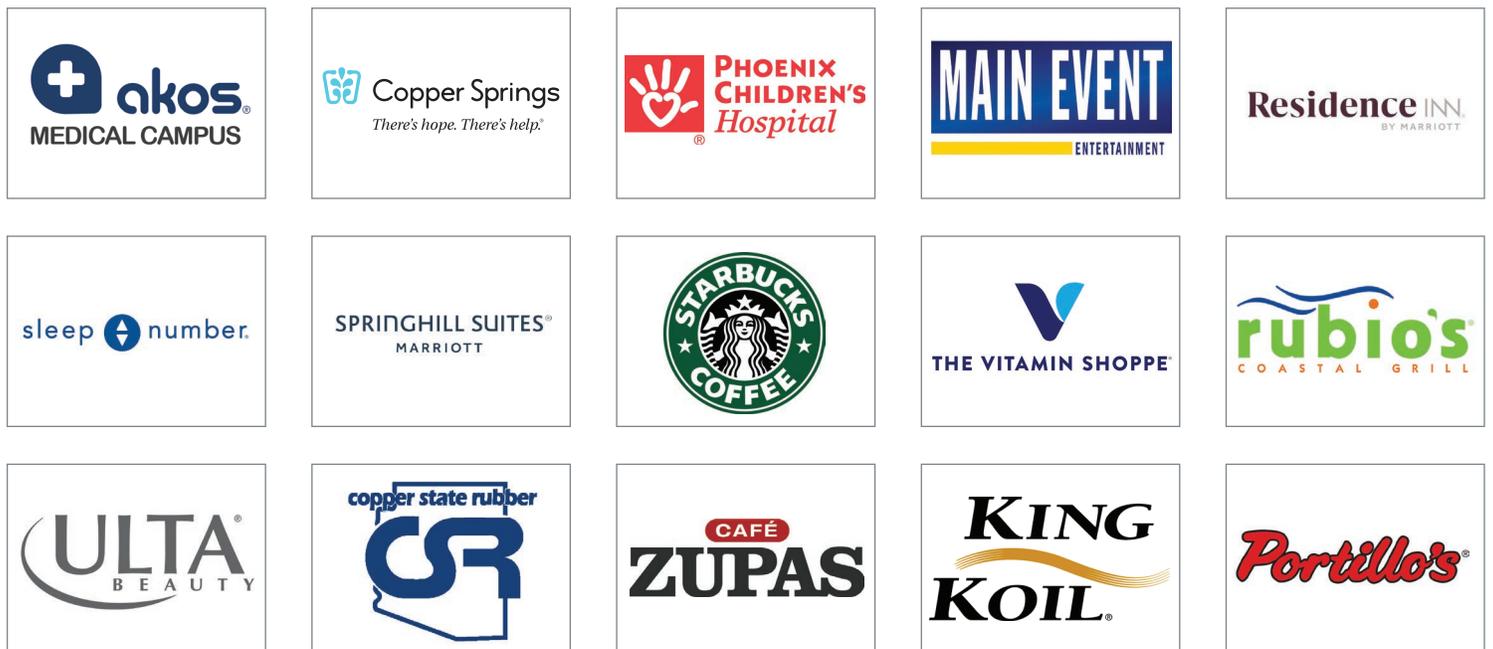
- ▶ Arizona Agribusiness & Equine Center
- ▶ Agua Fria High School
- ▶ Estrella High School
- ▶ La Joya Community High School
- ▶ St. John Paul II Catholic High School
- ▶ Westview High School



TRAFFIC COUNTS



NATIONAL BRANDS EXPANDING IN AVONDALE



# INCENTIVES

## OPPORTUNITY ZONES

The Opportunity Zone program was created to revitalize economically distressed census tracts using private investments rather than taxpayer dollars. When an investor divests an appreciated asset, such as stocks or real estate, they realize a capital gain, which is a taxable event. Under the Opportunity Zone Program, if an investor reinvests a capital gain into an Opportunity Fund within 180 days, they can defer and reduce their tax liability on that gain. Beyond that, they can also potentially receive tax-free treatment for all future appreciation earned through the fund.

## INFILL INCENTIVES

Eligible projects within commercial and residential infill incentive areas will receive a waiver of 50% of the building permits and plan review fees through Avondale's Infill Incentive Program.

## GREATER MARICOPA FOREIGN TRADE ZONE (GMFTZ)

The GMFTZ allows participating businesses located within this zone to significantly reduce their real and personal property tax liabilities from 18% valuation to 5% valuation.

## NEW MARKET TAX CREDITS

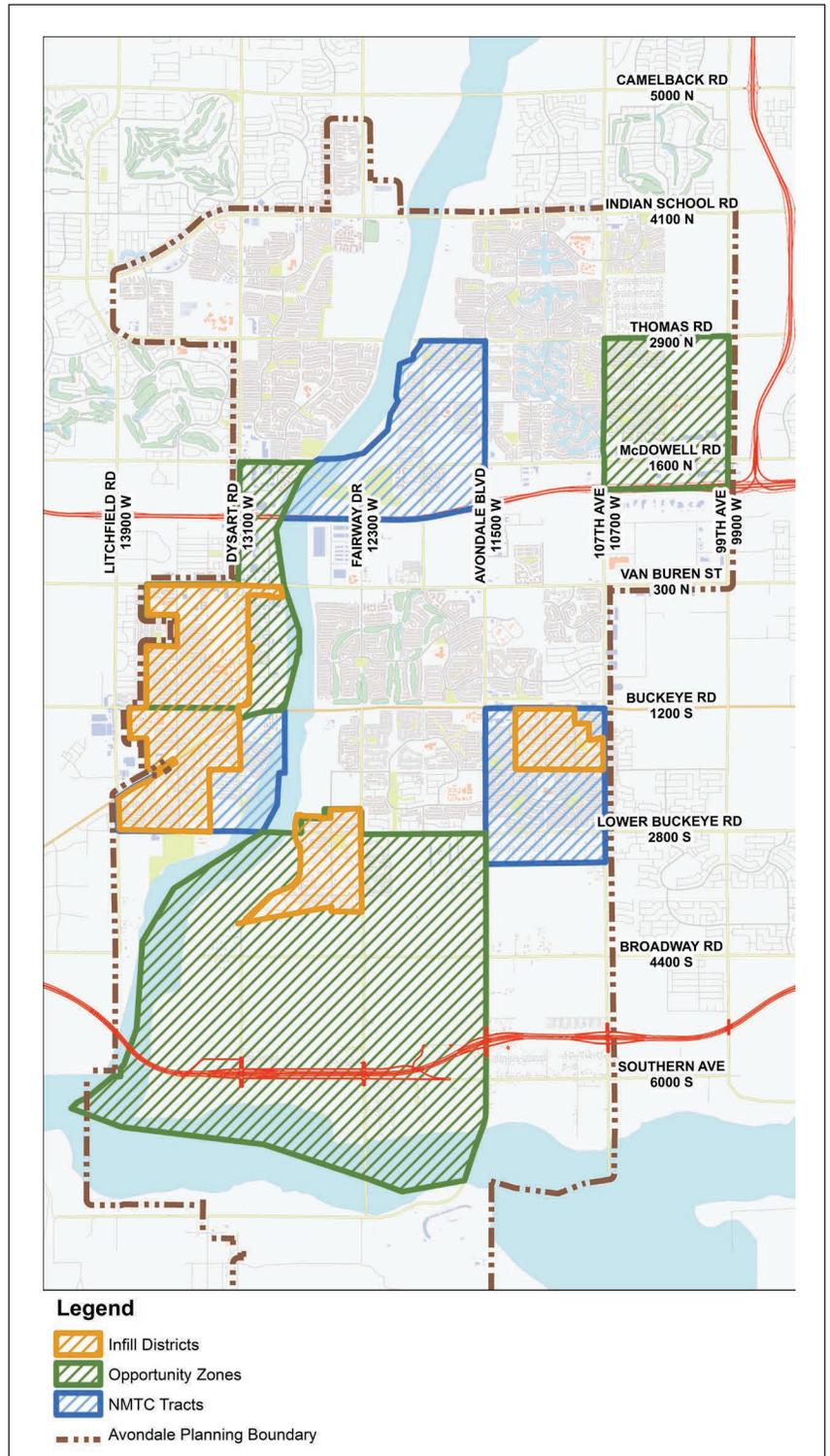
The New Market Tax Credit (NMTC) Program incentivizes community development and economic growth through the use of tax credits that attract private investment to distressed communities.

## ECONOMIC DEVELOPMENT AGREEMENTS

Because of the value placed on quality employment opportunities, Avondale utilizes economic development agreements (EDAs) as a tool for attracting businesses to the community. Incentives range from construction sales tax rebates to rebates of planning and construction permits, as well as other fees. Other incentives may be available on a case-by-case basis.

## QUALITY JOBS TAX CREDIT

The State of Arizona offers an incentive program that provides up to \$9,000 of Arizona income or premium tax credits spread over a three-year period for each of the net new quality jobs (\$3,000 per year). This is a simple two-page process that has minimal requirements. Eligibility includes a minimum capital investment of \$1M, the eligible qualified job must be full-time, paying 100% of the median county wage, and the company must offer 65% of health insurance costs of the employee.



## QUALIFIED FACILITY TAX CREDIT

The Qualified Facility Tax Credit was established to promote the location and expansion of manufacturing facilities, including related research and development or headquarters facilities. The company would need to make a Capital Investment of at least \$250,000 to establish or expand a Qualified Facility that devotes at least 80% of the property and payroll to qualified manufacturing, manufacturing-related research & development, or headquarters. The company must also create net new full-time employment positions for the project, of which at least 51% are paid at least 125% of the state's annual median production wage and pays at least 65% of the health insurance premiums for all net new full-time employment positions.

# Uniquely Avondale

*Not only is Avondale home to regional headquarters and manufacturing operations, the City is home to an extensive array of small businesses.*



## 8-BIT ALEWORKS

Combining their inventive microbrewery flavors with the nostalgia of retro-video games, 8-Bit Aleworks brings gamers and non-gamers together for a unique experience. Ryan and Krystina Whitten took their passion for micro-brewing and videogames and turned it into a successful business model. This production-style facility focuses on creating refreshing craft beer and features a tasting room where guests can enjoy the classic and inventive beer flavors, arcade cabinets and table top games.

## COLADOS

If a Paris vacation isn't in your sights right now, the next best thing is a warm crepe, loaded with toppings, coupled with a foamy, hot latte from Colado's Coffee & Crepes, a family-run business with a faithful following. Berni and Yesica Reina were inspired to start their business a few years ago after a family trip to France where they learned the art of crepe-making. From their signature Nutella crepe to seasonal offerings like their Chorizo crepe, Colado's is the perfect place to gather with friends or for an after-dinner family treat.



## TJ'S HOMESTYLE RESTAURANT

A uniquely Avondale fixture for decades, TJ's specializes in breakfast and brunch, cooking up from scratch "fix'ns" just like Ma and Grandma used to make. Biscuits & gravy, chicken fried steak, cinnamon rolls and fresh baked pies are local favorites. TJ's was started in 1982 by a Las Vegas dancer and her husband, who named the restaurant after the initials of their two children. Two years later they sold the place to Tony and Jim. The name still worked! In 2004, Dan and Don signed the papers to take over ownership.

## ISM RACEWAY

Having completed a \$178M facelift, ISM Raceway offers the ultimate fan experience. The renovations include updated grandstands, renovated luxury suites, and state-of-the-art fan access areas which provide fans up-close and personal interactions with their favorite drivers, crews and cars in the garages and pit row. Drawing hundreds of thousands of racing enthusiasts and contributing hundreds of millions of dollars to the state and local economy, this local gem hosts two NASCAR weekends throughout the year.



## WHAT OTHERS ARE SAYING...



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*We chose Avondale for several reasons. We were attracted to the location and easy access to major transportation lanes, the availability of skilled warehousing labor and the excellent working relationship we established with the local supporting business partners.*

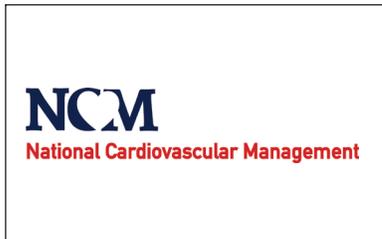
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*The City provided valuable introductions and relationships that helped move the needle with our businesses. Leveraging their contacts and networks helped align us with new partners and opened up additional opportunities for our company.*

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*In a short period of time, the Avondale team approved site plans and construction documents and issued our permits. NCM appreciates the concierge-level of service from the City, especially communicating with us each step of the way.*

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*Working closely with Avondale staff throughout the site selection and development process, we were most impressed with their responsiveness, forward-thinking, and vested success in our company.*

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**AVONDALE ECONOMIC DEVELOPMENT**  
Dan Davis, Economic Development Director  
11465 W Civic Center Drive | Avondale, AZ 85323  
**(623) 333-1400** | [www.avondaleaz.gov](http://www.avondaleaz.gov)