



SCOTTSDALE, AZ

MARKET PROFILE 2022

MAJOR RETAILERS Anthropologie, Arhaus, Athleta, Chanel Fragrance & Beauty Boutique, Chico's, Cos Bar, Crate & Barrel, Evereve, Free People Movement, Johnnie-O, Madewell, Michael Kors, PB Teen & Pottery Barn Kids, Sundance, Sur La Table, Tecovas, Tesla, Tommy Bahama, TravisMathew, Victoria's Secret, Vuori

RESTAURANTS & ENTERTAINMENT Bar NoRTH, Buzz Eatery & Treats, The Cheesecake Factory, The Greene House, Mastro's Ocean Club, The Mission, NoRTH Italia, P.F. Chang's China Bistro, Postino WineCafé, Shake Shack, Snooze, an A.M. Eatery, Tocaya Modern Mexican, Tommy Bahama Restaurant & Bar, Zinc Bistro

PROPERTY TYPE Outdoor Luxury Lifestyle Center | **TOTAL SQUARE FEET** 437,000 | **BUILT** 2000

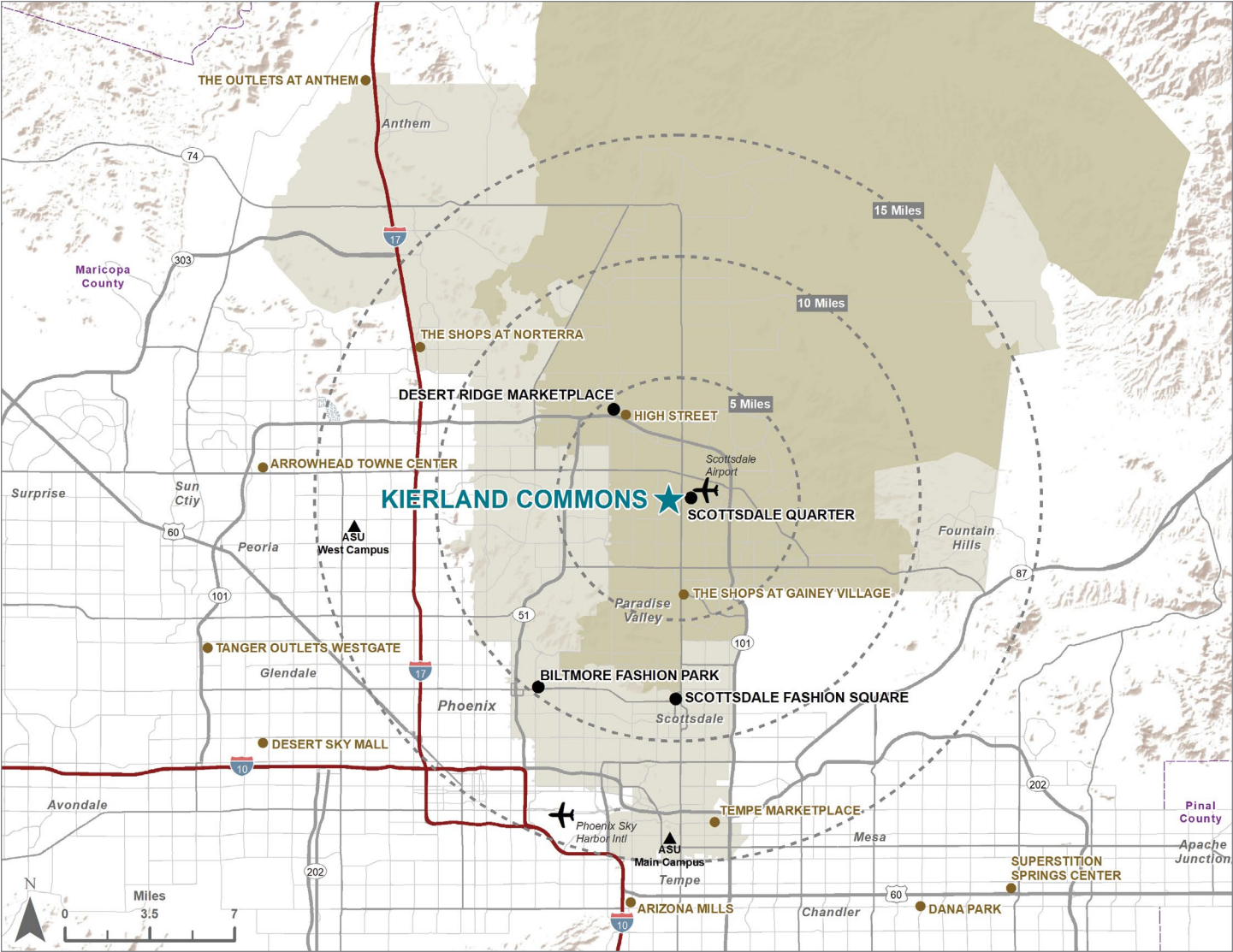
FOR MORE INFORMATION 602-953-6200 | Macerich.com



DEMOGRAPHIC SUMMARY

POPULATION	PRIMARY TRADE AREA		TOTAL TRADE AREA		PHOENIX-MESA-SCOTTSDALE, AZ [MSA]	
2021 Total Population	307,448		918,521		4,998,484	
2026 Total Population	332,402		992,318		5,406,799	
2021-2026 Population Growth	8.1%		8.0%		8.2%	
HOUSEHOLDS						
2021 Total Households	132,464		391,966		1,821,300	
2026 Total Households	143,104		424,047		1,969,184	
2021-2026 Household Growth	8.0%		8.2%		8.1%	
INCOME						
Average Household Income	\$160,406		\$117,270		\$93,688	
Median Household Income	\$111,680		\$79,891		\$68,676	
Per Capita Income	\$69,148		\$50,130		\$34,213	
HOUSEHOLD INCOME RANGES						
\$50,000 +	106,954	80.7%	269,437	68.7%	1,182,744	64.9%
\$75,000 +	90,405	68.2%	208,067	53.1%	846,891	46.5%
\$100,000 +	74,466	56.2%	158,435	40.4%	593,375	32.6%
\$150,000 +	48,433	36.6%	90,664	23.1%	281,492	15.5%
AGE						
Median Age	49.0		40.9		36.4	
EDUCATION / OCCUPATION						
Bachelor’s Degree Plus	144,007	61.4%	319,968	49.1%	1,090,029	32.7%
White Collar	134,475	84.3%	371,381	75.2%	1,572,615	65.8%
RACE / ETHNICITY						
White	269,550	87.7%	721,527	78.6%	3,436,607	68.8%
Black	5,807	1.9%	35,529	3.9%	304,420	6.1%
American Indian	1,449	0.5%	15,205	1.7%	124,063	2.5%
Asian	17,234	5.6%	42,058	4.6%	217,412	4.3%
Pacific Islander	259	0.1%	1,476	0.2%	12,081	0.2%
Other Race	13,149	4.3%	102,725	11.2%	903,901	18.1%
Hispanic or Latino	21,420	7.0%	182,228	19.8%	1,596,117	31.9%
Not Hispanic or Latino	286,028	93.0%	736,292	80.2%	3,402,367	68.1%
EMPLOYMENT / DAYTIME POPULATION						
	1 MILE		3 MILE		5 MILE	
Total Businesses	2,242		6,961		12,832	
Total Employees	29,956		105,074		177,666	
Daytime Population	28,307		129,159		277,948	

TRADE AREA MAP

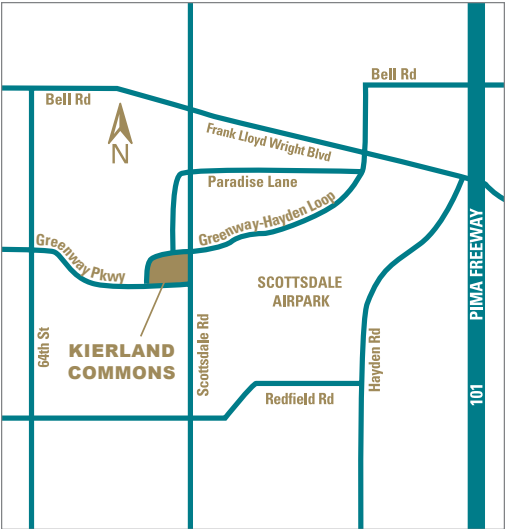


LEGEND

- ★ KIERLAND COMMONS
- PRIMARY TRADE AREA
- SECONDARY TRADE AREA
- COMPETITIVE CENTERS
- OTHER CENTERS



10% PCW



SITE PLAN



MARKET FACT SHEET

ANCHORED BY THE WESTIN
KIERLAND RESORT & SPA,
WITH 780+ ROOMS AND
27-HOLE GOLF COURSE

PLAZA LOFTS,
84 LUXURY CONDOS
LOCATED ON THE PROPERTY

LESS THAN 5 MILES
FROM WORLD CLASS
SIGNATURE EVENTS,
BARRETT-JACKSON,
PGA WASTE MANAGEMENT
PHOENIX OPEN & BENTLEY
POLO CHAMPIONSHIP
HAVE A COMBINED ATTENDANCE
OF OVER 1 MILLION AND
ECONOMIC IMPACT OF
NEARLY \$450 MILLION

2 MILES FROM FAIRMONT PRINCESS
AAA FIVE DIAMOND RESORT
FEATURING 750+ ROOMS AND
2, 18-HOLE CHAMPIONSHIP GOLF
COURSES, ONE BEING HOME TO THE
PHOENIX OPEN, A PGA TOUR STOP

NEARLY 1,100 MULTI-FAMILY UNITS ARE
ACTIVELY UNDER CONSTRUCTION IN
4 PROJECTS IN THE GREATER KIERLAND
AREA, AND ANOTHER 1,500 ARE IN
DESIGN OR DESIGN/PLAN REVIEW

MORE THAN 100,000
SQUARE FEET
OF CLASS A OFFICE SPACE ON PROPERTY

\$160,400 AVERAGE
HOUSEHOLD INCOME
WITHIN PRIME TRADE AREA

KIERLAND’S LOCATION IS ALONG THE SCOTTSDALE AIRPARK CORRIDOR –
2ND LARGEST EMPLOYMENT CENTER IN THE STATE, WITH OVER 2,900
BUSINESSES EMPLOYING 51,000 PEOPLE. HOME TO PRESTIGIOUS COMPANY
HEADQUARTERS INCLUDING AXON (TASER), BLUE YONDER AND VANGUARD.

THE AIRPARK ANCHOR, SCOTTSDALE AIRPORT, IS 4TH IN THE WORLD FOR
BUSINESS AVIATION DEPARTURES AND THE 2ND BUSIEST SINGLE-RUNWAY
AIRPORT IN THE NATION

INTERNATIONALLY KNOWN
MAYO CLINIC WILL DOUBLE
ITS CAMPUS IN A
\$648 MILLION EXPANSION
CREATING CLOSE TO 2,000
NEW JOBS INCLUDING
200 PHYSICIANS BY 2029

129,159 DAYTIME POPULATION WITHIN 3 MILES

SCOTTSDALE IS RANKED #9 BEST PLACES TO LIVE IN THE U.S. IN 2021-2022
(MONEY)

SCOTTSDALE IS KNOWN AS THE WORLD’S FINEST GOLF DESTINATION
WITH MORE THAN 200 GOLF COURSES IN THE AREA, A PORTFOLIO OF 50+
LUXURY RESORTS AND IS HOME TO MORE THAN 800 RESTAURANTS

YEARLY SALES

JAN	5.4%	MAY	7.3%	SEP	8.8%
FEB	6.5%	JUN	8.6%	OCT	10.1%
MAR	10.6%	JUL	5.7%	NOV	11.1%
APR	7.7%	AUG	5.7%	DEC	12.5%



MAJOR RETAILERS INCLUDE:

ANTHROPOLOGIE
ARHAUS
CRATE & BARREL
P.F. CHANG'S BISTRO

THE CHEESECAKE FACTORY
TOMMY BAHAMA RESTAURANT, BAR & STORE
ATHLETA
BANANA REPUBLIC

CHANEL FRAGRANCE & BEAUTY BOUTIQUE
FREE PEOPLE
JOHNNIE-O
MASTRO'S OCEAN CLUB

SHAKE SHACK
SUNDANCE
TECOVAS
TESLA

TRAVIS MATHEW
THE GREENE HOUSE
VICTORIA'S SECRET
VUORI



NORTH



WESTIN KIERLAND RESORT
& CONVENTION CENTER

Tommy Bahama

THE PLAZA LOFTS

KIERLAND BLVD

KIERLAND OPTIMA

ARHAUS

ANTHROPOLOGIE

Crate&Barrel

Cheesecake Factory

P.F. CHANG'S

OFFICE

OFFICE

OFFICE

SCOTTSDALE QUARTER

GREENWAY PKWY

SCOTTSDALE ROAD