



S · C · O · T · T · S · D · A · L · E

Fashion Square

SCOTTSDALE, AZ

MARKET PROFILE 2025

MAJOR RETAILERS alo yoga, Apple, Balenciaga, Bottega Veneta, Brunello Cucinelli, Cartier, Creed, DICK'S Sporting Goods, Dillard's, Dior, Dolce & Gabbana, Gucci, H&M, Industrious, Life Time, Louis Vuitton, Lucid Motors, lululemon, Macy's, Neiman Marcus, Nordstrom, Prada, Princess Polly, Saint Laurent, Tesla, Tiffany & Co., Versace, Vuori, ZARA, Zimmermann

HOTEL, RESTAURANTS & ENTERTAINMENT Caesars Republic Scottsdale, Elephante, Francine, Harkins Camelview Theatres, MOXIES, Nobu, Ocean 44, Shake Shack, Toca Madera, Wonderspaces, Zinque

FOOD COURT 7 units

COMING SOON Aritzia, Catch, Din Tai Fung, Frame, gorjana, Society Swan, Teleferic Barcelona, Zadig & Voltaire

PROPERTY TYPE Super-regional | **TOTAL SQUARE FEET** 2,120,000 | **BUILT / RENOVATED** 1961 / 2014 / 2018 / 2023

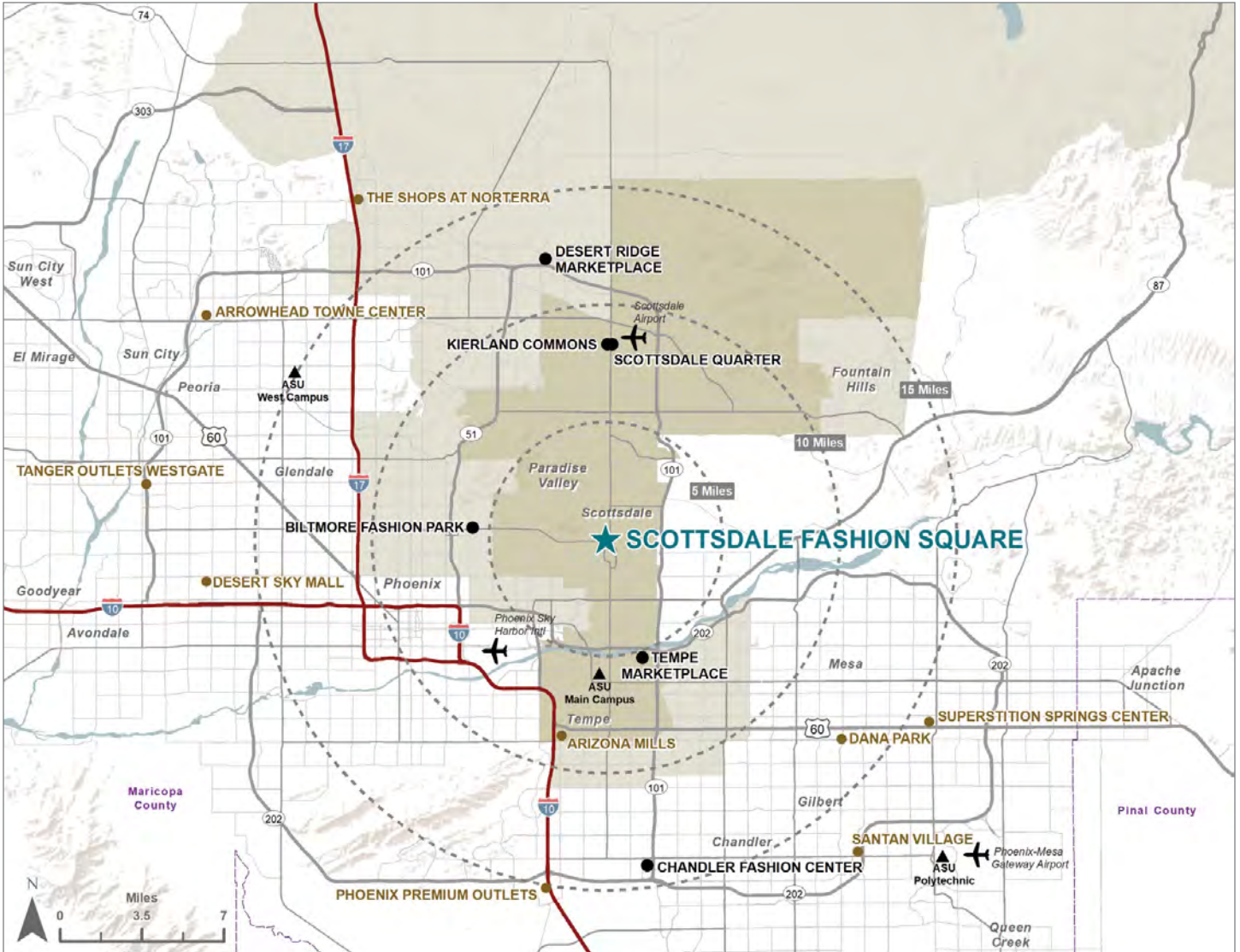
FOR MORE INFORMATION 602-953-6432 | Macerich.com



DEMOGRAPHIC SUMMARY

| POPULATION | PRIMARY TRADE AREA | | TOTAL TRADE AREA | | PHOENIX-MESA-CHANDLER, AZ [MSA] | |
|----------------------------------|--------------------|-------|------------------|-------|------------------------------------|-------|
| 2024 Total Population | 477,630 | | 1,320,687 | | 5,149,752 | |
| 2029 Total Population | 500,012 | | 1,365,301 | | 5,399,639 | |
| % Population Change 2024 to 2029 | 4.7% | | 3.4% | | 4.9% | |
| HOUSEHOLDS | | | | | | |
| 2024 Total Households | 216,682 | | 576,429 | | 1,922,675 | |
| 2029 Total Households | 231,439 | | 607,079 | | 2,048,005 | |
| % Household Change 2024 to 2029 | 6.8% | | 5.3% | | 6.5% | |
| INCOME | | | | | | |
| Average Household Income | \$147,380 | | \$129,694 | | \$118,826 | |
| Median Household Income | \$100,602 | | \$88,208 | | \$87,166 | |
| Per Capita Income | \$67,041 | | \$56,694 | | \$44,441 | |
| HOUSEHOLD INCOME RANGES | | | | | | |
| Household Income \$50,000 + | 165,784 | 76.5% | 424,020 | 73.6% | 1,432,352 | 74.5% |
| Household Income \$75,000 + | 136,155 | 62.8% | 334,898 | 58.1% | 1,115,597 | 58.0% |
| Household Income \$100,000 + | 109,072 | 50.3% | 256,609 | 44.5% | 839,032 | 43.6% |
| Household Income \$150,000 + | 69,275 | 32.0% | 152,939 | 26.5% | 451,619 | 23.5% |
| AGE | | | | | | |
| Median Age | 39.7 | | 39.2 | | 38.2 | |
| EDUCATION / OCCUPATION | | | | | | |
| Bachelor's Degree + | 207,952 | 59.7% | 460,665 | 48.3% | 1,275,970 | 36.3% |
| White Collar | 209,342 | 77.5% | 524,865 | 71.1% | 1,658,370 | 64.9% |
| RACE/ETHNICITY | | | | | | |
| White | 343,415 | 71.9% | 855,766 | 64.8% | 3,007,177 | 58.4% |
| Black | 16,782 | 3.5% | 67,075 | 5.1% | 312,158 | 6.1% |
| American Indian | 7,583 | 1.6% | 34,089 | 2.6% | 131,069 | 2.6% |
| Asian | 35,102 | 7.4% | 74,687 | 5.7% | 239,188 | 4.6% |
| Pacific Islander | 989 | 0.2% | 3,216 | 0.2% | 13,603 | 0.3% |
| Other Race | 25,457 | 5.3% | 129,298 | 9.8% | 718,614 | 14.0% |
| 2 + Races | 48,303 | 10.1% | 156,557 | 11.9% | 727,943 | 14.1% |
| Hispanic Population | 71,767 | 15.0% | 300,675 | 22.8% | 1,627,279 | 31.6% |
| EMPLOYMENT / DAYTIME POPULATION | | | | | | |
| | 1 MILE | | 3 MILE | | 5 MILE | |
| Total Businesses | 2,318 | | 5,736 | | 11,131 | |
| Total Employees | 28,678 | | 66,863 | | 162,297 | |
| Total Daytime Population | 40,159 | | 123,013 | | 294,600 | |

TRADE AREA MAP

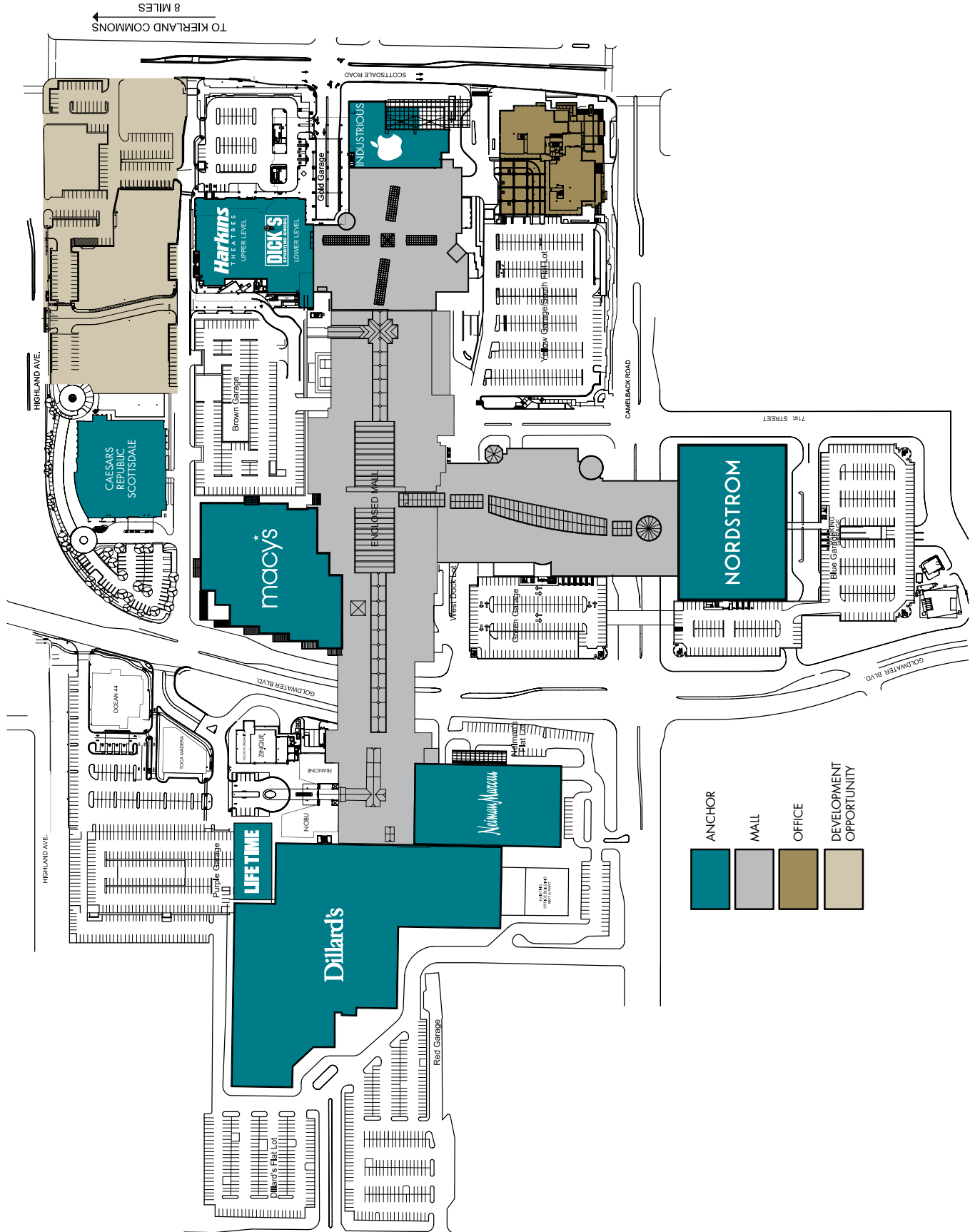


LEGEND

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



SITE PLAN



- ANCHOR
- MALL
- OFFICE
- DEVELOPMENT OPPORTUNITY

AT A GLANCE

CENTER INFORMATION

Scottsdale Fashion Square is the definitive address for luxury retail and exceptional dining in the Southwest. Completed an expansion that extends its luxury presentation beyond the original luxury wing to encompass a redefined south wing and multi-lane luxury valet service.

UBER #1

UBER'S #1 DESTINATION IN SCOTTSDALE ATTRACTS **19.5M SHOPPERS** ANNUALLY.

WITHIN 250 MILES

A.K.A. **THE BEVERLY HILLS OF THE SOUTHWEST** – SFS IS THE LARGEST FASHION SHOPPING DESTINATION WITHIN 250 MILES. DRAWING UPON A POPULATION OF MORE THAN 5 MILLION.

EXCLUSIVE

60+ EXCLUSIVE TO MARKET RETAILERS AND UPSCALE CULINARY CONCEPTS, INCLUDING TOP PERFORMING NEIMAN MARCUS & NORDSTROM.

MARKET INFORMATION

- 1.3M people in the trade area
- Top U.S. feeder markets: New York, Chicago, Los Angeles, San Francisco, Denver, Minneapolis
- Top international feeder markets: Canada, Mexico, U.K., France, Germany
- International direct flights: Canada, Mexico, U.K., Costa Rica, Germany and France

OTHER FACTS

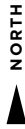
- Phoenix Sky Harbor International Airport ranked **9TH BUSIEST IN THE U.S.** – Servicing 52.3M travelers in 2024
- Scottsdale has **MORE SPAS PER CAPITA** than any other city in the U.S. (Tripadvisor)
- Scottsdale is a **TOP 10 CITY** to launch a startup (Data Fox Ranking)
- Over 7,000 bike trails and 350 miles of bike lanes in Scottsdale
- ASU attracts the highest enrollment of Chinese University students after USC

ECONOMIC DRIVERS

- Scottsdale visitors have **AVERAGE HOUSEHOLD INCOMES OF \$247K**
- 69K+ guest rooms at 500+ hotels & 40 full-service resorts in Metro Phoenix
- Golf Enthusiast's Haven- **200+ GOLF COURSES IN THE REGION** – 7 golf clubs within 5-mile radius
- Ranked **#10 SAFEST CITY** in the U.S. (Wallethub)
- Over 29K employees within a 1-mile radius
- Home to 5 of Deloitte's fastest-growing tech companies: Sitelock, Nextiva, Ulthera Inc., Lifelock, GPS Insight
- **BEST CITY FOR JOBS** – Scottsdale ranked as the best city for jobs in 2025 (Wallethub)
- Best Place to Retire – **SCOTTSDALE IS THE TOP DESTINATION FOR RETIREES**, offering favorable weather, abundant outdoor activities and excellent wellness options
- Ranked #6 of 15 Best Cities for women entrepreneurs

MAJOR RETAILERS INCLUDE:

- | | | | | |
|---------------|-----------------------------|--------------------|-----------------|---------------|
| NEIMAN MARCUS | MACY'S | INDUSTRIOUS | DIOR | LOUIS VUITTON |
| NORDSTROM | CAESARS REPUBLIC SCOTTSDALE | APPLE | DOLCE & GABBANA | LULULEMON |
| DILLARDS | HARKINS CAMELVIEW THEATRES | BRUNELLO CUCINELLI | ELEPHANTE | NOBU |
| LIFE TIME | DICK'S SPORTING GOODS | CARTIER | GUCCI | SAINT LAURENT |



THE PHOENICIAN

CAMELBACK ROAD 48,700 VEHICLES DAILY

Dillard's

Neiman Marcus

LIFETIME

macy's

CAESARS REPUBLIC SCOTTSDALE

Harkins THEATRES

DICK'S SPORTING GOODS

INDUSTRIOUS

NORDSTROM

WATERFRONT CONDOMINIUMS

BROADSTONE WATERFRONT APARTMENTS

MODERNE APARTMENTS

OPTIMA CAMELVIEW CONDOMINIUMS



SCOTTSDALE ROAD 54,700 VEHICLES DAILY

OLD TOWN SCOTTSDALE