



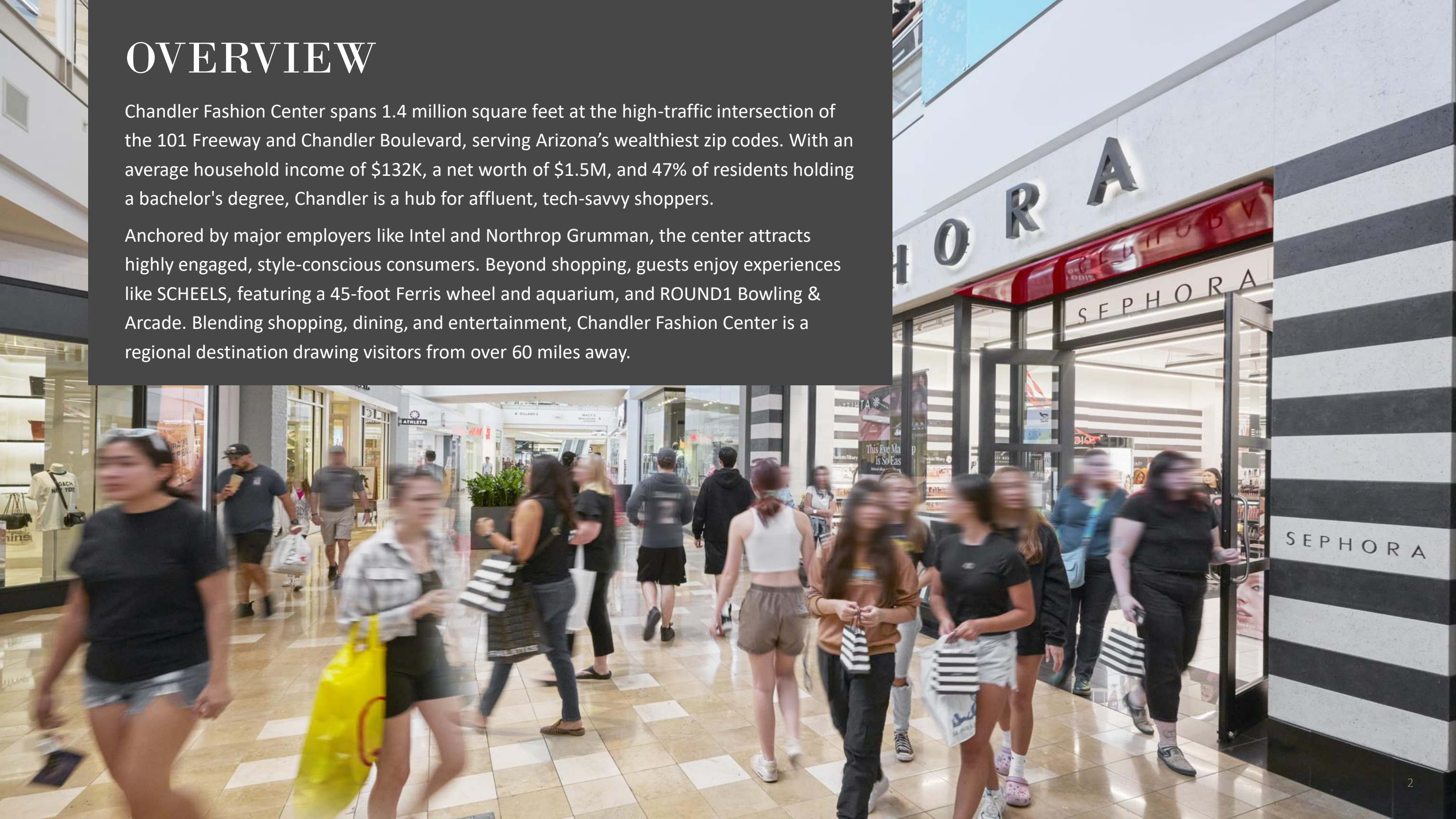
CHANDLER FASHION CENTER



OVERVIEW

Chandler Fashion Center spans 1.4 million square feet at the high-traffic intersection of the 101 Freeway and Chandler Boulevard, serving Arizona's wealthiest zip codes. With an average household income of \$132K, a net worth of \$1.5M, and 47% of residents holding a bachelor's degree, Chandler is a hub for affluent, tech-savvy shoppers.

Anchored by major employers like Intel and Northrop Grumman, the center attracts highly engaged, style-conscious consumers. Beyond shopping, guests enjoy experiences like SCHEELS, featuring a 45-foot Ferris wheel and aquarium, and ROUND1 Bowling & Arcade. Blending shopping, dining, and entertainment, Chandler Fashion Center is a regional destination drawing visitors from over 60 miles away.



DEMOGRAPHIC SNAPSHOT

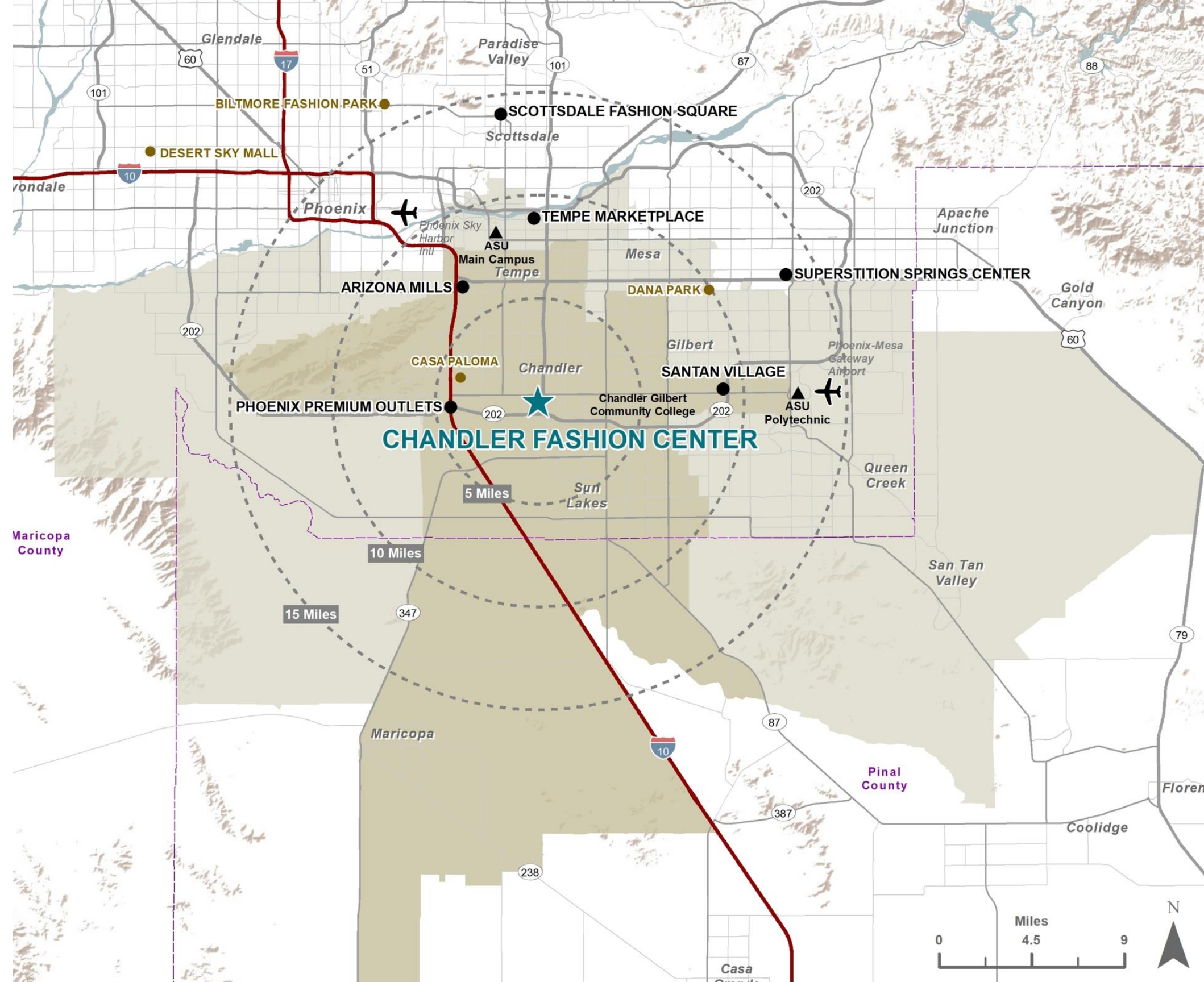
	PRIMARY TRADE AREA	TOTAL TRADE AREA	PHOENIX-MESA- CHANDLER, AZ MSA
2024 Population	711,534	1,618,675	5,149,752
2029 Population (Projection)	729,829	1,696,534	5,399,639
Five-Year Population Growth	2.6%	4.8%	4.9%
Households	275,292	581,941	1,922,675
Average Household Income	\$131,875	\$125,648	\$118,826
Median Age	37.9	35.5	38.2
% with Bachelor's Degree or Higher	46.9%	41.2%	36.3%
	1 MILE	3 MILE	5 MILE
Daytime Population	16,706	118,944	295,911

Source: ESRI 2024

TRADE AREA MAP

CHANDLER, AZ

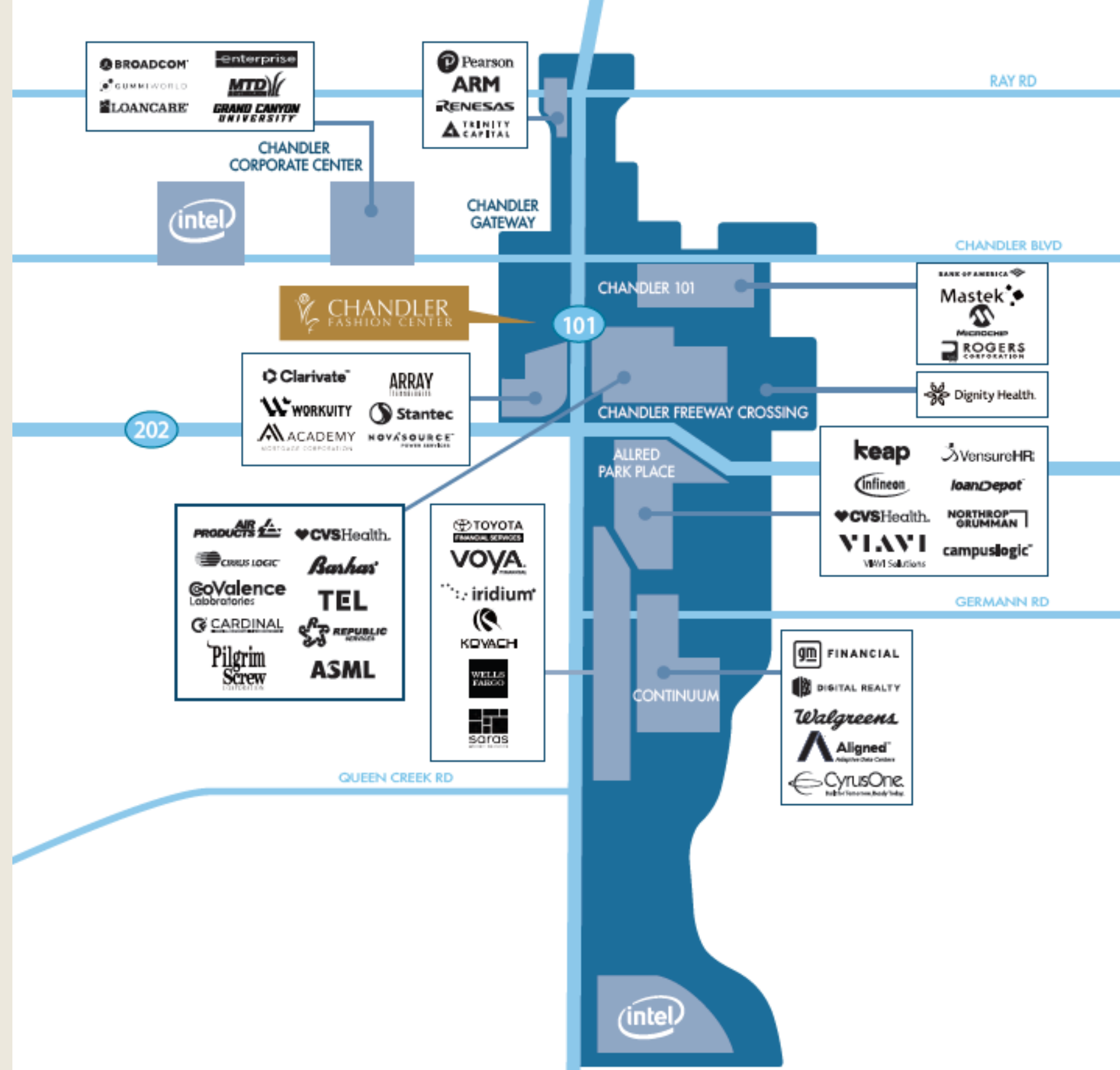
- ★ Chandler Fashion Center
- Primary Trade Area
- Secondary Trade Area
- Competitive Centers
- Other Centers



CHANDLER'S 5-EMPLOYMENT CORRIDORS

Chandler's five main employment corridors are within five miles of the center and are home to 2.6K businesses, which represent 76% of the jobs in Chandler.

- Chandler's Price Corridor, also known as the "Silicon Desert," is home to 711 businesses, including Intel, Air Products, Northrop Grumman, Microchip, GM Financial and CVS Health.
- 30 Companies in Chandler are on the 2024 Fortune 1000 list, collectively employing over 35K individuals
- 1M workers are within a 30-minute commute of the center
- There is over 12M square feet of office space from corporate campuses to executive suites
- 26M+ Square feet of industrial space from manufacturing to distribution





CHANDLER RESIDENTIAL STATS

With an average age of 37, residents are tech-savvy, trend-driven and highly engaged young adults embarking on the early stages of their careers. Additionally, Chandler attracts thriving professionals and families who enjoy financial success, stability and vibrant lifestyles.

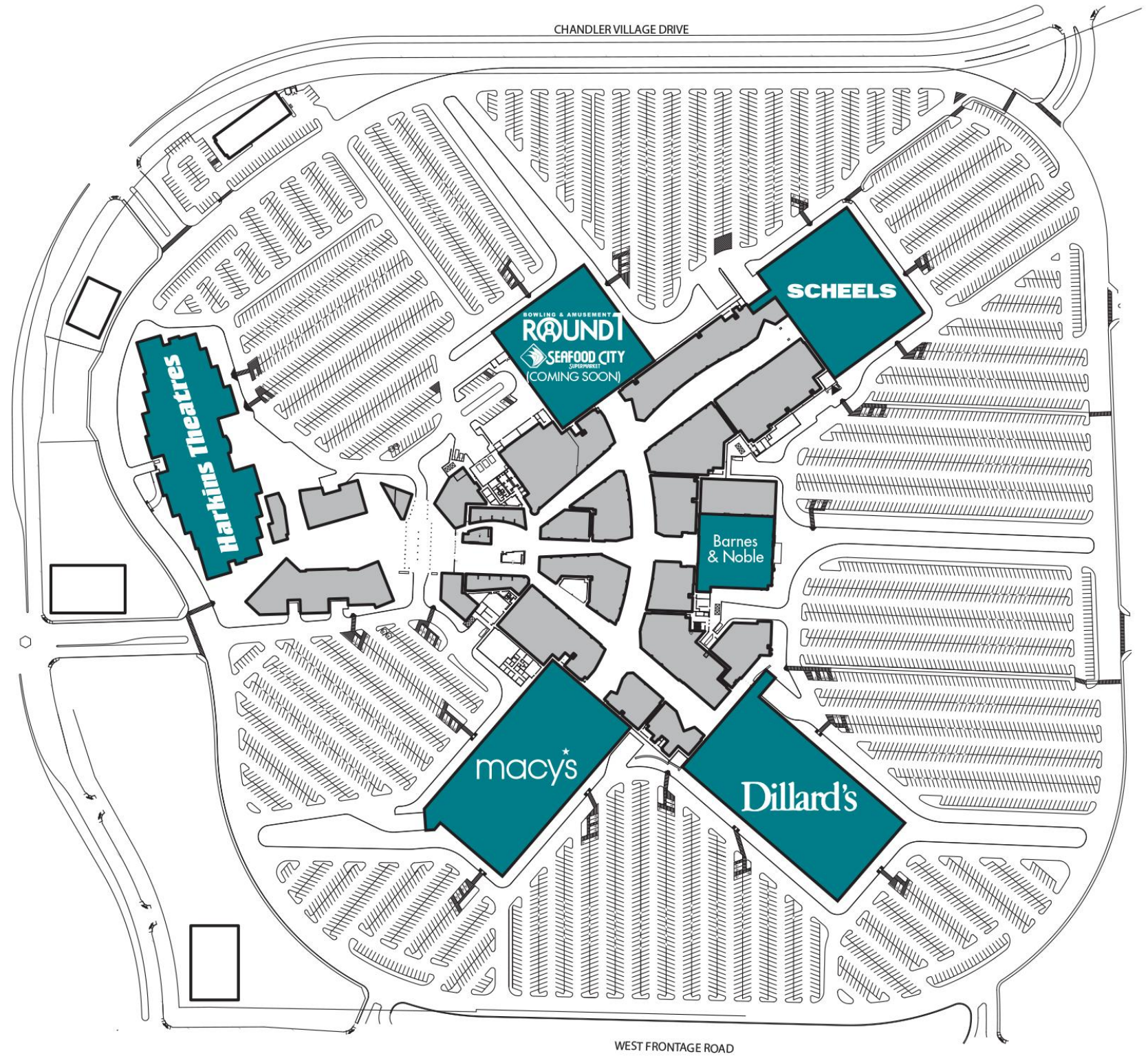
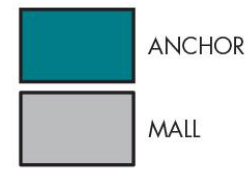
- Chandler's average household income is \$132K, 17% higher than the U.S. Average
- Residents have a \$1.5M average net worth, 13% higher than the U.S. Average
- 47% of residents have a Bachelor's Degree or higher, 10% higher than the U.S. Average
- Chandler is ranked #1 Best Place to Live for Families in Arizona
- Chandler has approximately 105,900 Households, about 34% have children under the age of 18 living with them
- Chandler Unified School District is ranked the Best School District in Arizona by Niche.com and is home to more than 95 A+ Schools of Excellence or National Blue-Ribbon School awards since 1983, the most of any district in Arizona

CHANDLER'S ACCOLADES

- **#1 Most Innovative City in Arizona**
(On-Deck, 2024)
- **#5 Best Place to Live** in the Southwest
(Livability, 2024)
- **7th Best Place in the U.S to Find a Job**
(WalletHub, 2025)
- **#14 Best City** in the US for **First-Time Home Buyers**
(WalletHub, 2024)
- Chandler is ranked among the **50 Safest and Most Affordable** cities in the U.S.
(GOBankingRates, 2024)
- **17th Best City in the U.S for Small Businesses**
(B2B Reviews, 2025)
- **21st Best Place to Live** in the U.S.
(Livability, 2023)



SITE PLAN





MERCHANDISING MIX

Chandler Fashion Center offers over 180 retailers, restaurants and entertainment venues. Anchored by Dillard's, Macy's, Round1 Bowling & Arcade and the only SCHEELS and Seafood City Grocer in Arizona.



ANTHROPOLOGIE



m|travisMullen

Harkins
THEATRES

ATHLETA

VUORI

COACH

Foot Locker

FREE
PEOPLE

H&M

LUSH

aerie

SEPHORA

ROUND1

SCHEELS

SEAFOOD CITY
grocery

PANDORA



WARBY PARKER

URBAN OUTFITTERS

Abercrombie & Fitch

KENDRA SCOTT

gorjana



MAJOR RETAILERS INCLUDE:

DILLARD'S

MACY'S

SCHEELS

SEAFOOD CITY (COMING SOON)

ROUND1 BOWLING & ARCADE

ABERCROMBIE & FITCH

APPLE

BARNES & NOBLE

COACH

CHEESECAKE FACTORY

H&M

JD SPORTS

KENDRA SCOTT

LEGO STORE

LULULEMON

SEPHORA

TRAVIS MATHEW

URBAN OUTFITTERS

VICTORIA'S SECRET

VUORI



AERIAL





MACERICH (NYSE: MAC)

ONE OF THE NATION'S LEADING OWNERS, OPERATORS & DEVELOPERS OF MAJOR RETAIL PROPERTIES IN ATTRACTIVE U.S. MARKETS, INCLUDING
CALIFORNIA, PHOENIX/SCOTTSDALE, PACIFIC NORTHWEST, GREATER NEW YORK AND WASHINGTON, D.C.