



BILTMORE FASHION PARK

PHOENIX, AZ

MARKET PROFILE 2020

MAJOR RETAILERS Arhaus, Cornelia Park, Evereve, J.Crew, J. McLaughlin, lululemon, Macy's, Origins, Pottery Barn, Ralph Lauren, Saks Fifth Avenue, Sephora, Tumi, White House | Black Market, Williams-Sonoma

RESTAURANTS & ENTERTAINMENT Bamboo Shishi, Blanco Tacos + Tequila, Breakfast Club, California Pizza Kitchen, The Capital Grille, The Cheesecake Factory, Royal Coffee, Seasons 52, True Food Kitchen, Zinburger Wine & Burger Bar, Life Time

PROPERTY TYPE Outdoor Fashion Specialty Center | **TOTAL SQUARE FEET** 597,000 | **BUILT / RENOVATED** 1963 / 2012

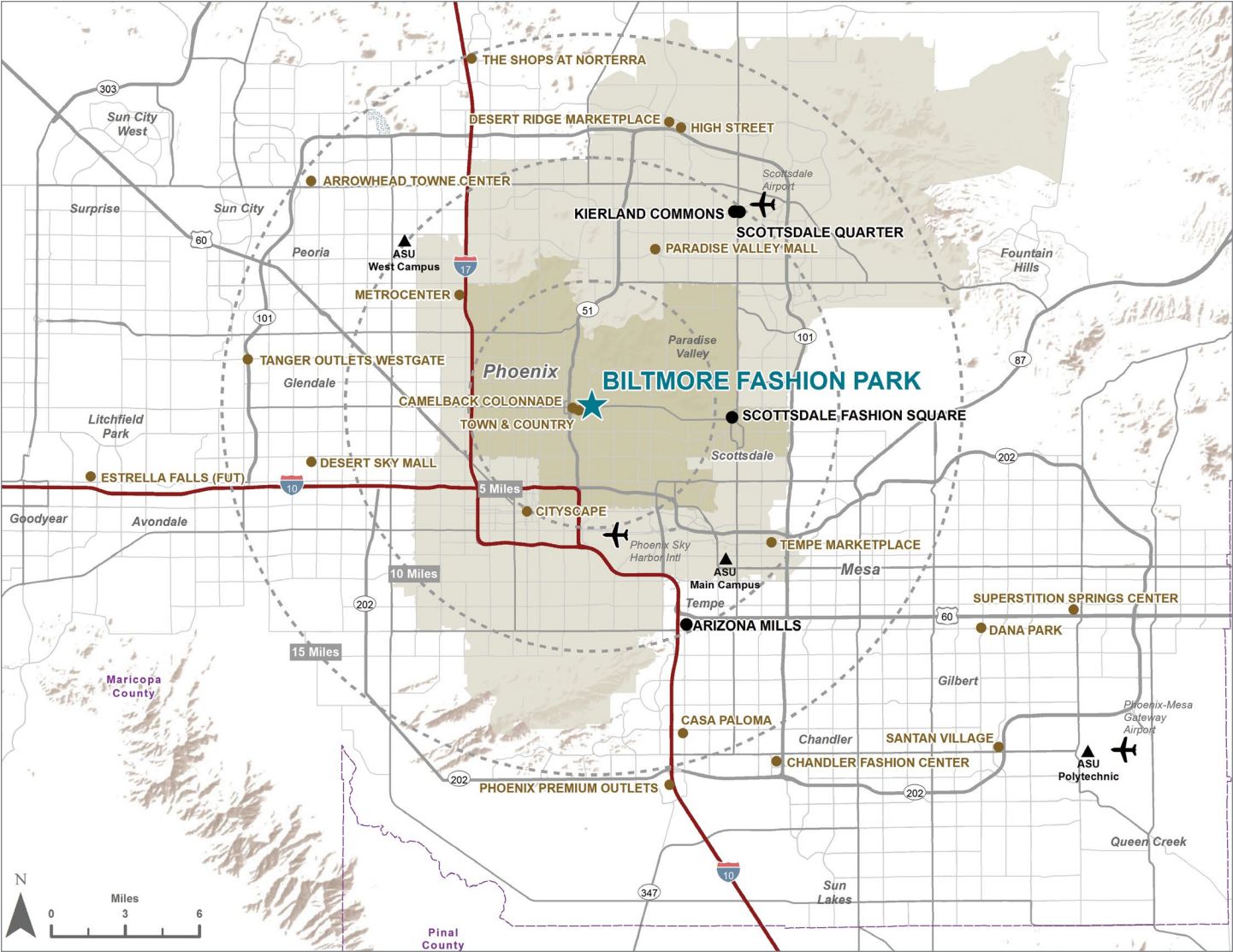
FOR MORE INFORMATION 602-953-6200 | Macerich.com



DEMOGRAPHIC SUMMARY

POPULATION	PRIMARY TRADE AREA		TOTAL TRADE AREA		PHOENIX-MESA-SCOTTSDALE, AZ [MSA]	
2019 Total Population	409,222		1,306,733		4,885,176	
2024 Total Population	440,820		1,404,438		5,298,576	
2019-2024 Population Growth	7.7%		7.5%		8.5%	
HOUSEHOLDS						
2019 Total Households	173,898		512,936		1,776,484	
2024 Total Households	187,877		553,442		1,923,505	
2019-2024 Household Growth	8.0%		7.9%		8.3%	
INCOME						
Average Household Income	\$84,708		\$89,063		\$87,428	
Median Household Income	\$52,076		\$56,677		\$62,609	
Per Capita Income	\$36,001		\$35,175		\$31,906	
HOUSEHOLD INCOME RANGES						
\$50,000 +	90,468	52.0%	287,489	56.0%	1,088,051	61.2%
\$75,000 +	60,915	35.0%	198,694	38.7%	754,683	42.5%
\$100,000 +	43,064	24.8%	141,644	27.6%	515,254	29.0%
\$150,000 +	22,406	12.9%	72,618	14.2%	231,960	13.1%
AGE						
Median Age	36.4		35.7		36.1	
EDUCATION / OCCUPATION						
Bachelor’s Degree Plus	104,684	37.8%	318,658	36.8%	1,026,656	31.7%
White Collar	134,267	64.0%	415,904	64.1%	1,466,180	63.9%
RACE / ETHNICITY						
White	268,434	65.6%	870,666	66.6%	3,399,194	69.6%
Black	27,877	6.8%	89,195	6.8%	284,352	5.8%
American Indian	15,271	3.7%	33,324	2.6%	121,347	2.5%
Asian	12,968	3.2%	50,699	3.9%	200,101	4.1%
Pacific Islander	740	0.2%	2,318	0.2%	11,366	0.2%
Other Race	83,932	20.5%	260,531	19.9%	868,816	17.8%
Hispanic or Latino	156,696	38.3%	466,823	35.7%	1,542,371	31.6%
Not Hispanic or Latino	252,525	61.7%	839,910	64.3%	3,342,805	68.4%
EMPLOYMENT / DAYTIME POPULATION						
	1 MILE		3 MILE		5 MILE	
Total Businesses	1,825		8,430		17,297	
Total Employees	25,149		100,805		239,589	
Daytime Population	36,999		188,981		466,418	

TRADE AREA MAP



LEGEND

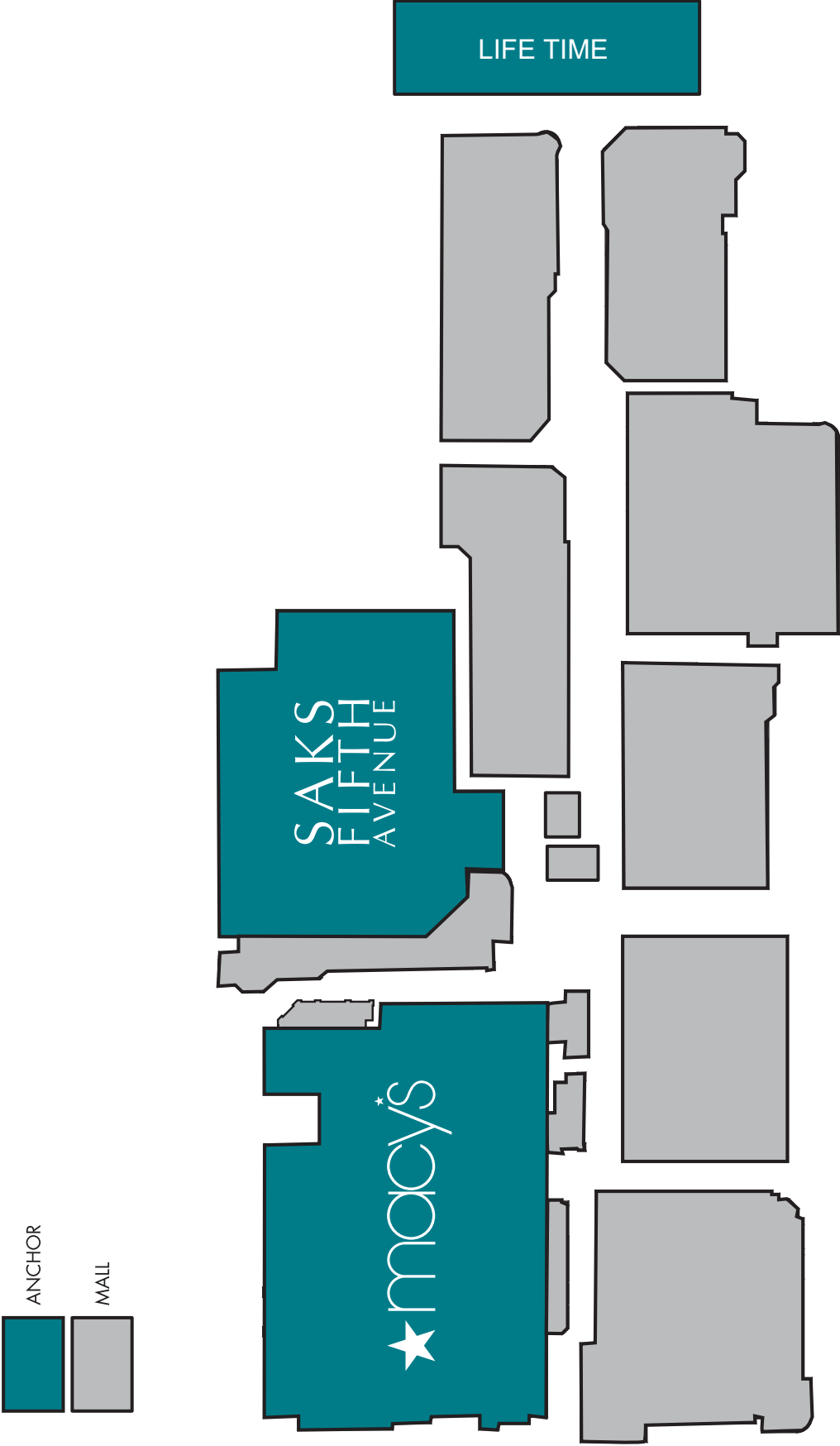
- ★ BILTMORE FASHION PARK
- PRIMARY TRADE AREA
- SECONDARY TRADE AREA
- COMPETITIVE CENTERS
- OTHER CENTERS



10% PCW



SITE PLAN



MARKET FACT SHEET

GROWING URBAN DENSITY **WITHIN 1 MILE**
– **4.5 MILLION SQUARE FEET** OF CLASS A OFFICE SPACE
– **37,000** DAYTIME POPULATION
– CAMELBACK COLLECTIVE, A **\$75 MILLION OFFICE & HOTEL PROJECT** OPENED IN 2018

TRADE AREA
HOME TO 7 OF THE TOP 20 WEALTHIEST ZIP CODES IN PHOENIX,
INCLUDING #1 PARADISE VALLEY – AVERAGE NET WORTH OF OVER \$2.1 MILLION

OPTIMA BILTMORE TOWERS 15-STORY **LUXURY COMMUNITY** WITH UNITS SELLING FOR \$885,000

DIAMOND LEVEL LIFE TIME FITNESS OPENED WITH OVER 3,500 MEMBERS AND **HIGHEST SALES IN THE CLUB’S HISTORY**

1 MILE AWAY
ARIZONA BILTMORE HOTEL,
A WALDORF ASTORIA RESORT,
650 ROOMS, 86 SUITES,
18-HOLE GOLF COURSE

270 ROOM CAMBY HOTEL
160 ROOM AC HOTEL

31 PRIVATE SCHOOLS WITHIN 5 MILES
OF THE CENTER SERVING 10,000 STUDENTS INCLUDING **8 OF THE MOST EXPENSIVE PRIVATE SCHOOLS** IN THE PHOENIX AREA

HOME TO 17 OF THE TOP 25 EMPLOYERS
INCLUDING: BANNER HEALTH, WELLS FARGO, BANK OF AMERICA, U-HAUL, ST. JOSEPH’S HOSPITAL, HONORHEALTH, GRAND CANYON UNIVERSITY

STRONG GROWTH IN THE MULTI-FAMILY SECTOR WITH 2,200 NEW UNITS IN 4 YEARS

ADDITIONAL **1,200 UNITS** ARE PROPOSED OR UNDER CONSTRUCTION (WITHIN 2 MILES OF BILTMORE)

FRANK LLOYD WRIGHT INSPIRED SHOPPING CENTER, LOCATED AT 24TH STREET AND CAMELBACK ROAD, SERVES A DIVERSIFIED LOCAL CUSTOMER BASE WITH PULL FROM THE PHOENIX METROPOLITAN AREA

MAJOR LEAGUE BASEBALL CACTUS LEAGUE: 15 TEAMS IN 10 STADIUMS, 200+ GAMES, **\$644 MILLION ECONOMIC IMPACT**

200 GOLF COURSES

96 EATING ESTABLISHMENTS LOCATED WITHIN 1 MILE

YEARLY SALES

JAN	7.9%	MAY	8.1%	SEP	7.8%
FEB	8.2%	JUN	7.4%	OCT	8.3%
MAR	9.6%	JUL	6.8%	NOV	8.5%
APR	8.7%	AUG	7.0%	DEC	11.6%

OWNED
OTHER

ESPLANADE OFFICE AND RETAIL

ESPLANADE PLACE

OPTIMA BILTMORE
RESIDENTIAL TOWER

OFFICE

OFFICE

BILTMORE CENTER

BILTMORE FINANCIAL CENTER

24TH STREET

CAMELBACK ROAD

THE CHEESECAKE FACTORY

CALIFORNIA PIZZA KITCHEN

ARHAUS POTTERY BARN

BAMBOO SUSHI

BLANCO TACOS & TEQUILA

ZINBURGER

WILLIAMS-SONOMA

TRUE FOOD KITCHEN

RALPH LAUREN

THE CAPITAL GRILLE

CHICO'S

TUMI

SEASONS 52

SEPHORA

BREAKFAST CLUB

LIFETIME

THE CLOTHIERIE

ALLEN EDMONDS

SAKS FIFTH AVENUE

MACY'S

J.CREW

26TH STREET

EMBASSY SUITES – BILTMORE

ARIZONA BILTMORE GOLF CLUB

ORANGE DRIVE

