

Spring 2025

Valley Metro® Rail

SUPPORTS ECONOMIC VITALITY



Total Development Along Rail

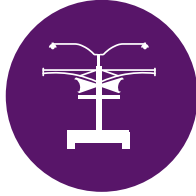
PHOENIX, TEMPE AND MESA

Figures are for the current 35.5 miles of light rail and 3 miles of streetcar.

Benefits of Rail

- Increases regional mobility
- Provides travel options
- Keeps region competitive
- Encourages development and redevelopment
- Helps create more walkable and sustainable communities
- Enhances quality of life
- Increases job opportunities
- Catalyst for efficient land-use patterns

Light Rail System Features



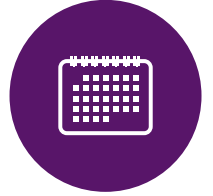
48 stations
after south central



12 min
peak frequency



35.5 miles



Operates
7 days a week,
20+ hours a day

Streetcar System Features



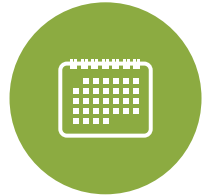
14 stops



15 min
peak frequency



3 miles



Operates
7 days a week,
19 hours a day

Regional Benefits

583

Developments
within 1/2 mile of
system

\$20.1
billion

Capital Investment
Private: \$16.2 billion
Public: \$3.9 billion

86.6 M
sq. ft.

Commercial: 26.5 million
Public: 1 million
Education: 6.9 million
Residential: 52.2 million

50,360

Residential Units

3,737

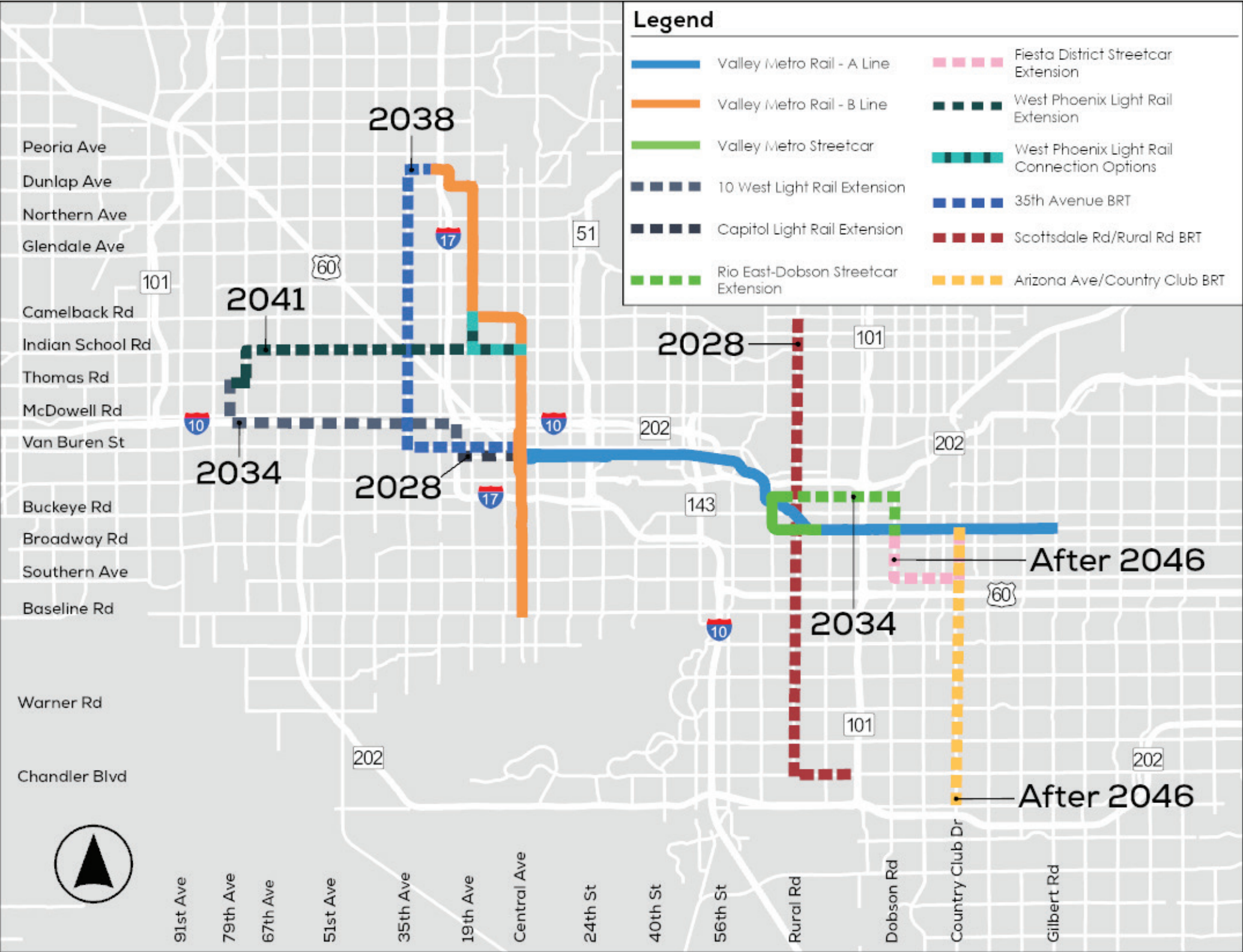
Affordable
Residential Units

6,691

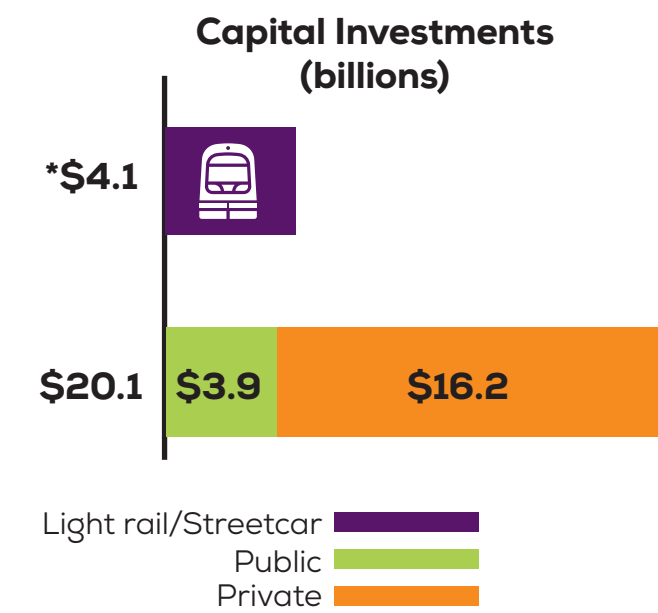
Hotel Rooms



High-capacity Transit Map

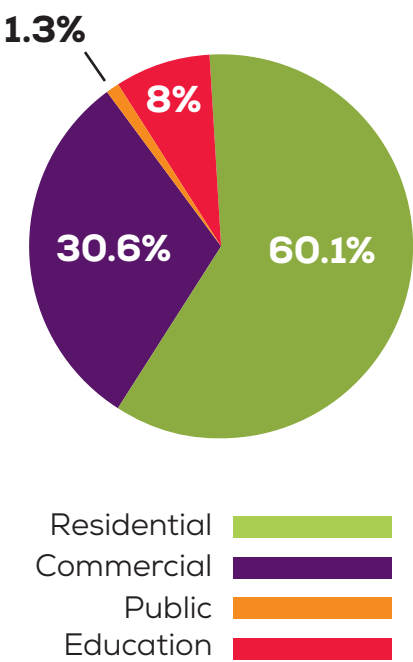


Valley Metro has multiple extensions in planning to ultimately create a 54-mile system.



*Data reflects costs through April 2025

Development Breakdown



Valley Metro Rail Attracts Economic Development

Valley Metro Rail has helped transform the landscape across the metropolitan areas of Phoenix, Tempe and Mesa. Since construction of the starter line began in 2005, many new and adaptive re-use projects have been completed and others are in various stages of development. Economic growth near rail is exceeding investment in construction.

This map highlights a few key developments that are in various stages of completion.

- Light rail stations
- Streetcar



Central Station
NEC WEST VAN BUREN STREET AND N. 1ST AVE
Mixed Use
30,000 sq. ft. retail
70,000 sq. ft. office space
1 million sq ft. residential
655 student housing units
362 multifamily units
Opening 2025

Mirabella Senior Apartments
5609 SOUTH CENTRAL AVE
PHOENIX
Residential
80 Residential Units
Opened 2021



Lucero Apartments
9275 NORTH 29TH AVENUE,
PHOENIX
Residential
206 Residential Units
205,020 sq. ft.
Under Construction

Skye on 6th
821 NORTH 6TH STREET,
PHOENIX
Mixed Use
309 residential units
6,400 sq. ft. retail
Opened in 2023

Seven Oaks
2320 NORTH 7TH STREET,
PHOENIX
Residential
311 Residential Units
Opened 2025

Rambler Tempe
1020 EAST APACHE BLVD,
TEMPE
Residential
289 Units
565,254 sq. ft.
Under Construction



Residences On Main
20 NORTH COUNTRY CLUB DRIVE,
MESA
Mixed Use
200 Residential Units
20,000 sq. ft. retail
Under Construction

**Phoenix Suns Office/
Mercury Practice Facility**
475 EAST LINCOLN STREET,
PHOENIX
Office
158,000 sq. ft.
Opened 2024



Aura Apache
1830 EAST APACHE BLVD,
TEMPE
Residential
296 units
Opened in 2025

Eco Mesa
127 WEST PEPPER PLACE,
MESA
Mixed Use
102 residential units
Opened in 2023