



CHANDLER, AZ

MARKET PROFILE 2020

MAJOR RETAILERS Apple, Anthropologie, Athleta, Barnes & Noble, Dillard's, Free People, H&M, Kendra Scott, LEGO, Lululemon, Macy's, Microsoft, Nordstrom, Pottery Barn, Sephora

RESTAURANTS & ENTERTAINMENT BJ's Restaurant Brewhouse, Buffalo Wild Wings, California Pizza Kitchen, The Cheesecake Factory, Old Spaghetti Factory, Starbucks, Wildflower Bread Company, Crayola Experience, Harkins 20 Theatre | **FOOD COURT** 10 units

PROPERTY TYPE Super-regional | **TOTAL SQUARE FEET** 1,318,000 | **BUILT** 2001

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 | 641,598 | | 1,362,612 | | 4,885,176 | |
| 2024 Total Population | 691,621 | | 1,489,341 | | 5,298,576 | |
| 2019-2024 Population Growth | 7.8% | | 9.3% | | 8.5% | |
| HOUSEHOLDS | | | | | | |
| 2019 Total Households | 247,291 | | 487,959 | | 1,776,484 | |
| 2024 Total Households | 265,505 | | 531,596 | | 1,923,505 | |
| 2019-2024 Household Growth | 7.4% | | 8.9% | | 8.3% | |
| INCOME | | | | | | |
| Average Household Income | \$101,390 | | \$93,183 | | \$87,428 | |
| Median Household Income | \$78,219 | | \$71,774 | | \$62,609 | |
| Per Capita Income | \$39,086 | | \$33,450 | | \$31,906 | |
| HOUSEHOLD INCOME RANGES | | | | | | |
| \$50,000 + | 175,608 | 71.0% | 326,352 | 66.9% | 1,088,051 | 61.2% |
| \$75,000 + | 129,665 | 52.4% | 235,495 | 48.3% | 754,683 | 42.5% |
| \$100,000 + | 93,632 | 37.9% | 165,413 | 33.9% | 515,254 | 29.0% |
| \$150,000 + | 43,764 | 17.7% | 73,639 | 15.1% | 231,960 | 13.1% |
| AGE | | | | | | |
| Median Age | 36.2 | | 33.6 | | 36.1 | |
| EDUCATION / OCCUPATION | | | | | | |
| Bachelor’s Degree Plus | 191,897 | 44.1% | 327,188 | 37.6% | 1,026,656 | 31.7% |
| White Collar | 255,953 | 72.3% | 476,957 | 68.3% | 1,466,180 | 63.9% |
| RACE / ETHNICITY | | | | | | |
| White | 450,860 | 70.3% | 956,505 | 70.2% | 3,399,194 | 69.6% |
| Black | 39,109 | 6.1% | 80,219 | 5.9% | 284,352 | 5.8% |
| American Indian | 16,659 | 2.6% | 38,904 | 2.9% | 121,347 | 2.5% |
| Asian | 53,590 | 8.4% | 83,264 | 6.1% | 200,101 | 4.1% |
| Pacific Islander | 1,868 | 0.3% | 4,120 | 0.3% | 11,366 | 0.2% |
| Other Race | 79,512 | 12.4% | 199,600 | 14.6% | 868,816 | 17.8% |
| Hispanic or Latino | 139,029 | 21.7% | 352,298 | 25.9% | 1,542,371 | 31.6% |
| Not Hispanic or Latino | 502,569 | 78.3% | 1,010,314 | 74.1% | 3,342,805 | 68.4% |
| EMPLOYMENT / DAYTIME POPULATION | | | | | | |
| | 1 MILE | | 3 MILE | | 5 MILE | |
| Total Businesses | 483 | | 3,255 | | 8,730 | |
| Total Employees | 9,259 | | 44,217 | | 121,744 | |
| Daytime Population | 17,148 | | 96,000 | | 266,369 | |

TRADE AREA MAP



LEGEND

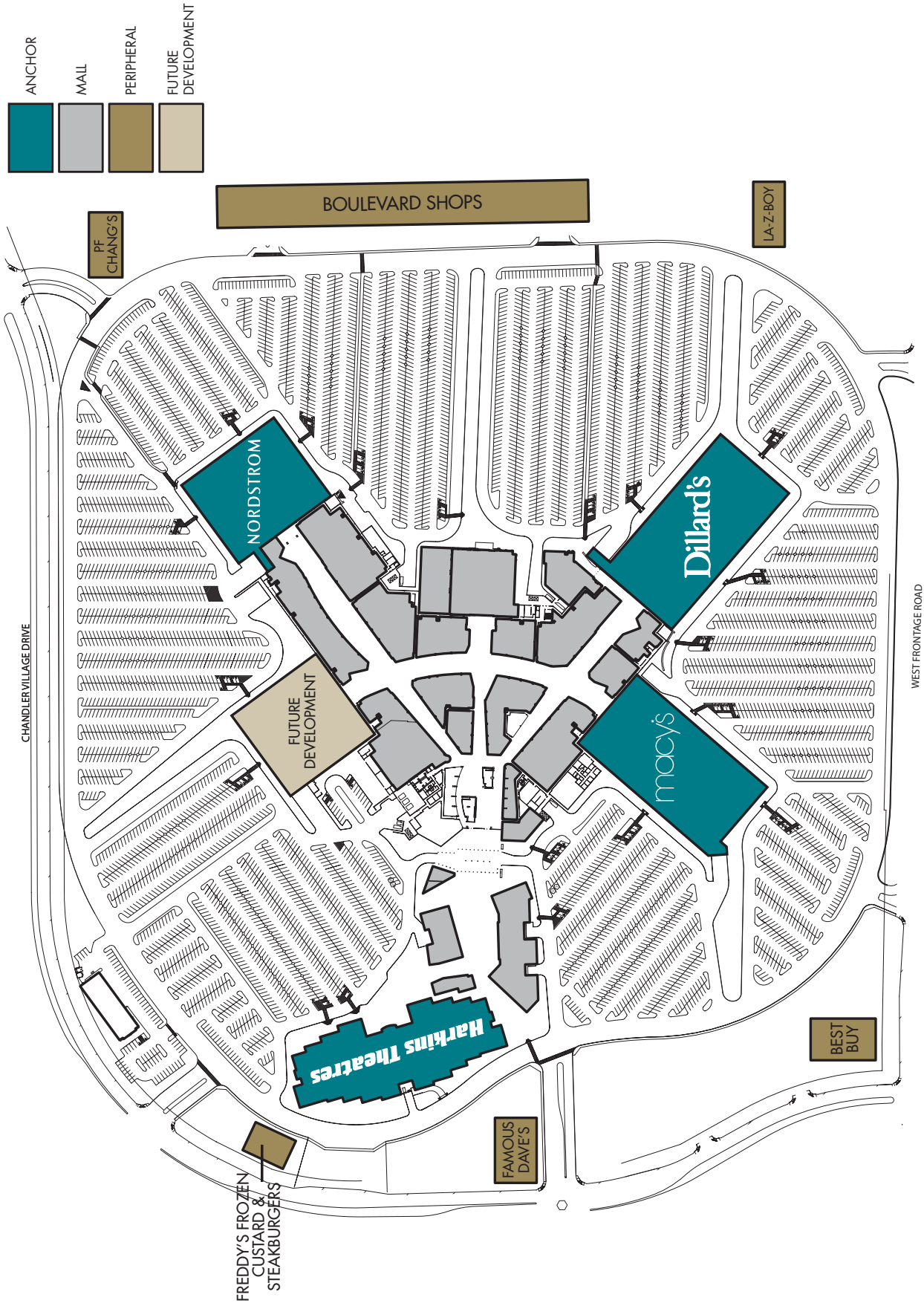
-  CHANDLER FASHION CENTER
-  PRIMARY TRADE AREA
-  SECONDARY TRADE AREA
-  COMPETITIVE CENTERS
-  OTHER CENTERS



10% PCW



SITE PLAN



MARKET FACT SHEET

CHANDLER’S PRICE
CORRIDOR KNOWN
AS THE “TECHNOLOGY
CENTER” BOASTS 526
BUSINESSES AND OVER
39,000 JOBS

CHANDLER’S EMPLOYMENT
CORRIDORS ARE HOME TO
**1,937 BUSINESSES
AND 91,140 JOBS,**
REPRESENTING ABOUT 78% OF ALL
JOBS IN CHANDLER. THERE ARE A
TOTAL OF 116,980 JOBS IN CHANDLER.

CALLED THE
“**SILICON DESERT**”
WITH MORE THAN 15,000
EMPLOYEES AT INTEL,
ORBITAL ATK, **MICROCHIP**
TECHNOLOGY, NXP, PAYPAL
AND GOOGLE

INTEL
– **INVESTED \$7 BILLION** IN
BUILDING THEIR FAB 42
PLANT THAT CONNECTS
ALL 4 FAB PLANTS
– ADDED **2,000**
HIGH WAGE JOBS
– **EMPLOYS 12,000** TOTAL

5,000 STUDENTS ARE
ENROLLED AT NEARBY
ARIZONA STATE UNIVERSITY
POLYTECHNIC CAMPUS
AVERAGE DAILY VEHICLE TRAFFIC
LOOP 101 @ CHANDLER BLVD:
124,708
LOOP 202 @ CHANDLER VILLAGE DR:
115,311

3,726 HOTEL ROOMS
LOCATED IN CHANDLER
NEAR CHANDLER FASHION
CENTER, MARRIOTT-CHANDLER
HOTEL AND CONFERENCE
CENTER RECENTLY OPENED
WITH CHANDLER’S FIRST
**28,000 SQUARE FEET OF
FLEXIBLE MEETING AND
EVENT SPACE AND 264 ROOMS**

SERVICED BY
2 INTERNATIONAL AIRPORTS:
PHOENIX SKY HARBOR
(43.9 MILLION PASSENGERS)
AND PHOENIX-MESA GATEWAY
(1.5 MILLION PASSENGERS)

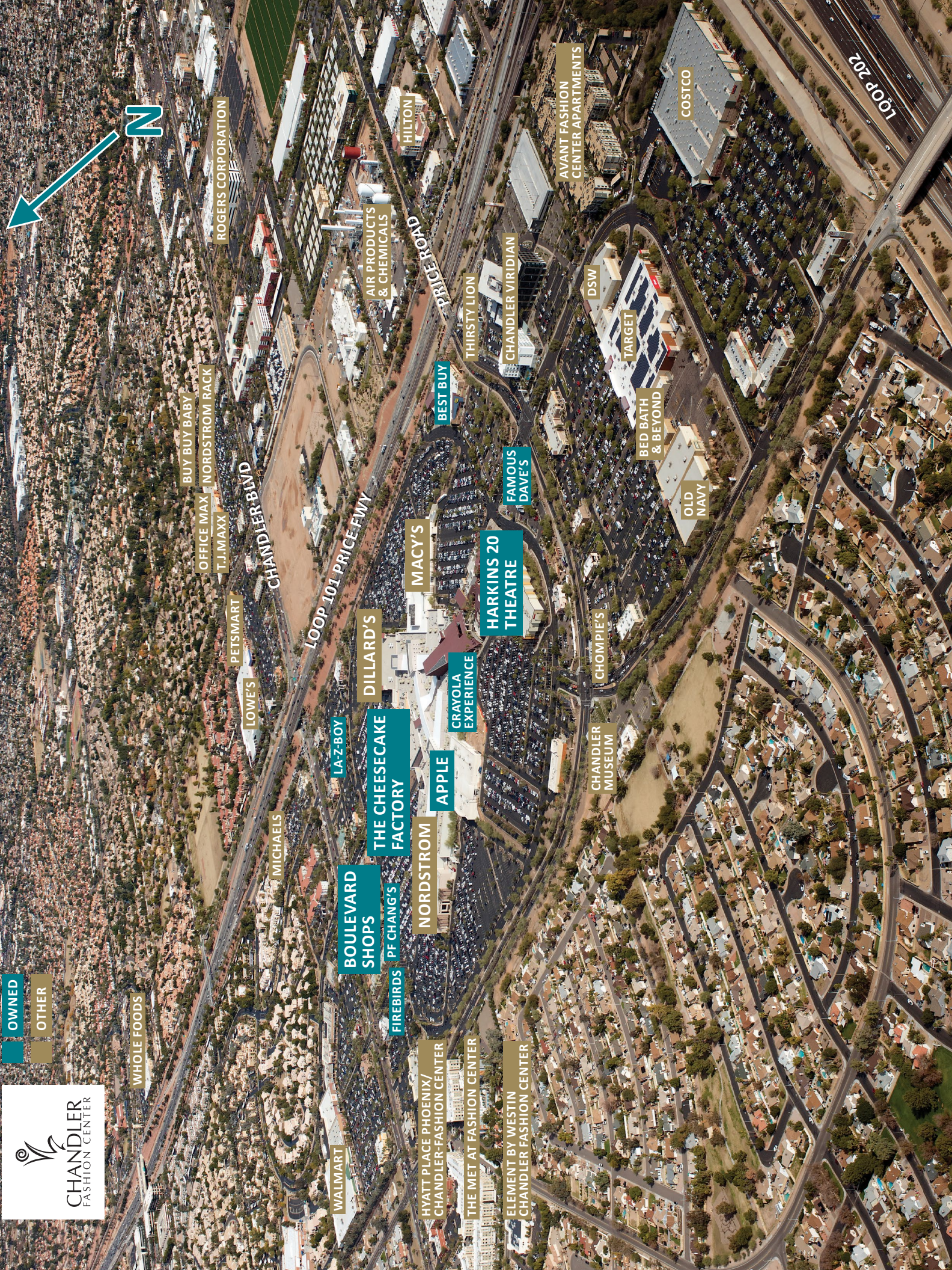
76% OF ADULTS IN CHANDLER HAVE ATTENDED COLLEGE
242 PUBLIC SCHOOLS WITH OVER **208,000 STUDENTS** IN THE TRADE AREA
16 PRIVATE SCHOOLS WITHIN 5 MILES OF CHANDLER, SERVING 3,900 STUDENTS
3RD BEST CITY TO BUY A FAMILY HOME
6TH BEST PLACE TO FIND A JOB

YEARLY SALES

| | | | | | |
|-----|------|-----|------|-----|-------|
| JAN | 7.6% | MAY | 7.9% | SEP | 7.6% |
| FEB | 7.3% | JUN | 8.1% | OCT | 7.9% |
| MAR | 8.4% | JUL | 8.7% | NOV | 8.8% |
| APR | 7.7% | AUG | 7.1% | DEC | 12.9% |



OWNED
OTHER



WHOLE FOODS

WALMART

MICHAELS

LOWE'S

PETSMART

T.J. MAXX

OFFICE MAX

BUY BUY BABY

NORDSTROM RACK

ROGERS CORPORATION

AIR PRODUCTS & CHEMICALS

HILTON

PRICE ROAD

CHANDLER BLVD

LOOP 101 PRICE FWY

LA-Z-BOY

DILLARD'S

MACY'S

BEST BUY

THIRSTY LION

CHANDLER VIRIDIAN

DSW

TARGET

BED BATH & BEYOND

OLD NAVY

COSTCO

AVANT FASHION CENTER APARTMENTS

LOOP 202

CHANDLER MUSEUM

CHOMPIE'S

FAMOUS DAVE'S

HARKINS 20 THEATRE

CRAYOLA EXPERIENCE

APPLE

NORDSTROM

PF CHANG'S

BOULEVARD SHOPS

FIREBIRDS

HYATT PLACE PHOENIX/CHANDLER-FASHION CENTER

THE MET AT FASHION CENTER

ELEMENT BY WESTIN CHANDLER FASHION CENTER