



# ARROWHEAD TOWNE CENTER

GLENDAL, AZ

## MARKET PROFILE 2021

**MAJOR RETAILERS** Apple, Bath & Body Works, Carter's/OshKosh, Coach, Dick's Sporting Goods, Dillard's, H&M, House of Hoops, JCPenny, Lush, M·A·C, Macy's, Morphe, Sephora, Tilly's, Urban Outfitters (Coming 2021), Vans, Victoria's Secret

**RESTAURANTS & ENTERTAINMENT** Chipotle, Chompie's, Fired Pie, Panera, Starbucks, AMC Theatres

**FOOD COURT** 9 units

**PROPERTY TYPE** Super-regional | **TOTAL SQUARE FEET** 1,076,000 | **BUILT / RENOVATED** 1993 / 2015

**FOR MORE INFORMATION** 602-953-6200 | [Macerich.com](http://Macerich.com)

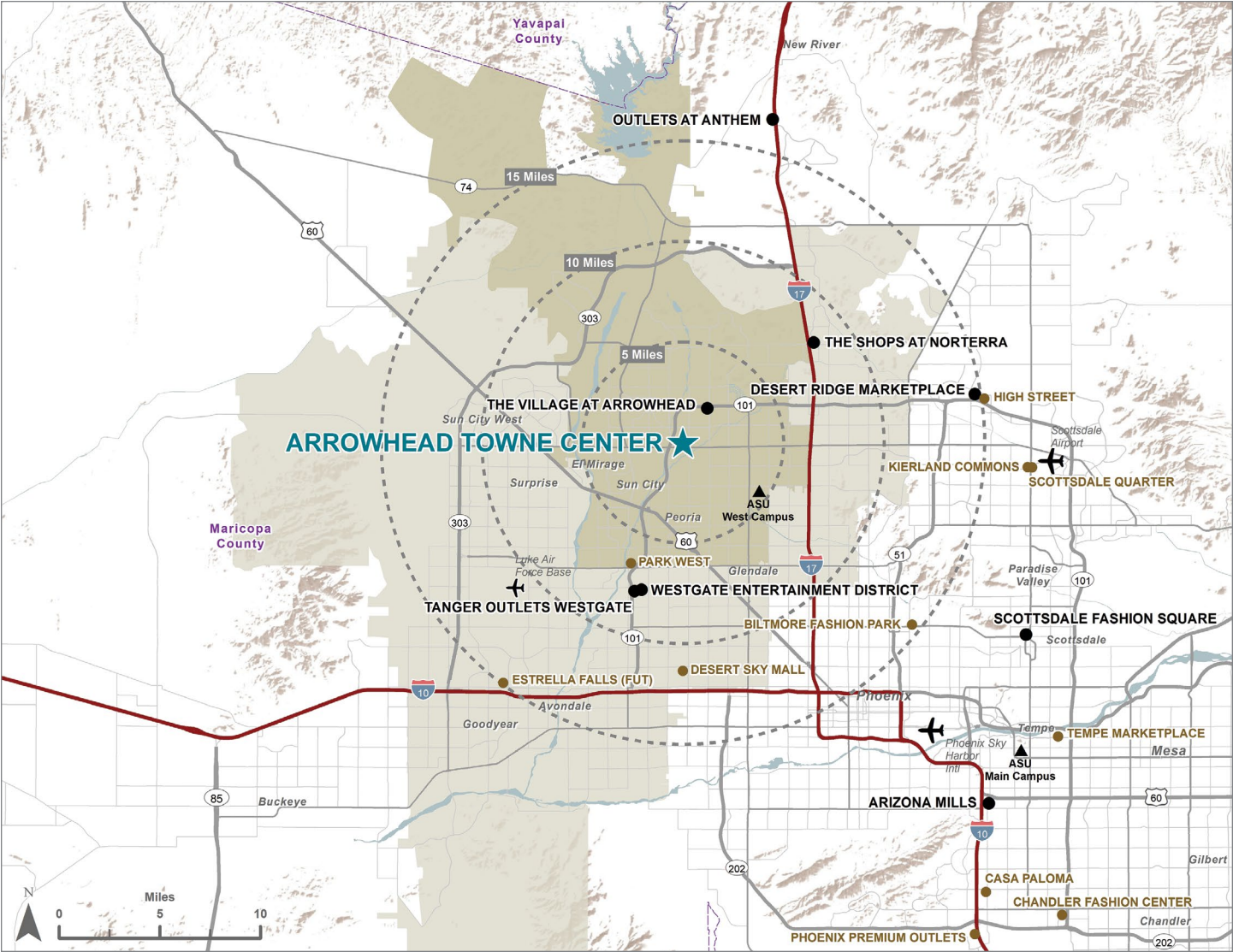


# DEMOGRAPHIC SUMMARY

POPULATION	PRIMARY TRADE AREA		TOTAL TRADE AREA		PHOENIX-MESA-SCOTTSDALE, AZ [MSA]	
2020 Total Population	497,533		1,592,249		4,932,833	
2025 Total Population	525,467		1,708,751		5,327,947	
2020-2025 Population Growth	5.6%		7.3%		8.0%	
HOUSEHOLDS						
2020 Total Households	192,279		563,340		1,794,657	
2025 Total Households	202,447		602,025		1,936,035	
2020-2025 Household Growth	5.3%		6.9%		7.9%	
INCOME						
Average Household Income	\$87,949		\$81,262		\$90,996	
Median Household Income	\$67,494		\$61,460		\$65,872	
Per Capita Income	\$34,010		\$28,779		\$33,225	
HOUSEHOLD INCOME RANGES						
\$50,000 +	123,938	64.5%	344,636	61.2%	1,141,068	63.6%
\$75,000 +	87,929	45.7%	231,839	41.2%	801,337	44.7%
\$100,000 +	58,772	30.6%	147,509	26.2%	548,827	30.6%
\$150,000 +	25,397	13.2%	59,773	10.6%	255,390	14.2%
AGE						
Median Age	41.7		35.7		36.2	
EDUCATION / OCCUPATION						
Bachelor’s Degree Plus	106,642	29.9%	270,007	25.7%	1,050,241	32.1%
White Collar	155,275	68.1%	426,487	60.7%	1,430,207	64.3%
RACE / ETHNICITY						
White	391,304	78.6%	1,074,179	67.5%	3,408,538	69.1%
Black	21,090	4.2%	99,697	6.3%	293,075	5.9%
American Indian	5,786	1.2%	25,248	1.6%	121,106	2.5%
Asian	22,936	4.6%	65,208	4.1%	212,998	4.3%
Pacific Islander	874	0.2%	3,251	0.2%	11,826	0.2%
Other Race	55,544	11.2%	324,666	20.4%	885,290	17.9%
Hispanic or Latino	97,118	19.5%	568,864	35.7%	1,567,875	31.8%
Not Hispanic or Latino	400,416	80.5%	1,023,385	64.3%	3,364,958	68.2%
EMPLOYMENT / DAYTIME POPULATION						
	1 MILE		3 MILE		5 MILE	
Total Businesses	926		3,702		7,342	
Total Employees	13,880		45,446		90,078	
Daytime Population	16,254		114,243		281,644	



# TRADE AREA MAP



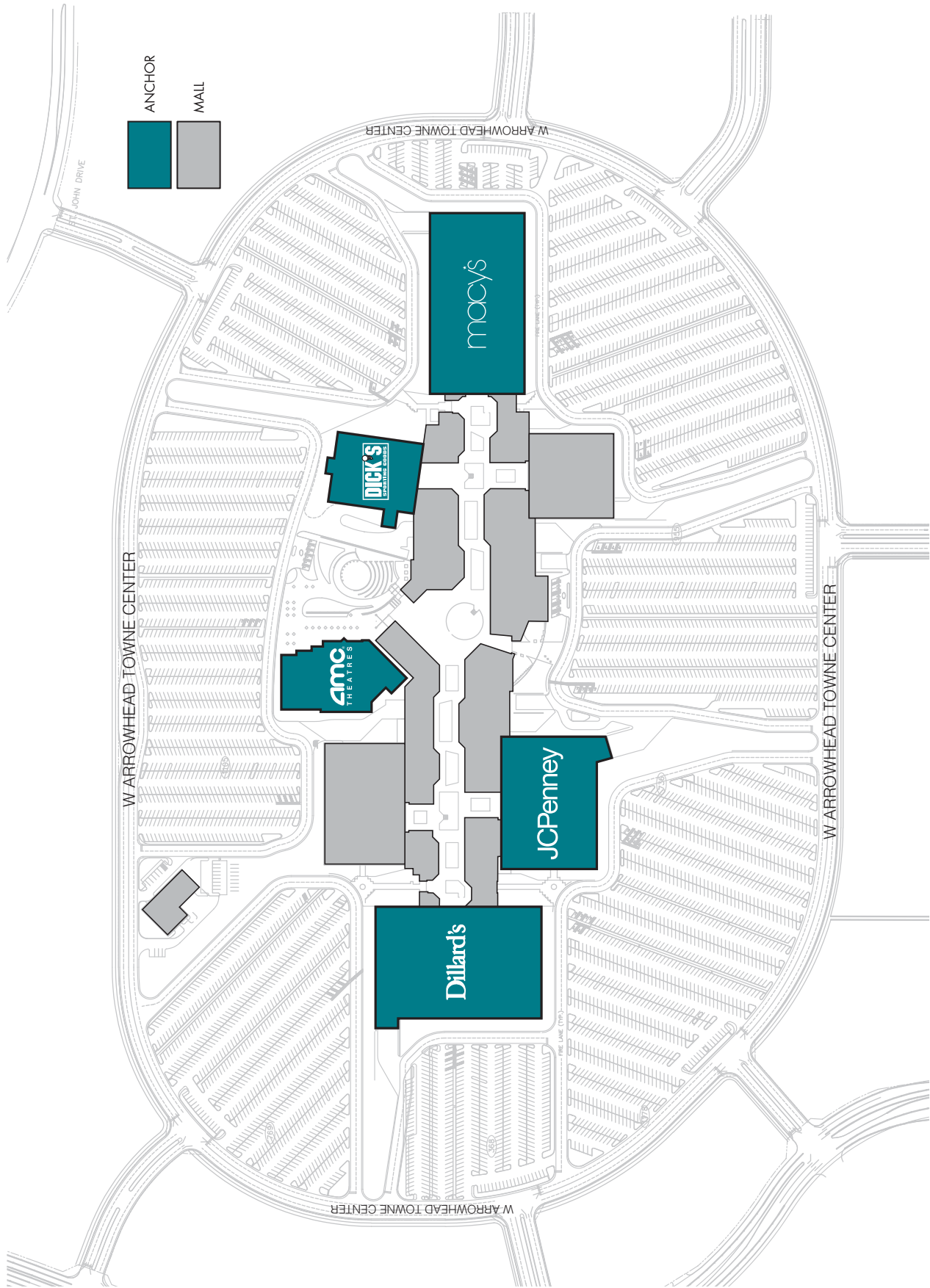
## LEGEND

- ★ ARROWHEAD TOWNE CENTER
- PRIMARY TRADE AREA
- SECONDARY TRADE AREA
- COMPETITIVE CENTERS
- OTHER CENTERS



10% PCW

# SITE PLAN



# MARKET FACT SHEET

TRADE AREA OF  
1.5 MILLION  
1/3 OF THE ENTIRE PHOENIX MSA

13,000 K-12 STUDENTS  
WITHIN A 5-MILE RADIUS

GLENDAL IS HOME  
TO ARIZONA'S  
NFL CARDINALS  
AND NHL COYOTES

WITH FACILITIES HOSTING  
GAMES AND EVENTS DRAWING  
MILLIONS ANNUALLY INCLUDING  
THE SUPER BOWL IN 2023  
AND FINAL FOUR IN 2024

2 TOP-RANKED UNIVERSITIES,  
ARIZONA STATE UNIVERSITY WEST  
AND MIDWESTERN UNIVERSITY  
WITH 7,000 STUDENTS KNOWN  
FOR HEALTHCARE, BUSINESS  
MANAGEMENT AND MARKETING

WEST VALLEY GROWTH:  
TOPGOLF, ARROWHEAD BMW,  
LAND ROVER, JAGUAR AND VOLVO  
OF ARROWHEAD, CRYSTAL LAGOON  
ISLAND RESORT, BROOKLYN BEDDING

AT 10%, NEARBY CITY OF  
SURPRISE HAS THE SECOND  
HIGHEST 5-YEAR  
POPULATION GROWTH  
IN MARICOPA COUNTY

THE WEST VALLEY CURRENTLY HAS 13 HOTELS IN PLANNING AND  
DEVELOPMENT STAGES

OVER 6 MILLION SQUARE FEET OF MAJOR DISTRIBUTION CENTERS  
FOR BRANDS INCLUDING COCA COLA, RED BULL, WHITE CLAW, SUB-ZERO,  
AMAZON, PORT AUTHORITY, SNYDER'S OF HANOVER, DICK'S SPORTING GOODS  
AND REI

TOP 10 TRADE AREA EMPLOYERS CONTRIBUTE NEARLY 35,000 JOBS TO  
THE WORKFORCE WITH REGIONAL AND NATIONAL HEADQUARTERS  
FOR AMERICAN EXPRESS, USAA, DISCOVER, HONEYWELL AND PETSMART

LUKE AIR FORCE BASE  
EMPLOYS 8,000 PEOPLE,  
BRINGS \$2.4 BILLION IN  
ECONOMIC IMPACT AND IS  
ONE OF THE WORLD'S LARGEST  
FIGHTER TRAINING BASES,  
TRAINING 75% OF THE  
WORLD'S F-35 PILOTS

SPRING TRAINING HAS A \$644 MILLION ANNUAL ECONOMIC  
IMPACT: 9 OF 15 CACTUS LEAGUE TEAMS ARE LOCATED IN THE WEST  
VALLEY: DODGERS, WHITE SOX, MARINERS, PADRES, ROYALS, RANGERS,  
BREWERS, REDS AND CLEVELAND

ISM RACEWAY, FORMALLY PHOENIX INTERNATIONAL RACEWAY, HOST TO  
NASCAR AND INDYCAR RACES, HAS A YEARLY ECONOMIC IMPACT OF  
\$470 MILLION AND COMPLETED A \$178 MILLION RENOVATION IN 2017

## YEARLY SALES

JAN	7.4%	MAY	7.9%	SEP	7.4%
FEB	7.8%	JUN	8.1%	OCT	7.5%
MAR	8.7%	JUL	8.8%	NOV	8.5%
APR	7.9%	AUG	7.1%	DEC	12.9%

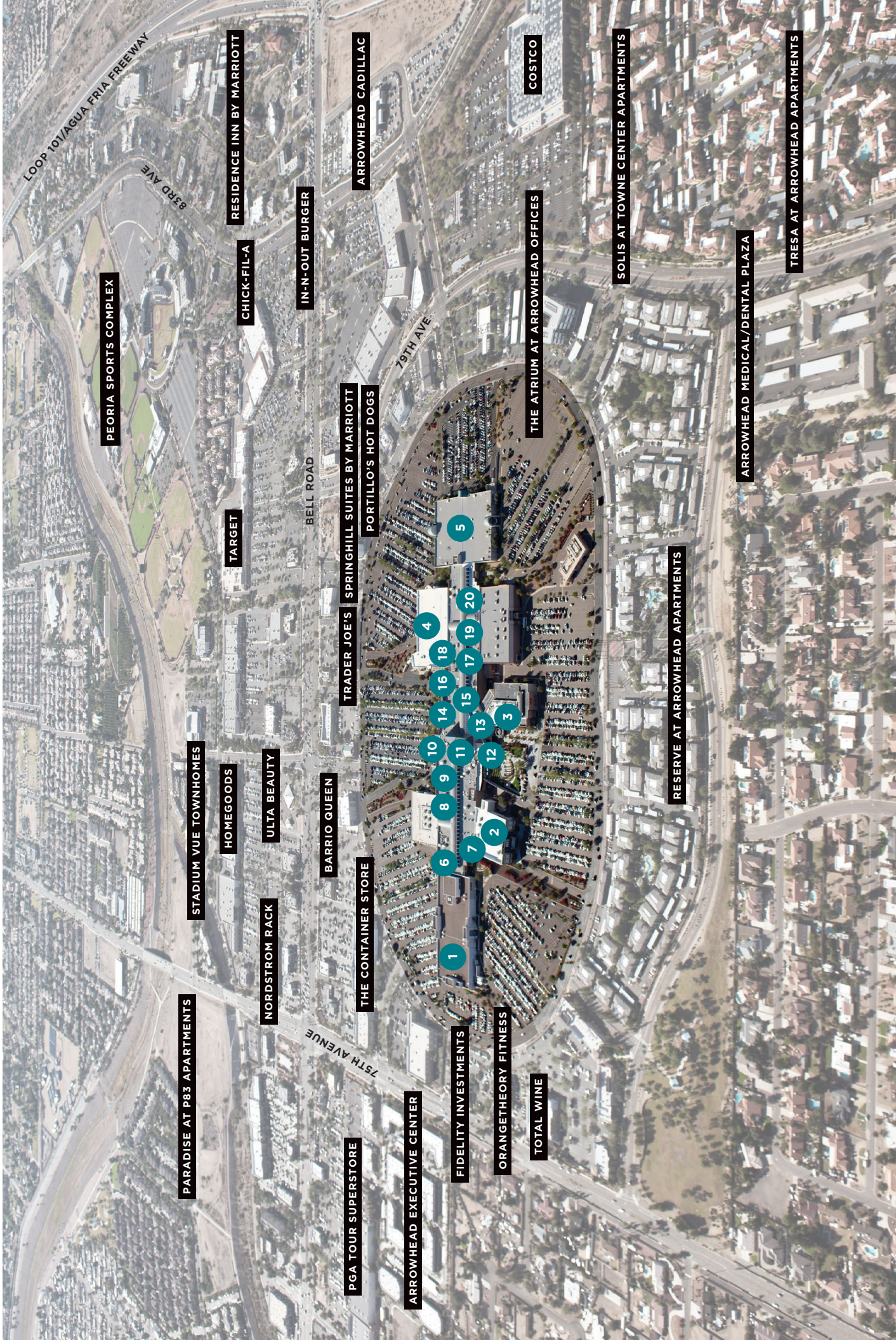


# ARROWHEAD TOWNE CENTER



NORTH

- |   |                       |    |           |    |                   |    |                                |
|---|-----------------------|----|-----------|----|-------------------|----|--------------------------------|
| 1 | MACY'S                | 6  | CHOMPIE'S | 11 | SEPHORA           | 16 | HOUSE OF HOOPS BY FOOT LOCKER  |
| 2 | DICK'S SPORTING GOODS | 7  | VANS      | 12 | COACH             | 17 | URBAN OUTFITTERS (COMING 2021) |
| 3 | AMC THEATRES          | 8  | H&M       | 13 | APPLE             | 18 | EXPRESS                        |
| 4 | JCPENNEY              | 9  | MORPHE    | 14 | FIRE PIE          | 19 | AMERICAN EAGLE/AERIE           |
| 5 | DILLARD'S             | 10 | TILLY'S   | 15 | VICTORIA'S SECRET | 20 | CARTER'S/OSHKOSH               |



PARADISE AT P83 APARTMENTS

STADIUM VUE TOWNHOMES

HOMEGOODS

NORDSTROM RACK

ULTA BEAUTY

BARRIO QUEEN

PGA TOUR SUPERSTORE

THE CONTAINER STORE

TRADER JOE'S

SPRINGHILL SUITES BY MARRIOTT

PORTILLO'S HOT DOGS

ARROWHEAD EXECUTIVE CENTER

FIDELITY INVESTMENTS

ORANGETHEORY FITNESS

TOTAL WINE

TARGET

RESIDENCE INN BY MARRIOTT

CHICK-FIL-A

IN-N-OUT BURGER

ARROWHEAD CADILLAC

COSTCO

THE ATRIUM AT ARROWHEAD OFFICES

SOLIS AT TOWNE CENTER APARTMENTS

RESERVE AT ARROWHEAD APARTMENTS

ARROWHEAD MEDICAL/DENTAL PLAZA

TRESA AT ARROWHEAD APARTMENTS