



ARROWHEAD TOWNE CENTER

GLENDAL, AZ

MARKET PROFILE 2022

MAJOR RETAILERS Apple, Bath & Body Works, Carter's/OshKosh, Coach, Dick's Sporting Goods, Dillard's, H&M, House of Hoops, JCPenny, LEGO, Lush, Macy's, Morphe, Sephora, Tilly's, Urban Outfitters, Vans, Victoria's Secret

RESTAURANTS & ENTERTAINMENT Chipotle, Chompie's, Fired Pie, Panda Express, Panera, AMC Theatres

FOOD COURT 9 units

PROPERTY TYPE Super-regional | **TOTAL SQUARE FEET** 1,073,000 | **BUILT / RENOVATED** 1993 / 2015

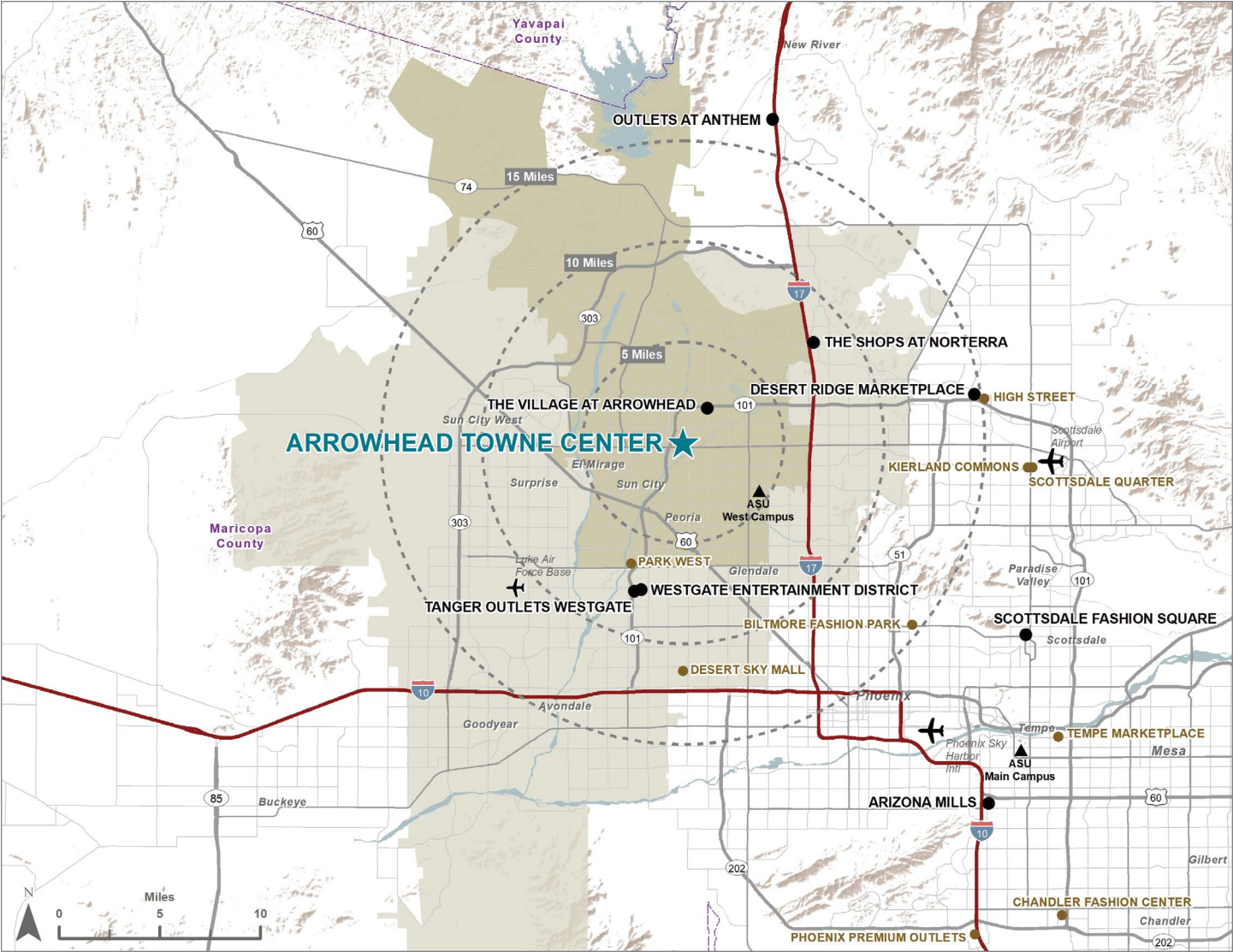
FOR MORE INFORMATION 602-953-6200 | Macerich.com



DEMOGRAPHIC SUMMARY

POPULATION	PRIMARY TRADE AREA		TOTAL TRADE AREA		PHOENIX-MESA-SCOTTSDALE, AZ [MSA]	
2021 Total Population	499,543		1,611,648		4,998,484	
2026 Total Population	533,075		1,732,369		5,406,799	
2021-2026 Population Growth	6.7%		7.5%		8.2%	
HOUSEHOLDS						
2021 Total Households	193,414		571,215		1,821,300	
2026 Total Households	205,321		611,230		1,969,184	
2021-2026 Household Growth	6.2%		7.0%		8.1%	
INCOME						
Average Household Income	\$89,632		\$83,618		\$93,688	
Median Household Income	\$70,193		\$64,196		\$68,676	
Per Capita Income	\$34,721		\$29,671		\$34,213	
HOUSEHOLD INCOME RANGES						
\$50,000 +	127,241	65.8%	359,552	62.9%	1,182,744	64.9%
\$75,000 +	91,660	47.4%	247,470	43.3%	846,891	46.5%
\$100,000 +	62,379	32.3%	161,583	28.3%	593,375	32.6%
\$150,000 +	26,986	14.0%	66,412	11.6%	281,492	15.5%
AGE						
Median Age	41.9		35.9		36.4	
EDUCATION / OCCUPATION						
Bachelor’s Degree Plus	110,057	30.6%	279,632	26.1%	1,090,029	32.7%
White Collar	169,402	69.8%	467,952	61.9%	1,572,615	65.8%
RACE / ETHNICITY						
White	391,623	78.4%	1,082,402	67.2%	3,436,607	68.8%
Black	21,636	4.3%	103,145	6.4%	304,420	6.1%
American Indian	5,882	1.2%	25,859	1.6%	124,063	2.5%
Asian	23,255	4.7%	66,761	4.1%	217,412	4.3%
Pacific Islander	876	0.2%	3,277	0.2%	12,081	0.2%
Other Race	56,271	11.3%	330,204	20.5%	903,901	18.1%
Hispanic or Latino	97,934	19.6%	576,769	35.8%	1,596,117	31.9%
Not Hispanic or Latino	401,609	80.4%	1,034,879	64.2%	3,402,367	68.1%
EMPLOYMENT / DAYTIME POPULATION						
1 MILE		3 MILE		5 MILE		
Total Businesses	958		3,722		7,321	
Total Employees	14,401		46,135		91,345	
Daytime Population	16,229		113,768		279,194	

TRADE AREA MAP



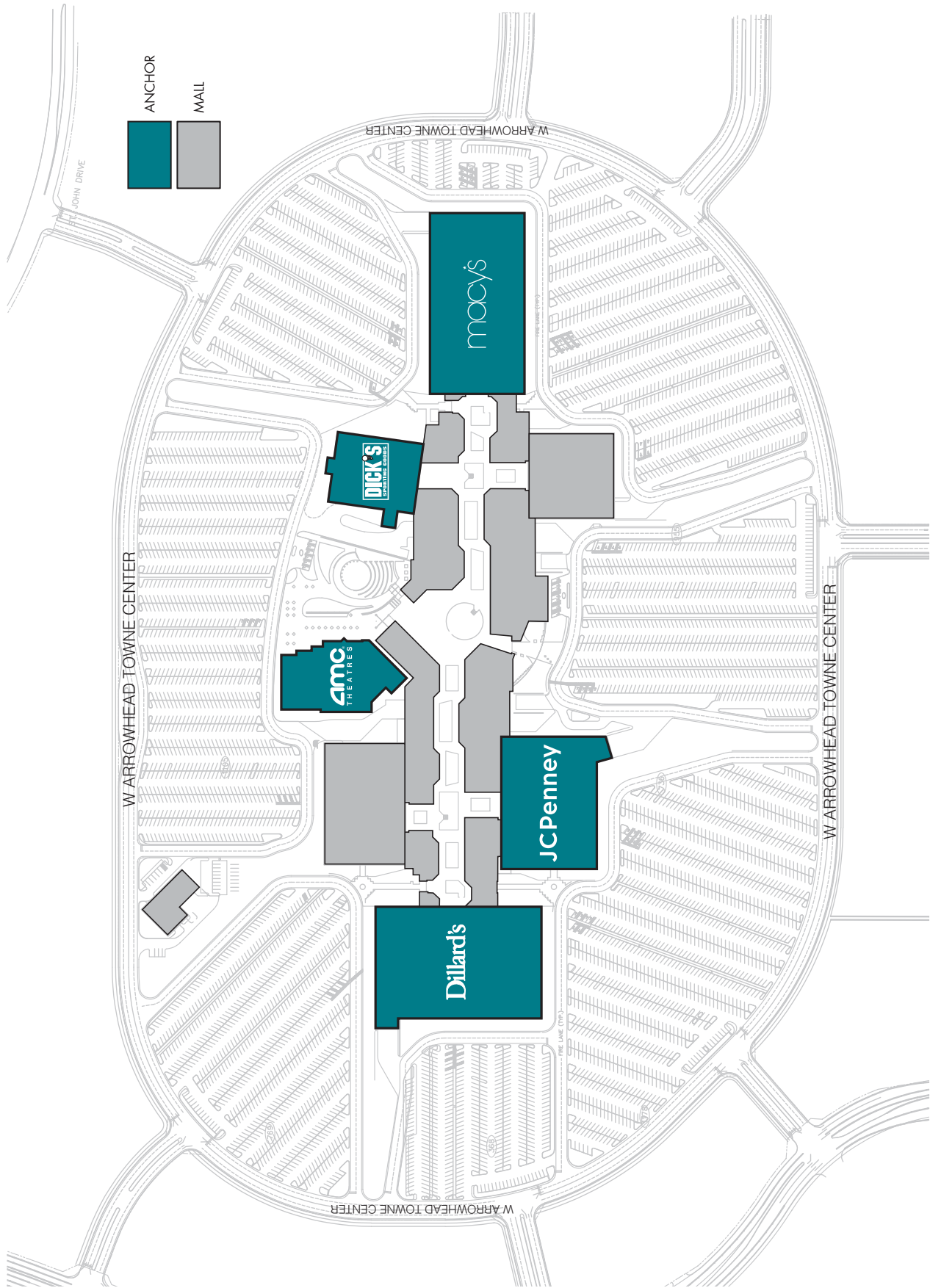
LEGEND

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



10% PCW

SITE PLAN



MARKET FACT SHEET

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

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

THE NORTHWEST VALLEY IS HOME TO THE FUTURE SITE OF THE TAIWAN SEMICONDUCTOR MANUFACTURING PLANT, INCLUDING A \$12 BILLION FIRST PHASE OPENING IN 2023. THE PROJECT IS EXPECTED TO HAVE AN ECONOMIC IMPACT OF \$38 BILLION OVER THE NEXT 20 YEARS, BRING 4,000+ JOBS AND LEAD TO ADDITIONAL DEVELOPMENT IN THE AREA.

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
RECENTLY OPENED/UNDER CONSTRUCTION: CARVANA, ARROWHEAD BMW, LAND ROVER, JAGUAR AND VOLVO OF ARROWHEAD, CRYSTAL LAGOON ISLAND RESORT, PHOENIX CHILDREN'S HOSPITAL

THE WEST VALLEY HAS 1.7 MILLION RESIDENTS AND IS EXPECTED TO INCREASE TO 2.1 MILLION BY 2030

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, MARK ANTHONY BREWING, 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

GLENDALE IS HOME TO ARIZONA'S NFL CARDINALS WITH FACILITIES HOSTING GAMES AND EVENTS DRAWING MILLIONS ANNUALLY INCLUDING THE SUPER BOWL IN 2023 AND FINAL FOUR IN 2024

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 GUARDIANS

YEARLY SALES

JAN	5.0%	MAY	8.4%	SEP	7.6%
FEB	5.0%	JUN	8.5%	OCT	7.9%
MAR	9.2%	JUL	9.1%	NOV	9.0%
APR	8.1%	AUG	7.3%	DEC	15.0%

ARROWHEAD TOWNE CENTER

MAJOR RETAILERS INCLUDE:

MACY'S	JCPENNEY	COACH	FOOT LOCKER	SEPHORA
DICK'S SPORTING GOODS	AMERICAN EAGLE/AERIE	CHOMPIE'S	H&M	TILLY'S
AMC THEATRES	APPLE	EXPRESS	KAY JEWELERS	URBAN OUTFITTERS
DILLARD'S	CARTER'S/OSHKOSH	FIRED PIE	MORPHE	VICTORIA'S SECRET

