



# BILTMORE FASHION PARK

PHOENIX, AZ

## MARKET PROFILE 2023

**MAJOR RETAILERS** Arhaus, Anthropologie & BHLDN Weddings, Evereve, J.Crew, Gorjana, Life Time, lululemon, Macy's, Pottery Barn, Ralph Lauren, Saks Fifth Avenue, Sephora, Skin Laundry, Williams Sonoma

**RESTAURANTS & ENTERTAINMENT** Blanco Tacos + Tequila, Breakfast Club, The Capital Grille,

The Cheesecake Factory, Bisutoro, Pomo Pizza, True Food Kitchen,

Zinburger Wine & Burger Bar | **COMING SOON** Ambrogio15

**PROPERTY TYPE** Outdoor Fashion Specialty Center | **TOTAL SQUARE FEET** 600,000 | **BUILT / RENOVATED** 1963 / 2012

**FOR MORE INFORMATION** 602-953-6200 | [Macerich.com](http://Macerich.com)

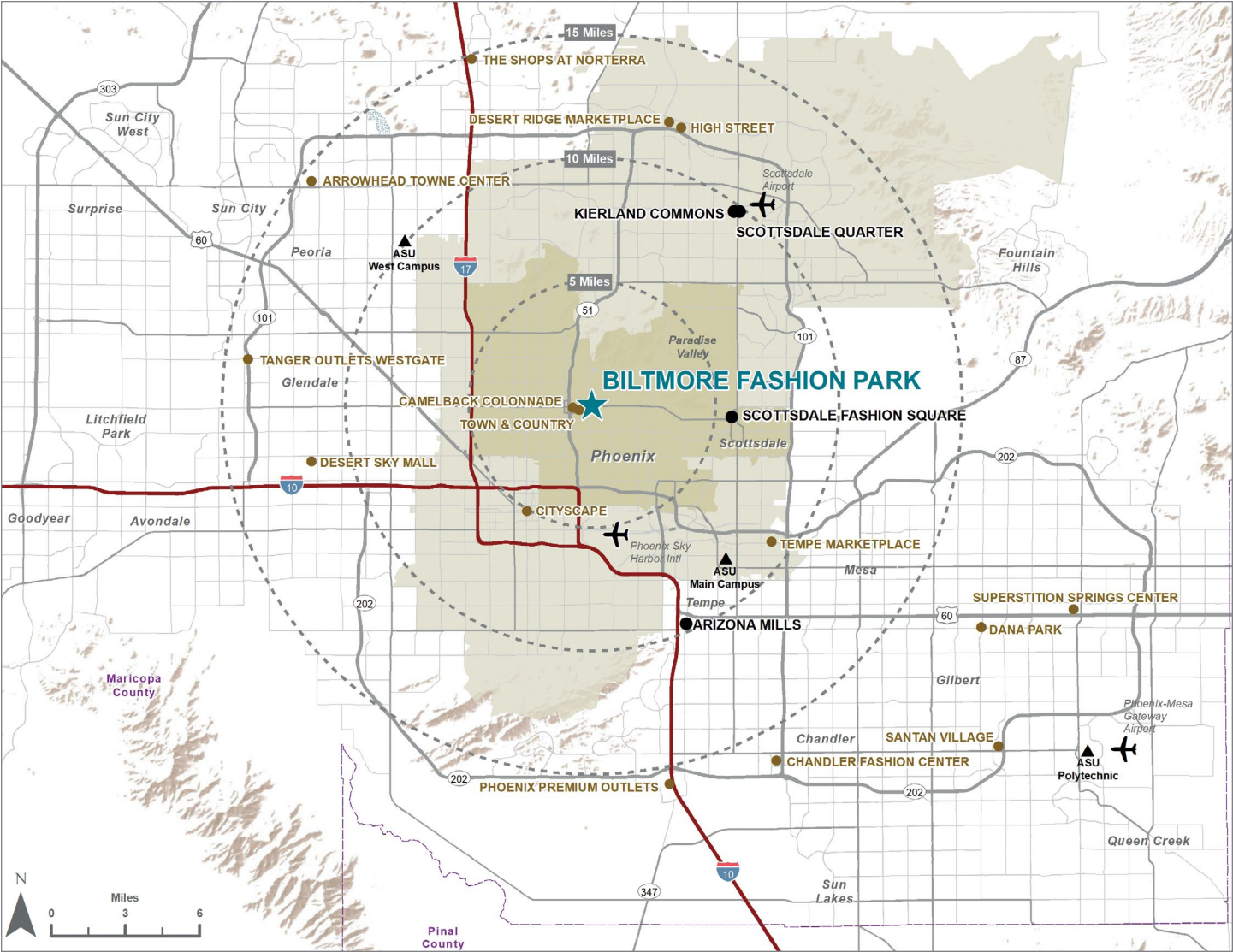


# DEMOGRAPHIC SUMMARY

POPULATION	PRIMARY TRADE AREA		TOTAL TRADE AREA		PHOENIX-MESA-CHANDLER, AZ [MSA]	
2022 Total Population	396,226		1,300,454		5,009,506	
2027 Total Population	411,047		1,351,452		5,215,028	
2022-2027 Population Growth	3.7%		3.9%		4.1%	
HOUSEHOLDS						
2022 Total Households	176,297		526,061		1,852,549	
2027 Total Households	183,526		549,398		1,930,969	
2022-2027 Household Growth	4.1%		4.4%		4.2%	
INCOME						
Average Household Income	\$103,299		\$105,957		\$105,345	
Median Household Income	\$63,575		\$68,208		\$75,940	
Per Capita Income	\$45,959		\$43,028		\$39,038	
HOUSEHOLD INCOME RANGES						
\$50,000 +	108,031	61.3%	335,404	63.8%	1,280,947	69.1%
\$75,000 +	76,636	43.5%	244,181	46.4%	939,648	50.7%
\$100,000 +	55,707	31.6%	176,942	33.6%	674,029	36.4%
\$150,000 +	29,731	16.9%	93,880	17.8%	327,489	17.7%
AGE						
Median Age	37.2		36.4		36.6	
EDUCATION / OCCUPATION						
Bachelor’s Degree Plus	111,181	42.3%	344,772	40.6%	1,140,229	35.0%
White Collar	140,273	64.2%	426,507	61.5%	1,449,523	57.3%
RACE/ETHNICITY						
White	220,904	55.8%	727,008	55.9%	2,982,289	59.5%
Black/African American	29,270	7.4%	90,881	7.0%	293,792	5.9%
American Indian	13,003	3.3%	33,086	2.5%	127,110	2.5%
Asian	13,473	3.4%	62,420	4.8%	221,192	4.4%
Pacific Islander	800	0.2%	2,914	0.2%	12,828	0.3%
Other Race	118,776	30.0%	384,143	29.5%	1,372,295	27.4%
Hispanic or Latino	130,014	32.8%	426,836	32.8%	1,530,092	30.5%
Not Hispanic or Latino	266,212	67.2%	873,618	67.2%	3,479,414	69.5%
EMPLOYMENT / DAYTIME POPULATION						
	1 MILE		3 MILE		5 MILE	
Total Businesses	1,894		8,383		17,152	
Total Employees	24,235		104,816		251,667	
Daytime Population	32,725		182,042		453,779	



# TRADE AREA MAP



## LEGEND

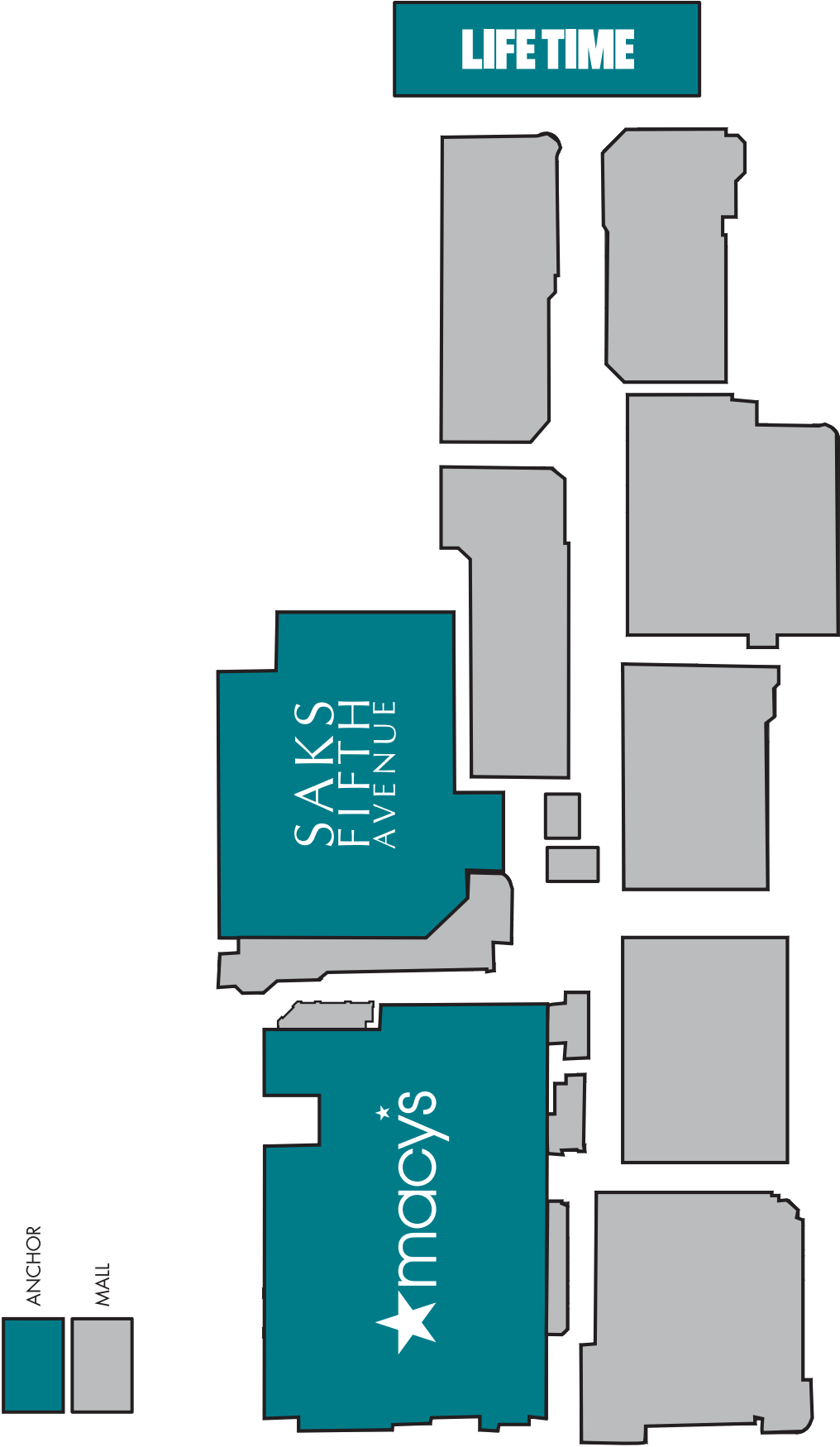
- ★ BILTMORE FASHION PARK
- PRIMARY TRADE AREA
- SECONDARY TRADE AREA
- COMPETITIVE CENTERS
- OTHER CENTERS



10% PCW



SITE PLAN



# MARKET FACT SHEET

GROWING URBAN DENSITY  
WITHIN 5 MILES  
— 4.6 MILLION SQUARE FEET  
OF CLASS A OFFICE SPACE  
— 454,000 DAYTIME POPULATION

STRONG GROWTH  
CAMELBACK CORRIDOR HOUSING  
MARKET TREND MEDIAN SALE PRICE  
\$1.7 MILLION, +28.8% YEAR-TO-YEAR

HOME TO 5 OF THE TOP 25  
WEALTHIEST ZIP CODES  
IN THE GREATER PHOENIX AREA,  
INCLUDING #1 RANKED 85253 IN  
PARADISE VALLEY, WITH MEDIAN  
HOME VALUE OF \$1.34 MILLION  
(OWNER OCCUPIED) AND A  
MEDIAN INCOME OF \$170,224

THE GROVE, 2 MILES  
AWAY IS A \$400M, 17-ACRE  
MIXED-USE DEVELOPMENT  
FEATURING CLASS AA OFFICE  
SPACE, A BOUTIQUE HOTEL,  
LUXURY RESIDENCES, UPSCALE  
DINING AND RETAIL AND A  
STATE-OF-THE-ART PHOENIX  
SUNS AND PHOENIX MERCURY  
TRAINING FACILITY

HOME TO 19 OF THE  
TOP 25 EMPLOYERS IN A  
15-MILE RADIUS INCLUDING:  
BANNER HEALTH, AMERICAN  
EXPRESS, HONORHEALTH,  
CHARLES SCHWAB AND  
PHOENIX CHILDREN'S HOSPITAL

DIAMOND-LEVEL LIFE TIME  
ON PROPERTY EXCEEDING  
4,500 MEMBERS AVERAGING  
1,200+ DAILY VISITS

WITHIN 15-MINUTES OF PHOENIX SKY  
HARBOR INTERNATIONAL AIRPORT,  
RANKED THE 11TH BUSIEST AIRPORT  
IN THE WORLD, SERVING MORE THAN  
45 MILLION PASSENGERS A YEAR AND  
PROVIDING 1200+ DAILY FLIGHTS

11 PRIVATE HIGH SCHOOLS  
WITHIN 5 MILES OF THE CENTER

HOME TO 18 OF THE 27 RANKED  
LARGEST PRIVATE SCHOOLS IN  
THE PHOENIX AREA INCLUDING  
PHOENIX COUNTRY DAY SCHOOL  
PRE-K-12, NORTHWESTERN  
CHRISTIAN SCHOOL, BROPHY AND  
XAVIER COLLEGE PREPARATORY

69,000+ ROOMS AT 500+  
HOTELS AND 40 FULL-SERVICE  
RESORTS IN GREATER PHOENIX

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

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

PHOENIX AND ITS NEIGHBORING COMMUNITIES ARE HOME TO NEARLY  
200 GOLF COURSES IN A VARIETY OF STYLES AND IS KNOWN AS ONE OF THE  
TOP DESTINATIONS FOR GOLF

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

## YEARLY SALES

JAN	6.80%	MAY	8.18%	SEP	7.64%
FEB	7.96%	JUN	7.72%	OCT	8.17%
MAR	9.69%	JUL	7.01%	NOV	8.93%
APR	9.13%	AUG	7.26%	DEC	11.50%



MAJOR RETAILERS INCLUDE:

MACY'S  
SAKS FIFTH AVENUE  
LIFE TIME  
ANTHROPOLOGIE & BHLDN WEDDINGS

ARHAUS  
BISUTORO  
BLANCO TACOS & TEQUILA  
BREAKFAST CLUB

EVEREVE  
J. CREW  
LULULEMON  
POTTERY BARN

RALPH LAUREN  
SEASONS 52  
SEPHORA  
THE CAPITAL GRILLE

THE CHEESECAKE FACTORY  
TRUE FOOD KITCHEN  
WILLIAMS SONOMA  
ZINBURGER

NORTH



OFFICE

OPTIMA BILTMORE RESIDENTIAL TOWER

ESPLANADE PLACE

THE CANBY HOTEL

ESPLANADE OFFICE AND RETAIL

BILTMORE CENTER

BILTMORE FINANCIAL CENTER

24TH STREET

CAMELBACK ROAD

ORANGE DRIVE

LIFE TIME

26TH STREET

EMBASSY SUITES - BILTMORE

THE CLOISTERS GATED COMMUNITY

ARIZONA BILTMORE GOLF CLUB