



BILTMORE FASHION PARK

PHOENIX, AZ

MARKET PROFILE 2024

MAJOR RETAILERS Anthropologie, Arhaus, Aroma360, Evereve, Gorjana, J.Crew, Life Time, lululemon, Macy's, Pottery Barn, Ralph Lauren, Rye 51, Saks Fifth Avenue, Sephora, Williams Sonoma

RESTAURANTS & ENTERTAINMENT Ambrogio15 (Now Open), Blanco Cocina + Cantina, Breakfast Club, The Capital Grille, The Cheesecake Factory, Bisutoro Sushi, Pomo Pizza, True Food Kitchen, Zinburger Wine & Burger Bar

PROPERTY TYPE Outdoor Fashion Specialty Center | **TOTAL SQUARE FEET** 611,000 | **BUILT / RENOVATED** 1963 / 2012

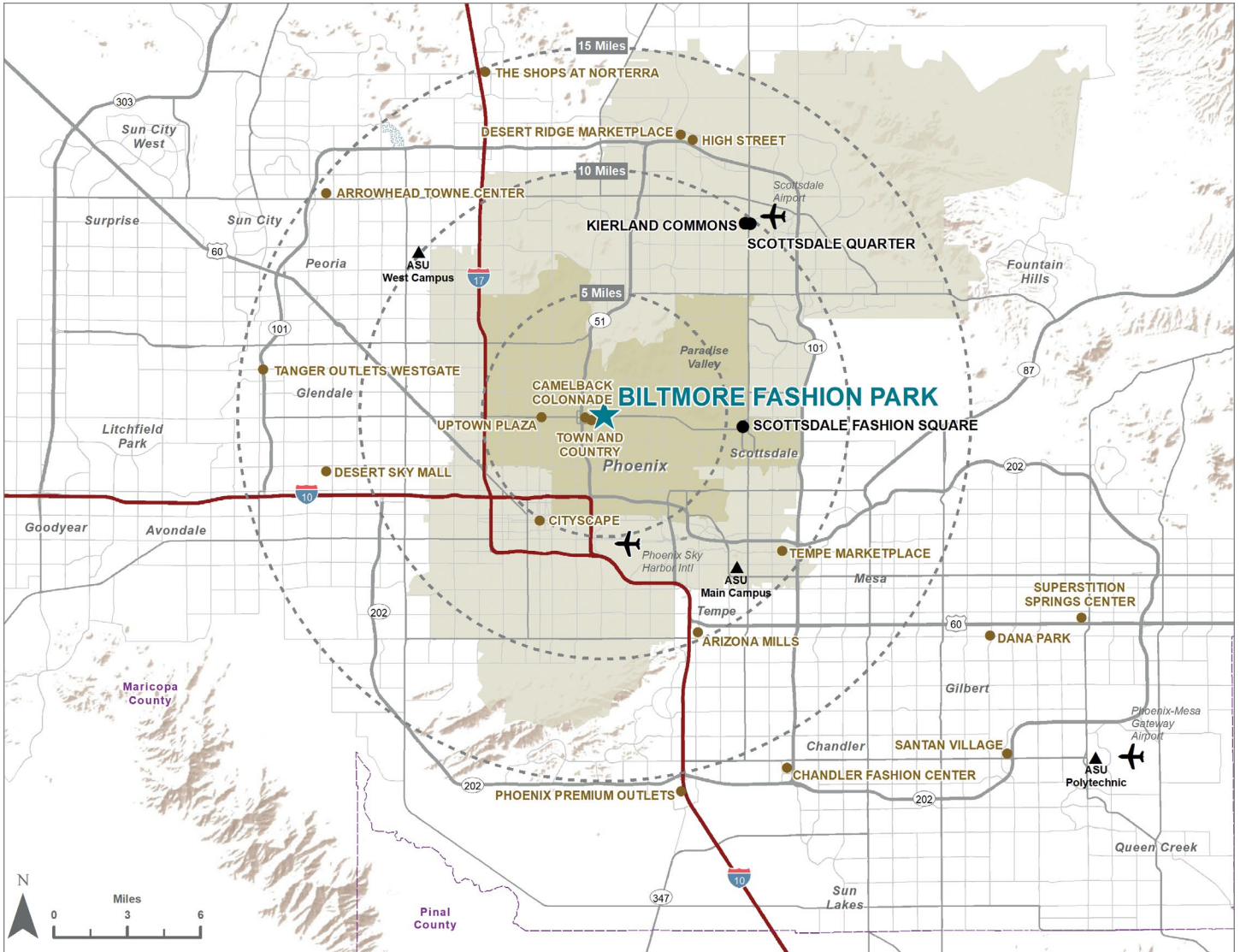
FOR MORE INFORMATION 602-953-6200 | Macerich.com



DEMOGRAPHIC SUMMARY

POPULATION	PRIMARY TRADE AREA		TOTAL TRADE AREA		PHOENIX-MESA-CHANDLER, AZ [MSA]	
2023 Total Population	395,720		1,300,321		5,069,353	
2028 Total Population	402,104		1,332,529		5,235,181	
2023-2028 Population Growth	1.6%		2.5%		3.3%	
HOUSEHOLDS						
2023 Total Households	177,696		530,955		1,886,577	
2028 Total Households	183,223		554,173		1,968,662	
2023-2028 Household Growth	3.1%		4.4%		4.4%	
INCOME						
Average Household Income	\$110,227		\$112,375		\$111,655	
Median Household Income	\$67,379		\$72,520		\$79,851	
Per Capita Income	\$49,510		\$46,043		\$41,631	
HOUSEHOLD INCOME RANGES						
\$50,000 +	112,199	63.1%	346,249	65.2%	1,326,964	70.3%
\$75,000 +	81,704	46.0%	259,164	48.8%	1,007,954	53.4%
\$100,000 +	59,517	33.5%	191,054	36.0%	743,323	39.4%
\$150,000 +	33,548	18.9%	104,286	19.6%	370,926	19.7%
AGE						
Median Age	37.4		36.6		36.8	
EDUCATION / OCCUPATION						
Bachelor's Degree Plus	120,102	44.1%	365,124	41.7%	1,204,919	35.5%
White Collar	143,885	67.5%	443,664	66.6%	1,584,156	65.4%
RACE/ETHNICITY						
White	218,391	55.2%	720,744	55.4%	2,992,871	59.0%
Black/African American	30,799	7.8%	95,377	7.3%	311,492	6.1%
American Indian	12,467	3.2%	31,750	2.4%	124,651	2.5%
Asian	13,652	3.4%	63,807	4.9%	228,443	4.5%
Pacific Islander	791	0.2%	2,850	0.2%	12,899	0.3%
Other Race	119,619	30.2%	385,793	29.7%	1,398,997	27.6%
Hispanic or Latino	131,912	33.3%	431,613	33.2%	1,572,729	31.0%
Not Hispanic or Latino	263,808	66.7%	868,708	66.8%	3,496,624	69.0%
EMPLOYMENT / DAYTIME POPULATION						
	1 MILE		3 MILE		5 MILE	
Total Businesses	1,865		8,360		17,000	
Total Employees	25,206		108,728		259,947	
Daytime Population	34,236		182,696		459,664	

TRADE AREA MAP



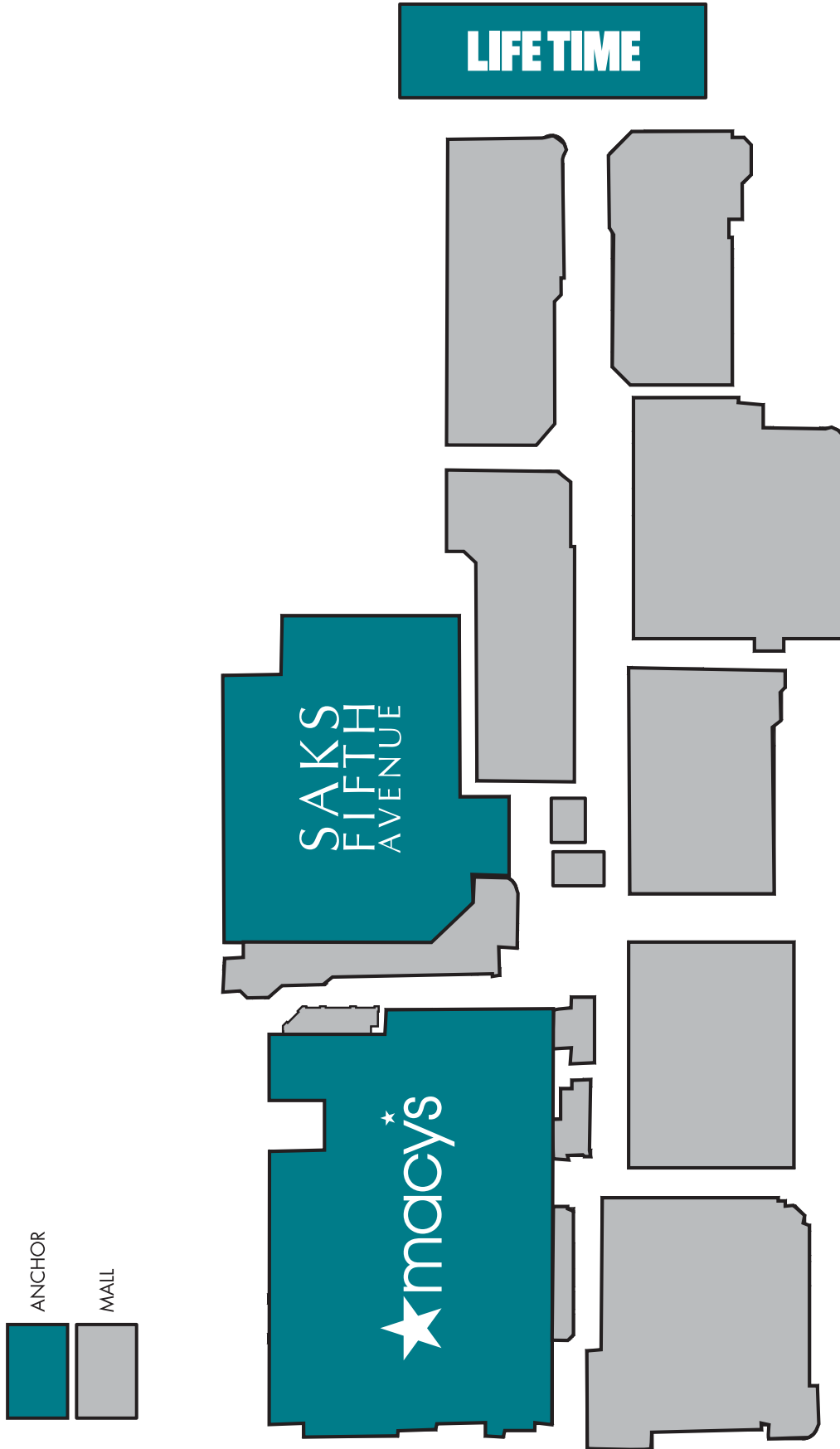
LEGEND

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



10% PCW

SITE PLAN



MARKET FACT SHEET

CAMELBACK CORRIDOR

RANKED #2 IN THE VALLEY FOR HIGHEST COST PSF FOR OFFICE. 72 OFFICE PROPERTIES SPAN OVER 6.9 MILLION SQUARE FEET AND 18 PROPERTIES OFFER CLASS A OFFICE SPACE OF 3.5 MILLION SQUARE FEET.

WITHIN 1-MILE RADIUS

1,800 TOTAL BUSINESSES
25K TOTAL EMPLOYEES
34K DAYTIME POPULATION

TRADE AREA

HOME TO 6 OF THE TOP 25 WEALTHIEST ZIP CODES IN THE GREATER PHOENIX AREA, INCLUDING #1 RANKED 85253 IN PARADISE VALLEY, WITH A MEDIAN HOME SALE PRICE OF \$2.8 MILLION AND RANKED #32 OF THE 100 MOST EXPENSIVE U.S. ZIP CODES (IN 2023)

460K DAYTIME POPULATION
WITHIN 5 MILES

THE GROVE, 2 MILES AWAY, 17-ACRE MIXED-USE DEVELOPMENT FEATURING 180K SQUARE FEET OF CLASS AA OFFICE SPACE, BOUTIQUE HOTEL – GLOBAL AMBASSADOR, LUXURY RESIDENCES, DINING AND STATE-OF-THE-ART PHOENIX SUNS 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

EASY ACCESS TO PHOENIX SKY HARBOR AIRPORT, DUBBED AMERICA'S FRIENDLIEST AIRPORT® AND RANKED THE 10TH BUSIEST AIRPORT IN THE WORLD, SERVING 48.8 MILLION+ PASSENGERS IN 2023, PROVIDING 1,200+ FLIGHTS AND SERVING 130K PASSENGERS DAILY

TRADE AREA IS HOME TO 5 OF THE TOP 25 HIGH SCHOOLS IN ARIZONA, INCLUDING BASIS SCOTTSDALE AND BASIS PHOENIX

11 PRIVATE HIGH SCHOOLS WITHIN 5 MILES OF THE CENTER, INCLUDING NORTHWESTERN CHRISTIAN SCHOOL, BROPHY AND XAVIER COLLEGE PREPARATORY

69K+ GUEST ROOMS AT OVER 500 HOTELS AND FULL-SERVICE RESORTS IN GREATER PHOENIX AREA

WITHIN 5-MILES, FIVE DIAMOND LUXURY RESORTS THE PHOENICIAN AND THE CANYON SUITES AT THE PHOENICIAN

FOUR DIAMOND RESORTS INCLUDE ARIZONA BILTMORE, MOUNTAIN SHADOWS RESORTS SCOTTSDALE, SANCTUARY CAMELBACK MOUNTAIN RESORT & SPA, THE CAMBY AND AUTOGRAPH COLLECTION

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

CACTUS LEAGUE SPRING TRAINING: 15 MAJOR LEAGUE BASEBALL TEAMS PLAY MORE THAN 200 GAMES ACROSS 10 STADIUMS, WITH 1.5 MILLION FANS ATTENDING GAMES IN THE 2023 SEASON. ESTIMATED ECONOMIC IMPACT OF \$710.2 MILLION (Q1)

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

YEARLY SALES

JAN	7.4%	MAY	8.2%	SEP	7.9%
FEB	8.5%	JUN	7.7%	OCT	8.1%
MAR	9.6%	JUL	6.7%	NOV	8.8%
APR	8.6%	AUG	7.0%	DEC	11.3%

MAJOR RETAILERS INCLUDE:

MACY'S
SAKS FIFTH AVENUE
LIFE TIME
ANTHROPOLOGIE

AMBROGIO15
ARHAUS
BLANCO COCINA + CANTINA
EVEREVE

GORJANA
J.CREW
LULULEMON
POTTERY BARN

RALPH LAUREN
SEASONS 52
SEPHORA
THE CAPITAL GRILLE

THE CHEESECAKE FACTORY
TRUE FOOD KITCHEN
WILLIAMS SONOMA
ZINBURGER

