

CITYSCAPE

IN THE HEART OF DOWNTOWN PHOENIX

RED[®]

1 EAST WASHINGTON STREET, PHOENIX, AZ 85004

Alliance Bank

HOTEL PALOMAR

CITYSCAPE RESIDENCES



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 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.



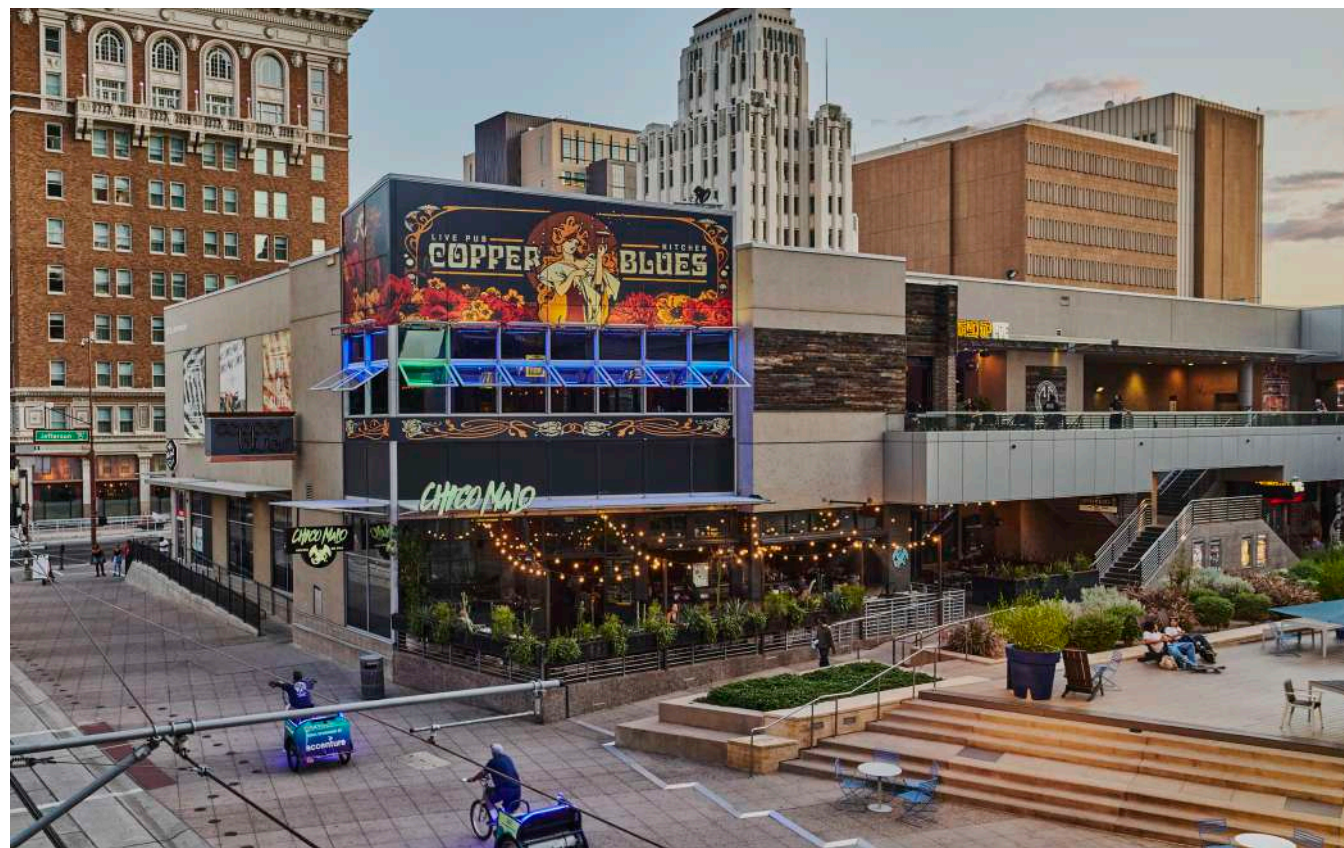
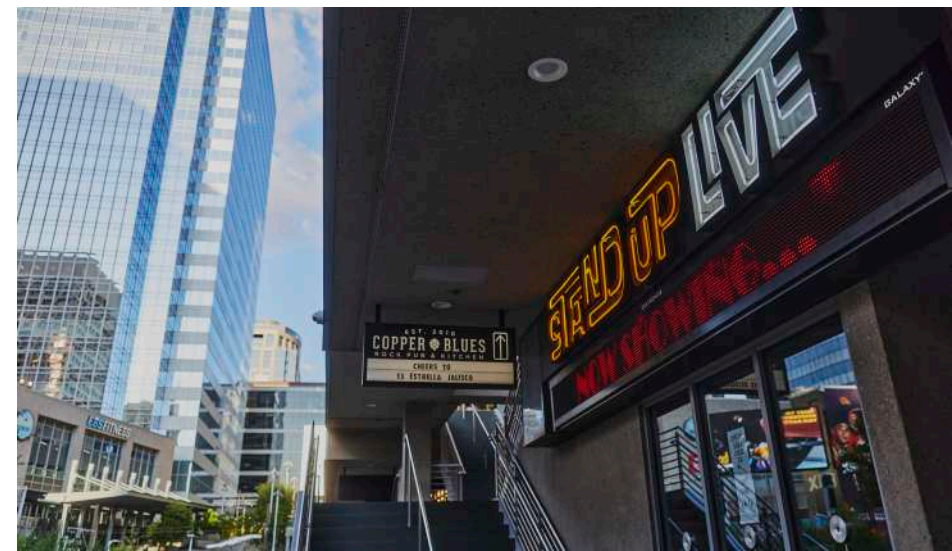
Luxury Living & Accommodations

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.

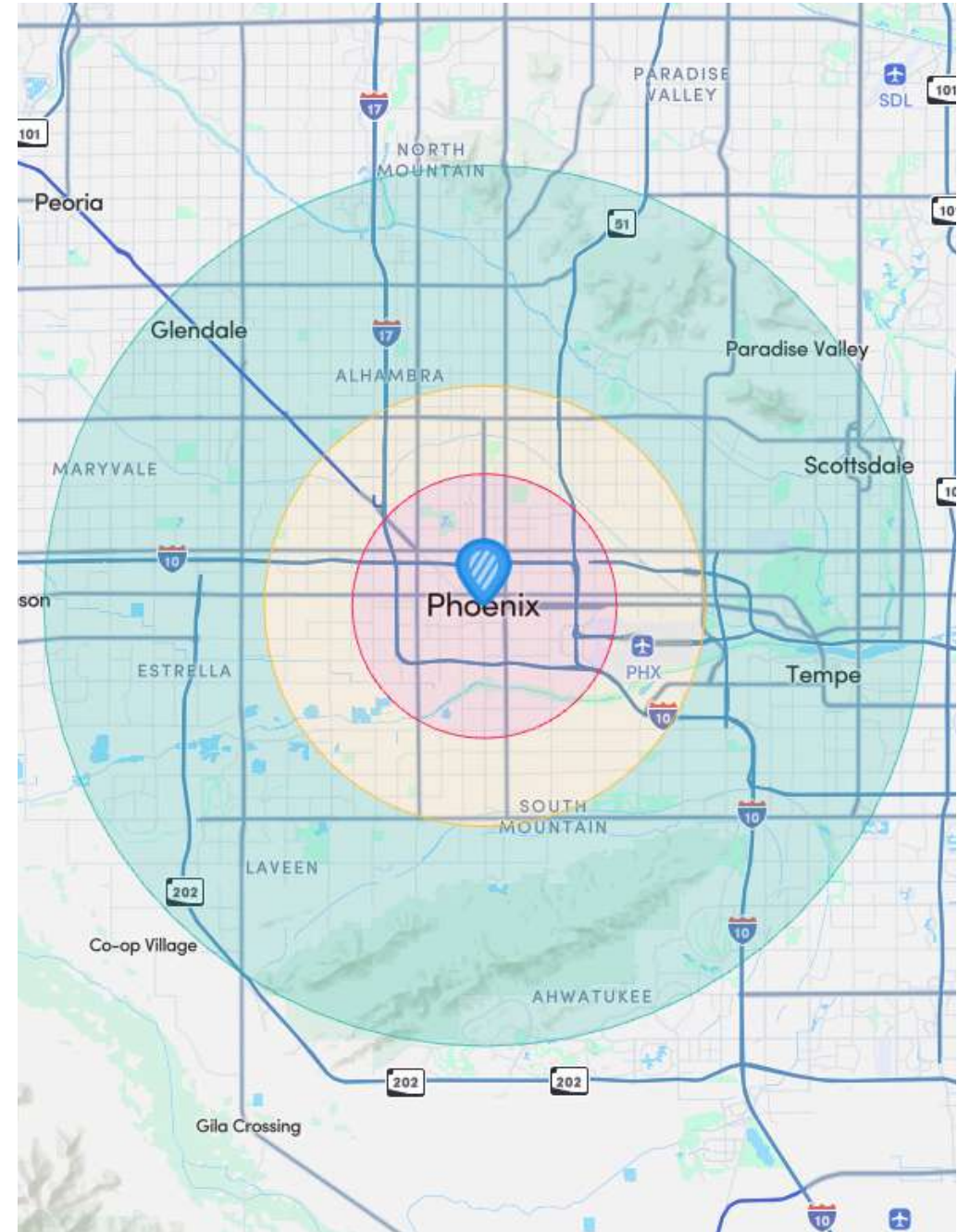


DEMOGRAPHICS



	371,563 POPULATION (5 MI)		326,094 EMPLOYEES (5 MI)		142,883 HOUSING UNITS (5 MI)		\$3.7B CONSUMER SPENDING (5 MI)
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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	3 Mile	5 Mile	10 Mile
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	3 Mile	5 Mile	10 Mile
2025 Households	49,180	142,883	508,981
2030 Projected Households	51,971	150,448	525,407



SITE PLAN | LEVEL 1



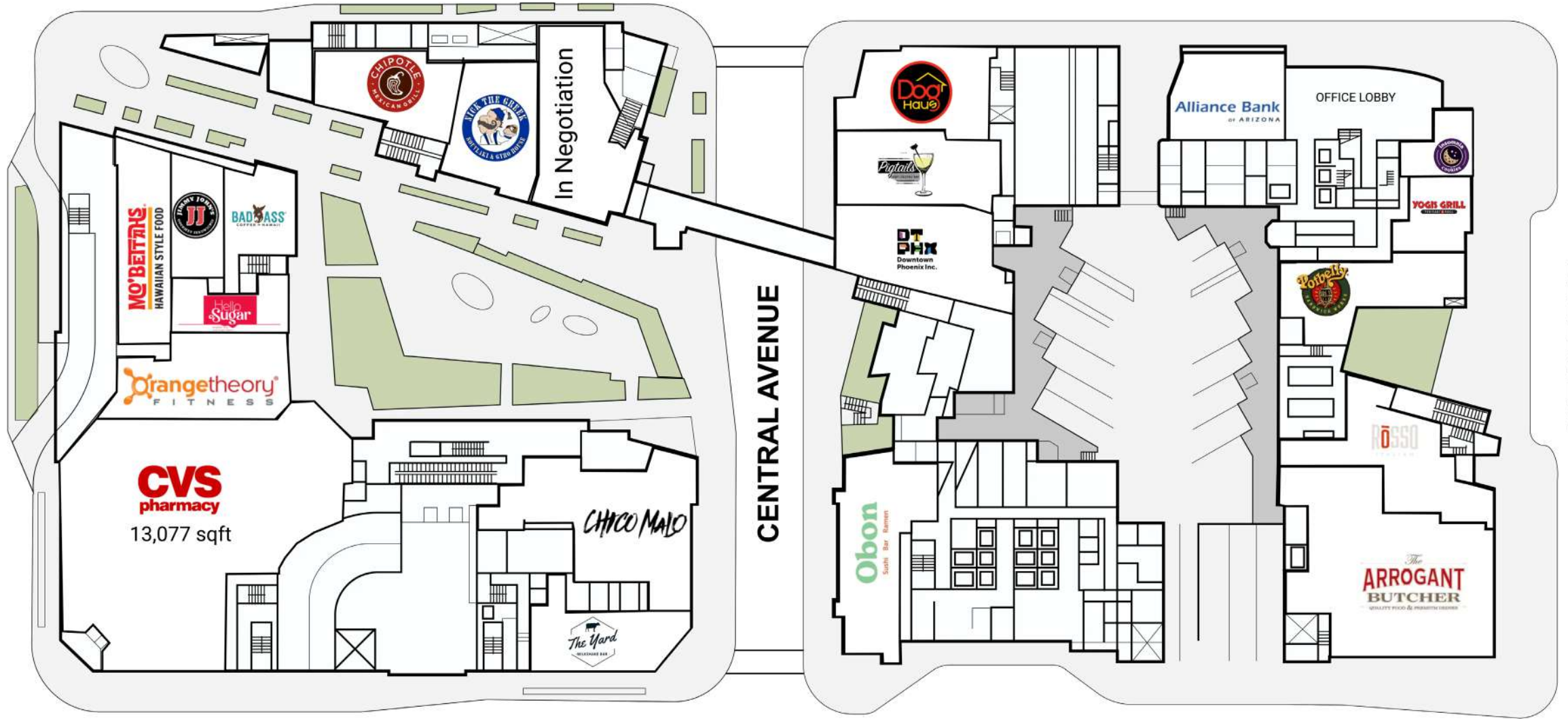
WEST WASHINGTON

WEST JEFFERSON

1ST AVENUE

CENTRAL AVENUE

1ST STREET



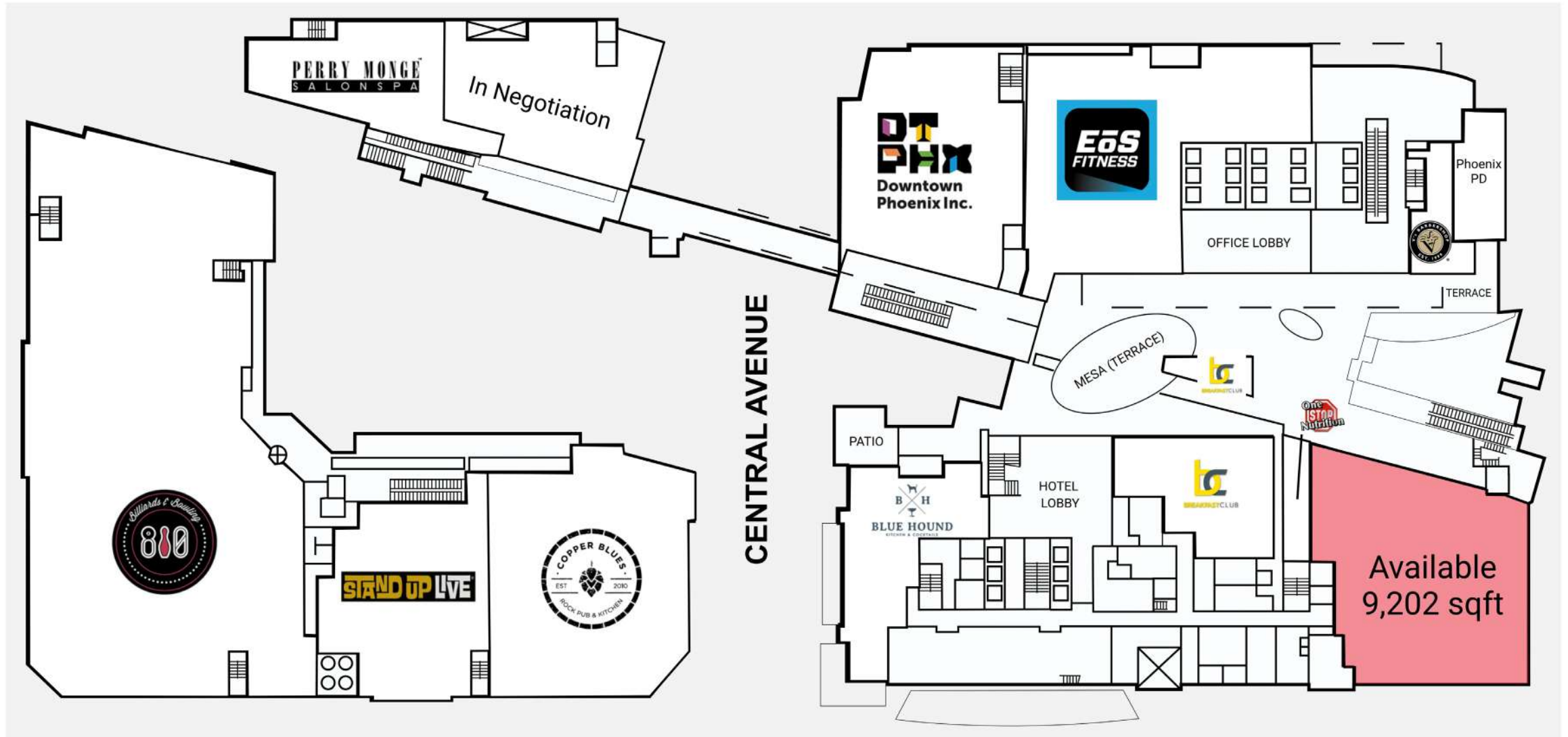
WEST WASHINGTON

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1ST STREET



SURROUNDING TENANTS



RANKED NO. 1 IN THE WORLD
FOR INTERNATIONAL TRADE



12,000 STUDENTS ENROLLED



College of Medicine
Phoenix

0.5 MI FROM CITYSCAPE



CITYSCAPE



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

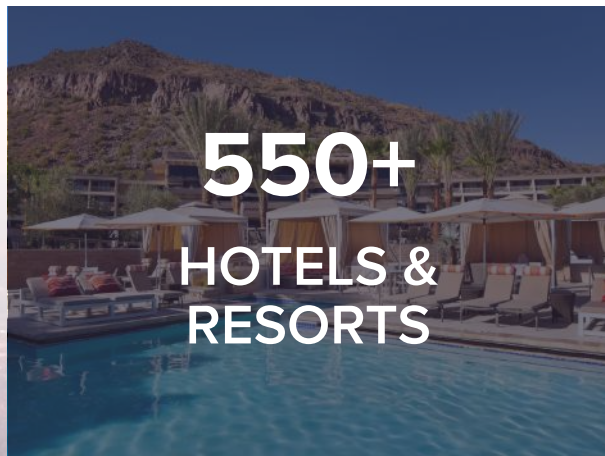
With a population of more than 4.8 million residents, the city of Phoenix is the capital and the most populous city in Arizona. Located in the heart of Arizona, it encompasses a diverse mix of cities and towns, with Phoenix serving as the state's capital and the fifth-largest city in the country. Known 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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