



Mesa Economic Development Update

West Mesa Rotary Club
February 1, 2024

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ED Deputy Director



City of Mesa Office of Economic Development

Mission

We work to enhance Mesa's economy, by promoting a culture of quality, supporting the creation of higher wage jobs, promoting direct investment, and increasing prosperity of our residents.



City of Mesa Office of Economic Development

Lines of Service

- Marketing and Business Attraction
- Business Retention and Expansion
- Workforce Development and Talent Attraction
- Entrepreneurship and Small Business Development
- Redevelopment and Revitalization





Mesa At a Glance

517,496

people live in
Mesa, Arizona.

36th

largest city in
the U.S.
Larger than Miami,
Minneapolis,
and Atlanta.

2nd

largest city in
Phoenix-Mesa
Metro. 3rd
largest in Arizona.

1.5m

workforce
within a
30-minute
Drive of
Downtown Mesa.

Mesa At a Glance

\$72,241

Median household
income

1,599

New residential permits
awarded in 2022

42.4%

Residents age 25+
with associates
degree or higher

\$351,465

Median price of a single-
family home

≈13,500

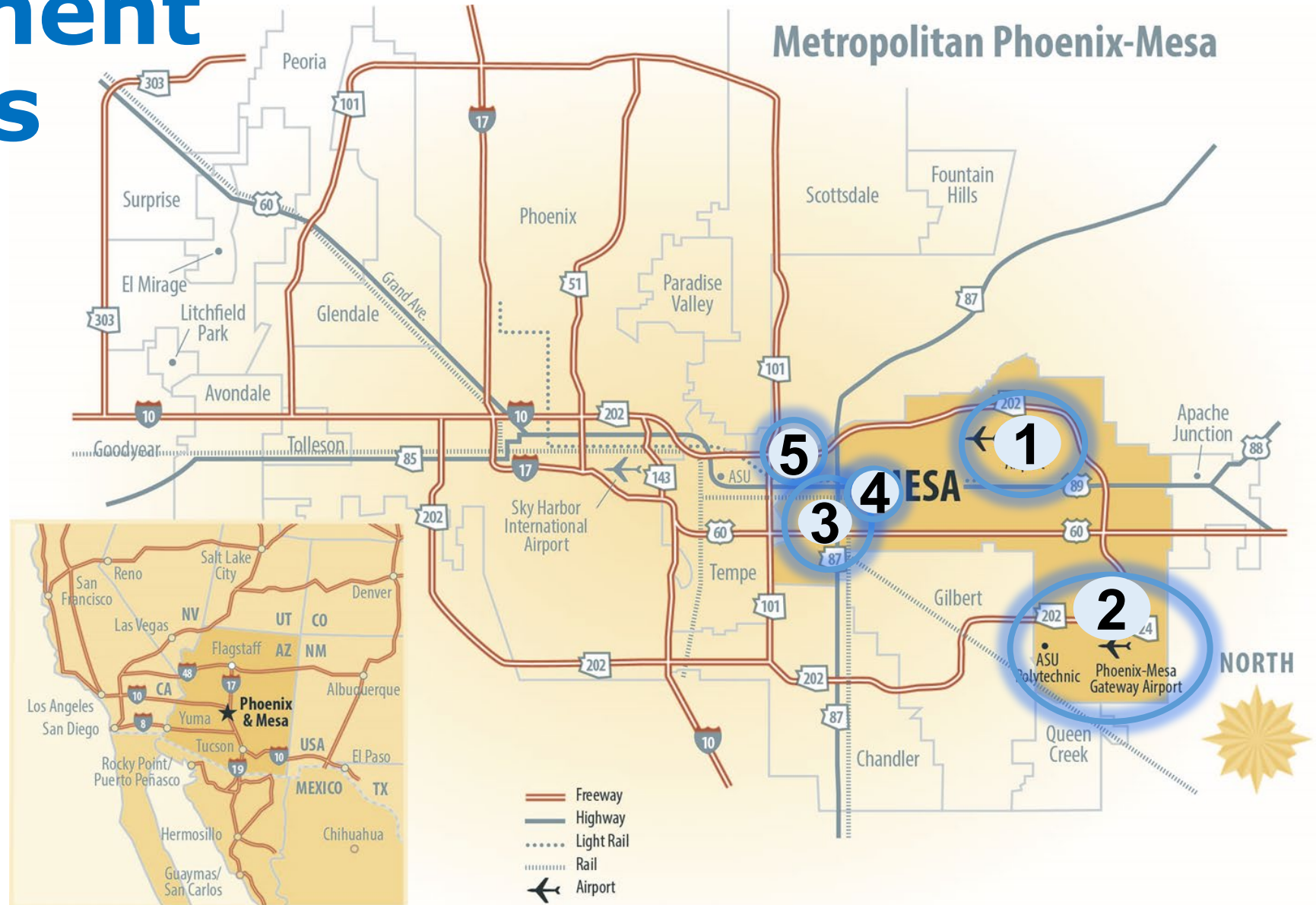
Businesses located in Mesa

17%

Population growth in
last 12 years

Employment Corridors

1. Falcon District
2. Gateway Area
3. Fiesta District
4. Downtown Mesa
5. Riverview Area



City of Mesa Office of Economic Development

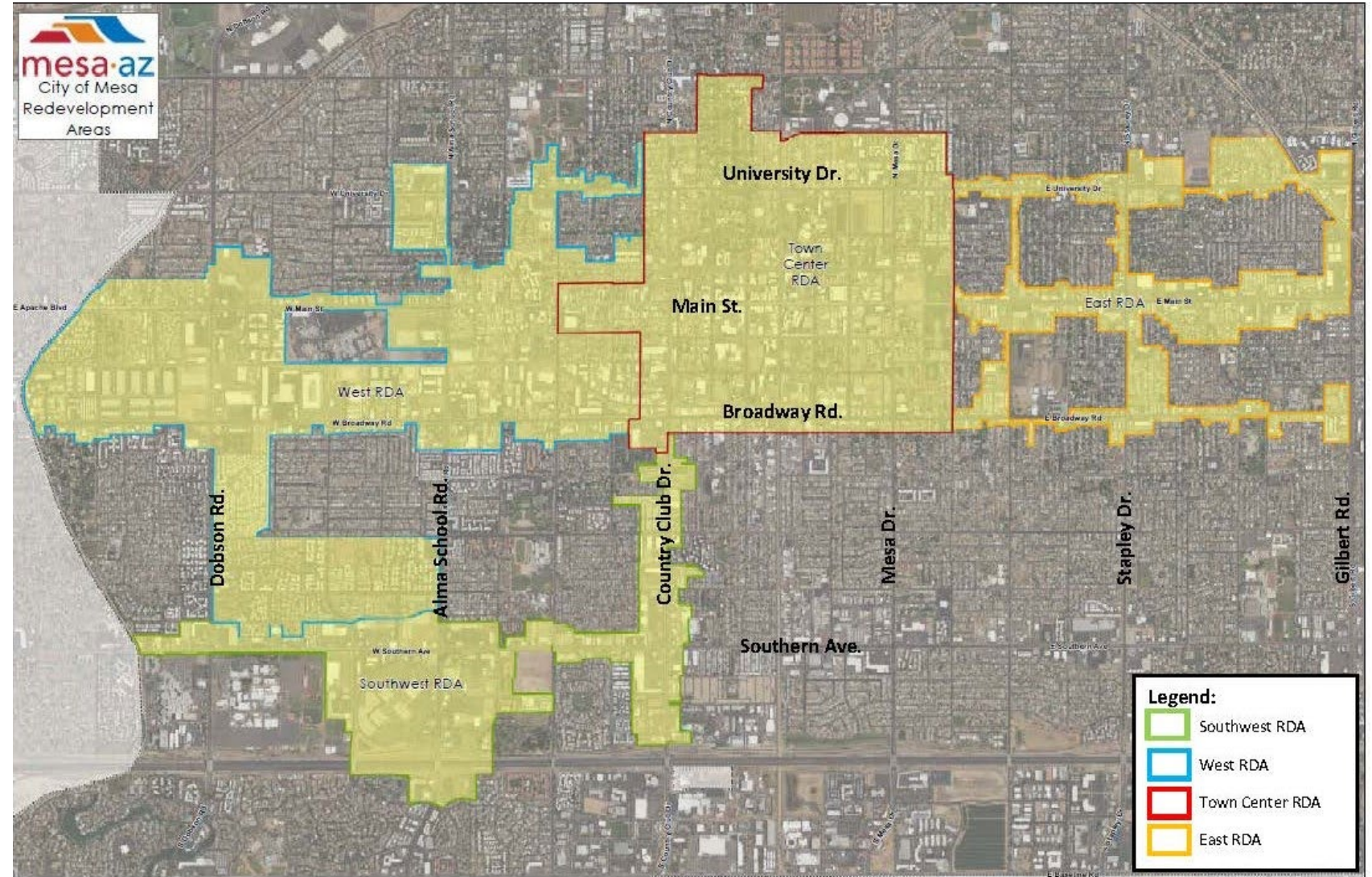
Current Focus and Efforts

- Redevelopment in West Mesa
- TOD Streetcar Study
- Manufacturing Development in SE Mesa
- Retail Attraction Strategy
- Mesa Business Builder @ the Studios
- Workforce Development
- All Business Attraction, Retention and Expansion

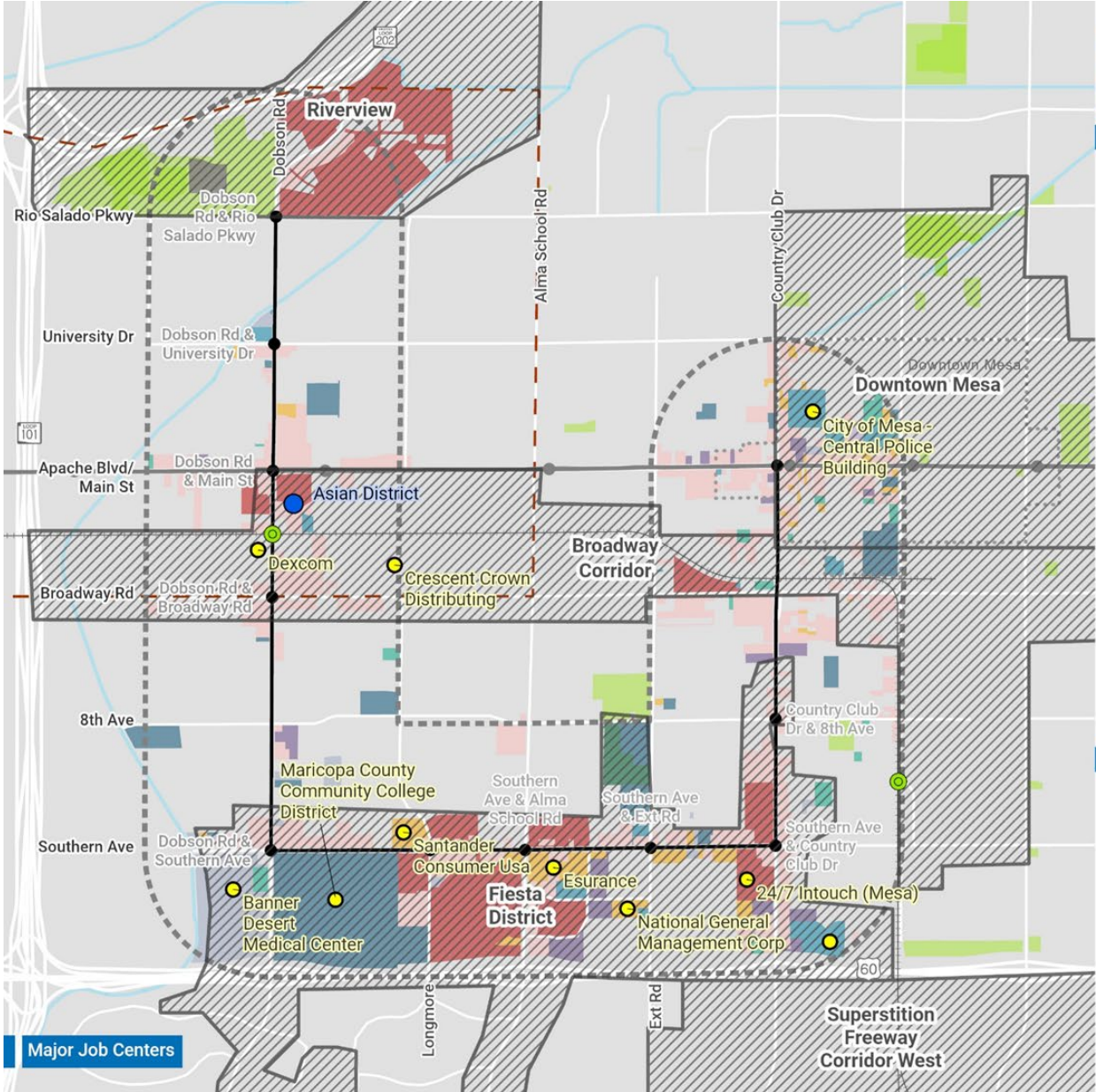


Redevelopment Areas

- West
- Southwest
- Downtown
- East



Mesa Streetcar Study



MESA STREETCAR TRANSIT ORIENTED DEVELOPMENT PLAN

City of Mesa

Legend

- Existing Light Rail Route and Stations
- Planned Streetcar Route and Stations
- Half-mile Buffer
- Railroad
- Valley Metro Rio East-Dobson Streetcar Extension Study Area
- Railroad Crossing
- Job Centers
- Top 10 Major Employers (2022)
- Commercial/Employment Land Use (Faded)**
- Commercial Low Density
- Commercial High Density
- Office
- Tourist Accommodations
- Educational
- Religious/Institutional
- Medical/Nursing Home
- Cemetery
- Public/Special Event/Military

Key Map



Development in SE Mesa

Current Factors

- Industries of Opportunity: Aerospace, Advanced Manufacturing, Logistics
- Commercial Real Estate Snapshot: 46 MSF planned, approved, or under construction
- PHX-Mesa Gateway Airport
- PIRATE
- Foreign Trade Zone



Retail Attraction Strategy

Goal: Develop a Plan to Attract Quality Retail

- Complete data analysis of current consumer market and identify growth opportunities
- Meet with stakeholders for direct experience
- Create an implementation plan
- Execute on the plan



Mesa Business Builder @ the Studios

Mesa Business Builder @ The Studios is a modern, multi-use, flexible space that accommodates individual members to large groups and provides access to:

- Technology & tech tools
- One-on-one meeting spaces
- Computer lab
- VR/AR studio/screening room
- Podcast booth & sound equipment
- Conference rooms & event spaces
- Business equipment

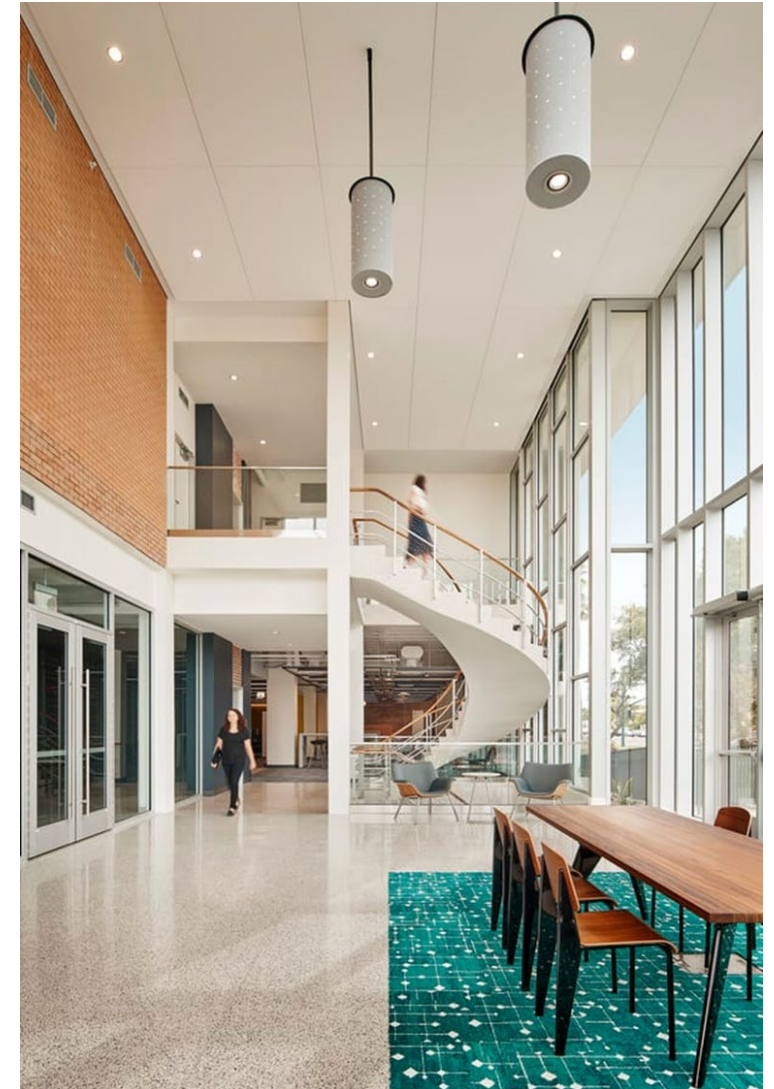


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Mesa Business Builder @ the Studios

TYPES OF PROGRAMMING

- Bridging the Digital Divide (Technology)
- Finance & Business Operations Planning
- Marketing
- Restaurant & Retail Specialty Services
- Workforce Development, Training, Skills Development



Education and Workforce

Build partnerships among education, industry, and community resources to advance workforce opportunities for Mesa residents and students.

- Mesa College Promise
- Workforce Center @ Mesa
- JobConnectMesa
- PipelineAZ Workforce Solution
- Bezos Academy - Preschool Partnership with MPS



Business Attraction, Retention, Expansion

Successes July 1, 2022 through June 30, 2023

	Number of Businesses	Number of New Jobs	Number of Retained Jobs	Total Capital Investment
New Business Locations	29	2878	NA	\$403.8M
Existing Business Expansions	10	1153	111	\$89.7M
New Construction	15	NA	NA	\$1.06B
TOTALS	54	4031	111	\$1.56B





AT&T



Banner Health.



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Thank you

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