



CHANDLER
FASHION CENTER

CHANDLER, AZ

MARKET PROFILE 2024

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

RESTAURANTS & ENTERTAINMENT Cooper's Hawk Winery & Restaurant, The Cheesecake Factory, Wildflower Bread Company, Crayola Experience, Harkins 20 Theatre, Round1 (Coming Soon)

FOOD COURT 10 units

PROPERTY TYPE Super-regional | **TOTAL SQUARE FEET** 1,402,000 | **BUILT** 2001

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	644,074		1,422,955		5,069,353	
2028 Total Population	649,015		1,461,133		5,235,181	
2023-2028 Population Growth	0.8%		2.7%		3.3%	
HOUSEHOLDS						
2023 Total Households	252,478		521,131		1,886,577	
2028 Total Households	256,624		539,302		1,968,662	
2023-2028 Household Growth	1.6%		3.5%		4.4%	
INCOME						
Average Household Income	\$126,392		\$119,747		\$111,655	
Median Household Income	\$93,442		\$89,333		\$79,851	
Per Capita Income	\$49,558		\$43,894		\$41,631	
HOUSEHOLD INCOME RANGES						
\$50,000 +	195,114	77.3%	389,624	74.8%	1,326,964	70.3%
\$75,000 +	154,657	61.3%	307,436	59.0%	1,007,954	53.4%
\$100,000 +	118,566	47.0%	234,182	44.9%	743,323	39.4%
\$150,000 +	63,947	25.3%	121,858	23.4%	370,926	19.7%
AGE						
Median Age	36.8		34.4		36.8	
EDUCATION / OCCUPATION						
Bachelor's Degree Plus	212,753	48.3%	385,505	42.0%	1,204,919	35.5%
White Collar	258,878	74.2%	514,001	70.4%	1,584,156	65.4%
RACE/ETHNICITY						
White	390,484	60.6%	872,547	61.3%	2,992,871	59.0%
Black/African American	40,731	6.3%	84,282	5.9%	311,492	6.1%
American Indian	17,289	2.7%	41,630	2.9%	124,651	2.5%
Asian	60,117	9.3%	96,572	6.8%	228,443	4.5%
Pacific Islander	1,970	0.3%	4,661	0.3%	12,899	0.3%
Other Race	133,483	20.7%	323,263	22.7%	1,398,997	27.6%
Hispanic or Latino	140,396	21.8%	350,585	24.6%	1,572,729	31.0%
Not Hispanic or Latino	503,678	78.2%	1,072,371	75.4%	3,496,624	69.0%
EMPLOYMENT / DAYTIME POPULATION						
	1 MILE		3 MILE		5 MILE	
Total Businesses	495		3,393		9,001	
Total Employees	8,617		56,200		140,095	
Daytime Population	16,361		109,795		283,493	

TRADE AREA MAP



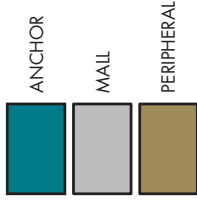
LEGEND

- ★ 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 711 BUSINESSES AND OVER **44,420 JOBS** AT COMPANIES SUCH AS AIR PRODUCTS, CVS HEALTH, MICROCHIP, GM FINANCIAL, INTEL AND NORTHROP GRUMMAN

CHANDLER'S 5 MAIN EMPLOYMENT CORRIDORS (AIR PARK, DOWNTOWN, PRICE CORRIDOR, UPTOWN AND WEST CHANDLER) ARE WITHIN 5 MILES OF THE CENTER AND ARE HOME TO 76% OF THE JOBS IN CHANDLER. THERE ARE **2,590 BUSINESSES** AND OVER **99,000 JOBS** WITHIN THESE CORRIDORS.

IN 2023, EDWARDS OPENED A 200K-SQUARE-FOOT STATE-OF-THE-ART MANUFACTURING FACILITY TO SERVE THE SEMI-CONDUCTOR INDUSTRY IN CHANDLER, **HIRING 500 NEW EMPLOYEES**

CHANDLER-GILBERT COMMUNITY COLLEGE SERVES MORE THAN **19,000 STUDENTS** 6 MILES FROM THE CENTER
47% OF ADULTS IN CHANDLER HAVE A **BACHELOR'S DEGREE OR HIGHER**

THE AVERAGE MEDIAN HOUSEHOLD INCOME 3 MILES FROM THE CENTER IS \$100K, WHICH IS **\$33K MORE THAN THE U.S. NATIONAL AVERAGE**
260K+ CARS PASS BY CHANDLER FASHION CENTER DAILY

11 HOTELS ARE WITHIN **1 MILE** OF CHANDLER FASHION CENTER HOUSING 1,440 ROOMS
CHANDLER'S DAYTIME POPULATION 5 MILES FROM THE CENTER IS MORE THAN **283K PEOPLE**

SERVICED BY **2 INTERNATIONAL AIRPORTS** – PHOENIX SKY HARBOR (48.8 MILLION PASSENGERS) AND PHOENIX-MESA GATEWAY (1.9 MILLION PASSENGERS)

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

2ND LEAST EXPENSIVE CITIES TO RAISE A FAMILY (2023 HARMONY HEALTHCARE IT)

5TH BEST CITY FOR WOMEN IN TECH (SMARTASSET 2022)

11TH BEST CITY TO WORK FROM HOME (SMARTASSET 2021)

21ST BEST PLACE TO LIVE IN THE U.S. (LIVABILITY 2023)

45 SCHOOLS IN CHANDLER UNIFIED SCHOOL DISTRICT ARE HOME TO **44K** STUDENTS

60 PRIVATE SCHOOLS WITHIN 5MILES OF THE CENTER SERVING OVER **9K** STUDENTS

YEARLY SALES

JAN	7.4%	MAY	7.9%	SEP	7.5%
FEB	7.3%	JUN	7.9%	OCT	7.8%
MAR	8.2%	JUL	9.0%	NOV	8.6%
APR	7.8%	AUG	7.1%	DEC	13.5%

CHANDLER FASHION CENTER

MAJOR RETAILERS INCLUDE:

- | | | | | |
|--------------------|----------------------|----------------|--------------|-------------------|
| MACY'S | CRAYOLA EXPERIENCE | APPLE | INTIMISSIMI | POTTERY BARN |
| DILLARD'S | ROUNDI (COMING SOON) | COACH | KENDRA SCOTT | SEPHORA |
| SHEELS | BARNES & NOBLE | COTTON:ON MEGA | LEGO | URBAN OUTFITTERS |
| HARKINS 20 THEATRE | ANTHROPOLOGIE | H&M | LULULEMON | VICTORIA'S SECRET |



WALMART
HYATT PLACE PHOENIX/
CHANDLER-FASHION CENTER
ELEMENT BY WESTIN
CHANDLER FASHION CENTER
SCHEELS
BARNES & NOBLE
Dillard's
macy's
COMING SOON
Crayola
Harkins THEATRES
CHANDLER MUSEUM
CHOMPIE'S
CAMBRIA HOTEL
PHOENIX CHANDLER
DSW
TARGET
OLD NAVY
COSTCO
AVANT FASHION CENTER APARTMENTS
W FRYE RD
LOOP 101 PRICE FWY
CHANDLER BLVD
LOWE'S
PETS MART
T.J.MAXX
NORDSTROM RACK
AIR PRODUCTS & CHEMICALS
HILTON PHOENIX CHANDLER

LOOP 202