

S·C·O·T·T·S·D·A·L·E

Fashion Square

SCOTTSDALE, AZ

MARKET PROFILE 2017



PROPERTY TYPE:

Super-regional

TOTAL SQUARE FEET:

1,812,000

MAJOR RETAILERS:

Burberry, CH Carolina Herrera, Crate & Barrel, DICK'S Sporting Goods, Dillard's, Gucci, H&M, Louis Vuitton, lululemon athletica, Macy's, Microsoft, Mitchell Gold + Bob Williams, Neiman Marcus, Nordstrom, Prada, Tesla, Tiffany & Co., Tory Burch, ZARA

RESTAURANTS & ENTERTAINMENT:

Kona Grill, Shake Shack, Thirsty Lion Gastropub & Grill, Yard House, Z'Tejas, Harkins Camelview Theatres

FOOD COURT:

9 units

BUILT / RENOVATED:

1961 / 2014

FOR INFORMATION:

480.945.5495

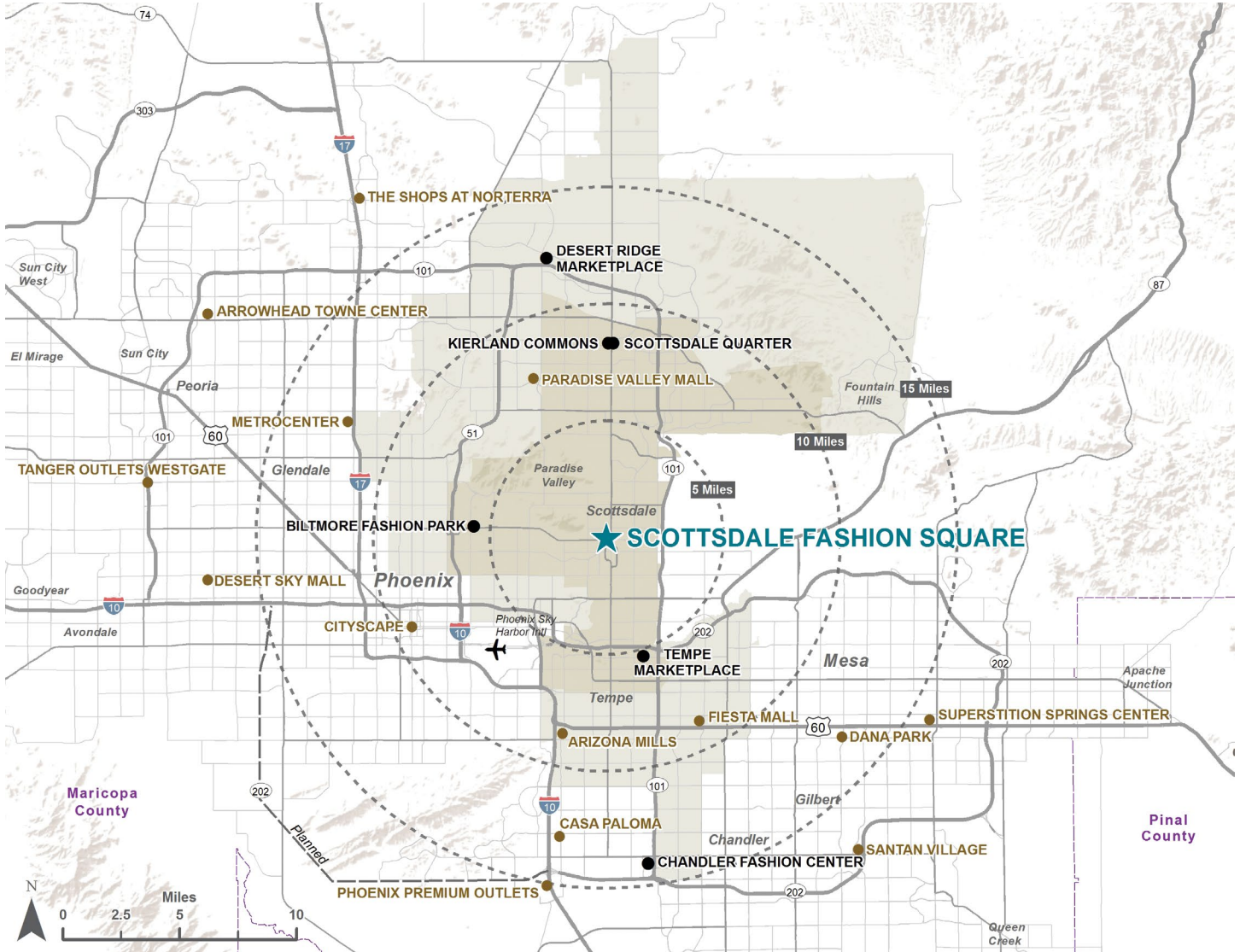
Macerich.com



DEMOGRAPHIC SUMMARY

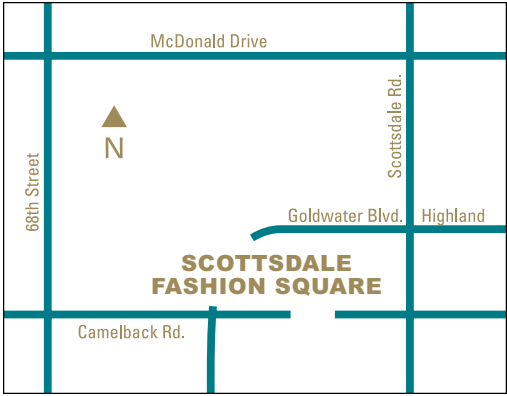
POPULATION	PRIMARY TRADE AREA		TOTAL TRADE AREA		PHOENIX-MESA-SCOTTSDALE, AZ [MSA]	
2016 Total Population	371,641		1,080,982		4,584,155	
2021 Total Population	393,829		1,148,699		4,942,279	
2016-2021 Population Growth	6.0%		6.3%		7.8%	
HOUSEHOLDS						
2016 Total Households	166,989		457,909		1,665,078	
2021 Total Households	177,208		486,196		1,788,476	
2016-2021 Household Growth	6.1%		6.2%		7.4%	
INCOME						
Average Household Income	\$91,269		\$80,542		\$75,260	
Median Household Income	\$57,343		\$53,026		\$54,993	
Per Capita Income	\$41,484		\$34,472		\$27,710	
HOUSEHOLD INCOME RANGES						
\$50,000 +	93,166	55.8%	241,703	52.8%	914,803	54.9%
\$75,000 +	67,358	40.3%	166,292	36.3%	612,315	36.8%
\$100,000 +	47,899	28.7%	113,201	24.7%	394,685	23.7%
\$150,000 +	25,195	15.1%	54,389	11.9%	159,195	9.6%
AGE						
Median Age	39.1		37.3		35.5	
EDUCATION/OCCUPATION LEVELS						
Bachelor's Degree Plus	126,399	48.9%	292,607	39.6%	878,615	29.4%
White Collar	143,141	73.9%	369,489	67.9%	1,275,722	62.9%
RACE/ETHNICITY						
White	298,790	80.4%	806,148	74.6%	3,241,832	70.7%
Black	11,965	3.2%	49,956	4.6%	248,133	5.4%
American Indian	7,017	2.0%	31,317	3.0%	114,827	2.5%
Asian	17,921	4.8%	43,650	4.0%	176,464	3.8%
Pacific Islander	558	0.2%	2,560	0.2%	10,535	0.2%
Other Race	35,390	9.5%	147,350	13.6%	792,364	17.3%
Hispanic or Latino	60,983	16.4%	261,268	24.2%	1,412,681	30.8%
Not Hispanic or Latino	310,658	83.6%	819,714	75.8%	3,171,474	69.2%
DAYTIME EMPLOYMENT						
Total Businesses	27,496		59,132		150,364	
Total Employees	384,865		745,525		1,991,466	

TRADE AREA MAP



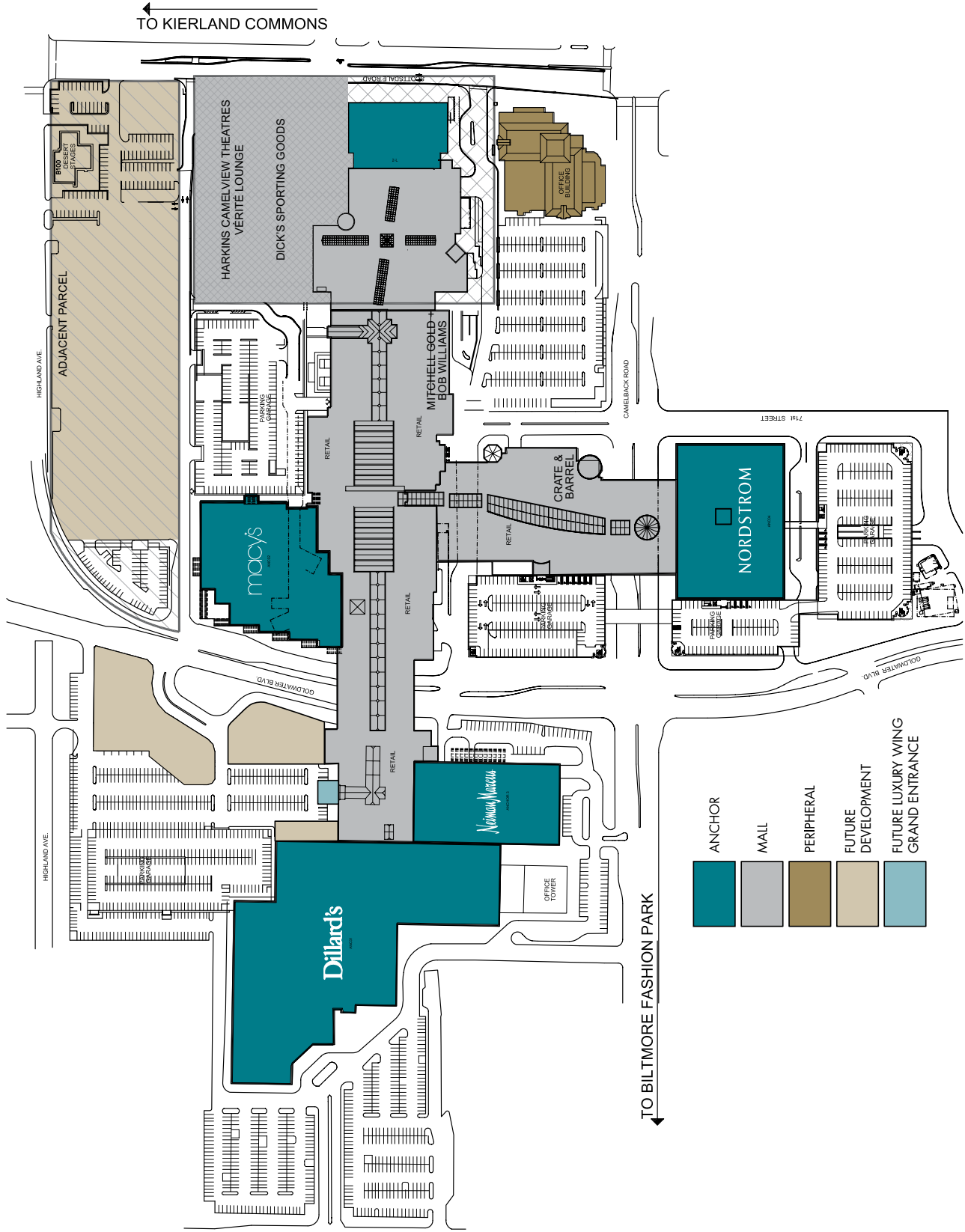
LEGEND

- ★ SCOTTSDALE FASHION SQUARE
- PRIMARY TRADE AREA
- SECONDARY TRADE AREA
- COMPETITIVE CENTERS
- OTHER CENTERS



10% PCW

SITE PLAN



15 489

MARKET FACT SHEET

19.5 MILLION SHOPPERS
ANNUALLY

1.1 MILLION PEOPLE
IN THE TRADE AREA
WITH 50% POPULATION
GROWTH FROM 1995-2025

LARGEST FASHION
SHOPPING DESTINATION
IN THE SOUTHWEST, DRAWING
UPON A POPULATION OF MORE
THAN 7 MILLION WITHIN 250 MILES

40+ EXCLUSIVE-TO-THE-MARKET
RETAILERS
INCLUDING TOP PERFORMING
NEIMAN MARCUS & NORDSTROM

20 MULTI-FAMILY LUXURY
RESIDENTIAL PROJECTS WITH
4,237 UNITS WITHIN 1 MILE
OF THE CENTER

25% OF SCOTTSDALE RESIDENTS
ARE **MILLIONAIRES**

TOP 10 U.S. MARKET
FOR LUXURY HOMES

LOCATED IN THE HEART
OF DOWNTOWN
SCOTTSDALE ATTRACTING

10 MILLION+
VISITORS ANNUALLY

17,000+ RESORT & HOTEL
ROOMS IN SCOTTSDALE

TOP 5 U.S. FEEDER MARKETS:
N.Y., CHICAGO, L.A., SAN FRANCISCO, DENVER

TOP INTERNATIONAL FEEDER MARKETS:
MEXICO, CANADA, GERMANY, U.K., CHINA

CANADIAN VISITORS SPEND THE MOST AT \$1,493 PER VISIT AND 42% OF
U.S. AND CANADIAN LUXURY VISITORS VISIT MORE THAN ONCE IN A YEAR

PARTNERSHIP WITH CHINA UNION PAY,
THE NO. 1 CHINESE CREDIT CARD WITH MORE THAN 4 BILLION CARDS

HOME TO 5 OF DELOITTE'S
RANKING OF THE
FASTEST GROWING
PUBLIC & PRIVATE
TECH COMPANIES
IN NORTH AMERICA: SITELOCK,
NEXTIVA, ULTHERA INC.,
LIFELOCK AND GPS INSIGHT

NEARBY ASU – 91,300 STUDENTS – ATTRACTS THE HIGHEST
ENROLLMENT OF **CHINESE UNIVERSITY STUDENTS** AFTER USC

1 OF 10 LUXURY CENTERS PARTNERED WITH VIRTUOSO,
THE LEADING LUXURY TRAVEL ADVISOR NETWORK

YEARLY SALES

JAN	6.3%	MAY	8.3%	SEP	7.4%
FEB	7.6%	JUN	7.6%	OCT	7.1%
MAR	10.0%	JUL	6.8%	NOV	9.3%
APR	7.7%	AUG	6.4%	DEC	15.3%

OWNED
 OTHER



68TH STREET

OPTIMA SONORAN
 VILLAGE APARTMENTS

DILLARD'S

NEIMAN MARCUS

FUTURE
 DEVELOPMENT

CAMELBACK ROAD

BROADSTONE WATERFRONT APARTMENTS

NORDSTROM

MACY'S

GOLDWATER BLVD

MODERNE APARTMENTS

WATERFRONT
 CONDOMINIUMS/
 RETAIL OFFICE

FUTURE
 DEVELOPMENT

HARKINS CAMELVIEW THEATRES

DICK'S SPORTING GOODS

SCOTTSDALE ROAD

OPTIMA CAMELVIEW CONDOMINIUMS

W SCOTTSDALE

FUTURE
 DEVELOPMENT

FUTURE
 DEVELOPMENT