

Welcome To Downtown Mesa Az



MESA: QUICK FACTS

With a population of nearly 500,000, Mesa is the 38th largest city in the U.S., 3rd largest in Arizona, and 2nd largest in the Phoenix-Mesa metro area. Larger than Miami, Minneapolis, Atlanta and St. Louis, Mesa covers 133 square miles inside a 21-city region with a population of 4.4 million, projected to be 6 million by 2030.

Year Incorporated	1883
Elevation	1,255'
Cost of Living Index	95.0
Average High/Low Temperature	88 / 56
Median Age	35.5
Average Household Income	\$64,480
Number of Mesa Households	174,273

POPULATION			
	2015	(Projected)	2020
Population	462,376	490,337	
Mesa	462,376	490,337	
Arizona	6,720,515	7,104,114	

Pop. Growth	1990-2000	2000-2010	2010-2015
Mesa	35.5%	16.6%	5.3%
Arizona	40.0%	31.4%	5.1%

Mesa Population by Age		
Age	2015	
15-34	28.3%	
35-54	23.6%	
55-74	19.8%	
75-85+	7.3%	

Source: ESRI Community Analyst, 2015

EDUCATIONAL ATTAINMENT

Within a 30-Minute Drive of Downtown Mesa
550,000+ professionals, 42.2% (age 25+) with an associate's degree or higher.

Associate's Degree	8.5%
Bachelor's Degree	21.0%
Graduate's Degree	12.7%

Source: ESRI Community Analyst, 2015

EDUCATIONAL INSTITUTIONS

Mesa Community College	22,711
Arizona State University – Polytechnic	12,029
East Valley Institute of Technology	3,000
Chandler-Gilbert Community College	2,125
A.T. Still University	1,320

Household Income

Median

Average

POPULATION

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MESA'S LARGE EMPLOYERS

Banner Health Systems	9,573
Mesa Public Schools	8,770
The Boeing Company	4,900
City of Mesa	3,715
Maricopa County Government	2,644
Maricopa Community Colleges	1,951
Aviation Inc.	842
Empire Southwest	736
CBI Medical & Behavioral Health	655
Mountain Vista Medical Center	530
Able Engineering	400
Special Devices Inc.	400
Drivetime Automotive Group	300
Crescent Crown Distributing	274

Source: Reference USA, MAG Employer Database, Hoover's, 2014

AIRPORTS

Phoenix-Mesa Gateway Airport

- Allegiant Air flies to 35 destinations nationally.
- Private aircraft and air cargo service
- By 2030, projected to serve 10 million total passengers
- Three runways
- 250+ acres of developable land available
- Fastest growing airport in the U.S.

Falcon Field

- 5th busiest general aviation airport in the U.S.

INDUSTRIES OF OPPORTUNITY

Mesa has a diverse business community with strong competitive advantage and opportunity in the following:

Healthcare
Education
Aviation

Area

• City

• Land

• Water

Elevation

Population (2010)^[1]

• City

• Estimate (2015)^[2]

• Rank

• Density

Outdoor Recreation

57 Parks; 9 public pools; miles and miles of hiking and biking trails; quick access to major lakes and

133.13 sq mi (324.2 km²)

132.93 sq mi (323.7 km²)

0.2 sq mi (0.6 km²)

1,243 ft (378 m)

439,041

471,825

US: 38th

3,536.6/sq mi

Race	Population	% of Total
Total Population	439,041	100
White	338,591	77
Hispanic or Latino	115,753	26
Some Other Race	49,578	11
Black or African American	15,289	3
Two or More Races	15,041	3
American Indian	10,377	2
Asian	8,493	1
Native Hawaiian Pacific Islander	1,672	Below 1%
Three or more races	1,081	Below 1%
Native Hawaiian	269	Below 1%

12th)

2013

Source: CNBC, 2013

Business – Chief

Public sustainable
inc, 2013

CEMENTS
global command
people.

be housing 600
0 sq. ft.
laypoint office

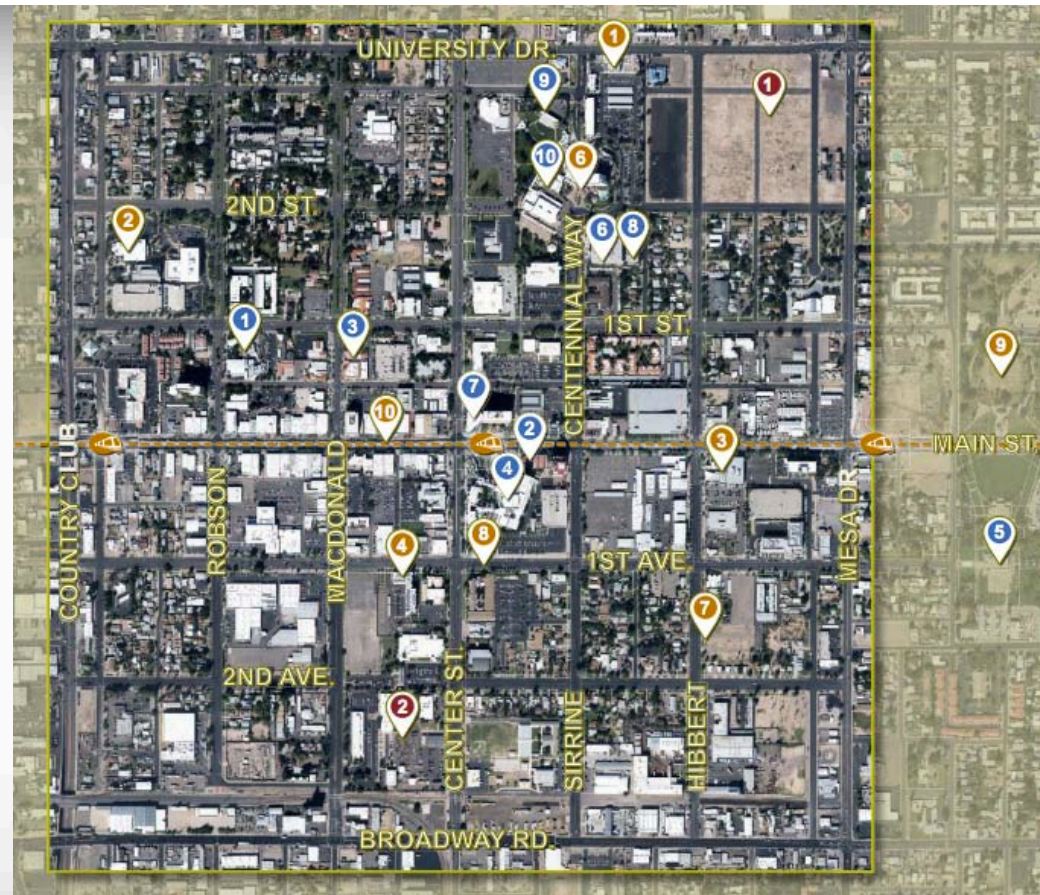
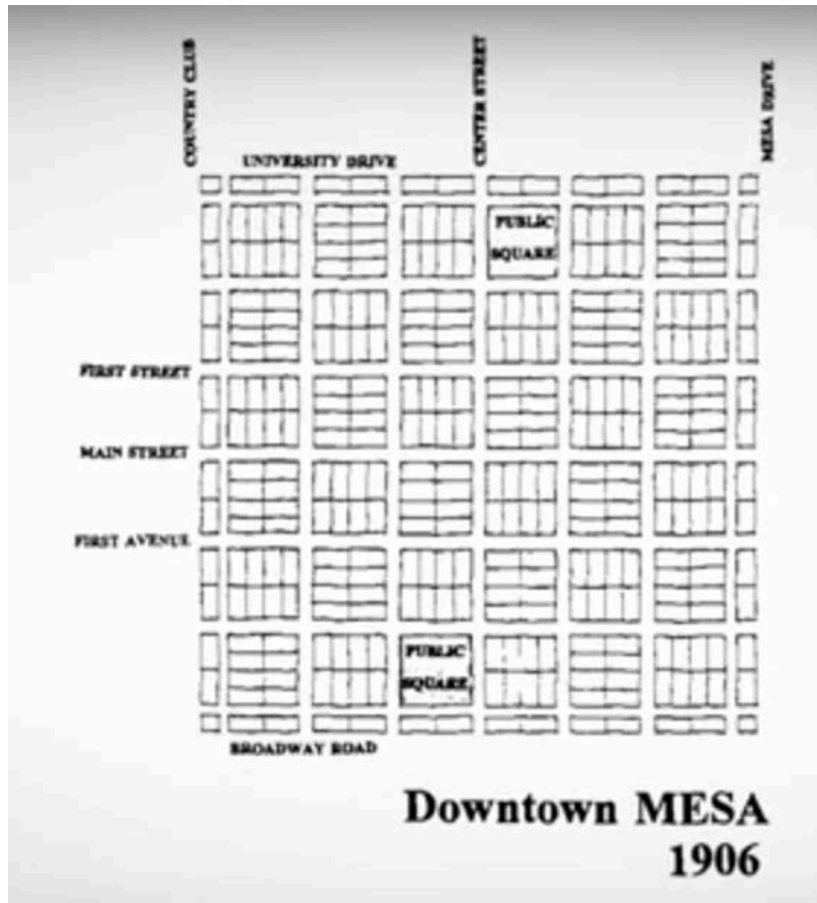
one of the world's
medical and
d in Mesa for \$40
ation facility.

two bio-rubber
a.

16 international cities.

See Attached – Check here: <http://www.mesaaz.gov/home/showdocument?id=13106>

Downtown Square Mile 1906 – Downtown Square Mile today



Short History of Mesa - <https://www.youtube.com/watch?v=ozkMMcHPISc>

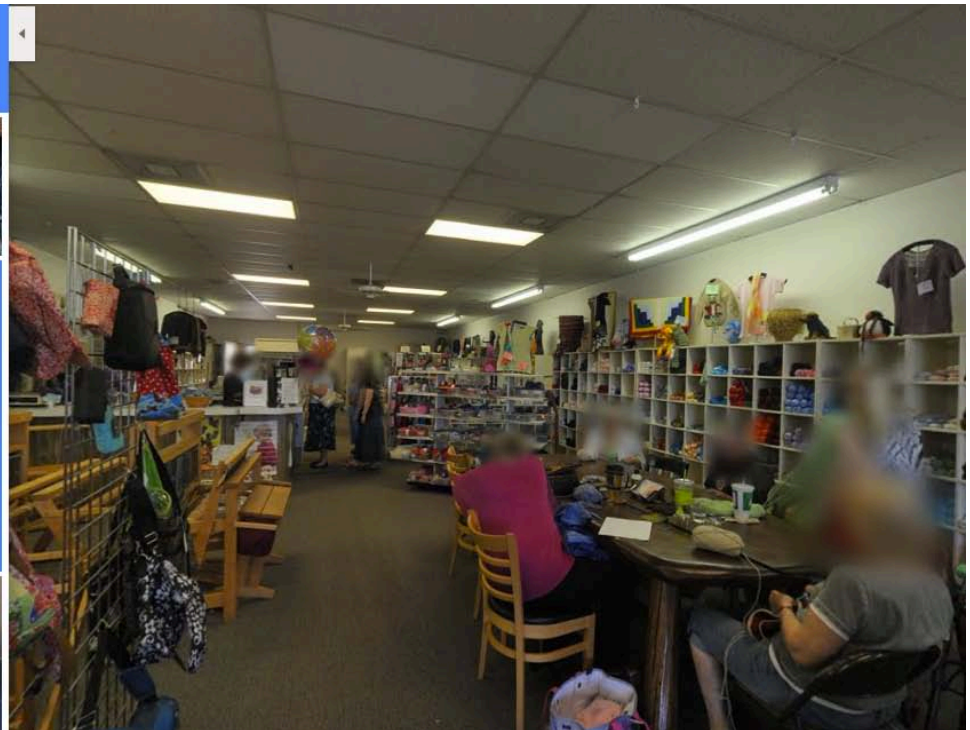
Downtown Profile - <http://www.mesaaz.gov/home/showdocument?id=12149>

Downtown Revitalization – Mesa Urban Garden



Downtown Revitalization - Celebrating local businesses

- Google Inside View
- Local First Arizona Small Wonders map and membership to LFA
- Splash page
- Over 50 businesses with Google inside view
- Mesa- beta site for product



Benedictine University



- - HEAT initiative
- - 2012 – 5 Universities
- 3P
- \$10 million in renovation
- City Owned Building
- Prioritized classroom learning & Brick and Mortar
- Adaptive reuse of Southside Hospital 1920

Benedictine University Adaptive Reuse Project - <http://mesaaz.gov/business/economic-development/business-environment/education/benedictine-university-adaptive-reuse-project>

Mesa Education Institutions: <http://mesaaz.gov/business/economic-development/business-environment/education/higher-education-institutions>

How Mesa Became a College Town: <https://youtu.be/2Wx4uLjTAZI?list=PLCrTnX9941X3Qzlwpo1TbPbxgZHiFyn>

Site 17

- 1980s 26 acres of single family homes cleared for Water resort
Developer abandoned
- 2016 City Council exploring New Residential, Public amenities, Pedestrian Friendly
Ideal use would be dense residential options with connectivity to Downtown



UNIVERSITY & MESA DOWNTOWN MESA

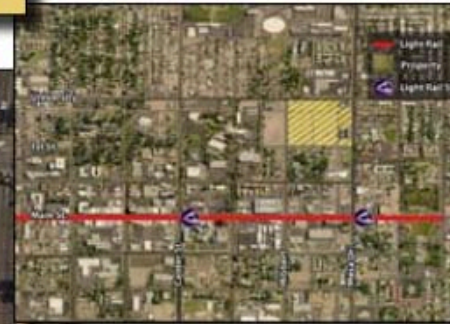
Contact Info:

Office of Economic Development

P: 480-644-2398

E: econdev.info@mesaaz.gov

W: www.mesaaz.gov/economic



Property Summary

- Land Area: +/- 20 acres
- Ideal Use: Mixed use urban development
- Zoning: Town Center Core District (TCC)
- Utilities: All utilities are available to the site
- Traffic Count: 27,922 vehicles per day
- Price: Negotiable

Site profile: <http://mesaaz.gov/home/showdocument?id=11149>

Downtown Revitalization – Walking and Bike Audits



Bike Audit

Walking audit



Downtown Revitalization – Community gathering space



Downtown Revitalization - LEAP-Local Entrepreneur Assistance Program



Downtown Revitalization – Technical Assistance / Latino Business Support



Supported by Amtrust Bank
FDIC Money Smart

Latino Business consultants



Neighborhood Economic Development Co Presents

Reunión de la Asociación de Negocios Latino, presenta Ray Villa

Monthly Latino Business Association Meeting w/ Ray Villa

*Esta es la reunión mensual de la Asociación de Negocios Latino
This is the monthly meeting for the Association of Latino Businesses
Every 2nd Tuesday at 9am.*

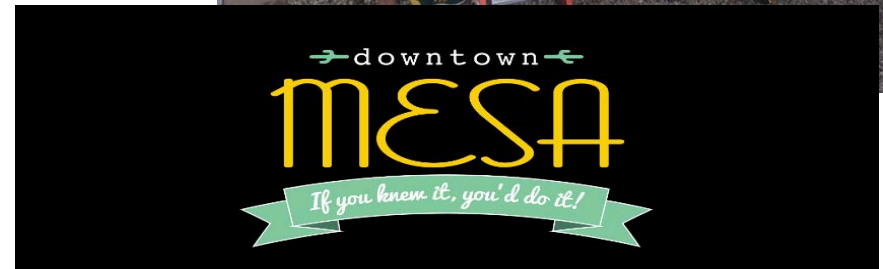
@ Pedritos 311 W Main St. Mesa
Martes 10 de marzo por 9am

Tuesday, March 10 at 9am



10 West Main Street Mesa, Arizona
P | 480-258-6927 F | 480-464-5817
nedco-mesa.org

Downtown Revitalization – Supporting Local Artists & Local Events



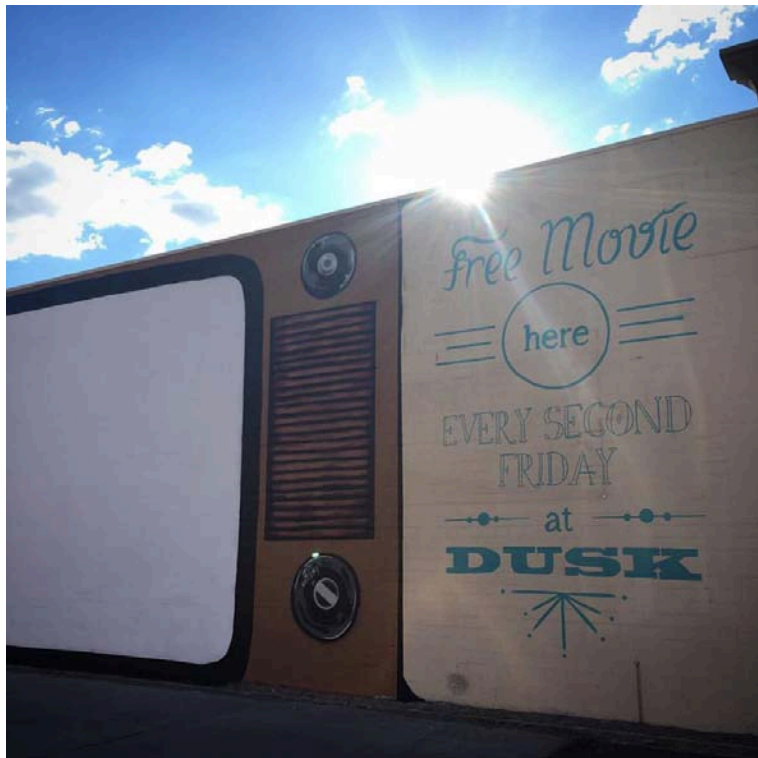
Ripple- creative placemaking ed with grants, Influx - \$3,000
Up at nite 40 artists, 40 businesses, 10 nites AZ Commission grant

Downtown Revitalization – Supporting Local Artists & Local Events



Downtown Revitalization – Supporting Local Artists & Local Events

Sliver Lot- Developer wants to active lot
Movies on Main at the Country Club
Light Rail Station



Downtown Revitalization – Supporting Local Artists & Local Events



Downtown Revitalization – Creative Placemaking



Street pianos
22 community
designed pianos
For all to play



Downtown Revitalization – Creative Placemaking



Downtown Revitalization -Activate the Alleyway

- Community involvement
- Leveraged Architect and landscape designer for consistency
- \$66,000 investment from State Farm
- Improved 18 storefronts in six months
- Initiated more than \$250,000 of investment and development in downtown Mesa.



Downtown Revitalization - Alleyway Improvement



Before & After - Paint, entryway signage and window awnings, lights



Downtown Revitalization - Alleyway Improvement



Three side by side businesses participated

Downtown Revitalization - Alleyway Improvement



Before



Paint, pergola, outside seating



Roll up garage door to expand seating to outside patio



Pergola, patio seating., mural, entryway upgrade

Two side by side businesses

Downtown Revitalization - Alleyway Improvement



Before



Window and entryway signage awnings, planter, paint



efore



Outdoor seating, mural on fence

Downtown Revitalization - Alleyway Improvement



Before/ After - Four side by side businesses - Paint, signage entryway awnings, planter



Before / After - Three side by side businesses – Paint, Mural, New Trash Enclosure

Encore on First Ave

2013- First development in Downtown Mesa in 26 years



81 units
Senior Housing
Very Active
Residents



More info: <http://encoreseniorhousing.com/first/>
Encore on 1st Ave: <https://www.youtube.com/watch?v=n1SBAqHxrO8>

Opportunities - Sycamore Station

The proposal by developer Miravista Holdings will create seven parcels in a transit-oriented neighborhood featuring a mix of multifamily, townhomes, retail, commercial, senior living and parking facilities.

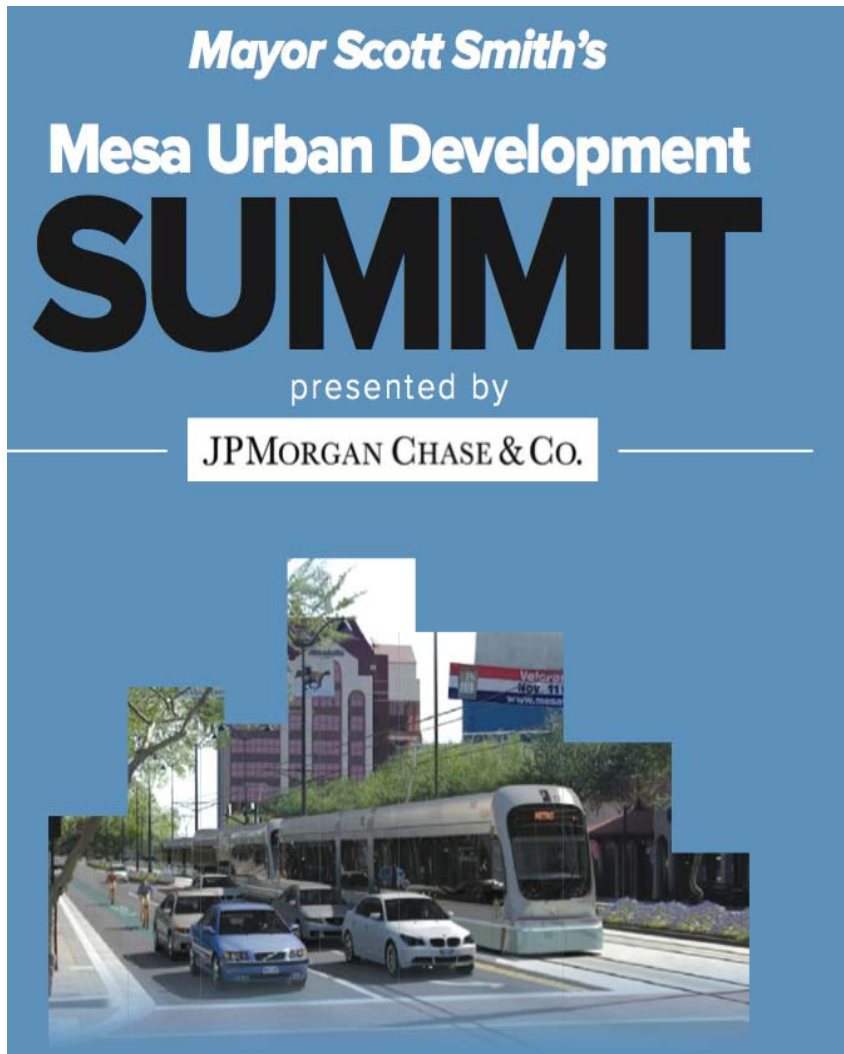


Weekday Rail Passengers^{[2][3]}

Year	In	Out	Average Daily In	Average Daily Out
2009	833,725	853,049	3,282	3,358
2010	917,806	933,379	3,628	3,689
2011	949,373	981,458	3,797	3,925
2012	984,198	1,003,966	3,936	4,015
2013	969,453	990,591	3,877	3,962
2014	955,823	981,371	3,823	3,925
2015	934,769	959,130	3,739	3,836

More info: <http://azbex.com/mesa-eyes-smart-growth-community-plan/>

Downtown Redevelopment - Opportunities



NEAR THE LIGHT RAIL.....4

Projects should ideally be within ¼ mile of a light rail station, and no more than ½ mile from one.



CONNECTED TO NEIGHBORHOODS.....5

Developments should provide safe and inviting routes for walking, biking and transit of all kinds. These routes and pathways give quick and easy access to nearby amenities.



PROVIDE HOUSING CHOICES.....6

Housing should appeal to all income levels and offer choices for all family types and individuals.



COMPACT DEVELOPMENT7

Developments support light rail and provide the added housing, office space, retail and other uses to support a healthy community and economy.



COMMUNITY PARTICIPATION.....8

Developers and cities engage the community in the planning and decision making process, ensuring that projects meet the needs, values and desires of the community.



DESERT FRIENDLY DESIGN.....9

Projects should be designed with the local environment in mind, and should use water and energy carefully.

Downtown Redevelopment - Opportunities



20 acres on Main Street

Car dealership with parking garage

Purchased by infill developer 2016

Downtown Redevelopment - Opportunities

art
space
mesa



- 50 units artists live/work space
- Commercial space on 1st floor
- Art organizations target for Commercial space
- Public common space



Video Links

2nd Friday Night Out - Downtown Mesa

<https://www.youtube.com/watch?v=JGXAg7jGj1Q>

Motorcycles On Main - Downtown Mesa

<https://www.youtube.com/watch?v=MG6TUPg6jk>

<https://www.youtube.com/watch?v=xOYHm2ADP5Q>

Mesa Artspace Lofts

<https://www.youtube.com/watch?v=ZquPNibJ0zl>

<https://www.youtube.com/watch?v=PxyPN2wDDoA>

<https://www.youtube.com/watch?v=xuYMGNGfqkM>

Downtown Mesa - Then, Now, and in the Future

<https://www.youtube.com/watch?v=ozkMMcHPISc>

Why NEDCO was created

<https://www.youtube.com/watch?v=x-kg7iRrwW8>

Taste of Downtown Mesa

Restaurants

<https://www.youtube.com/watch?v=W1MK4cihQJU>

Downtown Mesa Restaurants - 14+ Original Restaurants

<https://www.youtube.com/watch?v=sYYkH2R2K6o>

Video links about Programs

NEDCO 2011-2012 Year in Review

https://www.youtube.com/watch?v=T2wg_Kb-CIY

NEDCO 2012-2013 Year in Review

<https://www.youtube.com/watch?v=A3KKy6IADsl>

NEDCO and Bank of America

<https://www.youtube.com/watch?v=w8KPemCP-Yg>

Encore on 1st Ave

<https://www.youtube.com/watch?v=n1SBAqHxrO8>