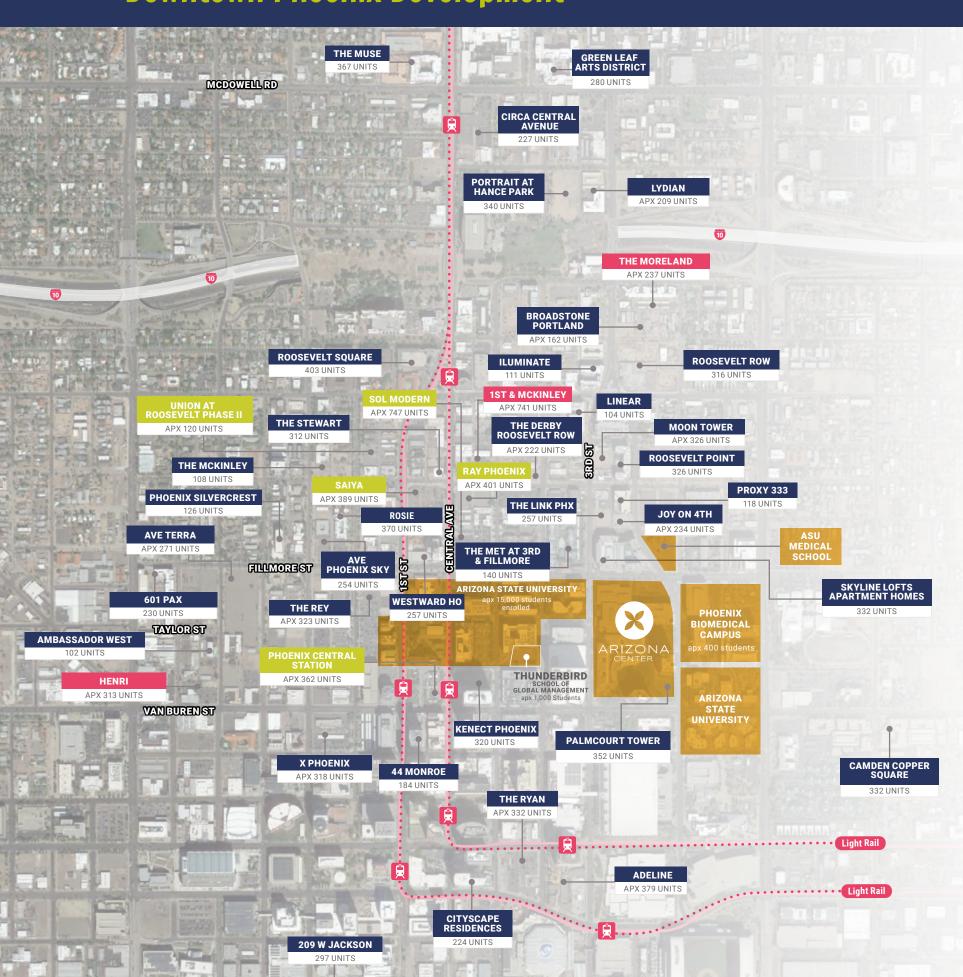


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# **Downtown Phoenix Development**



Key 🚊 Light Rail Station •••• Light Rail Planned Under Construction Existing **Overview** 12.532

2,921 Total units built since 2000 Total units built since 2015 Under Construction Avg Occupancy (Stabilized)

#### The Urban Heart of Arizona

### \$12 Billion

1.7 square mile redevelopment area investments 2005- 2025

Resident Population\*

One-mile radius: 22,922

Two-mile radius: 59,221

Three-mile radius: 114.805

**Daytime Employment** Population\*

One-mile radius: 83,620

Two-mile radius: 172,423

Three-mile radius: 283,840

#### **Education and Research Stats**

Students currently at ASU Downtown Phoenix Campus

#### 4,500

Students have graduted from the University of Arizona College of Medicine

#### 30

Number of acres in Phoenix Biomedical Campus

Students at University of Arizona College of Medicine (2025)

#### 400

Number of Students at the Bioscience High School (on PBC)

#### 1,804

ASU Student housing beds

#### Infastructure

#### **Highways**

#### Within 5 minutes of Downtown:

Interstate 10 Loop 202

State Route 51

Interstate 17

#### **Sky Harbor International Airport**

One of the ten busiest in the U.S.

10 minutes from Downtown

Sky Train connects to terminals 3 & 4

44.4 million passengers in

#### **Metro Light Rail**

26 miles completed

60-mile systemby 2034

Currently seven light rail extensions are planned or are under construction

Light rail carries an average of 45,000 riders per day (2023)

#### **Link to Downtown Phoenix Entertainment District Study**



# This is where the people are.

The decision to lease here is an easy one. Simply put, there's no better location than Arizona Center. With 3,100 professionals on property alone, Arizona Center has countless visitors from nearby area offices at any one time, plus students from three neighboring major university campuses, daily and nightly event visitors, hotel guests, and nearby residents.

And, of course, \$35M in renovations only helps make it the smartest leasing option around.



# The people are coming. Are you?

People come from all around Arizona, and the country, for huge events like the Rock 'n' Roll Marathon, Fan Fusion, and annual conferences. But they're coming for more than just that, and Arizona Center is a major source of entertainment. With seven major hotels, including an onsite AC Hotel by Marriott, and more than 3,800 daily hotel rooms within walking distance—with more on the way—Arizona Center is in the middle of everything they want to do.

## Hotels

AC Hotel by Marriott
Hotel San Carlos
Hilton Garden Inn
Hyatt Regency Phoenix
Renaissance Phoenix
Sheraton Grand Phoenix
Westin Phoenix Downtown

# Live Entertainment

Crescent Ballroom
Comerica Theatre
Herberger Theater
Phoenix Symphony Hall
Orpheum Theater
Stand Up Live
The Van Buren
Valley Youth Theatre

## Schools

ASU Downtown Campus
Northern Arizona University
Phoenix Biomedical Campus
30-Acres of medical research offices
6.5 Million SF at full build-out
University of Arizona

## Visitors

Phoenix Convention Center Rock 'n' Roll Marathon Visit Phoenix

# Sports

Chase Field
Arizona Diamondbacks
PHX Arena
Phoenix Suns
Phoenix Mercury
Arizona Rattlers

# Arts & Culture

Arizona Latino Arts Center
Arizona Science Center
Arizona Doll & Toy Museum
Children's Museum of Phoenix
Heard Museum
Heritage Square
Phoenix Art Museum
Rosson House Museum
Wells Fargo History Museum









42% OF WORKFORCE WITHIN 3 MILES IS **BUSINESS** PROFESSIONAL SERVICES

4,769 HOTEL ROOMS IN PHOENIX CONVENTION



THE SHERATON IS THE LARGEST **HOTEL IN THE STATE** WITH **1,000** 



LIGHTRAIL RIDERS PER YEAR

© DOWNTOWN STOP

6 MILLION ANNUAL

VISITORS DOWNTOWN PHOENIX





28,492 MULTIFAMILY UNITS 3 MILES





**SCORE** 

**RESIDENTS** WALKING 18,000 DISTANCE

MEDIAN

LARGE WORKFORCE



**€** 58,000 EMPLOYEES **DOWNTOWN PHOENIX** 

Sources: ASU, UofA, ESRI, Phoenix Metro Light Rail, CoStar, visitphoenix.com, Downtown Phoenix





# More than \$7.6 Billion Invested over the last 5 years

in office space, retail, restaurants, education facilities convention space, and hotel rooms.

# Highest Concentration of Employment

in the state of Arizona.

# In the midst of a Construction Boom

as Millennials and Baby Boomers are drawn downtown to fill thousands of new, modern apartment units being delivered.

# strengthinnumbers Hrizona State University



15,000 Students enrolled downtown in 2023

More than 3,000 Degrees Awarded

630 Faculty Members at the downtown campus

No. 1 In the U.S. for Innovation

2023 U.S. News & World Report



# A site plan built around the future of Arizona Center.

The future of Arizona Center looks incredible—and even better for our tenants. With the 200-room AC Hotel by Marriott, 350-unit residential tower, and drop-off valet, along with continuing business and university growth immediately around Arizona Center, this is going to be the hub of activity for years to come.









When the people gather to enjoy the new heartbeat of downtown Phoenix, you'll want to be a part of it.

Your business will benefit from a \$35M renovation people will want to experience. It will thrive from:









Impressive architectural and retail renovation

New facade and spectacular signage opportunities on 3rd St.

Valet service and entrance directly across from the largest hotel in Arizona

Comfortable and inviting courtyard with free WIFI

Newly renovated garden oasis for events

Modern storefronts, shaded canopy areas, landscaping, site furnishings and fixtures



# Get-in, get-out valet service.

When quick and easy fun is the plan, Arizona Center's valet service is the answer. The 3rd Street valet does more than welcome Arizona Center visitors, it creates the opportunity for convenient parking that you won't easily find in downtown Phoenix.



Where's the pre-party?
Same place as the after-party.

Pick any night of the week, and you'll find nightlife filling the streets. From theater and sporting events to onsite hotel stays, conventions, and residents, the energyfilled nightlife begins and ends right here, at Arizona Center.

# Before the nightlife, comes the daylife.

When you combine the 25,000 daily residents with Arizona's most concentrated population of workforce, metro-light rail traffic, and three major university campuses just steps away, there's nonstop activity all hours of the day. And Arizona Center is right in the heart of it all.





# Be a part of the transformation.

#### **Brent Mallonee**

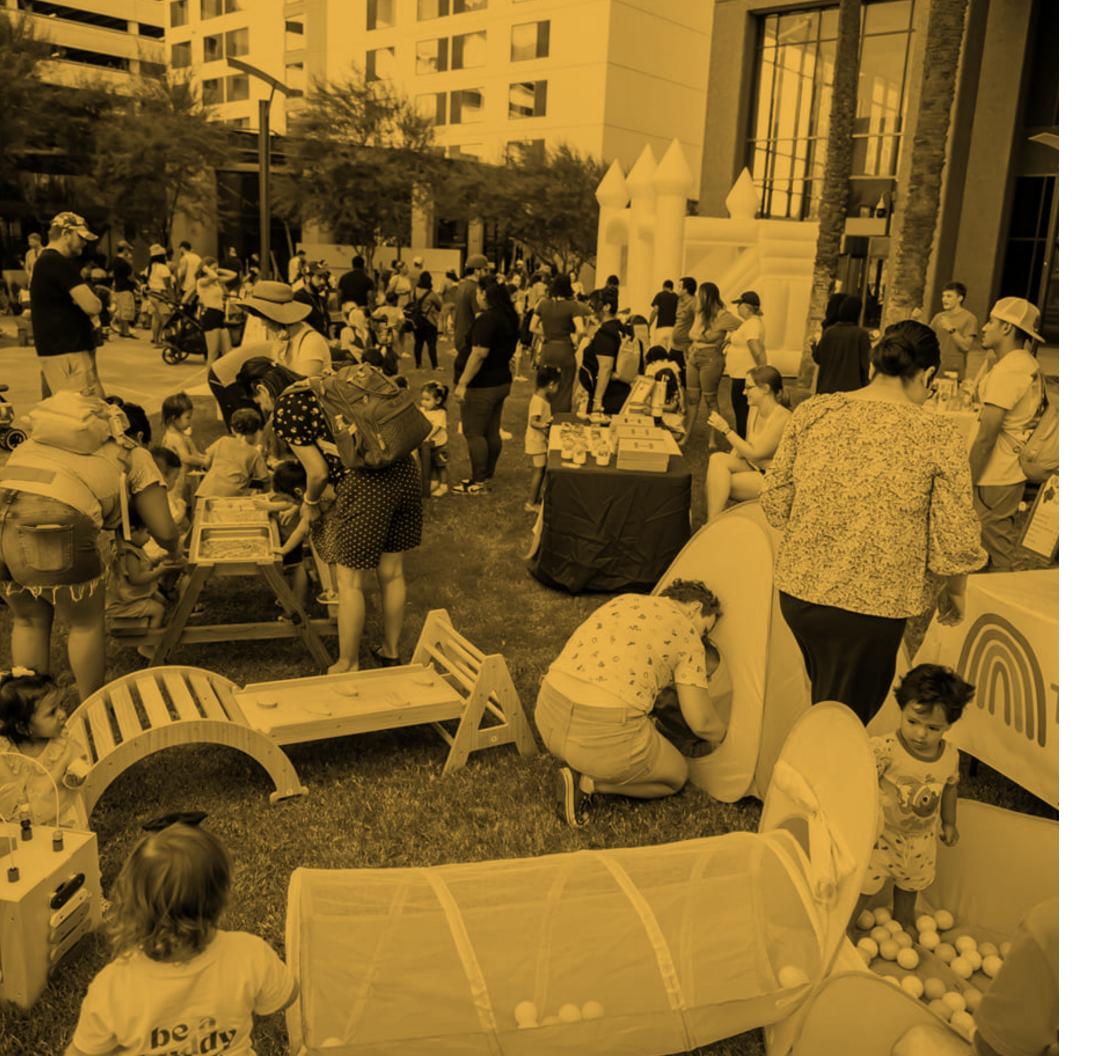
Executive Director +1 602 224 4437 brent.mallonee@cushwake.com

### **Tate Blalock**

Senior Associate +1 602 682 8294 tate.blalock@cushwake.com



2555 East Camelback Road, Suite 400 Phoenix, AZ 85016 ph: +1 602 954 9000 fx: +1 602 253 0528 cushmanwakefield.com



# Notes



455 North 3rd Street | Phoenix, AZ, 85004-2240 Phone: 602.271.4000 | Fax: 602.271.4417

arizonacenter.com/leasing

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