



S · C · O · T · T · S · D · A · L · E

Fashion Square

SCOTTSDALE, AZ

MARKET PROFILE 2022

MAJOR RETAILERS Alo Yoga, Apple, Bottega Veneta, Burberry, Cartier, CH Carolina Herrera, DICK'S Sporting Goods, Dillard's, Dior, Gucci, H&M, Industrious, Louis Vuitton, Lucid Motors, lululemon, Macy's, Neiman Marcus, Nordstrom, Prada, Saint Laurent, Salvatore Ferragamo, Tesla, Tiffany & Co., Versace, ZARA

RESTAURANTS & ENTERTAINMENT Nobu, Ocean 44, Francine, Shake Shack, Toca Madera, Wonderspaces, Yard House, Zinque, Harkins Camelview Theatres | **FOOD COURT** 9 units

COMING SOON Balenciaga, Brunello Cucinelli, Caesars Republic Scottsdale, Dolce & Gabbana, Life Time, Louis Vuitton Men

PROPERTY TYPE Super-regional | **TOTAL SQUARE FEET** 1,883,000 | **BUILT / RENOVATED** 1961 / 2014 / 2018

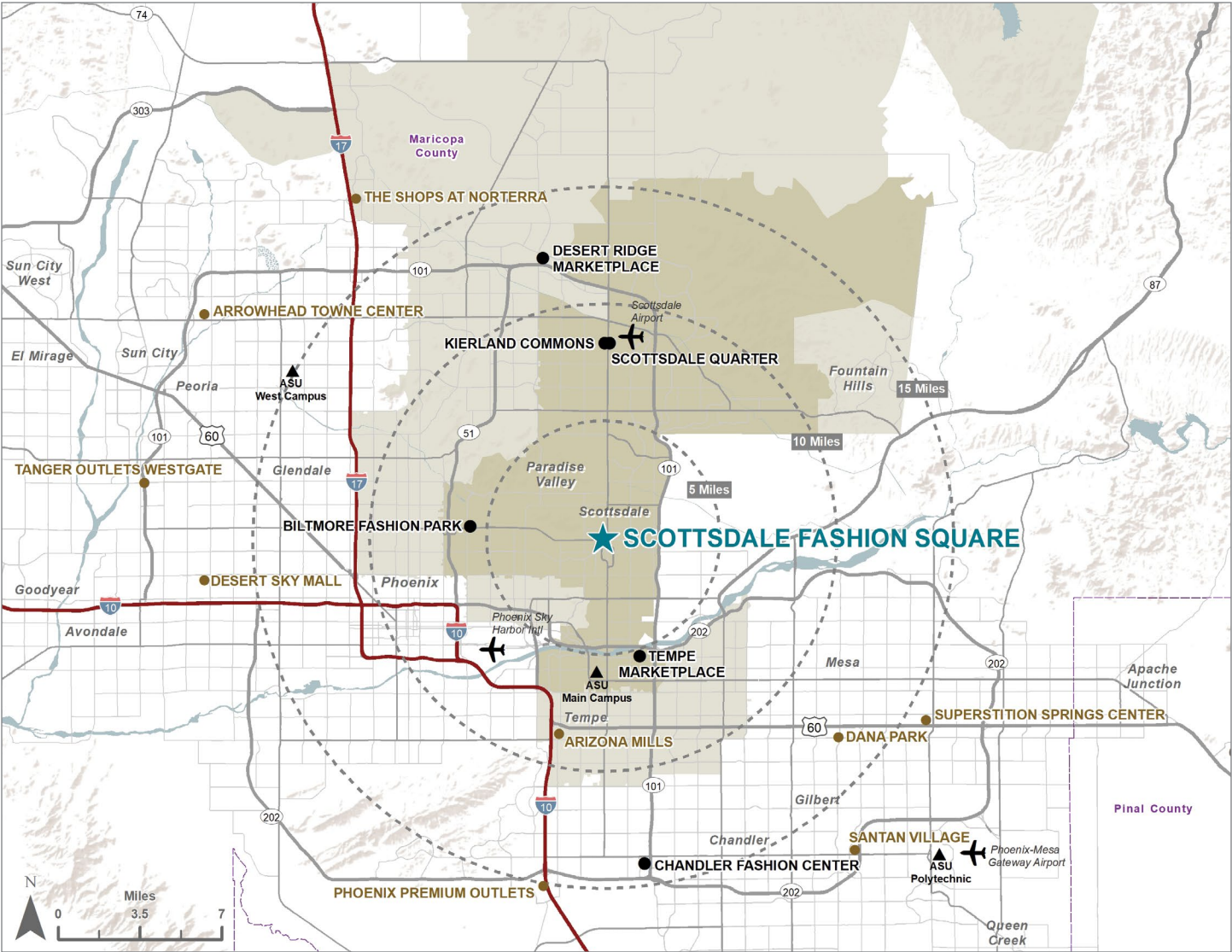
FOR MORE INFORMATION 602-953-6432 | Macerich.com



DEMOGRAPHIC SUMMARY

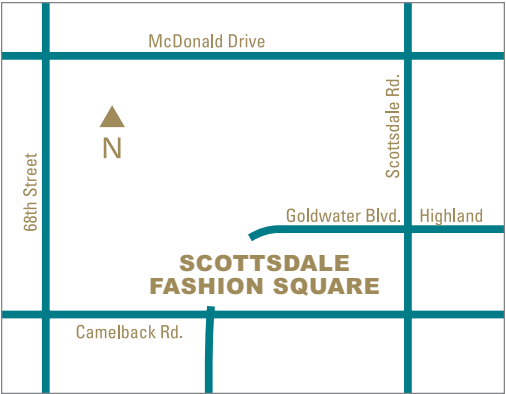
POPULATION	PRIMARY TRADE AREA		TOTAL TRADE AREA		PHOENIX-MESA-SCOTTSDALE, AZ [MSA]	
2021 Total Population	445,498		1,249,207		4,998,484	
2026 Total Population	484,862		1,347,590		5,406,799	
2021-2026 Population Growth	8.8%		7.9%		8.2%	
HOUSEHOLDS						
2021 Total Households	199,944		529,632		1,821,300	
2026 Total Households	218,176		572,241		1,969,184	
2021-2026 Household Growth	9.1%		8.0%		8.1%	
INCOME						
Average Household Income	\$124,752		\$103,992		\$93,688	
Median Household Income	\$82,142		\$69,529		\$68,676	
Per Capita Income	\$56,112		\$44,143		\$34,213	
HOUSEHOLD INCOME RANGES						
\$50,000 +	137,537	68.8%	339,232	64.1%	1,182,744	64.9%
\$75,000 +	108,353	54.2%	250,168	47.2%	846,891	46.5%
\$100,000 +	83,993	42.0%	183,112	34.6%	593,375	32.6%
\$150,000 +	50,447	25.2%	99,899	18.9%	281,492	15.5%
AGE						
Median Age	41.0		38.4		36.4	
EDUCATION / OCCUPATION						
Bachelor’s Degree Plus	175,651	55.4%	388,915	44.7%	1,090,029	32.7%
White Collar	194,357	79.0%	481,633	71.5%	1,572,615	65.8%
RACE / ETHNICITY						
White	352,870	79.2%	911,175	72.9%	3,436,607	68.8%
Black	15,967	3.6%	64,692	5.2%	304,420	6.1%
American Indian	8,110	1.8%	35,925	2.9%	124,063	2.5%
Asian	23,848	5.4%	56,317	4.5%	217,412	4.3%
Pacific Islander	675	0.2%	3,109	0.2%	12,081	0.2%
Other Race	44,028	9.9%	177,989	14.2%	903,901	18.1%
Hispanic or Latino	75,344	16.9%	316,271	25.3%	1,596,117	31.9%
Not Hispanic or Latino	370,154	83.1%	932,935	74.7%	3,402,367	68.1%
EMPLOYMENT / DAYTIME POPULATION						
	1 MILE		3 MILE		5 MILE	
Total Businesses	2,113		5,298		10,435	
Total Employees	26,158		66,408		171,600	
Daytime Population	28,476		114,875		270,418	

TRADE AREA MAP



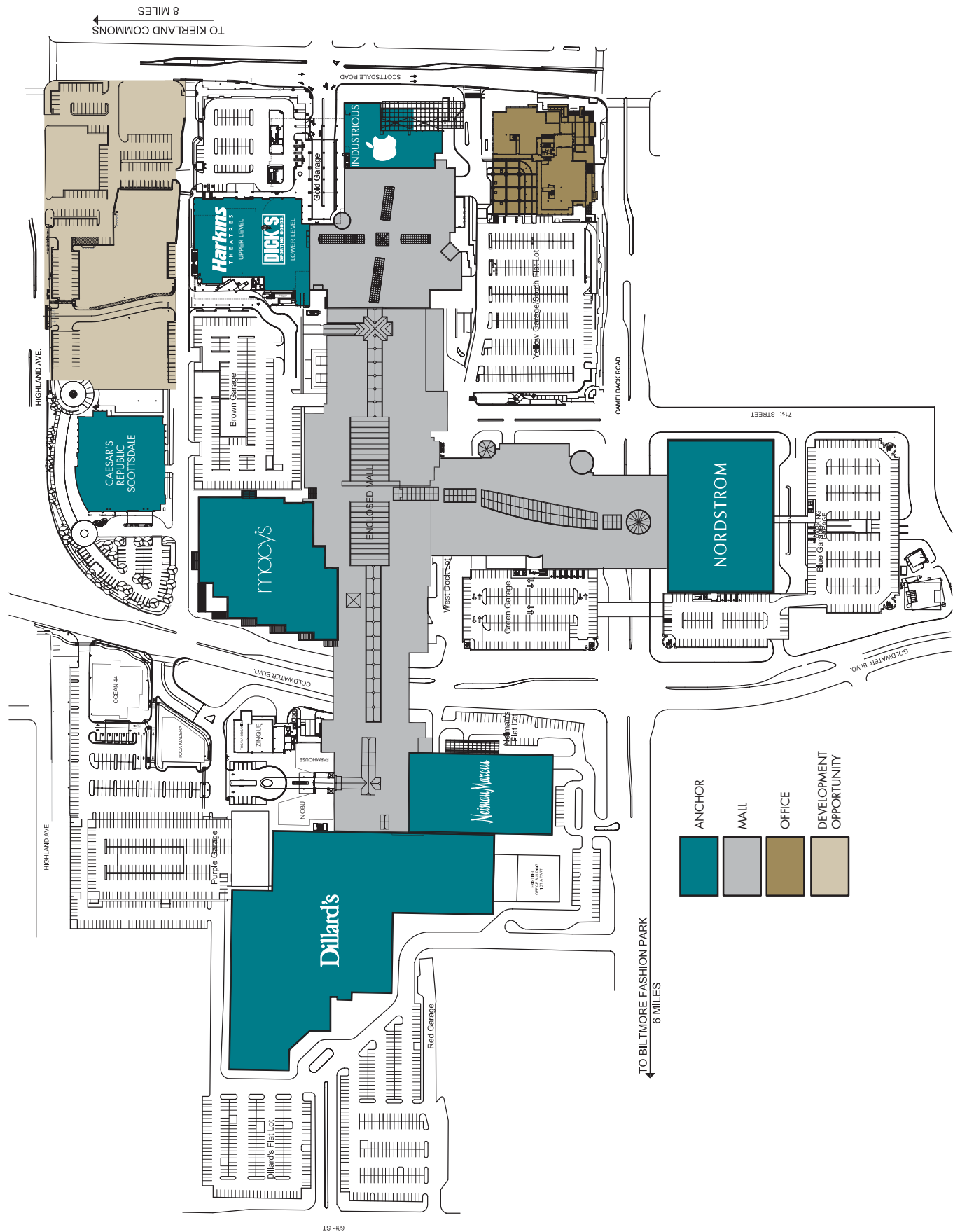
LEGEND

- ★ SCOTTSDALE FASHION SQUARE
- PRIMARY TRADE AREA
- SECONDARY TRADE AREA
- COMPETITIVE CENTERS
- OTHER CENTERS



10% PCW

SITE PLAN



MARKET FACT SHEET

19.5 MILLION SHOPPERS
ANNUALLY

1.1 MILLION PEOPLE
IN THE TRADE AREA

SCOTTSDALE VISITORS HAVE
AVERAGE HOUSEHOLD
INCOMES OF \$247,000

LARGEST FASHION
SHOPPING DESTINATION
WITHIN 250 MILES

DRAWING UPON A POPULATION
OF MORE THAN 7 MILLION

40+ MARKET EXCLUSIVE
RETAILERS

TOP PERFORMING NEIMAN
MARCUS & NORDSTROM

CBRE RANKED PHOENIX/
SCOTTSDALE AS THE NATION’S
SECOND STRONGEST
MULTIFAMILY MARKET

25% OF SCOTTSDALE RESIDENTS
ARE MILLIONAIRES

TOP 10 U.S. MARKET FOR
LUXURY HOMES

14,000+ RESORT
& HOTEL ROOMS
IN SCOTTSDALE

INCLUDING MOUNTAIN
SHADOWS RESORT,
SANCTUARY,
THE PHOENICIAN AND
ANDAZ SCOTTSDALE
RESORT & BUNGALOWS

TOP U.S. FEEDER MARKETS:
N.Y., CHICAGO, L.A., SAN FRANCISCO, DENVER

TOP INTERNATIONAL FEEDER MARKETS:
MEXICO, CANADA, GERMANY, U.K., CHINA

INTERNATIONAL DIRECT FLIGHTS:
CANADA, MEXICO, U.K., COSTA RICA

PARTNERSHIP WITH CHINA UNION PAY
THE NO. 1 CHINESE CREDIT CARD WITH MORE THAN 4 BILLION CARDS

200+ GOLF COURSES IN THE REGION – 7 GOLF CLUBS WITHIN 5-MILE RADIUS
INCLUDING PHOENICIAN GC, CONTINENTAL GC, PARADISE VALLEY CC,
CAMELBACK CC, SCOTTSDALE SILVERADO GC

HOME TO 5 OF DELOITTE’S
FASTEST GROWING
PUBLIC & PRIVATE
U.S. TECH COMPANIES

SITELOCK, NEXTIVA, ULTHERA INC.,
LIFELOCK AND GPS INSIGHT

METRO PHOENIX RANKS
#18 OUT OF 50 IN TECH TALENT
(CBRE)

SCOTTSDALE HAS MORE SPAS PER CAPITA THAN ANY OTHER
CITY IN THE U.S.
(TRIPADVISOR 2021)

OVER 28,000 EMPLOYEES OFFICE WITHIN 1 MILE

ASU – 98,000 STUDENTS – ATTRACTS THE HIGHEST ENROLLMENT
OF CHINESE UNIVERSITY STUDENTS AFTER USC

SCOTTSDALE RANKED 18 OF THE TOP 25 PLACES TO BUY A VACATION HOME
(AZ BIG MEDIA 2022)

YEARLY SALES

JAN	4.7%	MAY	8.3%	SEP	9.1%
FEB	5.9%	JUN	8.7%	OCT	7.8%
MAR	9.2%	JUL	8.0%	NOV	9.2%
APR	8.0%	AUG	7.5%	DEC	13.5%



MAJOR RETAILERS INCLUDE:

NEIMAN MARCUS	APPLE	LIFE TIME	GUCCI	OCEAN 44
NORDSTROM	DICK'S SPORTING GOODS	BULGARI	LOUIS VUITTON	SAINT LAURENT
DILLARD'S	INDUSTRIOUS	CAESARS REPUBLIC SCOTTSDALE	LUCID MOTORS	TOCA MADERA
MACY'S	HARKINS CAMELVIEW THEATRES	DIOR	NOBU	VERSACE

