



Tanger
PHOENIX

LOYAL GUESTS. UNBEATABLE VALUE.

TANGER PHOENIX

The top visited outlet destination in Arizona

Tanger Phoenix sits in the heart of a popular entertainment district, home to shopping, dining, casinos, and the Desert Diamond Arena, enabling it to draw both locals and tourists.

ADDRESS

6800 North 95th Ave.,
Glendale, AZ 85305

411K SF

Open-air shopping
destination

90+ BRANDS

Top fashion and
lifestyle retailers

MAJOR CITIES

Phoenix, AZ (15 mi)
Scottsdale, AZ (20 mi)

MSA POPULATION

5,069,353 – Phoenix, AZ

TOURIST HUB

19.5 million visitors to
Phoenix, AZ

POLO  RALPH LAUREN



COACH
OUTLET

MICHAEL KORS

 lululemon

Psycho  Bunny

VICTORIA'S SECRET

Prime location

Located near Loop 101, a significant freeway loop that encircles much of the Phoenix metropolitan area.



230,000+ cars
pass by per day on
surrounding roadways¹



Nearest Major Airport
Phoenix Sky Harbor International Airport
15 miles east of the center

¹Includes surrounding roadways that may not be visible on aerial



PHOENIX, AZ RANKINGS

#18 Fastest Growing Places in U.S.
U.S. News & World Report

#19 Best Places to Visit in Arizona
U.S. News & World Report



ENTERTAINMENT MECCA

Adjacent to Tanger Phoenix is a **critical mass of popular entertainment destinations**

Westgate Entertainment District

Desert Diamond Arena

State Farm Stadium, home to the NFL's Arizona Cardinals



LUXURY TRAVEL DESTINATION

Greater Phoenix is among the nation's top cities with the most **luxury hotels**

Home to around **200 golf courses**

Host to **WM Phoenix Open** (most attended stop on the PGA tour with 700K attendees annually), **PGA Tour Champions' Charles Schwab Cup**, and **Bank of Hope Founders Cup**



A GROWING COMMUNITY

(proposed, planned or under construction within 10 miles)

+181K Multi-Family Units

+23 Hotels

+3.9K Hotel Rooms

Source: CoStar

Demographics

TRADE AREA

1.7M
2023 Population

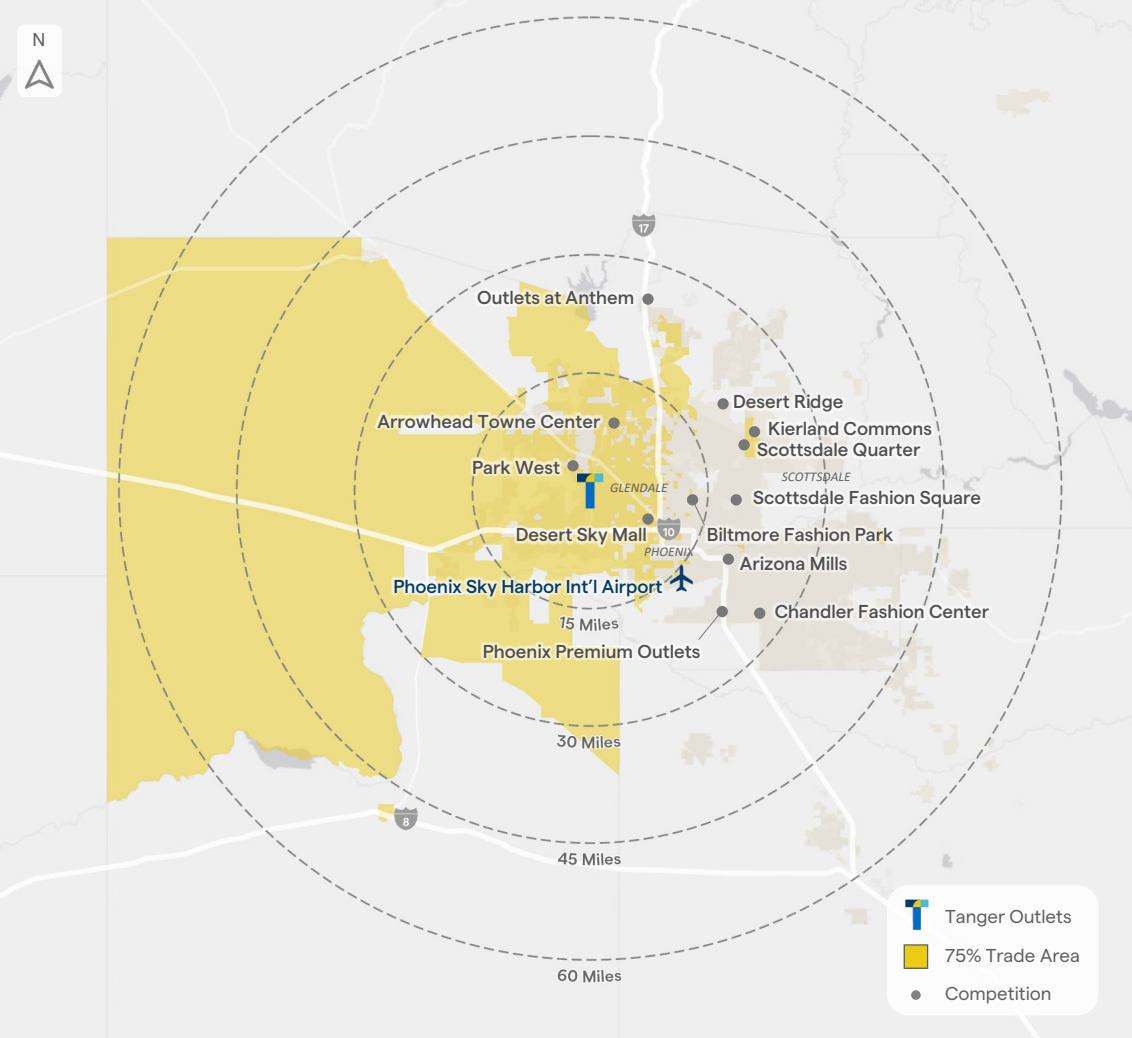
3.9%
2023-2028 Population Growth Rate
U.S. 1.5%

33.2
Median Age
U.S. 39.0

\$102K
Average Household Income
U.S. \$106K

	Trade Area	15 Miles	30 Miles	45 Miles	Phoenix, AZ MSA
2023 Population	1,712,369	2,145,272	3,769,866	4,749,034	5,069,353
2023-2028 Pop. Growth	3.9%	2.9%	2.7%	2.8%	3.3%
Households	566,012	768,065	1,419,205	1,777,302	1,886,577
Avg. HH Income	\$101,864	\$96,627	\$109,431	\$112,847	\$111,655
Median Age	33.2	35.3	36.2	36.8	36.8

Sources: 2023 Alexander Babbage Trade Areas, 2023 ESRI Demographics

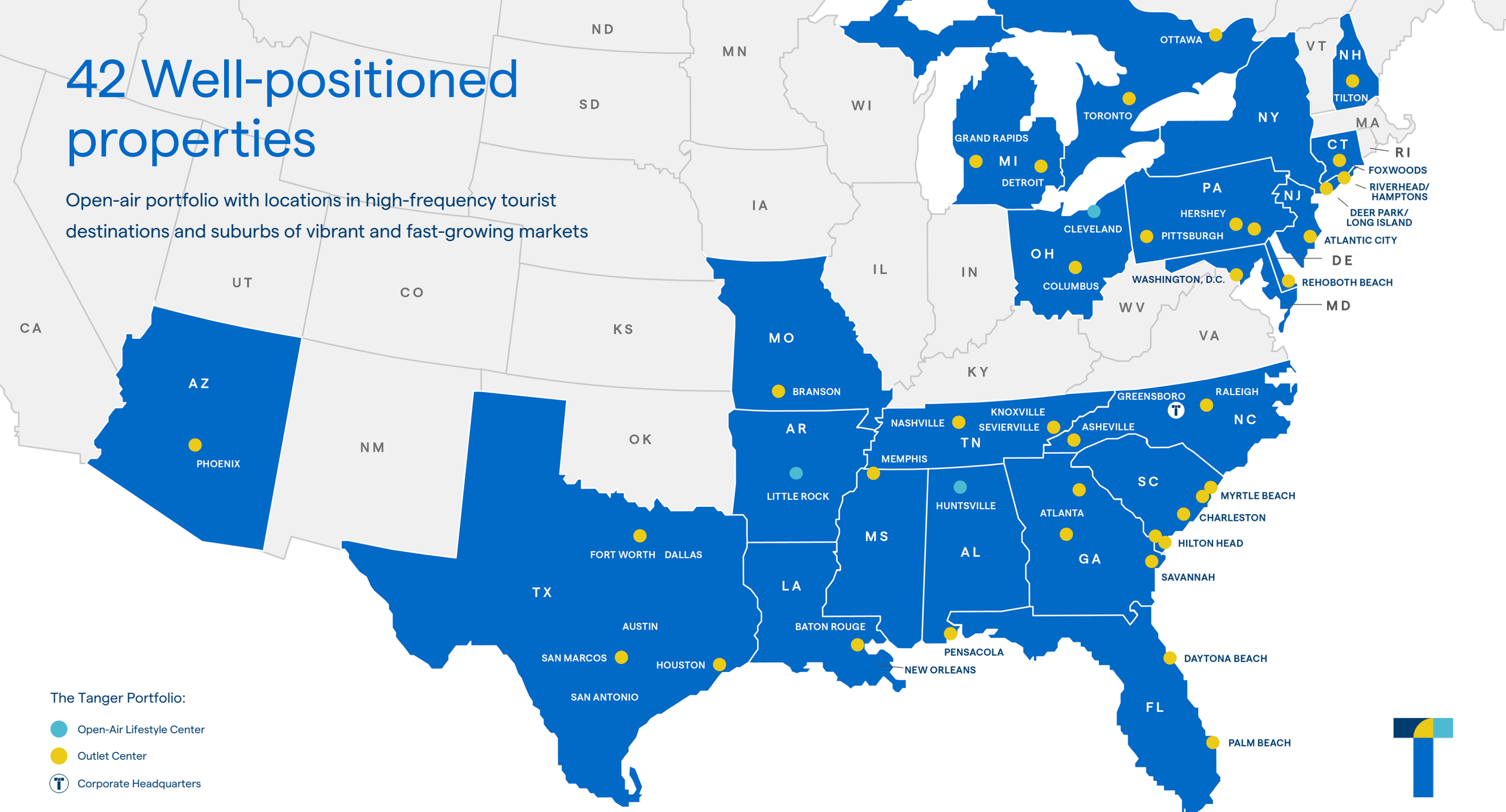


Market Retail

	DISTANCE (Miles)	DRIVE TIME (Minutes)
Park West	1.4	7
Desert Sky Mall	5	17
Arrowhead Towne Center	8	15
Biltmore Fashion Park	14	31
Desert Ridge	20	28
Kierland Commons	20	32
Scottsdale Fashion Square	20	33
Scottsdale Quarter	21	32
Phoenix Premium Outlets	24	31
Outlets at Anthem	25	33
Chandler Fashion Center	26	36

42 Well-positioned properties

Open-air portfolio with locations in high-frequency tourist destinations and suburbs of vibrant and fast-growing markets



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