



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

5,149,752 – Phoenix, AZ

TOURIST HUB

46.7 Million to
Greater Phoenix, AZ

POLO  RALPH LAUREN

VUORI



COACH
OUTLET

 lululemon

Psycho  Bunny

VICTORIA'S SECRET

Prime location

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



209,000+ cars
pass by per day on
surrounding roadways¹



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

¹ Includes surrounding roadways that may not be visible on aerial; Source: Inrix 2023 AADT



PHOENIX, AZ RANKINGS

#3 Top Large Cities for
Economic Growth
CoworkingCafe

#7 Best Performing U.S. Cities
The Milken Institute

#10 Top Housing Hot Spots
National Association of Realtors

Top City for Business
Headquarters
Site Selectors



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

**\$1B VAI Resort and Mattel
Adventure Park** opening 2025



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)

+121K Multi-Family Units

+26 Hotels

+4.5K Hotel Rooms

Source: CoStar

Demographics

TRADE AREA

1.9M

2024 Population

34.7

Median Age
U.S. 39.3

6.0%

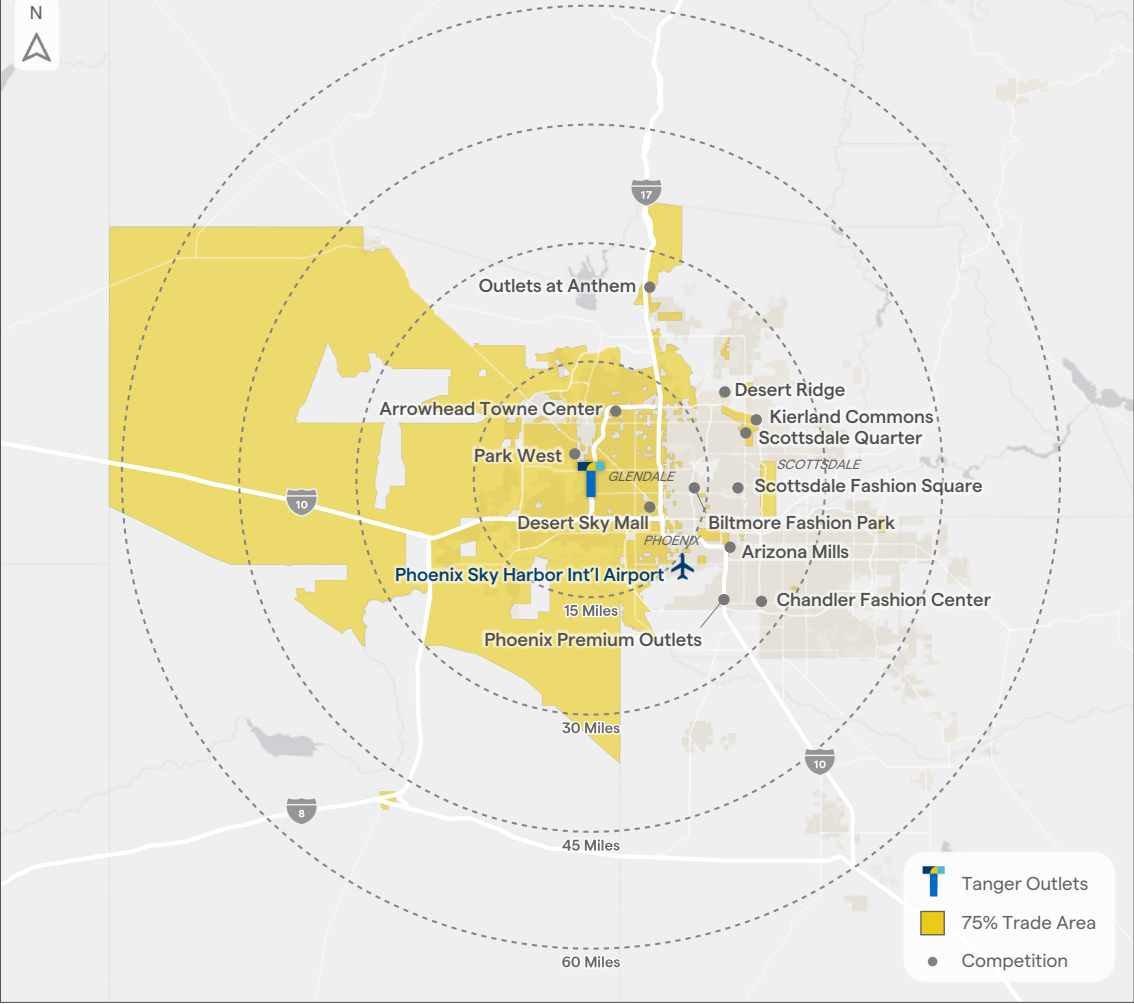
2024-2029 Population Growth Rate
U.S. 1.9%

\$108K

Average Household Income
U.S. \$113K

	Trade Area	15 Miles	30 Miles	45 Miles	Phoenix, AZ MSA
2024 Population	1,909,494	2,178,938	3,817,520	4,818,406	5,149,752
2024-2029 Pop. Growth Rate	6.0%	4.6%	4.4%	4.5%	4.9%
Households	636,717	781,864	1,441,068	1,807,928	1,922,675
Avg. HH Income	\$108,345	\$103,376	\$116,242	\$119,841	\$118,826
Median Age	34.7	36.6	37.2	38	38.2

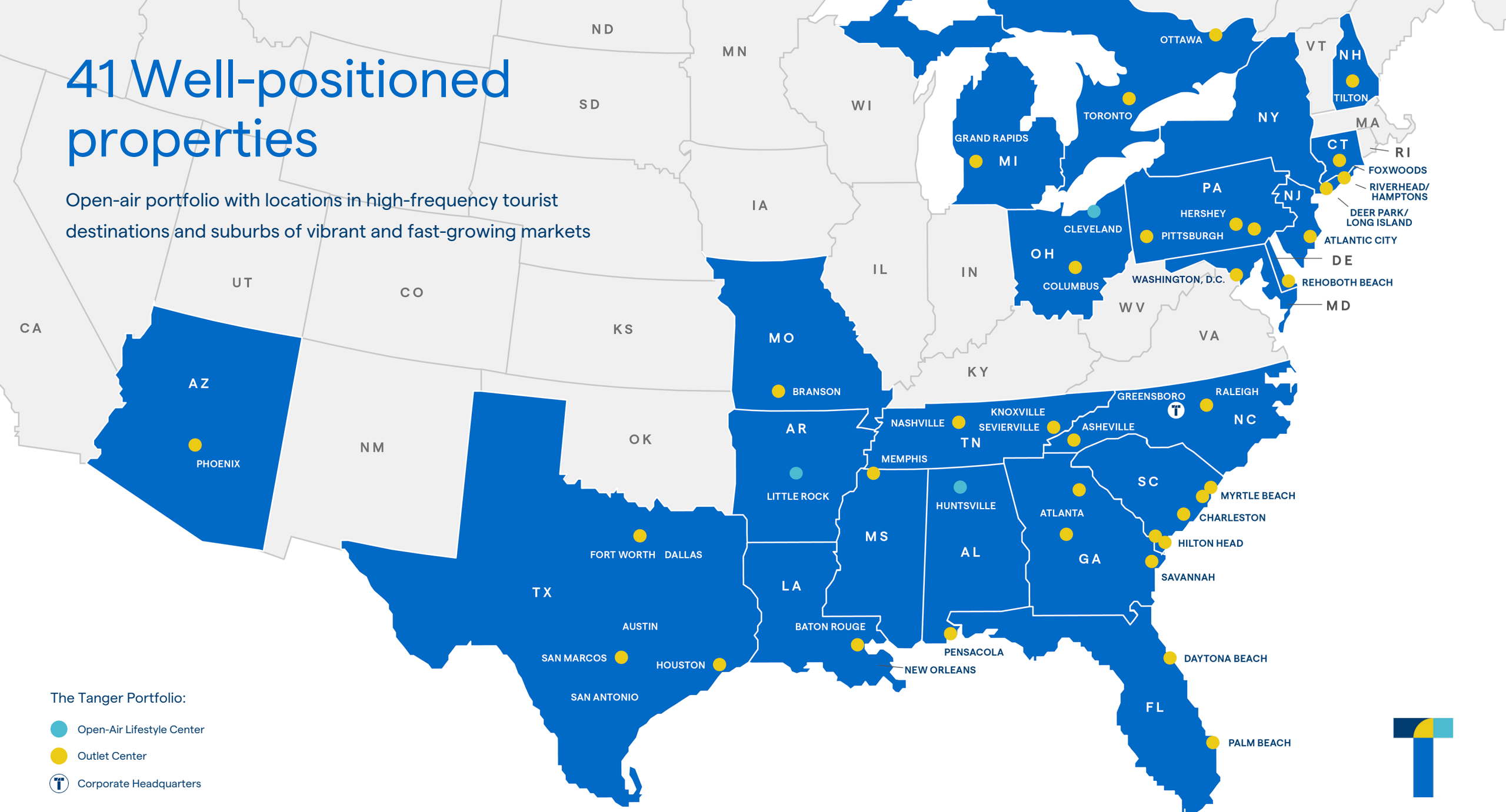
Sources: 2024 Alexander Babbage Trade Areas, 2024 ESRI Demographics






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

41 Well-positioned properties

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



The Tanger Portfolio:

-  Open-Air Lifestyle Center
-  Outlet Center
-  Corporate Headquarters



CONTACT US



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Tanger[®]