

CityScape



Shane Stephens

Senior Vice President, Leasing

480.624.5530

sstephens@REDdevelopment.com

One East Washington Street, Phoenix, AZ 85004

Downtown Phoenix

1.1M SF

of restaurants, bars
& retail

200+

restaurants

292,000 SF

of retail under
construction

40+

coffee shops

85%

bars & restaurants are
locally owned & operated



Downtown Phoenix | Development

Office:

- 10.7M SF of Office, over 1.8M SF remodeled in the past 3 years and another 900,000 SF is in motion and planned to be online/open by 2022.
- Daytime Employees – 65,000 employees in 1 mile radius of Washington/Central and over 100,000 within 3 miles.
- Over 300 TECH and startup companies now located downtown as of 2019.

Residential:

1,674 units under construction and another 2900+ in pre-development. (equals 16 residential projects under construction now and another 9 in pre-development)

Transportation:

Over \$6B invested in downtown since 05' in redevelopments and new adds. Continued Expansion of Light Rail downtown – North Central Phoenix. Additional station/hub being added (3 blocks north).

Amenities:

Two new dog parks downtown and 7 total parks now (including one 32 acre) – to ammenitize the added housing and urbanization of living downtown.

Downtown Phoenix | Attractions

Academics

ASU Campus
13,000+ Students
& Faculty

UofA
300+ Students

**PHX Bio Medical
Center**
1.7M SF of facilities

NAU
400+ Students

Sports

4
Major Teams
AZ Diamondbacks, Phoenix Suns,
WNBA Phoenix Mercury, and
AZ Rattlers

2016, 2023
Super Bowl Events

2017, 2024
NCAA Final Four
Events

Entertainment

10
Live Music
Venues

9
Theater Stages +
Historic Orpheum
Theater

1
1st & 3rd Fridays:
America's most-
attended art
walk

CityScape | Overview

CityScape is a 1.2 million square foot urban project located at the core of Downtown Phoenix. This multi-use development is a focal point for urban living and community activity, capitalizing on the resurgence of downtown Phoenix.

Today's CityScape dazzles in scope, with four buildings, 5,000 square feet of park/open space and 3,000 below-grade parking spaces – all with easy access and strong connectivity to Arizona's top sports attractions.



CITYSCAPE

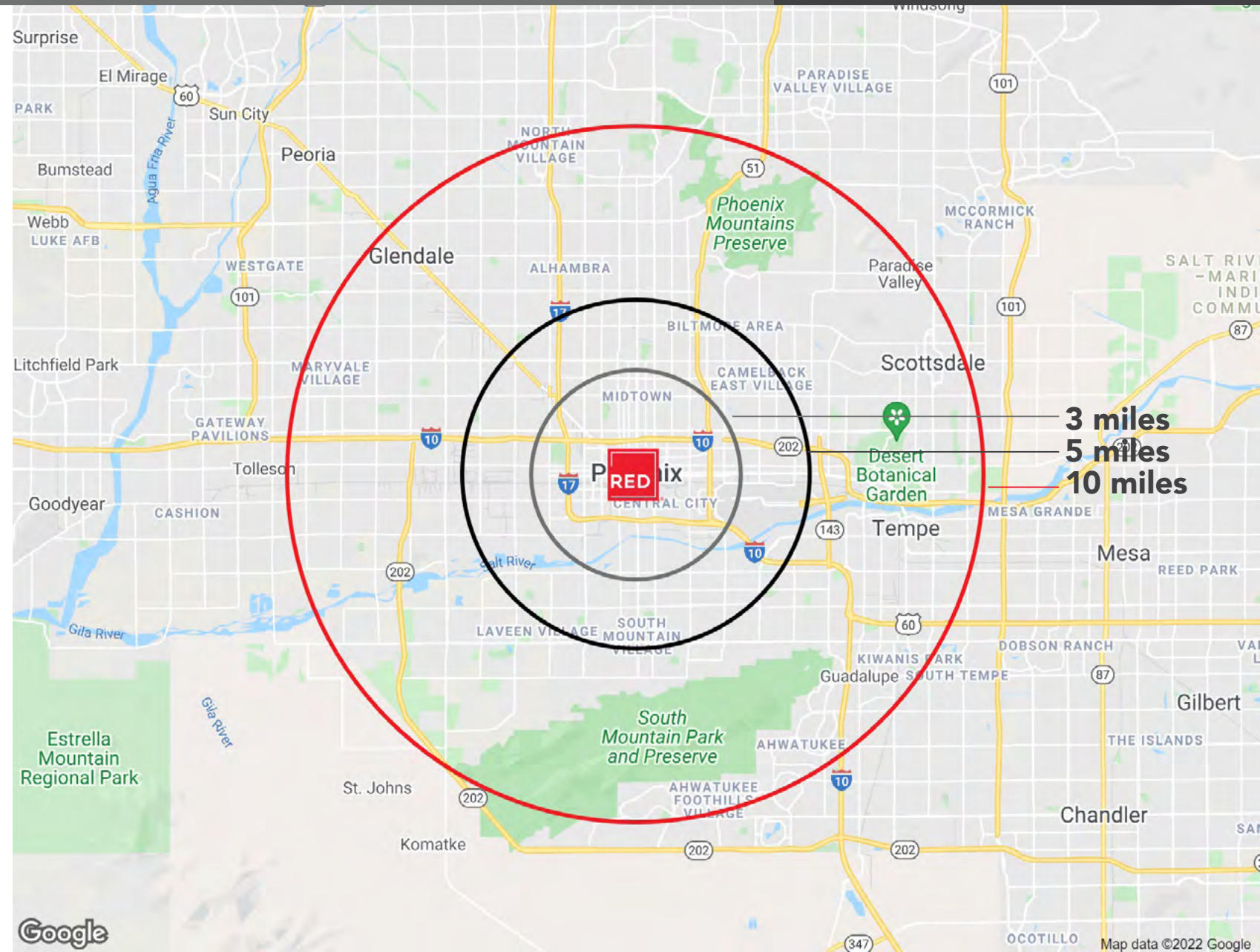
734,167 SF



Demographics

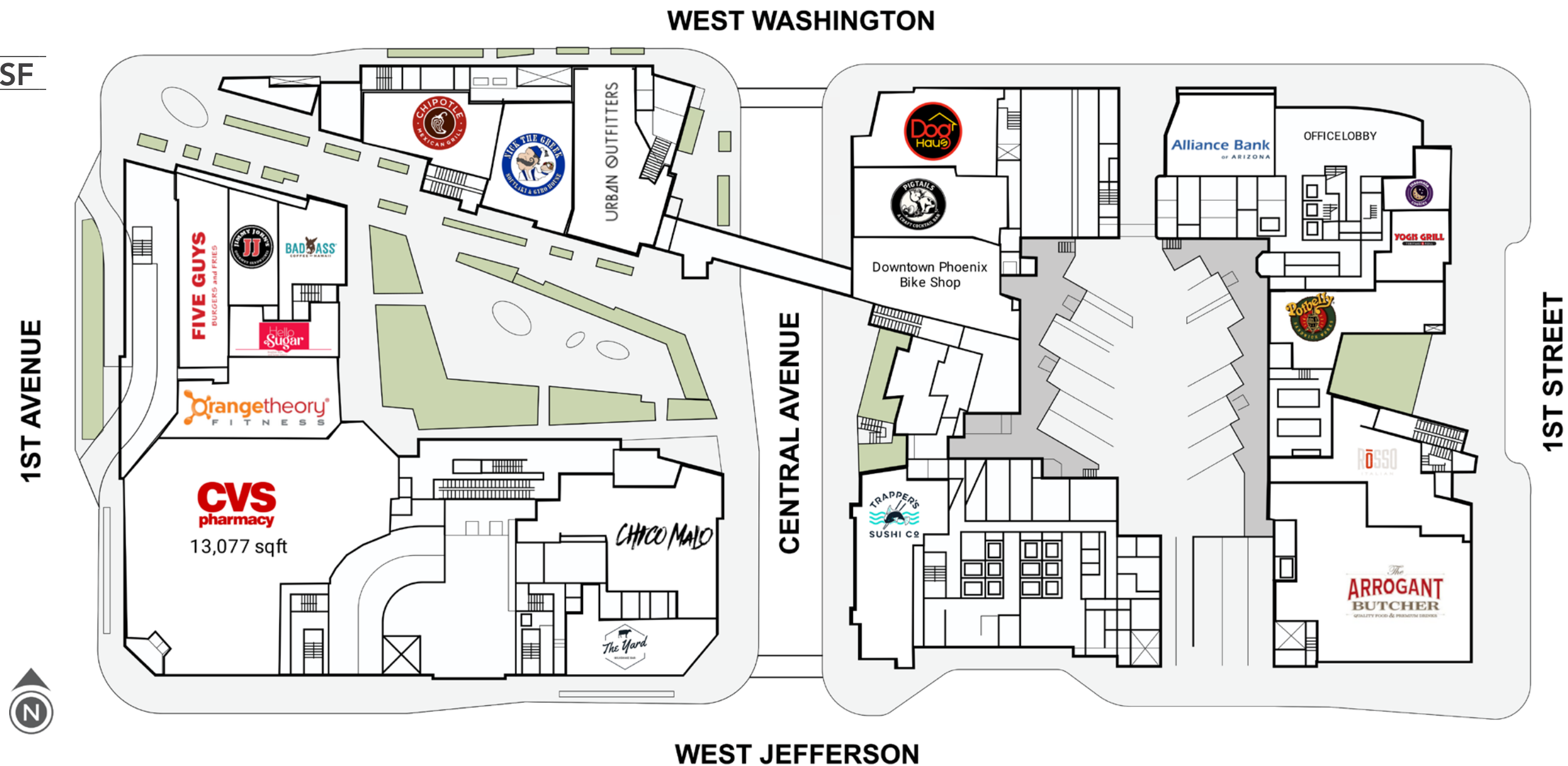
RADIUS	3 MILES	5 MILES	10 MILES
Estimated Population (2022)	98,890	368,653	1.25M
Projected Population (2026)	108,167	398,709	1.35M
Estimated Average Income (2022)	\$64,680	\$65,134	\$82,610
Projected Average Income (2026)	\$73,438	\$76,535	\$96,034
Total Business	9,903	23,242	61,007
Total Employees	153,363	304,018	725,496
Total Annual Consumer Expenditure	\$1.93 B	\$6.64 B	\$27.18 B
Total Annual Retail Expenditure	\$906.58 M	\$3.13 B	\$12.8 B

Sites USA, 2022



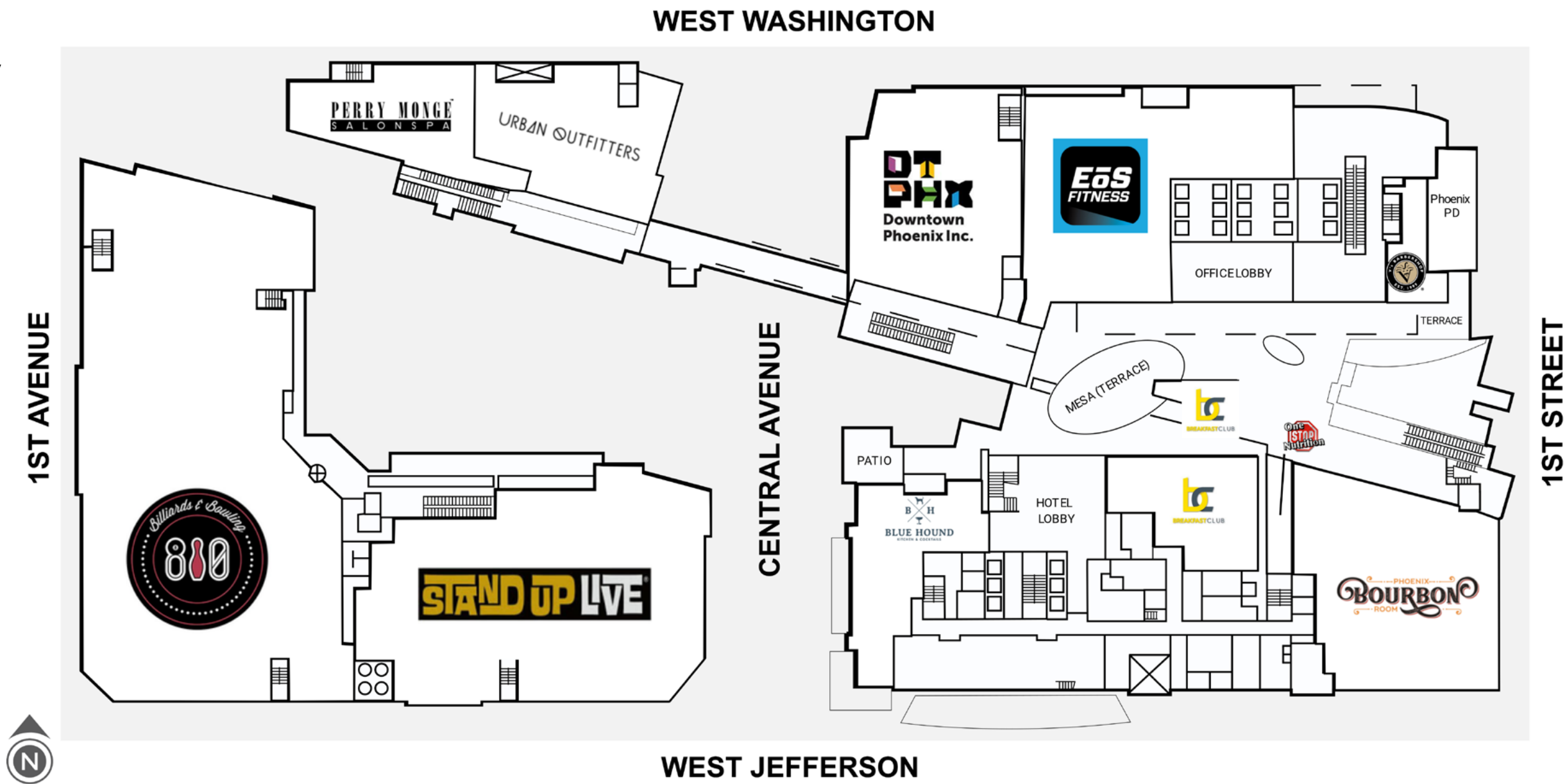
Availability | Level 1

R160S 1,408 SF



Availability | Level 2

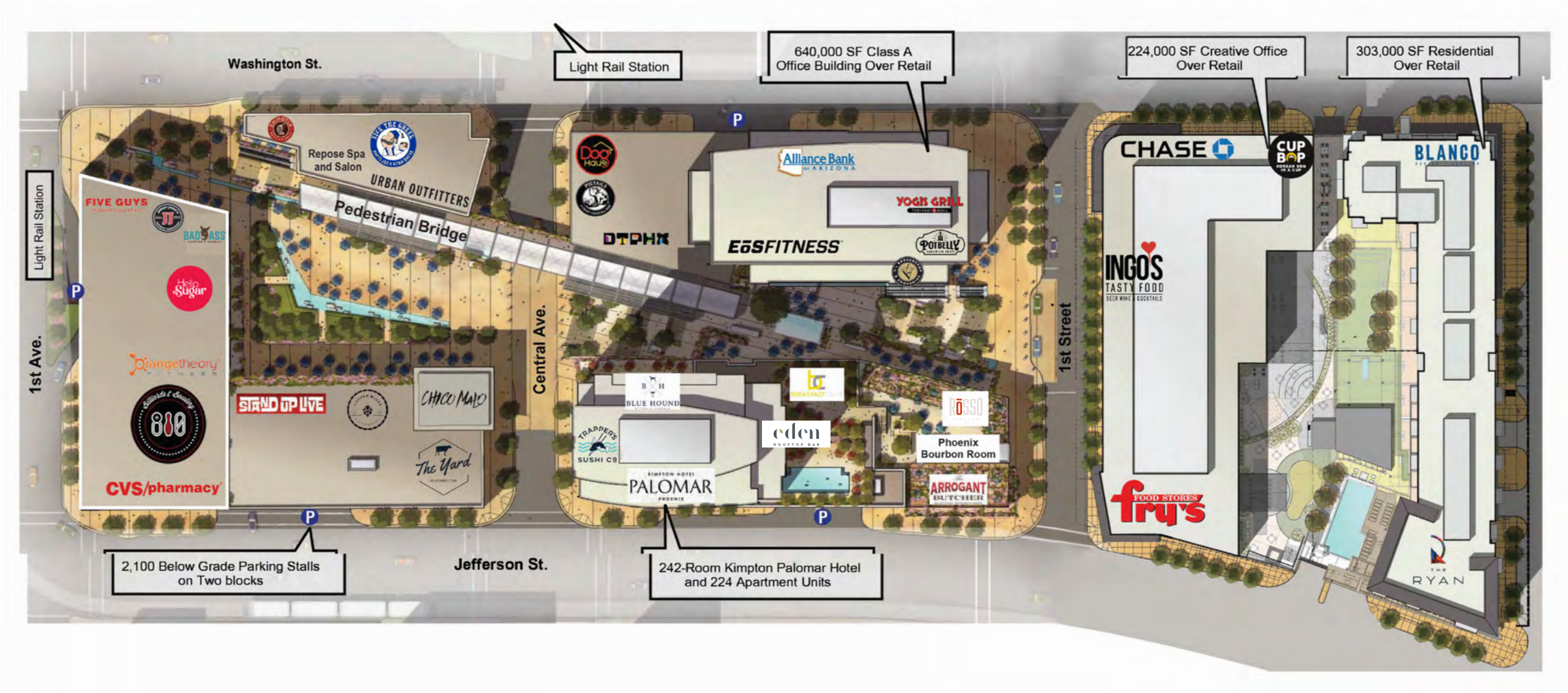
*Currently no availability



SITE PLAN

CityScape

Block 23



Aerial



Easy Access to AZ
Diamondbacks Stadium and
Footprint Center



350,000+ Daily
Population
within 5 miles



Over \$3.13B Annual
Retail Expenditure
within 5 miles

