

# CITYSCAPE

IN THE HEART OF DOWNTOWN PHOENIX



1 EAST WASHINGTON STREET, PHOENIX, AZ 85004





CityScape is a 1.2 million-square-foot mixed-use high-rise destination in the heart of Downtown Phoenix. Spanning two city blocks, it offers an exceptional array of amenities, including a state-of-the-art EOS Fitness Center, more than 20 restaurants and retail options, CVS Pharmacy, convenient underground parking, and a vibrant urban park—all designed to create a dynamic, all-in-one city experience.



### Vibrant Entertainment & Retail Scene

Discover a dynamic mix of experiences with standout destinations like Urban Outfitters, Copper Blues, Chico Malo, Stand Up Live, 810 Billiards & Bowling, EOS Fitness, and more.



### Premier Restaurants & Bars

Find exceptional cuisine at renowned spots like Fox Restaurant Concepts' The Arrogant Butcher and POMO Restaurant Group's Rosso Italian, where bold flavors and vibrant atmospheres define the experience.



### Luxury Living & Accommodations

A 14-story, 224-unit residential tower rises above the acclaimed Hotel Palomar—a 250-room, 4-star Kimpton hotel—offering upscale urban living seamlessly integrated with boutique hospitality.



### Bustling Office Tower


This 27-story, 600,000-square-foot high-rise office tower offers sweeping views of the Phoenix skyline and is home to a distinguished roster of tenants, making it a premier hub for business in the heart of the city.






# DEMOGRAPHICS







**371,563**  
POPULATION (5 MI)



**326,094**  
EMPLOYEES (5 MI)

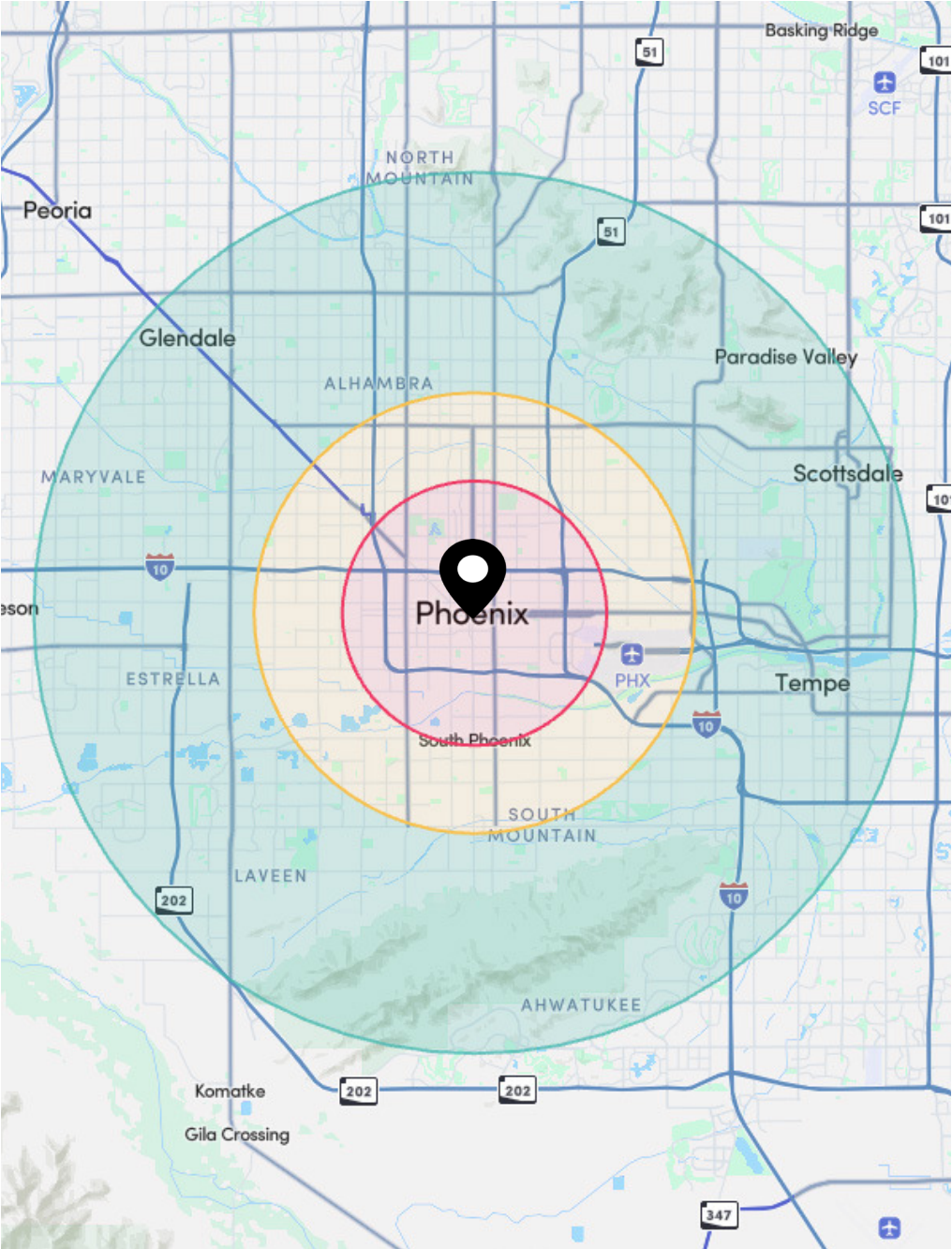


**142,883**  
HOUSING UNITS (5 MI)



**\$3.7B**  
CONSUMER SPENDING (5 MI)

Population	3 Mile	5 Mile	10 Mile
2025 Population	105,722	371,563	1.28M
2030 Population Projection	112,708	396,930	1.38M
% Growth 2025-2030	3.902%	2.827%	2.495%
Total Employees	186,279	326,094	729,401
Total Businesses	15,457	29,786	68,216
Average Age	37	36	37
Income & Consumer Spending			
Avg Household Income	\$70,423	\$72,817	\$84,104
Median Household Income	\$47,708	\$52,555	\$61,270
Total Specified Consumer Spending	\$1.1B	\$3.7B	\$14.1B
Households & Growth			
2025 Households	49,180	142,883	508,981
2030 Projected Households	51,971	150,448	525,407

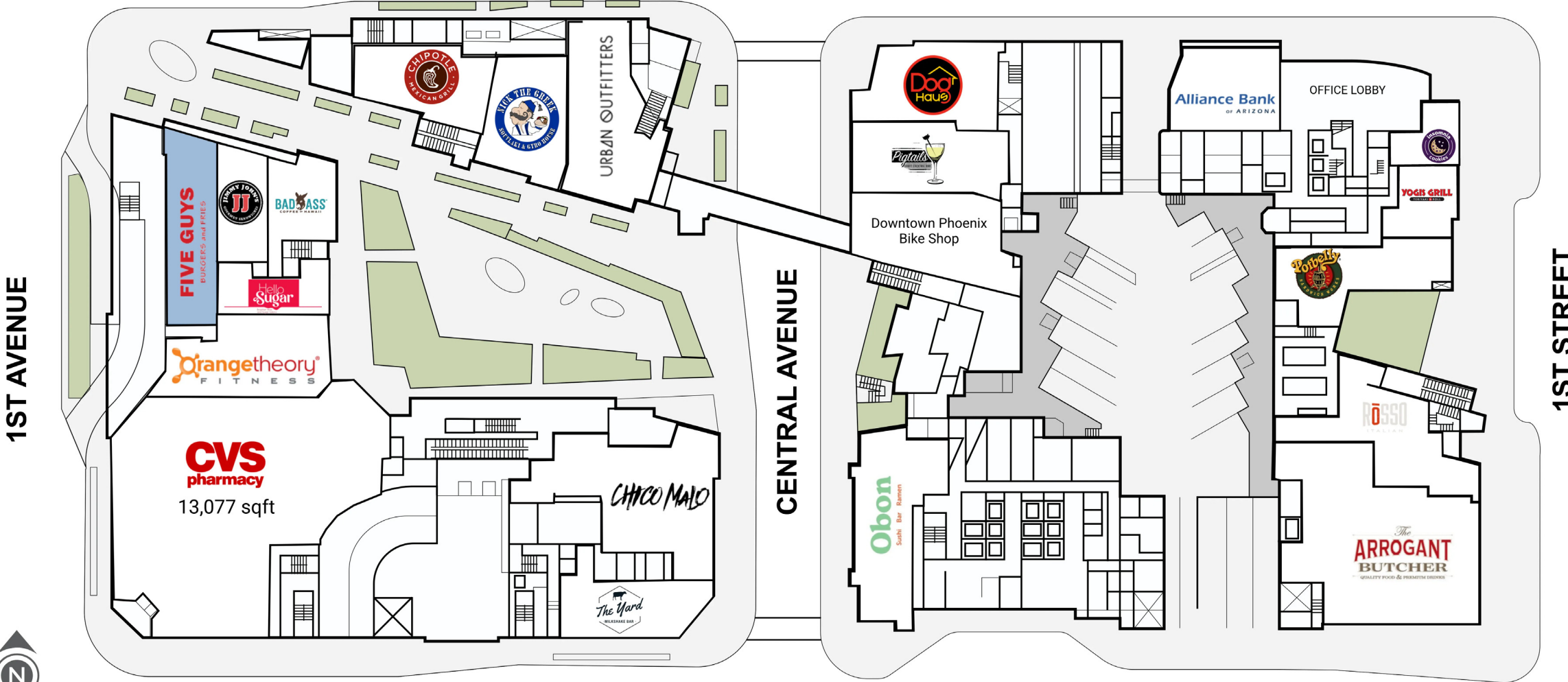




SITE PLAN | LEVEL 1



WEST WASHINGTON



WEST JEFFERSON

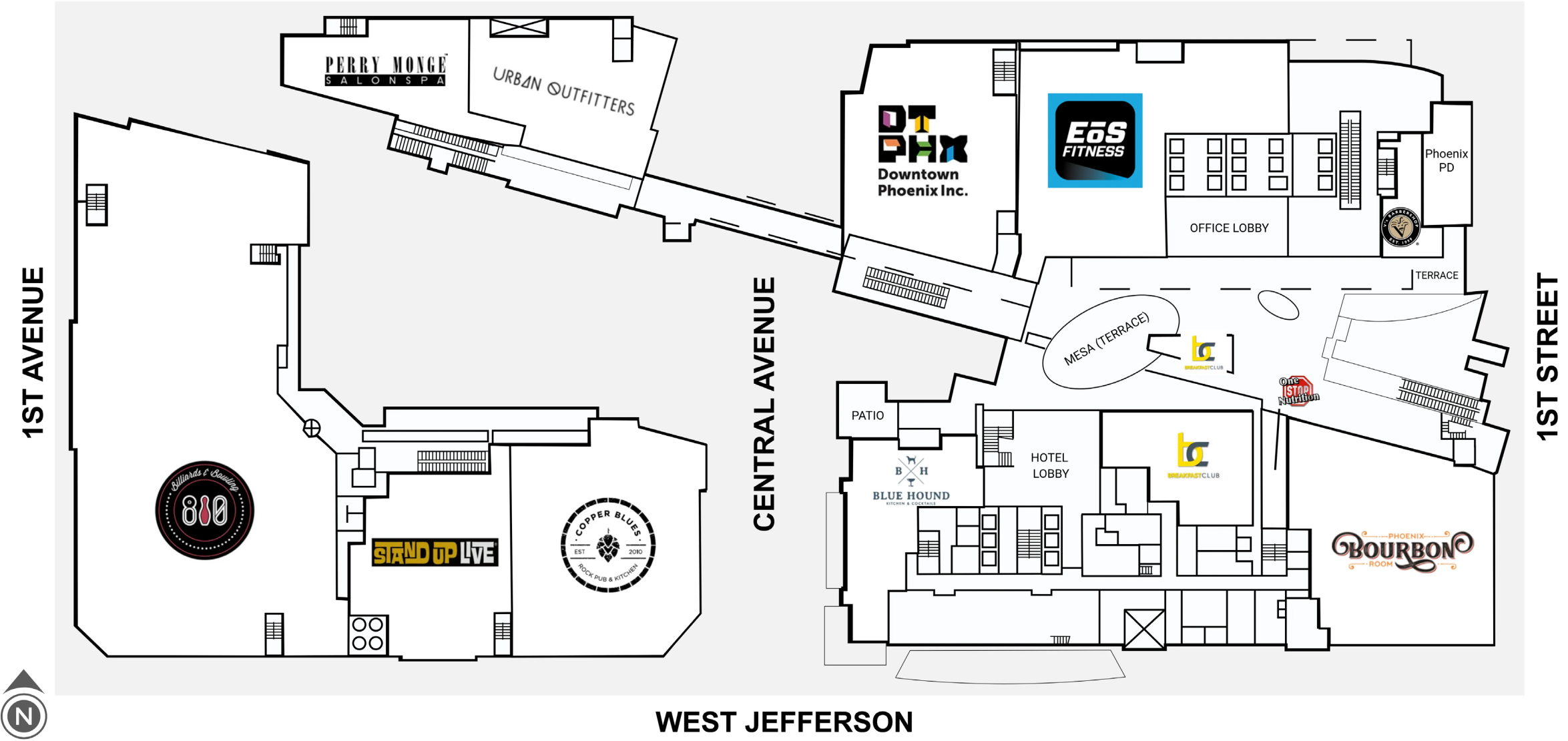




SITE PLAN | LEVEL 2



WEST WASHINGTON



WEST JEFFERSON





SURROUNDING TENANTS



THE  
**VAN BUREN**  
PHOENIX

  
Arizona Financial.  
THEATRE

  
RANKED NO. 1 IN THE WORLD  
FOR INTERNATIONAL TRADE

  
12,000 STUDENTS ENROLLED

 College of Medicine  
Phoenix  
0.5 MI FROM CITYSCAPE

CITYSCAPE

 PHOENIX  
CONVENTION CENTER  
& VENUES

 CHASE FIELD  
HOME OF THE DIAMONDBACKS  
HOME OF THE DIAMONDBACKS (MLB)  
28,912 AVERAGE ATTENDANCE

  
HOME OF THE NBA'S PHOENIX SUNS  
& WNBA'S PHOENIX MERCURY  
17,071 AVERAGE ATTENDANCE



# MARKET OVERVIEW




## PHOENIX, AZ MSA

With a population of more than 4.8 million residents, the city of Phoenix is the capital and the most populous city in Arizona. Located in the heart of Arizona, it encompasses a diverse mix of cities and towns, with Phoenix serving as the state's capital and the fifth-largest city in the country. Known for its warm climate, economic growth, and expanding infrastructure, the Phoenix MSA is a hub for industries ranging from technology and manufacturing to healthcare and finance. The region's rapid population growth has driven a booming real estate market, with new residential, commercial, and mixed-use developments reshaping its skyline and neighborhoods.

Phoenix MSA's economy is thriving, bolstered by its strategic location, business-friendly environment, and access to a skilled workforce. The area has seen significant investment in tech, education, and healthcare sectors, attracting both national and international businesses. With a young and diverse population, the Phoenix MSA is poised for continued growth and development, making it a desirable location for both residents and investors alike.

ANNUAL **46.7M**  
VISITORS 

TOTAL POPULATION  
**4.8M+** 

**\$308.21B**  
GROSS METRO  
PRODUCT 







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1 EAST WASHINGTON STREET, PHOENIX, AZ 85004

**SHANE STEPHENS**

Senior Vice President Leasing

O: 480-624-5530 M: 602-421-6932

[sstephens@REDdevelopment.com](mailto:sstephens@REDdevelopment.com)

**CHRISTINE MARTIN**

Sales & Leasing Manager

O: 480.624.5532 M: 602.565.5938

[cmartin@REDdevelopment.com](mailto:cmartin@REDdevelopment.com)

