



ARROWHEAD TOWNE CENTER

GLENDALE, AZ

MARKET PROFILE 2024

MAJOR RETAILERS Apple, Bath & Body Works, Carter's/OshKosh, Coach, Dick's Sporting Goods, Dillard's, H&M, JCPenney, Lego, Levi's® Store, lululemon, Lush, Macy's, Pandora, Sephora, Tilly's, Urban Outfitters, Vans, Victoria's Secret

RESTAURANTS & ENTERTAINMENT AMC Theatres, Round1 Bowling & Arcade/Spo-Cha, Chipotle, Chompie's, Fired Pie, Johnny Rockets, Panda Express, Panera | **COMING SOON** Sizzle Korean BBQ | **FOOD COURT** 9 units

PROPERTY TYPE Super-regional | **TOTAL SQUARE FEET** 1,078,000 | **BUILT / RENOVATED** 1993 / 2015

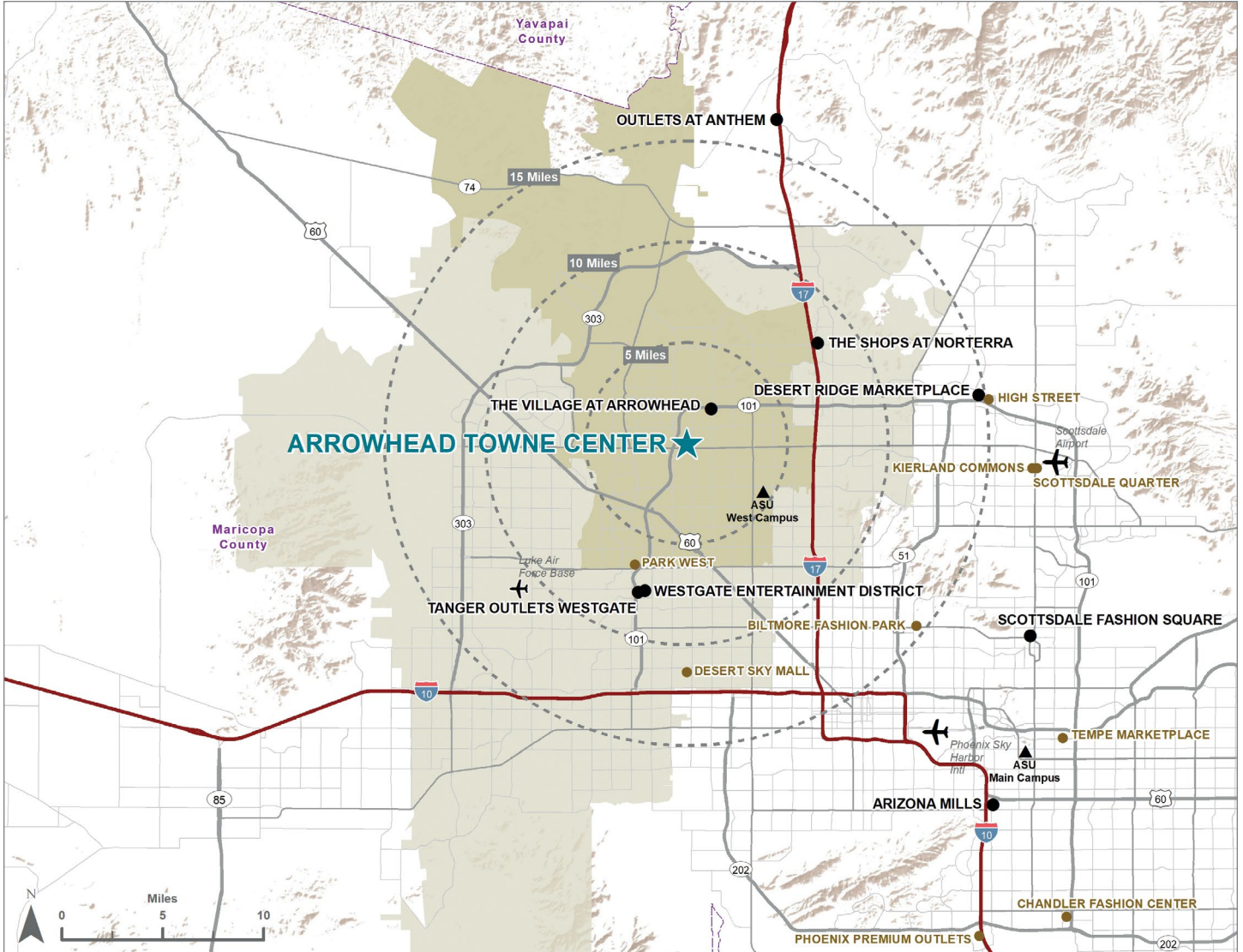
FOR MORE INFORMATION 602-953-6200 | [Macerich.com](https://www.macerich.com)



DEMOGRAPHIC SUMMARY

POPULATION	PRIMARY TRADE AREA		TOTAL TRADE AREA		PHOENIX-MESA-CHANDLER, AZ [MSA]	
2023 Total Population	507,971		1,681,889		5,069,353	
2028 Total Population	508,004		1,730,810		5,235,181	
2023-2028 Population Growth	0.0%		2.9%		3.3%	
HOUSEHOLDS						
2023 Total Households	196,969		603,179		1,886,577	
2028 Total Households	198,575		625,206		1,968,662	
2023-2028 Household Growth	0.8%		3.7%		4.4%	
INCOME						
Average Household Income	\$106,243		\$100,185		\$111,655	
Median Household Income	\$78,728		\$75,383		\$79,851	
Per Capita Income	\$41,210		\$35,958		\$41,631	
HOUSEHOLD INCOME RANGES						
\$50,000 +	137,629	69.9%	413,635	68.6%	1,326,964	70.3%
\$75,000 +	103,897	52.7%	303,483	50.3%	1,007,954	53.4%
\$100,000 +	75,650	38.4%	212,661	35.3%	743,323	39.4%
\$150,000 +	35,673	18.1%	94,246	15.6%	370,926	19.7%
AGE						
Median Age	42.2		36.2		36.8	
EDUCATION / OCCUPATION						
Bachelor's Degree Plus	120,757	33.0%	322,026	28.7%	1,204,919	35.5%
White Collar	162,544	67.3%	477,174	61.1%	1,584,156	65.4%
RACE/ETHNICITY						
White	356,613	70.2%	934,599	55.6%	2,992,871	59.0%
Black/African American	22,260	4.4%	113,046	6.7%	311,492	6.1%
American Indian	6,250	1.2%	29,457	1.8%	124,651	2.5%
Asian	23,121	4.6%	68,144	4.1%	228,443	4.5%
Pacific Islander	907	0.2%	3,818	0.2%	12,899	0.3%
Other Race	98,820	19.5%	532,825	31.7%	1,398,997	27.6%
Hispanic or Latino	105,530	20.8%	607,694	36.1%	1,572,729	31.0%
Not Hispanic or Latino	402,441	79.2%	1,074,195	63.9%	3,496,624	69.0%
EMPLOYMENT / DAYTIME POPULATION						
	1 MILE		3 MILE		5 MILE	
Total Businesses	931		3,761		7,375	
Total Employees	13,308		48,267		97,320	
Daytime Population	18,757		114,258		275,616	

TRADE AREA MAP



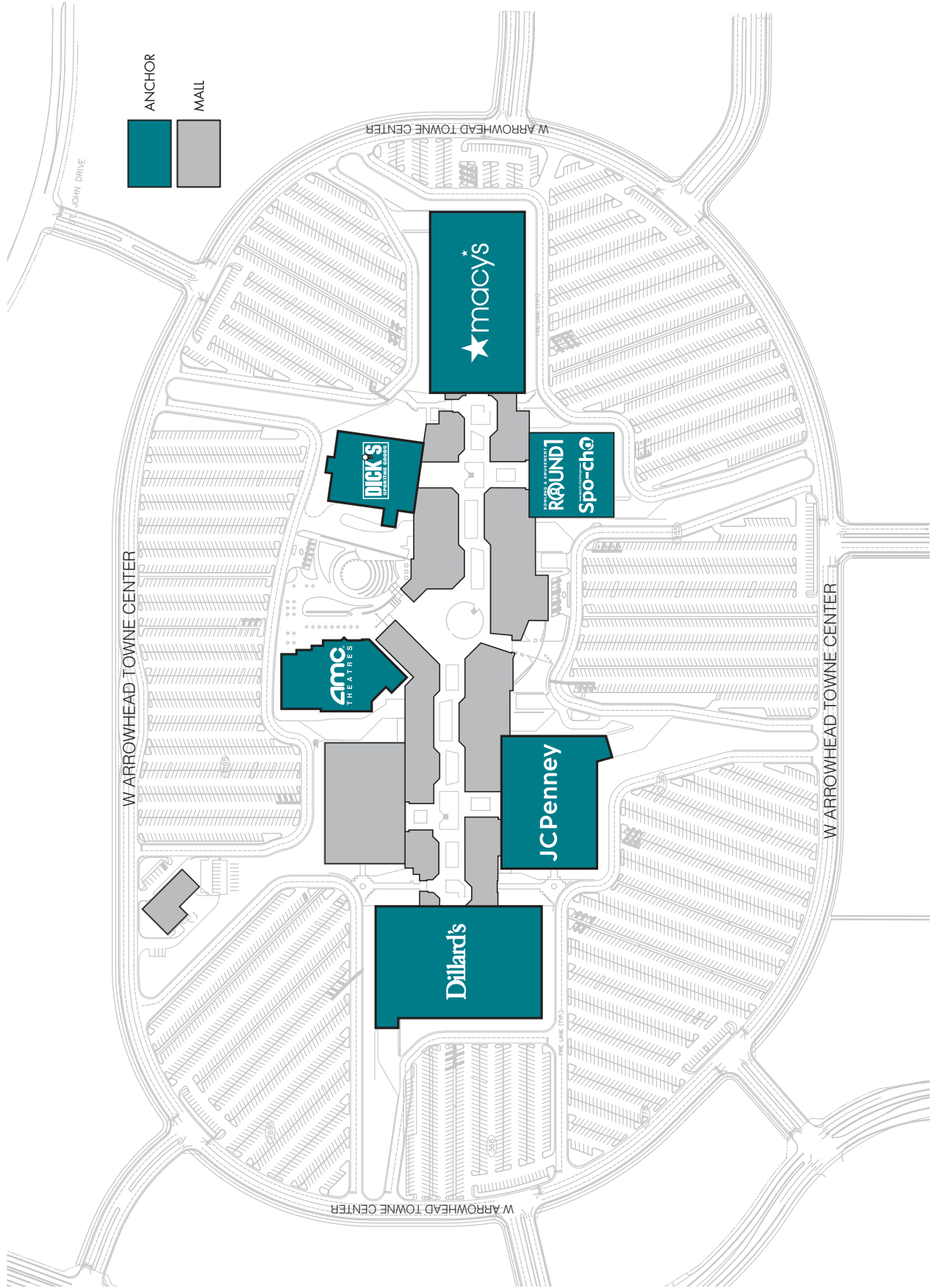
LEGEND

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



10% PCW

SITE PLAN



MARKET FACT SHEET

TRADE AREA OF NEARLY 1.7 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 **TAIWAN SEMICONDUCTOR MANUFACTURING COMPANY** PLANT. THE FIRST CHIP FAB IS SLATED FOR 2025, WITH 2,000+ EMPLOYEES CURRENTLY ON SITE. THE PROJECT IS EXPECTED TO HAVE AN **ECONOMIC IMPACT OF \$38 BILLION OVER THE NEXT 20 YEARS**, BRINGING AN ADDITIONAL 2,500 JOBS AND LEADING TO AN INFLUX OF DEVELOPMENT IN THE AREA.

AMKOR TECHNOLOGY IS OPENING A **\$2 BILLION, 55-ACRE** SEMICONDUCTOR ADVANCED PACKAGING AND TESTING FACILITY IN NORTHWEST PEORIA JUST MILES FROM TSMC, SERVING CLIENTS SUCH AS **APPLE** AND CREATING **2,000 MORE JOBS**

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

1,800 NEW HOTEL ROOMS

ARE IN VARIOUS STAGES OF PLANNING AND DEVELOPMENT IN THE WEST VALLEY, DOUBLING THE CURRENT CAPACITY

OVER 20 MILLION SQUARE FEET OF MAJOR DISTRIBUTION CENTERS

FOR BRANDS INCLUDING COCA-COLA, RED BULL, BALL CORPORATION, PUMA, CHEWY, MARK ANTHONY BREWING, AMAZON, DICK'S SPORTING GOODS, 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, HONEYWELL AND PETSMART

3 TOP-RANKED UNIVERSITIES – GRAND CANYON UNIVERSITY, MIDWESTERN UNIVERSITY AND ARIZONA STATE UNIVERSITY WEST – BOAST 32,000+ STUDENTS COLLECTIVELY, WITH ASU WEST EXPANDING RAPIDLY, TRIPLING ENROLLMENT

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 HUNDREDS OF GAMES AND EVENTS ANNUALLY THAT ATTRACT MILLIONS INCLUDING **THE SUPER BOWL** IN 2008, 2015 AND 2023, AND FINAL FOUR IN 2017 AND 2024

SPRING TRAINING HAS A \$710 MILLION ECONOMIC IMPACT AND DRAWS 1.6 MILLION ATTENDEES ANNUALLY – 9 OF 15 CACTUS LEAGUE TEAMS ARE LOCATED IN THE WEST VALLEY

YEARLY SALES

JAN	7.2%	MAY	7.9%	SEP	7.8%
FEB	7.5%	JUN	7.9%	OCT	7.5%
MAR	8.2%	JUL	8.4%	NOV	8.6%
APR	7.6%	AUG	7.6%	DEC	13.9%

ARROWHEAD TOWNE CENTER

MAJOR RETAILERS INCLUDE:

MACY'S
 DICK'S SPORTING GOODS
 ROUND1 BOWLING & ARCADE/SPO-CHA
 DILLARD'S

JCPENNEY
 AMC THEATRES
 AMERICAN EAGLE/AERIE
 APPLE

BUILD-A-BEAR WORKSHOP
 COACH
 GARAGE
 H&M

KAY JEWELERS
 LEGO® STORE
 LEVI'S® STORE
 LULULEMON

SEPHORA
 SHOE PALACE
 SIZZLE KOREAN BBQ (COMING SOON)
 URBAN OUTFITTERS



Loop 101/AGUA FRIA FREEWAY

83RD AVE

75TH AVE

FUTURE POSTINO, BLANCO, HOTEL

PEORIA SPORTS COMPLEX

TARGET

ARIZONA BROADWAY THEATRE

PEORIA CAR DEALERSHIPS

P83 RESTAURANTS

RESIDENCE INN BY MARRIOTT

ARROWHEAD CADILLAC

LOVESAC

SPRINGHILL SUITES BY MARRIOTT

ETHAN ALLEN

TRADER JOE'S

SLEEP NUMBER

BELL ROAD

NORDSTROM RACK

BARRIO QUEEN

THE CONTAINER STORE

PITA JUNGLE

PGA TOUR SUPERSTORE

ARROWHEAD EXECUTIVE CENTER

PORTILLO'S HOT DOGS

THE ATRIUM AT ARROWHEAD OFFICES

Dillard's

JCPenney

ROUND1

Spo-cho

amc

DICK'S SPORTING GOODS

macy's

COSTCO

HAVEN AT TOWNE CENTER APARTMENTS

ARROWHEAD PROFESSIONAL CENTER

RESERVE AT ARROWHEAD APARTMENTS

ORANGETHEORY FITNESS