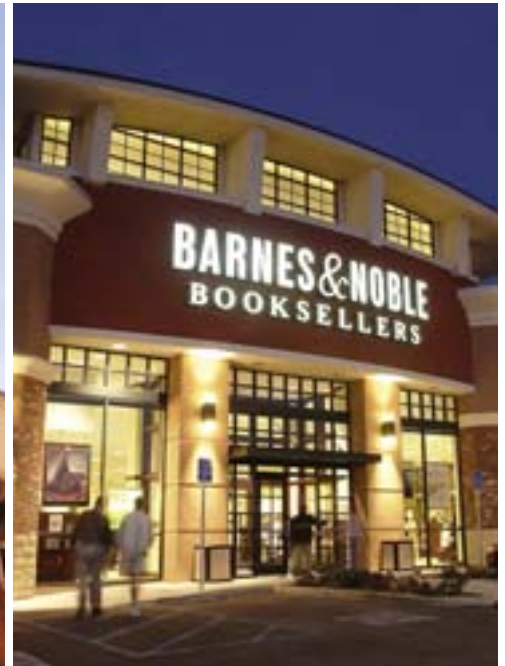




General Growth Properties, Inc.

# Galleria at Tyler

Riverside, California



## STRATEGIC LOCATION

- Galleria at Tyler is the dominant regional shopping center in the Inland Empire located 40 miles east of downtown Los Angeles, one hour from the mountains and beaches.
- Outstanding visibility from Interstate 91, with over 180,000 vehicles passing Galleria at Tyler daily.
- Traffic count: 18.5 million customers visit annually.

## INLAND EMPIRE SHOPPING DESTINATION

- The center boasts three leading department stores: Nordstrom, Macy's and JCPenney.
- Prominent retailers include: Sharper Image, Brighton Collectibles, Godiva Chocolatier, Barnes and Noble, Bombay, Build-A-Bear Workshop, Abercrombie & Fitch, Pumpkin Patch, Jessica McClintock, Ann Taylor Loft, Starbucks Coffee and Metro Park.
- Galleria at Tyler has the only Nordstrom in the Inland Empire.

## EXCELLENT GROWTH WITHIN THE PRIMARY TRADE AREA

- Riverside is a rapidly growing city which currently ranks as the 11th largest city in California.
- Ranked # 5 for job growth in the nation by Forbes and CNN named the Inland Empire the 3rd hottest real estate market in the country.
- Serving a primary trade area of approximately 789,321 people. 71,500 households have average household incomes exceeding \$79,000.
- Riverside ranked #6 for Entrepreneurs to do business in Inc. Magazine's 2005 survey.

## PURCHASING POWER

- Center sales performed at \$570psf, up 15% from previous year.
- Riverside-San Bernardino area exceeded Orange County's taxable retail sales for the second year in a row – \$30.7 billion compared to Orange County's \$29.7 billion.
- Galleria at Tyler customers' average household income is \$79,440 vs. the trade area of \$64,400.



## MALL INFORMATION

### LOCATION

Galleria at Tyler is located off Interstate 91 at Tyler Street.

### MARKET

Riverside - San Bernardino

### DESCRIPTION

Two-level, enclosed, super-regional

### ANCHORS

Nordstrom (145,258 sq. ft.), Macy's (157,384 sq. ft.), and JCPenney (171,083 sq. ft.)

**TOTAL RETAIL SQUARE FOOTAGE** 1,104,000

**PARKING SPACES** 5,425

**OPENED** 1970

**EXPANDED** 1991

**RENOVATED** 1991, added Food Court 1996

## TRADE AREA PROFILE

**2005 POPULATION** 789,321

**2010 PROJECTED POPULATION** 896,204

**2005 HOUSEHOLDS** 233,972

**2010 PROJECTED HOUSEHOLDS** 263,779

**2005 MEDIAN AGE** 30.3

**2005 AVERAGE HOUSEHOLD INCOME** \$65,750

**2010 PROJECTED AVERAGE HOUSEHOLD INCOME** \$73,673

## 5-MILE RADIUS PROFILE

**2005 POPULATION** 230,820

**2010 PROJECTED POPULATION** 258,106

**2005 HOUSEHOLDS** 70,505

**2010 PROJECTED HOUSEHOLDS** 78,368

**2005 MEDIAN AGE** 30.7

**2005 AVERAGE HOUSEHOLD INCOME** \$63,431

**2010 PROJECTED AVERAGE HOUSEHOLD INCOME** \$70,584

## DAYTIME EMPLOYMENT

**3-MILE RADIUS** 44,539

**5-MILE RADIUS** 79,127

SOURCE: CLARITAS, INC.