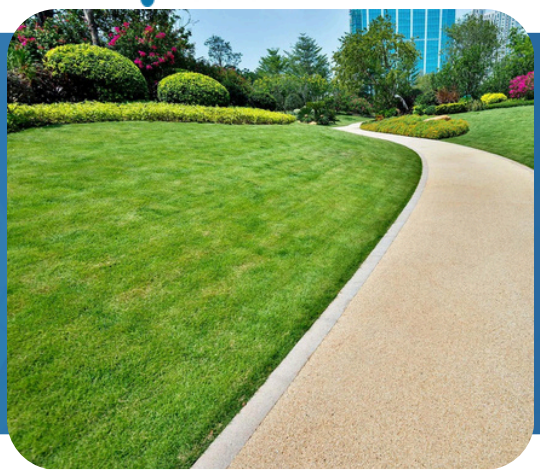
CASE STUDY

From Water Waste to Water Wins

HOW PHILLIPS EDISON CUT 18% IN IRRIGATION USE WITH WEATHERMATIC



THE CHALLENGE

Phillips Edison & Company (PECO), one of the nation's largest owners and operators of grocery-anchored shopping centers, manages over 275 properties coast to coast. But with that scale comes a big footprint—especially when it comes to water.

Traditional irrigation systems across their portfolio lacked precision, often overwatering landscapes and racking up unnecessary costs. The company faced the mounting pressure of rising utility rates, mounting local compliance requirements, and internal Sustainability benchmarks. PECO needed a smarter, scalable solution that could make a measurable dent in water use—without sacrificing the curb appeal of its properties.

THE SOLUTION

PECO turned to Weathermatic's smart irrigation technology to overhaul its landscape watering strategy. The system leverages live weather data, soil conditions, and predictive analytics to deliver precise, need-based watering.

With centralized controls and site-level customization, PECO teams could fine-tune operations, cut inefficiencies, and get real-time performance feedback. Weathermatic provided not just hardware and software—but the strategic partnership and ongoing support to drive adoption across 60+ properties to date.

THE RESULTS

- **18% Reduction in Water Use** portfolio-wide
- **Substantial Utility Cost Savings** that hit the bottom line
- **Progress on ESG Goals** through measurable environmental impact
- **Consistent, Healthier Landscapes** maintained with less waste

18% SAVINGS

"We saw an 18% drop in irrigation use - without compromising curb appeal."

THE TAKEAWAY

Smart irrigation isn't just a sustainability initiative—it's a business advantage. PECO's partnership with Weathermatic proves that upgrading infrastructure with intelligent systems pays off in savings, performance, and public perception.

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