



ARROWHEAD TOWNE CENTER

GLENDAL, AZ

MARKET PROFILE 2023

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

RESTAURANTS & ENTERTAINMENT AMC Theatres, Chipotle, Chompie's, Fired Pie, Panda Express, Panera, Sizzle Korean BBQ (2023) | **COMING SOON** Round1 Bowling & Amusements / SpoCha

FOOD COURT 9 units

PROPERTY TYPE Super-regional | **TOTAL SQUARE FEET** 1,082,000 | **BUILT / RENOVATED** 1993 / 2015

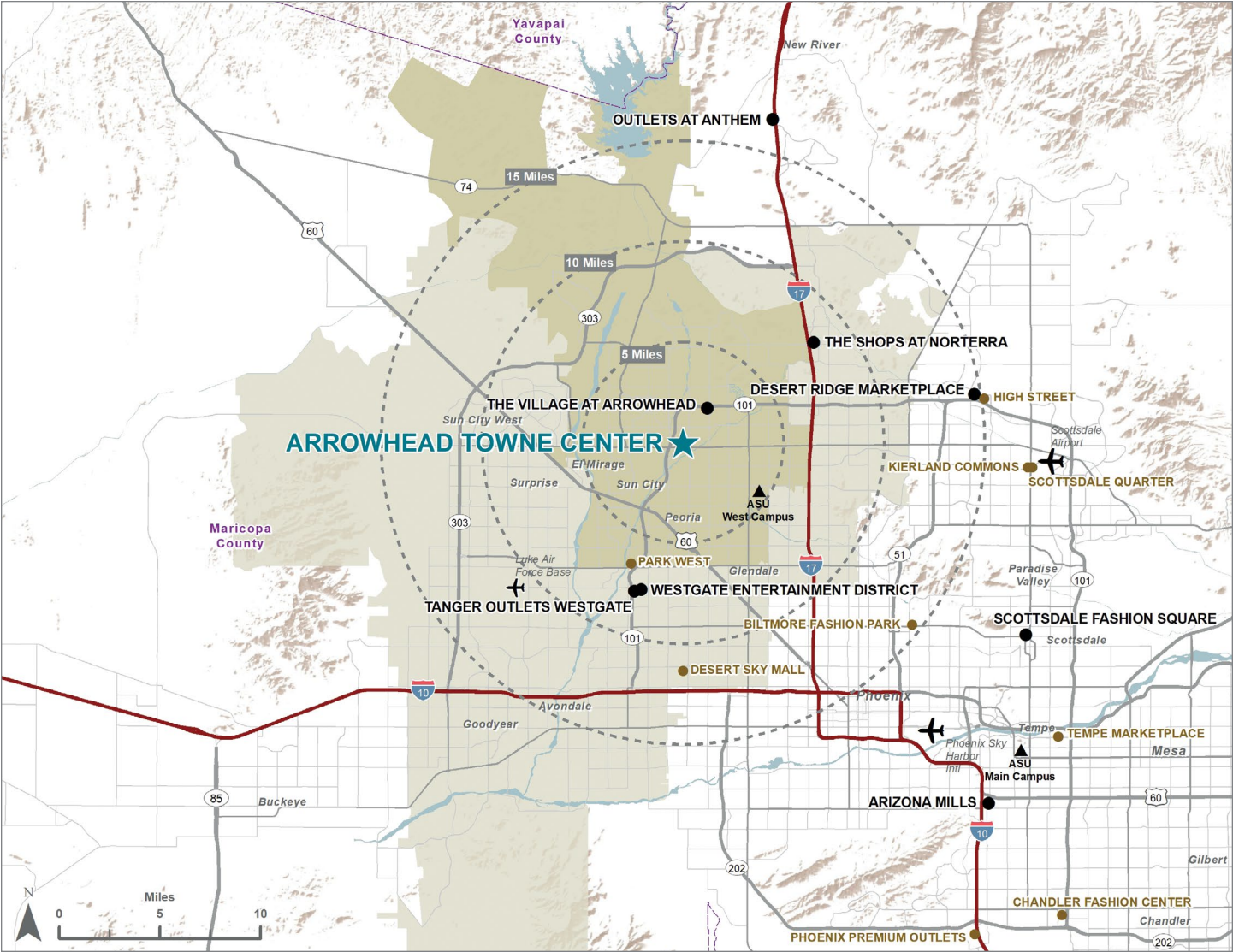
FOR MORE INFORMATION 602-953-6200 | [Macerich.com](https://www.macerich.com)



DEMOGRAPHIC SUMMARY

POPULATION	PRIMARY TRADE AREA		TOTAL TRADE AREA		PHOENIX-MESA-CHANDLER, AZ [MSA]	
2022 Total Population	507,008		1,660,238		5,009,506	
2027 Total Population	520,748		1,719,578		5,215,028	
2022-2027 Population Growth	2.7%		3.6%		4.1%	
HOUSEHOLDS						
2022 Total Households	195,265		591,845		1,852,549	
2027 Total Households	200,140		612,227		1,930,969	
2022-2027 Household Growth	2.5%		3.4%		4.2%	
INCOME						
Average Household Income	\$101,150		\$94,391		\$105,345	
Median Household Income	\$76,845		\$70,795		\$75,940	
Per Capita Income	\$38,960		\$33,677		\$39,038	
HOUSEHOLD INCOME RANGES						
\$50,000 +	136,670	70.0%	398,437	67.3%	1,280,947	69.1%
\$75,000 +	100,607	51.5%	281,657	47.6%	939,648	50.7%
\$100,000 +	70,528	36.1%	189,454	32.0%	674,029	36.4%
\$150,000 +	31,819	16.3%	80,616	13.6%	327,489	17.7%
AGE						
Median Age	42.1		36.0		36.6	
EDUCATION / OCCUPATION						
Bachelor’s Degree Plus	116,410	33.5%	302,603	28.3%	1,140,229	35.0%
White Collar	144,437	56.3%	428,497	52.3%	1,449,523	57.3%
RACE/ETHNICITY						
White	359,090	70.8%	930,810	56.1%	2,982,289	59.5%
Black/African American	20,869	4.1%	105,825	6.4%	293,792	5.9%
American Indian	6,317	1.2%	30,119	1.8%	127,110	2.5%
Asian	22,531	4.4%	65,965	4.0%	221,192	4.4%
Pacific Islander	895	0.2%	3,778	0.2%	12,828	0.3%
Other Race	97,307	19.2%	523,740	31.5%	1,372,295	27.4%
Hispanic or Latino	102,510	20.2%	592,807	35.7%	1,530,092	30.5%
Not Hispanic or Latino	404,499	79.8%	1,067,431	64.3%	3,479,414	69.5%
EMPLOYMENT / DAYTIME POPULATION						
	1 MILE		3 MILE		5 MILE	
Total Businesses	968		3,801		7,475	
Total Employees	13,325		46,088		93,234	
Daytime Population	19,102		113,974		276,801	

TRADE AREA MAP



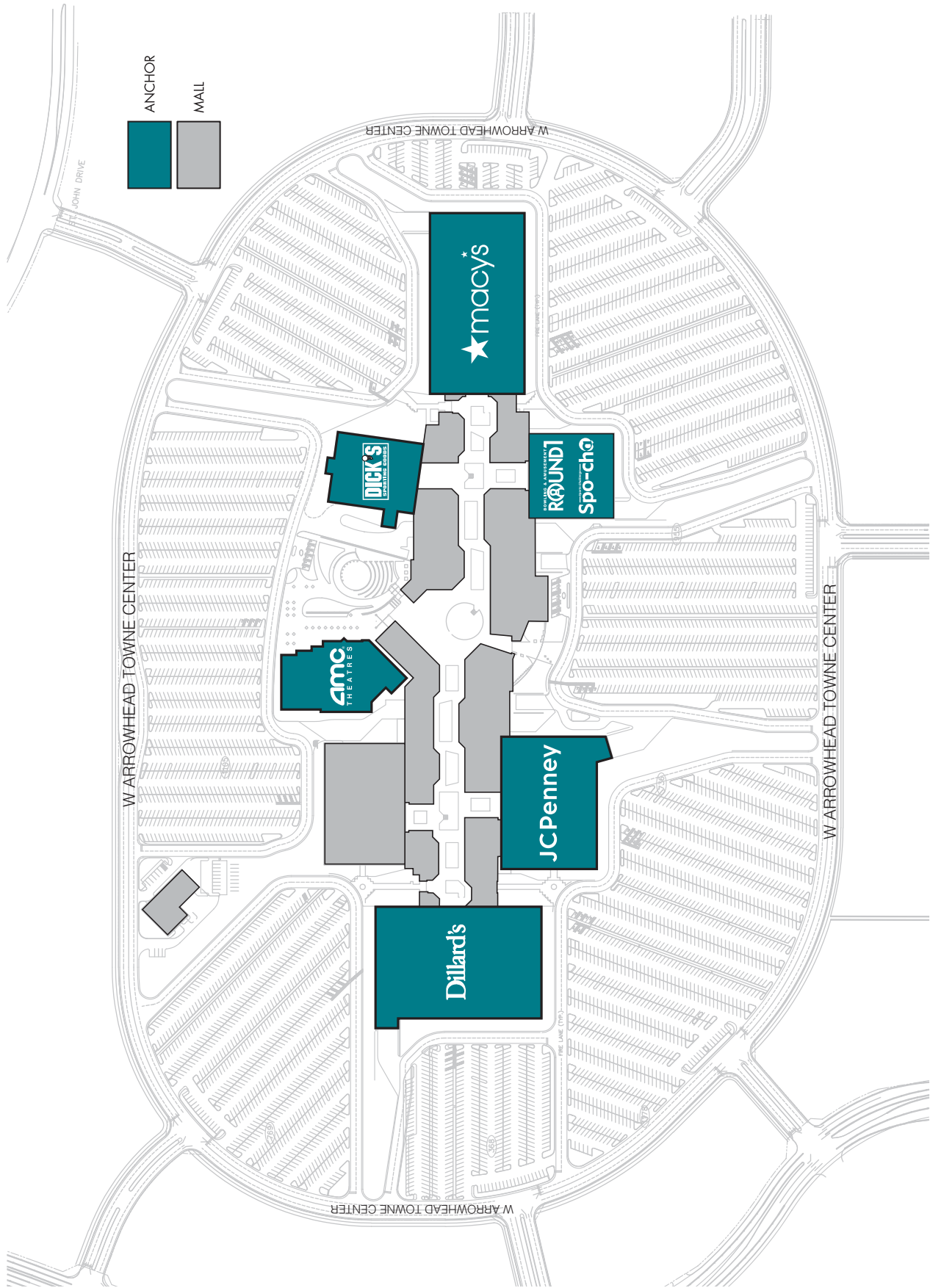
LEGEND

- ★ 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

MORE THAN 1/3 OF PHOENIX METRO RESIDENTS LIVE IN THE WEST VALLEY AND OVER 43% OF GROWTH IN MARICOPA COUNTY WITHIN THE NEXT 25 YEARS WILL TAKE PLACE IN THIS AREA

THE NORTHWEST VALLEY IS HOME TO THE NEW **TAIWAN SEMICONDUCTOR MANUFACTURING PLANT**, WITH THE \$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.

3 TOP-RANKED UNIVERSITIES, ARIZONA STATE UNIVERSITY WEST, MIDWESTERN UNIVERSITY AND GRAND CANYON UNIVERSITY HAVE MORE THAN 32,000 STUDENTS AND ARE KNOWN FOR HEALTHCARE, BUSINESS MANAGEMENT AND MARKETING

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

WEST VALLEY GROWTH

RECENTLY OPENED/UNDER CONSTRUCTION: ARROWHEAD BMW, LAND ROVER, JAGUAR AND VOLVO OF ARROWHEAD, VAI RESORT, MATTEL ADVENTURE PARK, PHOENIX CHILDREN'S HOSPITAL

THE WEST VALLEY HAS 1.8 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, REI, NESTLÉ USA AND WILLIAMS SONOMA

TOP 10 TRADE AREA EMPLOYERS CONTRIBUTE OVER **41,000 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, HOUSES THE LARGEST FIGHTER WING IN THE WORLD, IS THE ONLY ACTIVE-DUTY AIR FORCE F-16 TRAINING AND OPERATES **THE SOLE PILOT TRAINING CENTER FOR THE F-35A LIGHTNING II**

GLENDALE IS HOME TO THE **NFL ARIZONA CARDINALS** WITH FACILITIES HOSTING GAMES AND EVENTS DRAWING MILLIONS ANNUALLY INCLUDING **THE SUPER BOWL** IN 2008, 2015 AND 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	7.05%	MAY	8.02%	SEP	7.81%
FEB	7.38%	JUN	7.99%	OCT	7.90%
MAR	8.30%	JUL	8.63%	NOV	8.26%
APR	8.03%	AUG	7.66%	DEC	12.97%

ARROWHEAD TOWNE CENTER

MAJOR RETAILERS INCLUDE:

MACY'S	JCPENNEY	CARTER'S/OSHKOSH	FOOT LOCKER	SEPHORA
DICK'S SPORTING GOODS	ROUND1/SPOCHA (2024)	CHOMPIE'S	H&M	TILLY'S
AMC THEATRES	AMERICAN EAGLE/AERIE	COACH	KAY JEWELERS	URBAN OUTFITTERS
DILLARD'S	APPLE	EXPRESS	LULULEMON	VICTORIA'S SECRET

