



KIERLAND
C O M M O N S

SCOTTSDALE, AZ

MARKET PROFILE 2023

MAJOR RETAILERS Allbirds, ALO Yoga, Anthropologie, Arhaus, Athleta, Bad Birdie, Chanel Fragrance & Beauty Boutique, Cos Bar, Crate & Barrel, Evereve, Freebird, Johnnie-O, Johnny Was, Madewell, PB Teen & Pottery Barn Kids, Shady Rays, Sundance, Sur La Table, Tecovas, Tommy Bahama, TravisMathew, Vuori

RESTAURANTS & ENTERTAINMENT Bar NoRTH, The Cheesecake Factory, The Greene House, Mastro's Ocean Club, The Mission, NoRTH Italia, P.F. Chang's, 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** 436,000 | **BUILT** 2000

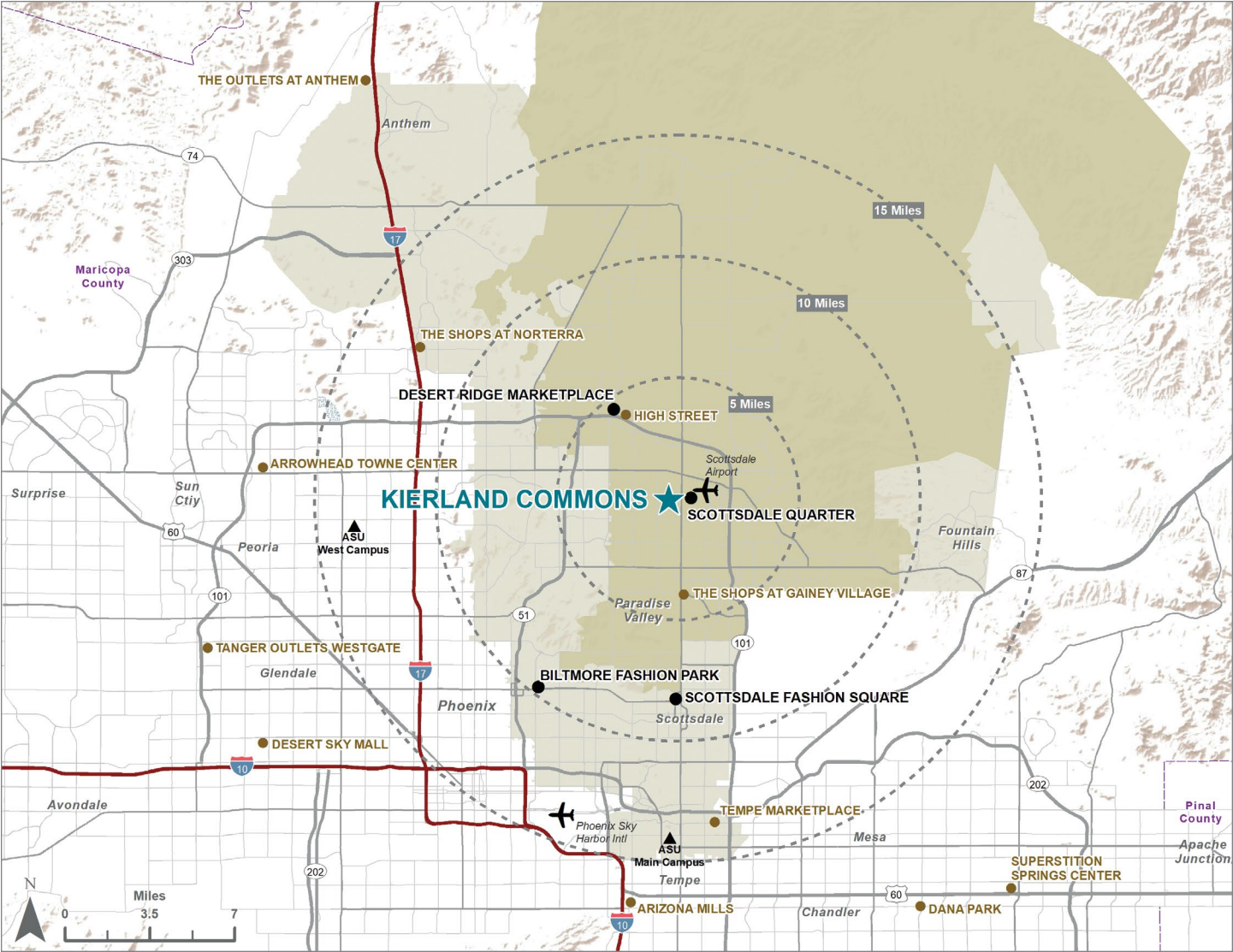
FOR MORE INFORMATION 602-953-6200 | Macerich.com



DEMOGRAPHIC SUMMARY

POPULATION	PRIMARY TRADE AREA		TOTAL TRADE AREA		PHOENIX-MESA-CHANDLER, AZ [MSA]	
2022 Total Population	304,811		906,765		5,009,506	
2027 Total Population	316,830		942,561		5,215,028	
2022-2027 Population Growth	3.9%		3.9%		4.1%	
HOUSEHOLDS						
2022 Total Households	132,294		394,687		1,852,549	
2027 Total Households	137,799		411,104		1,930,969	
2022-2027 Household Growth	4.2%		4.2%		4.2%	
INCOME						
Average Household Income	\$176,752		\$130,119		\$105,345	
Median Household Income	\$119,328		\$86,491		\$75,940	
Per Capita Income	\$76,634		\$56,726		\$39,038	
HOUSEHOLD INCOME RANGES						
\$50,000 +	110,863	83.8%	285,963	72.5%	1,280,947	69.1%
\$75,000 +	94,981	71.8%	224,373	56.8%	939,648	50.7%
\$100,000 +	79,184	59.9%	173,160	43.9%	674,029	36.4%
\$150,000 +	52,400	39.6%	100,398	25.4%	327,489	17.7%
AGE						
Median Age	48.9		41.1		36.6	
EDUCATION / OCCUPATION						
Bachelor’s Degree Plus	145,863	64.8%	327,548	52.2%	1,140,229	35.0%
White Collar	122,107	74.4%	348,666	68.5%	1,449,523	57.3%
RACE/ETHNICITY						
White	249,159	81.7%	647,156	71.4%	2,982,289	59.5%
Black/African American	4,600	1.5%	33,362	3.7%	293,792	5.9%
American Indian	1,098	0.4%	13,215	1.5%	127,110	2.5%
Asian	20,159	6.6%	50,119	5.5%	221,192	4.4%
Pacific Islander	238	0.1%	1,568	0.2%	12,828	0.3%
Other Race	29,557	9.7%	161,345	17.8%	1,372,295	27.4%
Hispanic or Latino	22,520	7.4%	159,688	17.6%	1,530,092	30.5%
Not Hispanic or Latino	282,291	92.6%	747,077	82.4%	3,479,414	69.5%
EMPLOYMENT / DAYTIME POPULATION						
	1 MILE		3 MILE		5 MILE	
Total Businesses	2,355		7,165		13,406	
Total Employees	29,154		105,876		180,351	
Daytime Population	34,770		149,436		304,024	

TRADE AREA MAP

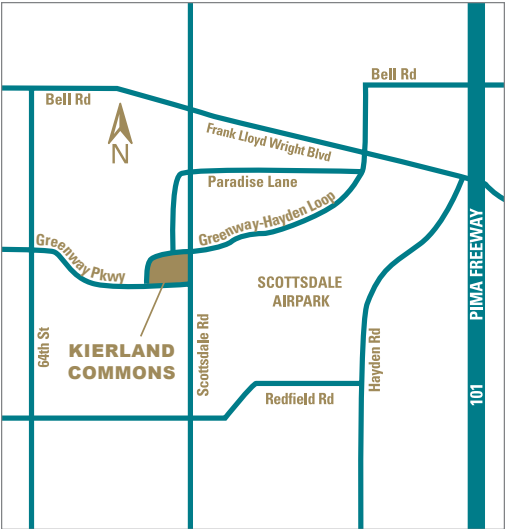


LEGEND

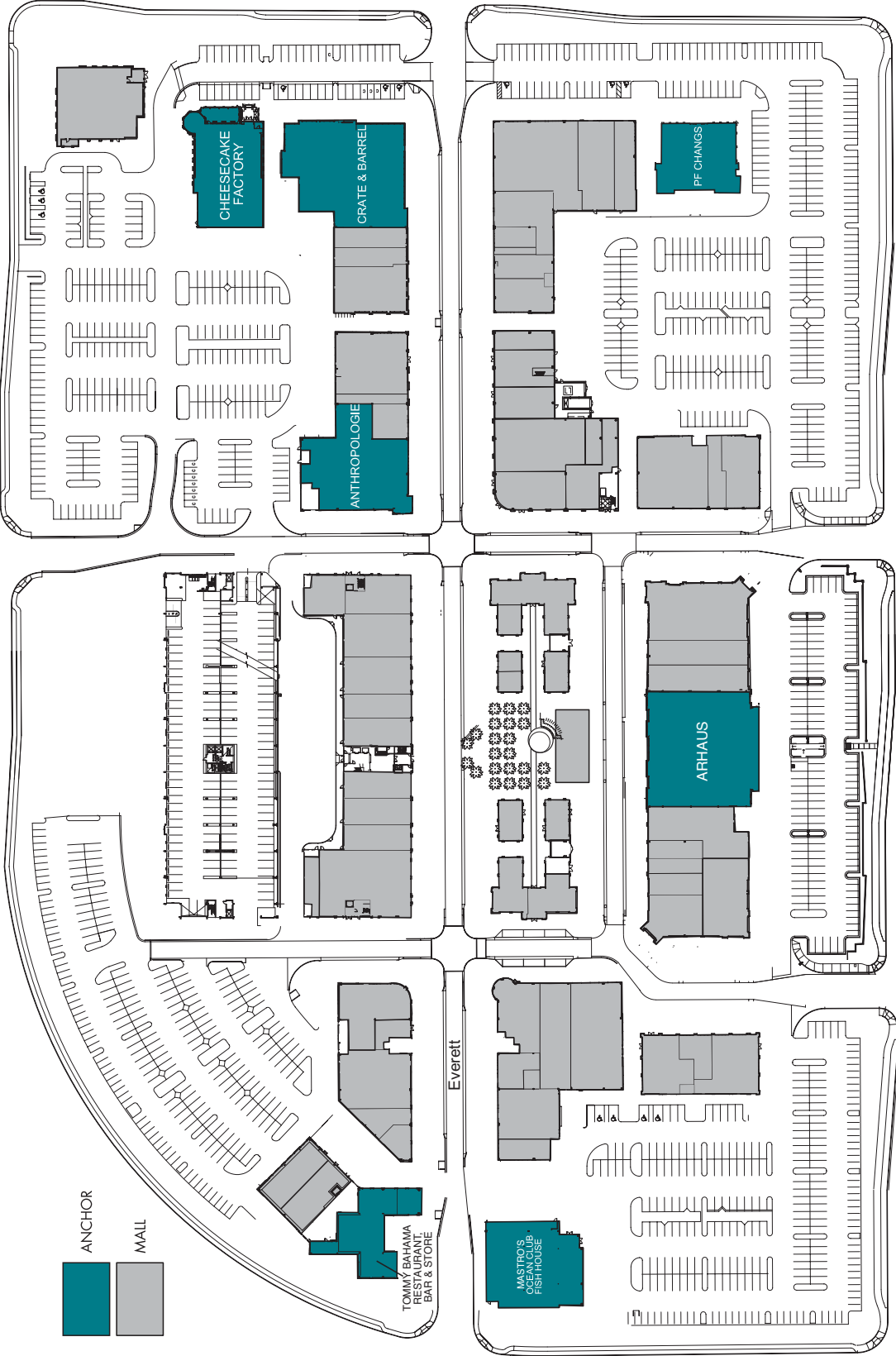
- ★ KIERLAND COMMONS
- PRIMARY TRADE AREA
- SECONDARY TRADE AREA
- COMPETITIVE CENTERS
- OTHER CENTERS



10% PCW



SITE PLAN



MARKET FACT SHEET

ANCHORED BY THE WESTIN KIERLAND RESORT & SPA, WITH 780+ ROOMS AND 27-HOLE GOLF COURSE AND 2-MILES FROM FAIRMONT SCOTTSDALE 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

LESS THAN 5 MILES FROM WORLD-CLASS SIGNATURE EVENTS, BARRETT-JACKSON, PGA WASTE MANAGEMENT PHOENIX OPEN & SCOTTSDALE ARABIAN HORSE SHOW WITH A COMBINED ATTENDANCE OF OVER 1.4 MILLION AND ECONOMIC IMPACT OF NEARLY \$700+ MILLION IN Q1

PLAZA LOFTS, 84 LUXURY CONDOS LOCATED ON THE PROPERTY
LOCATED IN THE #8 RANKED MOST EXPENSIVE ZIP CODE IN ARIZONA WITH A HOUSING MEDIAN SALE PRICE OF \$850,000
\$177,000 AVERAGE HOUSEHOLD INCOME WITHIN PRIMARY TRADE AREA

MORE THAN 100,000 SQUARE FEET OF CLASS A OFFICE SPACE ON PROPERTY
35,000 DAYTIME POPULATION WITHIN 1-MILE RADIUS

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

SCOTTSDALE RANKS #12 AMONG BEST CITIES FOR WORK-LIFE BALANCE
SCOTTSDALE IS KNOWN AS THE WORLD’S FINEST GOLF DESTINATION WITH MORE THAN 200 GOLF COURSES IN THE AREA, 70+ HOTELS AND RESORTS, 50+ RESORT AND DAY SPAS AND 800 RESTAURANTS
CACTUS LEAGUE SPRING TRAINING HAS A \$644 MILLION ANNUAL ECONOMICAL IMPACT: 15 TEAMS IN 10 STADIUMS AND 200+ GAMES

YEARLY SALES

JAN	6.88%	MAY	8.28%	SEP	7.80%
FEB	7.94%	JUN	7.92%	OCT	7.97%
MAR	11.08%	JUL	5.37%	NOV	9.51%
APR	8.31%	AUG	6.02%	DEC	12.93%



MAJOR RETAILERS INCLUDE:

ANTHROPOLOGIE	P.F. CHANG'S	ALO YOGA	FREEBIRD	SUNDANCE	NORTH
ARHAUS	THE CHEESECAKE FACTORY	ATHLETA	JOHNNY WAS	TECOVAS	
CRATE & BARREL	TOMMY BAHAMA RESTAURANT BAR & STORE	BAD BIRDIE	NORTH ITALIA	TRAVIS MATTHEW	
MASTRO'S OCEAN CLUB	ALLBIRDS	CHANEL FRAGRANCE & BEAUTY BOUTIQUE	SHADY RAYS	VUORI	

