



BILTMORE FASHION PARK

PHOENIX, AZ

MARKET PROFILE 2022

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

RESTAURANTS & ENTERTAINMENT Blanco Tacos + Tequila, Breakfast Club, The Capital Grille, The Cheesecake Factory, Frost A Gelato Shoppe, Obon Sushi and Ramen, Pomo Pizza, Royal Coffee, Seasons 52, True Food Kitchen, Zinburger Wine & Burger Bar

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

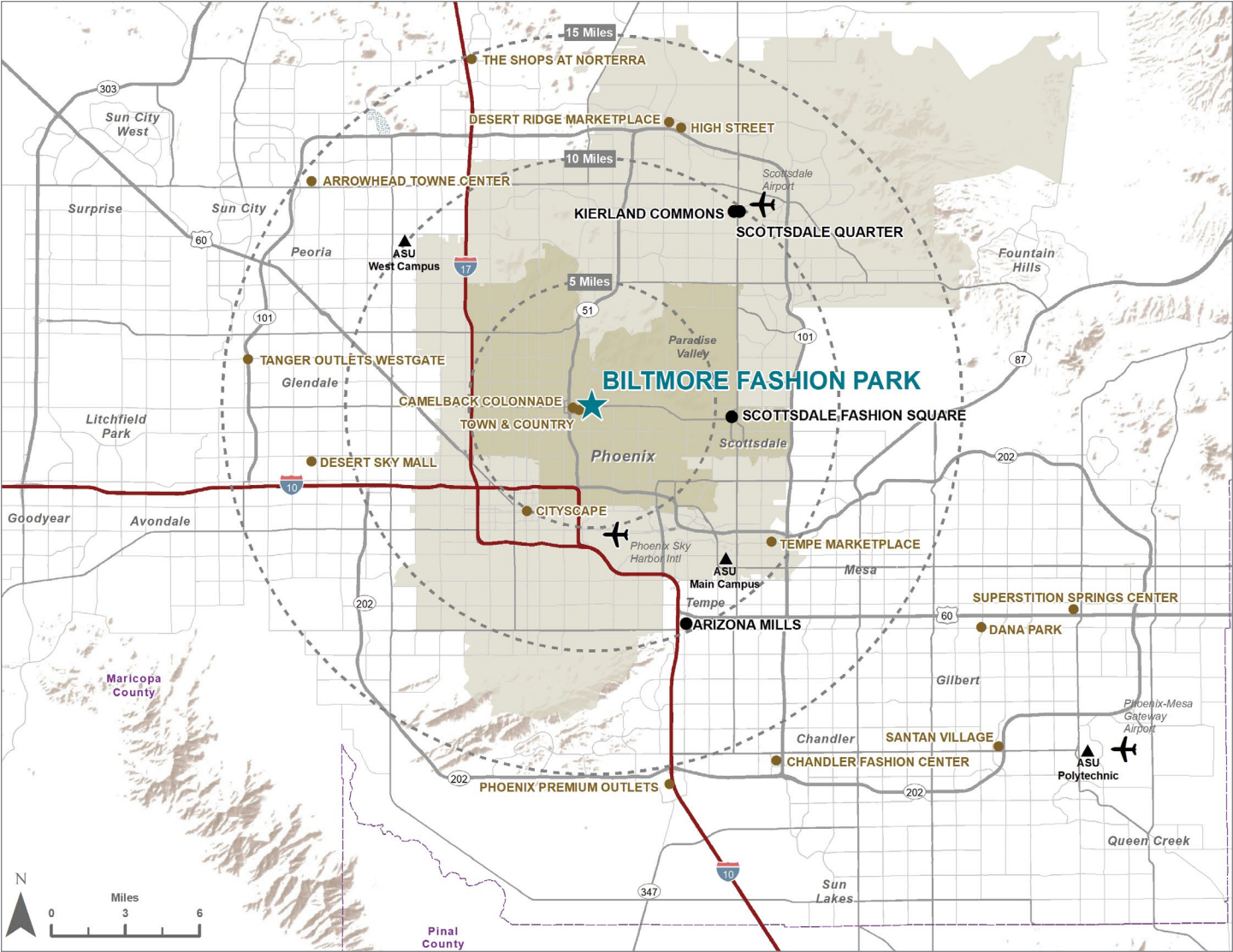
FOR MORE INFORMATION 602-953-6200 | Macerich.com



DEMOGRAPHIC SUMMARY

POPULATION	PRIMARY TRADE AREA		TOTAL TRADE AREA		PHOENIX-MESA-SCOTTSDALE, AZ [MSA]	
2021 Total Population	408,510		1,311,250		4,998,484	
2026 Total Population	439,519		1,415,064		5,406,799	
2021-2026 Population Growth	7.6%		7.9%		8.2%	
HOUSEHOLDS						
2021 Total Households	174,594		517,971		1,821,300	
2026 Total Households	188,624		563,254		1,969,184	
2021-2026 Household Growth	8.0%		8.7%		8.1%	
INCOME						
Average Household Income	\$92,997		\$95,303		\$93,688	
Median Household Income	\$57,824		\$61,994		\$68,676	
Per Capita Income	\$39,740		\$37,826		\$34,213	
HOUSEHOLD INCOME RANGES						
\$50,000 +	99,283	56.9%	309,071	59.7%	1,182,744	64.9%
\$75,000 +	69,350	39.7%	221,439	42.8%	846,891	46.5%
\$100,000 +	49,840	28.5%	158,503	30.6%	593,375	32.6%
\$150,000 +	26,732	15.3%	83,836	16.2%	281,492	15.5%
AGE						
Median Age	36.8		36.1		36.4	
EDUCATION / OCCUPATION						
Bachelor’s Degree Plus	108,769	39.0%	332,139	37.9%	1,090,029	32.7%
White Collar	142,300	66.5%	441,718	66.5%	1,572,615	65.8%
RACE / ETHNICITY						
White	264,547	64.8%	862,064	65.7%	3,436,607	68.8%
Black	28,908	7.1%	93,650	7.1%	304,420	6.1%
American Indian	15,416	3.8%	34,008	2.6%	124,063	2.5%
Asian	13,697	3.4%	53,943	4.1%	217,412	4.3%
Pacific Islander	783	0.2%	2,440	0.2%	12,081	0.2%
Other Race	85,159	20.8%	265,146	20.2%	903,901	18.1%
Hispanic or Latino	158,082	38.7%	472,470	36.0%	1,596,117	31.9%
Not Hispanic or Latino	250,428	61.3%	838,780	64.0%	3,402,367	68.1%
EMPLOYMENT / DAYTIME POPULATION						
	1 MILE		3 MILE		5 MILE	
Total Businesses	1,830		8,135		16,552	
Total Employees	26,843		108,586		267,760	
Daytime Population	28,715		174,138		432,633	

TRADE AREA MAP



LEGEND

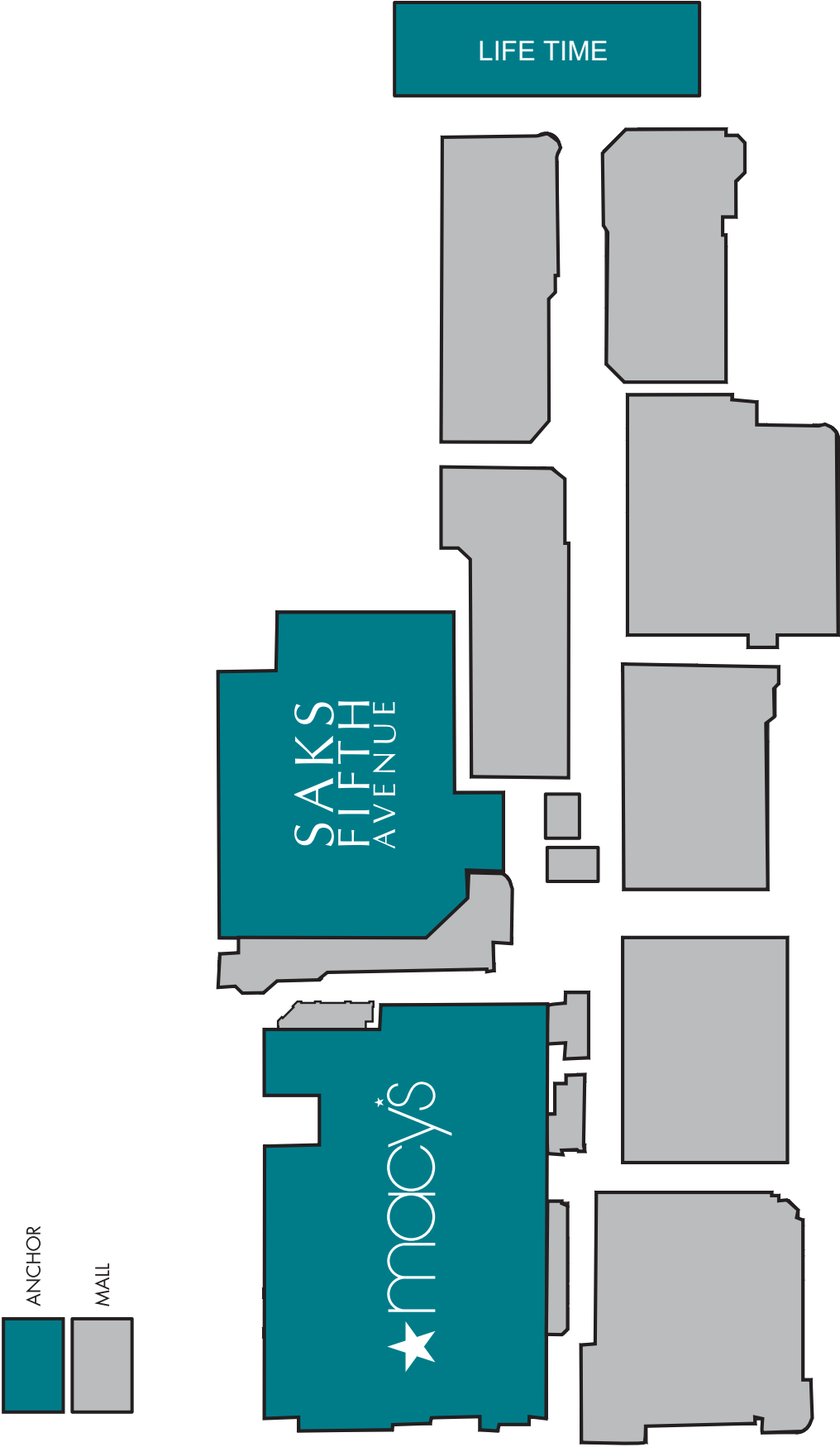
- ★ BILTMORE FASHION PARK
- PRIMARY TRADE AREA
- SECONDARY TRADE AREA
- COMPETITIVE CENTERS
- OTHER CENTERS



10% PCW



SITE PLAN



MARKET FACT SHEET

<p>GROWING URBAN DENSITY WITHIN 5 MILES — 4.6 MILLION SQUARE FEET OF CLASS A OFFICE SPACE — 432,633 DAYTIME POPULATION</p> <p>CLOSE TO CAMELBACK COLLECTIVE, A MIXED-USE OFFICE AND HOTEL DEVELOPMENT INCLUDING AC HOTEL MARRIOTT AND INDUSTRIOUS BILTMORE</p>	<p>TRADE AREA HOME TO 5 OF THE TOP 25 WEALTHIEST ZIP CODES IN PHOENIX, INCLUDING #1 PARADISE VALLEY — WITH MEDIAN HOME VALUE OF \$1.25 MILLION</p> <p>STRONG GROWTH CAMELBACK CORRIDOR HOUSING MARKET TREND MEDIAN SALE PRICE \$1.3 MILLION, +18.2% YEAR-TO-YEAR</p>	<p>\$300 MILLION, 15-ACRE MIXED-USE DEVELOPMENT, THE GROVE, INCLUDES 180,000 SQUARE FEET OF CLASS AA OFFICE SPACE, THE FIRST BOUTIQUE HOTEL BY SAM FOX, LUXURY RESIDENCES, UPSCALE DINING AND RETAIL AND THE NEW PHOENIX SUNS/PHOENIX MERCURY TRAINING FACILITY</p>
<p>HOME TO 19 OF THE TOP 25 EMPLOYERS IN A 15-MILE RADIUS INCLUDING: BANNER HEALTH, WELLS FARGO, BANK OF AMERICA, ARIZONA STATE UNIVERSITY, JP MORGAN CHASE & CO. AND DIGNITY HEALTH</p>	<p>OPTIMA BILTMORE TOWERS: 2, 16-STORY TOWERS, MIXED-USE COMMUNITY, 230 LUXURY RESIDENCES</p> <p>WITHIN 15-MINUTES OF PHOENIX SKY HARBOR INTERNATIONAL AIRPORT, PROVIDING 830+ DAILY NON-STOP FLIGHTS</p>	<p>41 PRIVATE SCHOOLS WITHIN 5 MILES OF THE CENTER SERVING 10,000 STUDENTS INCLUDING 8 OF THE MOST EXPENSIVE PRIVATE SCHOOLS IN THE PHOENIX AREA INCLUDING PHOENIX COUNTRY DAY SCHOOL PRE-K-12, NEW WAY ACADEMY K-12 AND LEXIS PREPARATORY SCHOOL K-8</p>
<p>DIAMOND LEVEL LIFE TIME ON PROPERTY EXCEEDING 4,500 MEMBERS</p> <p>1 MILE AWAY ARIZONA BILTMORE HOTEL, A WALDORF ASTORIA RESORT, \$70 MILLION RENOVATIONS COMPLETED IN 2021, 700 ROOMS, 86 SUITES, 7 SWIMMING POOLS, 2 CHAMPIONSHIP 18-HOLE GOLF COURSES</p>	<p>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</p> <p>MAJOR LEAGUE BASEBALL CACTUS LEAGUE: 15 TEAMS IN 10 STADIUMS, 200+ GAMES, \$644 MILLION ECONOMIC IMPACT</p> <p>PHOENIX AND ITS NEIGHBORING COMMUNITIES ARE HOME TO NEARLY 200 GOLF COURSES IN A VARIETY OF STYLES AND GREATER PHOENIX IS KNOWN AS ONE OF THE TOP DESTINATIONS FOR GOLF</p> <p>POPULAR EATING ESTABLISHMENTS WITHIN 5-MILES INCLUDE CHRISTOPHER’S AT THE WRIGLEY MANSION, FLINT BY BALTAIRE, HILLSTONE, STEAK 44, THE GLADLY, THE HENRY, THE MACINTOSH</p>	

YEARLY SALES

JAN	5.7%	MAY	8.0%	SEP	8.6%
FEB	6.4%	JUN	8.3%	OCT	8.8%
MAR	8.9%	JUL	7.2%	NOV	9.7%
APR	8.2%	AUG	7.1%	DEC	13.0%

MAJOR RETAILERS INCLUDE:

MACY'S
SAKS FIFTH AVENUE
LIFE TIME
ARHAUS

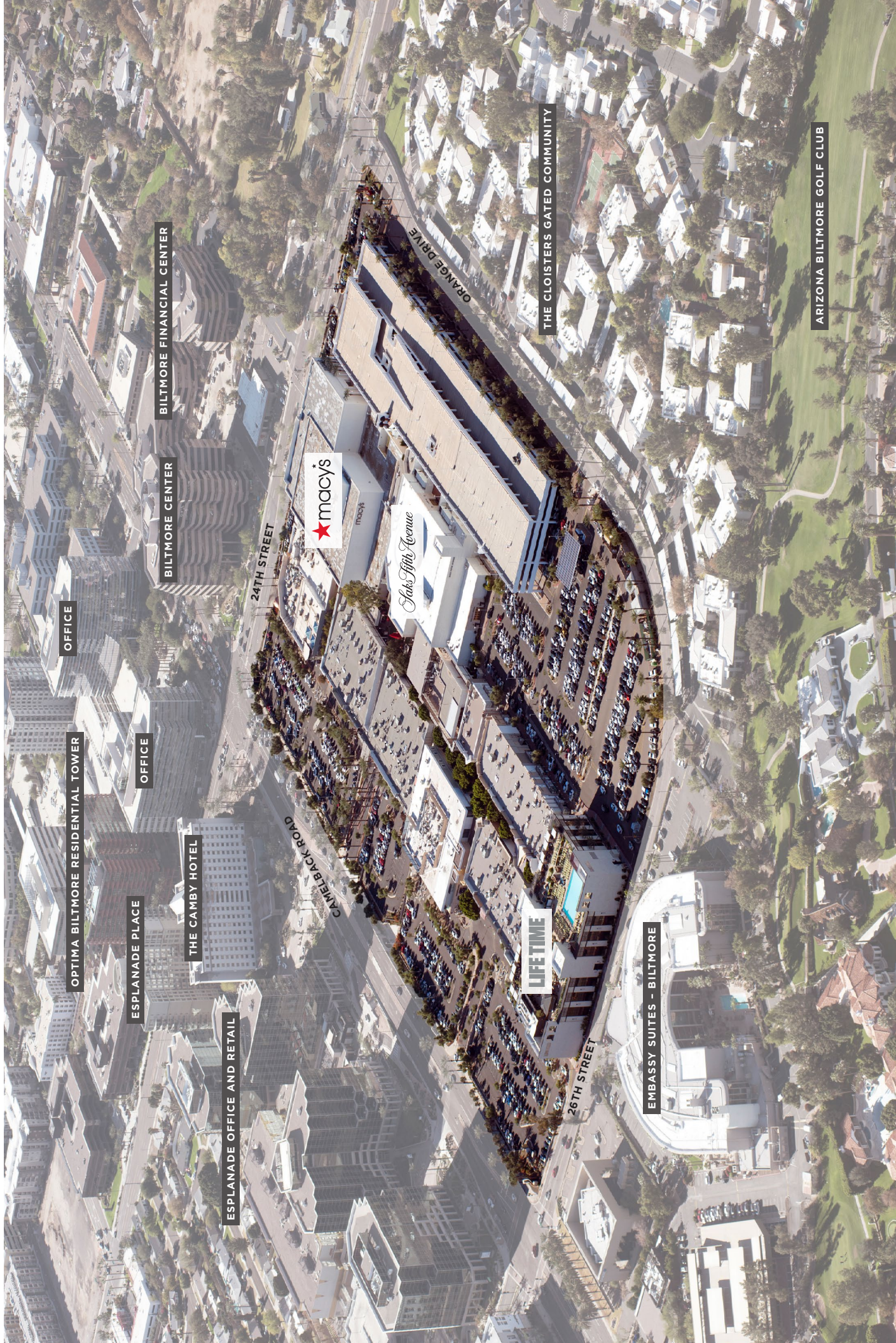
BLANCO TACOS AND TEQUILA
BREAKFAST CLUB
EVEREVE
J.CREW

LULULEMON
OBON SUSHI
POTTERY BARN
RALPH LAUREN

SEASONS 52
SEPHORA
THE CAPITAL GRILLE
THE CHEESECAKE FACTORY

TRUE FOOD KITCHEN
TUMI
WILLIAMS-SONOMA
ZINBURGER

NORTH



OFFICE
OPTIMA BILTMORE RESIDENTIAL TOWER

ESPLANADE PLACE

THE CAMBY HOTEL

ESPLANADE OFFICE AND RETAIL

OFFICE

BILTMORE CENTER

BILTMORE FINANCIAL CENTER

24TH STREET

CAMELBACK ROAD

macy's

Saks Fifth Avenue

ORANGE DRIVE

LIFE TIME

26TH STREET

EMBASSY SUITES - BILTMORE

THE CLOISTERS GATED COMMUNITY

ARIZONA BILTMORE GOLF CLUB