



MARKET PROFILE 2022

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

RESTAURANTS & ENTERTAINMENT BJ's Restaurant Brewhouse, Buffalo Wild Wings, The Cheesecake Factory, Cooper's Hawk Winery & Restaurant, Old Spaghetti Factory, Wildflower Bread Company, Crayola Experience, Harkins 20 Theatre

FOOD COURT 10 units

PROPERTY TYPE Super-regional | **TOTAL SQUARE FEET** 1,319,000 | **BUILT** 2001

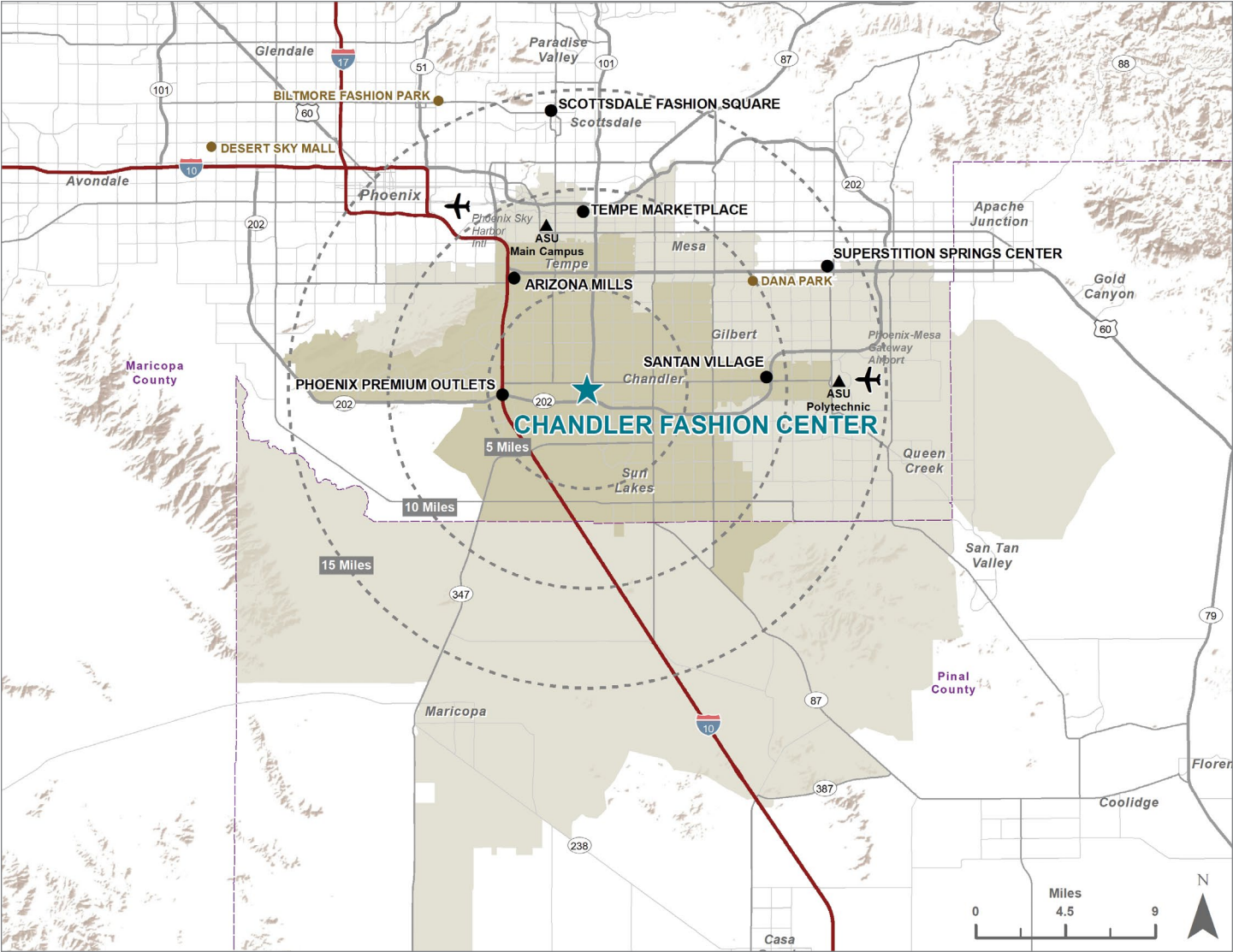
FOR MORE INFORMATION 602-953-6200 | Macerich.com



DEMOGRAPHIC SUMMARY

POPULATION	PRIMARY TRADE AREA		TOTAL TRADE AREA		PHOENIX-MESA-SCOTTSDALE, AZ [MSA]	
2021 Total Population	650,273		1,406,382		4,998,484	
2026 Total Population	697,942		1,525,832		5,406,799	
2021-2026 Population Growth	7.3%		8.5%		8.2%	
HOUSEHOLDS						
2021 Total Households	251,644		504,061		1,821,300	
2026 Total Households	268,751		545,514		1,969,184	
2021-2026 Household Growth	6.8%		8.2%		8.1%	
INCOME						
Average Household Income	\$107,595		\$100,167		\$93,688	
Median Household Income	\$83,214		\$78,054		\$68,676	
Per Capita Income	\$41,645		\$35,935		\$34,213	
HOUSEHOLD INCOME RANGES						
\$50,000 +	184,644	73.4%	353,112	70.1%	1,182,744	64.9%
\$75,000 +	140,479	55.8%	263,547	52.3%	846,891	46.5%
\$100,000 +	103,541	41.1%	190,961	37.9%	593,375	32.6%
\$150,000 +	52,321	20.8%	92,436	18.3%	281,492	15.5%
AGE						
Median Age	36.5		33.9		36.4	
EDUCATION / OCCUPATION						
Bachelor’s Degree Plus	202,229	45.6%	349,446	38.7%	1,090,029	32.7%
White Collar	273,937	74.8%	516,011	70.6%	1,572,615	65.8%
RACE / ETHNICITY						
White	449,059	69.1%	973,255	69.2%	3,436,607	68.8%
Black	41,575	6.4%	86,629	6.2%	304,420	6.1%
American Indian	16,916	2.6%	40,135	2.9%	124,063	2.5%
Asian	58,183	8.9%	90,741	6.5%	217,412	4.3%
Pacific Islander	2,000	0.3%	4,423	0.3%	12,081	0.2%
Other Race	82,541	12.7%	211,199	15.0%	903,901	18.1%
Hispanic or Latino	143,112	22.0%	370,578	26.3%	1,596,117	31.9%
Not Hispanic or Latino	507,161	78.0%	1,035,804	73.7%	3,402,367	68.1%
EMPLOYMENT / DAYTIME POPULATION						
	1 MILE		3 MILE		5 MILE	
Total Businesses	463		3,222		8,546	
Total Employees	9,169		46,435		124,706	
Daytime Population	15,167		104,759		276,591	

TRADE AREA MAP



LEGEND

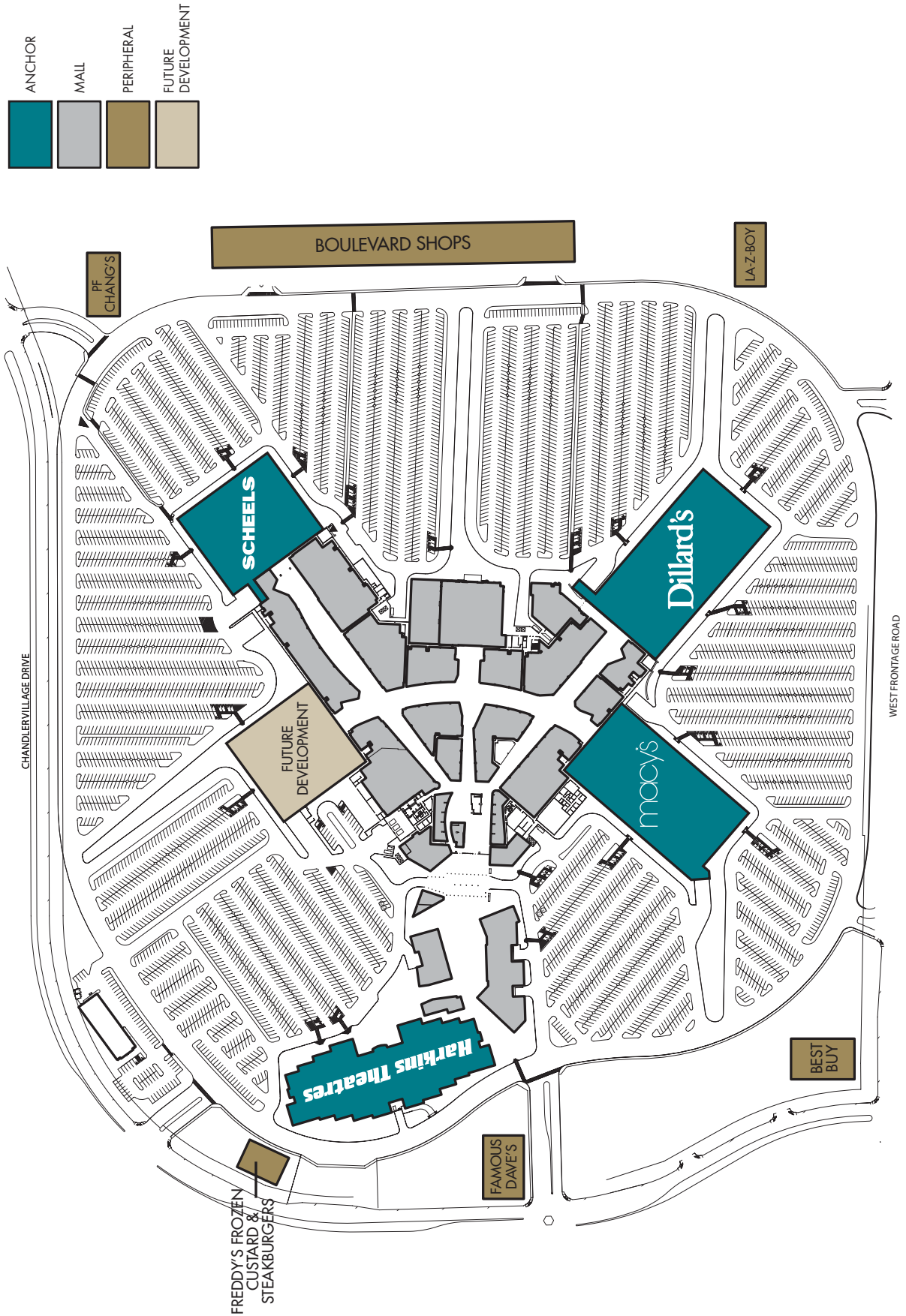
- ★ CHANDLER FASHION CENTER
- PRIMARY TRADE AREA
- SECONDARY TRADE AREA
- COMPETITIVE CENTERS
- OTHER CENTERS



10% PCW



SITE PLAN



MARKET FACT SHEET

CHANDLER'S PRICE CORRIDOR KNOWN AS THE "TECHNOLOGY CENTER" BOASTS 623 BUSINESSES AND OVER **44,000 JOBS** AT COMPANIES SUCH AS AIR PRODUCTS, CVS HEALTH, MICROCHIP, GM FINANCIAL

CHANDLER'S EMPLOYMENT CORRIDORS ARE HOME TO **2,103 BUSINESSES AND 98,000+ JOBS**, REPRESENTING ABOUT 79% OF ALL JOBS IN CHANDLER. THERE ARE A TOTAL OF 124,870 JOBS IN CHANDLER

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

\$170,595 AVERAGE HOUSEHOLD INCOME IN THE PRIMARY TRADE AREA COMPARED TO \$93,688 IN THE MSA

SCHEELS IS OPENING ITS FIRST ARIZONA LOCATION AT CHANDLER FASHION CENTER IN FALL 2023

5,000 STUDENTS ARE ENROLLED AT NEARBY **ARIZONA STATE UNIVERSITY POLYTECHNIC CAMPUS**

CHANDLER IS HOME TO THE **AUTONOMOUS VEHICLE (AV)** RESEARCH AND DEVELOPMENT INDUSTRY WITH COMPANIES SUCH AS WAYMO, INTEL, NXP SEMICONDUCTORS, GM, GARMIN, MICROCHIP AND MORE CALLING THE CITY HOME

11 HOTELS ARE NEAR CHANDLER FASHION CENTER HOUSING **1,440 ROOMS**

IN 2021, **INTEL ANNOUNCED A \$20 BILLION INVESTMENT** EXPANDING ITS SEMICONDUCTOR OPERATIONS IN CHANDLER, WHICH FURTHER ENHANCES THEIR LARGEST U.S. FACTORY

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

CHANDLER MUNICIPAL AIRPORT SERVICES MORE THAN 200,000 OPERATIONS ANNUALLY MAKING IT **ONE OF THE NATION'S BUSIEST GENERAL AVIATION AIRPORTS**

#1 BEST PLACE TO BECOME WEALTHY (SMART ASSET, 2020)

#2 BEST PLACE TO LIVE IN THE PHOENIX AREA (NICHE, 2020)

9TH SAFEST CITY IN AMERICA (WALLET HUB, 2020)

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

YEARLY SALES

JAN	4.9%	MAY	8.1%	SEP	7.7%
FEB	5.2%	JUN	8.5%	OCT	7.9%
MAR	8.7%	JUL	9.3%	NOV	9.3%
APR	7.9%	AUG	7.3%	DEC	15.0%

MAJOR RETAILERS INCLUDE:

MACY'S	SCHEELS	BOULEVARD SHOPS	LULULEMON	SEPHORA
DILLARD'S	ANTHROPOLOGIE	FREE PEOPLE	KENDRA SCOTT	THE CHEESECAKE FACTORY
HARKINS 20 THEATRE	APPLE	H&M	MICHAEL KORS	VICTORIA'S SECRET
CRAYOLA EXPERIENCE	BEST BUY	LEGO	POTTERY BARN	URBAN OUTFITTERS

WHOLE FOODS

WALMART

HYATT PLACE PHOENIX/
CHANDLER-FASHION CENTER
THE MET AT FASHION CENTER

ELEMENT BY WESTIN
CHANDLER FASHION CENTER

MICHAEL'S

OFFICE MAX
T.J. MAXX

LOWE'S | PETSMART

BUY BUY BABY
NORDSTROM RACK

CHANDLER BLVD

LOOP 101 PRICE FWY

Dillard's

macy's

Crayola

Harbors
THEATRES

SCHEELS

AIR PRODUCTS & CHEMICALS

HILTON

RICE ROAD

THIRSTY LION

CHANDLER VIRIDIAN

AVANT FASHION CENTER APARTMENTS

DSW

TARGET

BED BATH & BEYOND

OLD NAVY

COSTCO

CHOMPIE'S

CHANDLER MUSEUM

LOOP 202