

CityScape



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Area Highlights

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



CityScape | Overview

CityScape, 1.2M-SF mixed-use, high-rise destination, offers an endless array of amenities including a state-of-the-art EOS fitness center; over 20 restaurant, shopping and dining options; an adjacent Fry's grocery store; CVS; underground parking; and an urban park all among two city blocks in the heart of Downtown Phoenix.

Energetic Entertainment & Retail

Featuring Urban Outfitters, Copper Blues, Chico Malo, Stand Up Live, 810 Billiards & Bowling, EOS Fitness and more

Premier Restaurants & Bars

Including Fox Restaurant Concepts' The Arrogant Butcher & POMO Restaurant Group's Rosso Italian

Luxury Hotel & Residential

14-story, 224-room residential tower sits atop the Hotel Palomar, a 250-room, 4-star Kimpton property

Bustling Office Tower

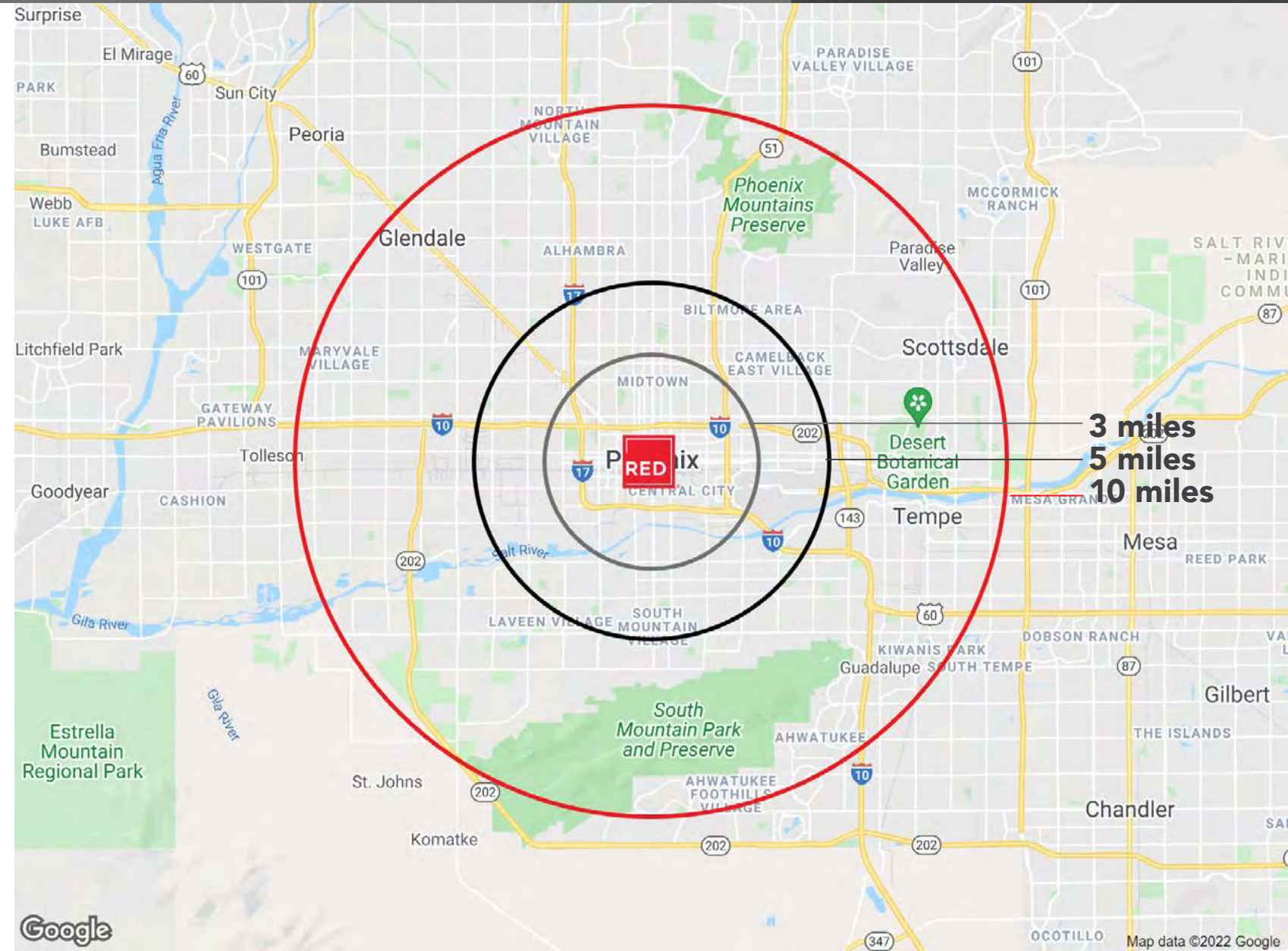
27-story, 600K-SF high-rise office tower with views of Phoenix's skyline featuring an impressive roster of tenants



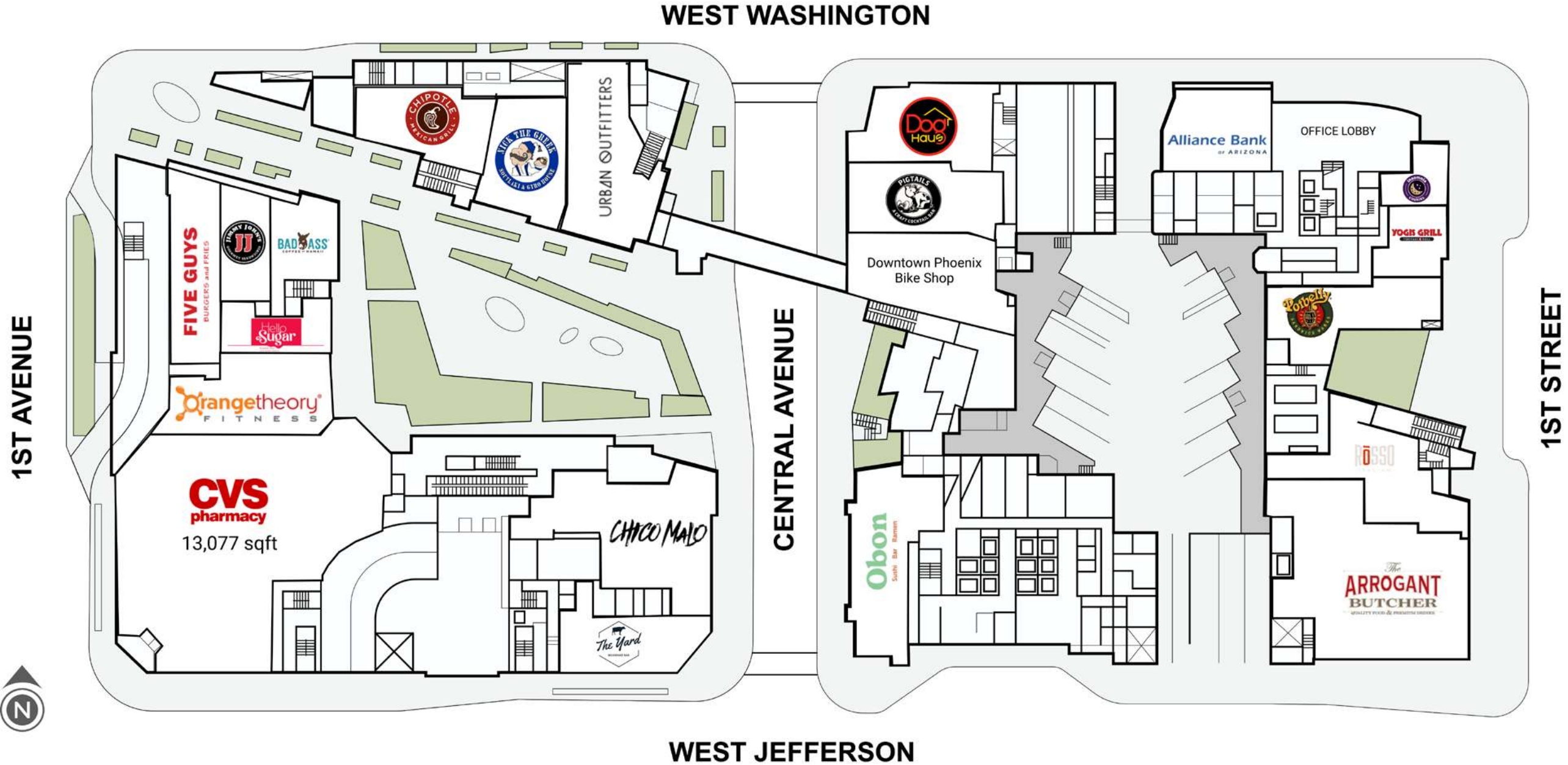
Demographics

2024	3 MILES	5 MILES	10 MILES
Estimated Population (2023)	104,139	383,075	1.27 M
Projected Population (2028)	117,479	412,356	1.36 M
Estimated Average Income (2023)	\$74,266	\$85,234	\$107,398
Projected Average Income (2028)	\$67,771	\$83,430	\$107,476
Estimated Total Households (2023)	43,487	138,807	468,957
Median Age	33.8	32.5	33.4
Total Business	9,787	23,986	63,655
Total Employees	136,106	284,606	665,717
Total Annual Consumer Expenditure	\$2.45 B	\$8.68 B	\$34.54 B
Total Annual Retail Expenditure	\$1.15 B	\$4.09 B	\$16.25 B

Sites USA, 2024

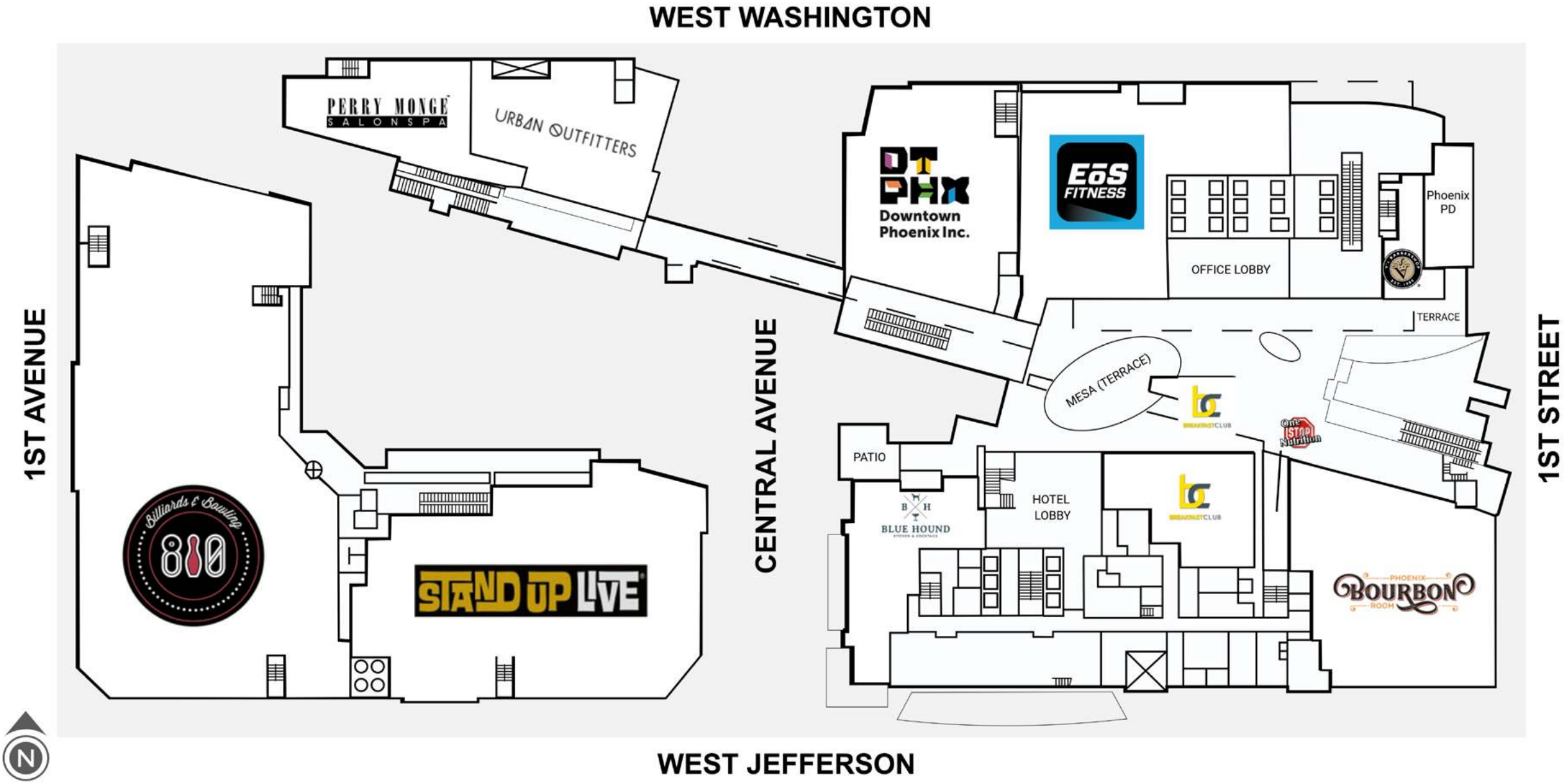


Availability | Level 1



Availability | Level 2

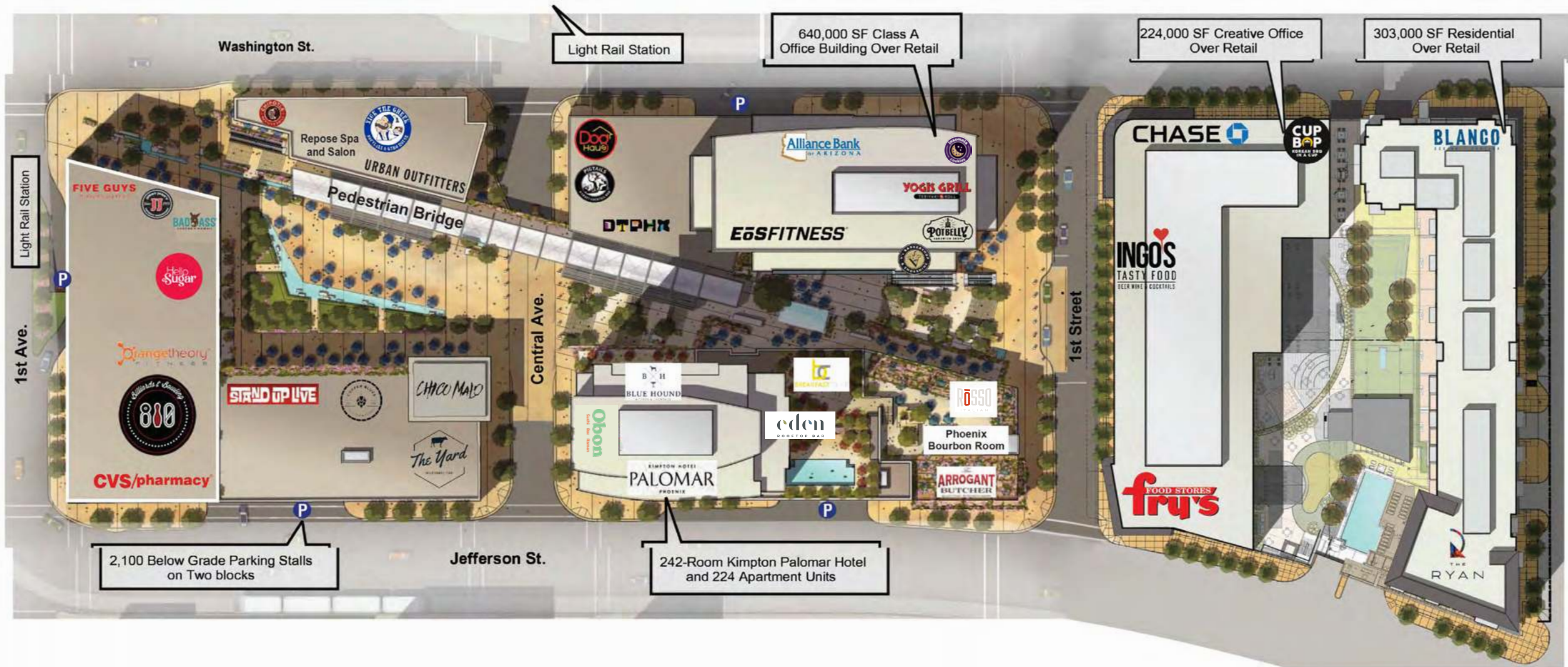
*Currently no availability



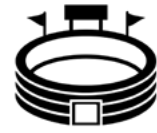
SITE PLAN

CityScape

Block 23



Aerial



Energetic Entertainment & Retail

Steps away from the home of NBA's Phoenix Suns & WNBA's Phoenix Mercury (Footprint Center) & MLB's Arizona Diamondbacks (Chase Field)



Phoenix Sky Harbor Airport

Within a 10-min. drive of the international airport serving 45M+ passengers annually with 1.2K+ daily flights



Roosevelt Row Arts District

Surrounded by lively bars, creative dining, live music venues, festivals, & popular museums such as the Phoenix Art Museum



Arizona State University

Within walking distance of Arizona State University's Downtown Campus with nearly 12K students enrolled at this campus

