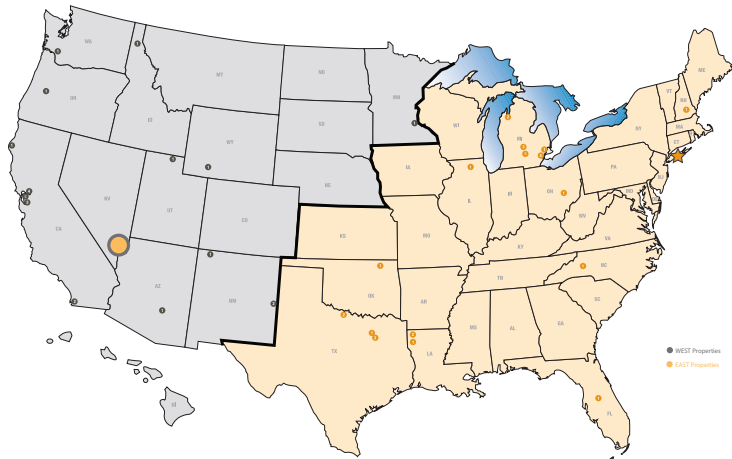


ANIMAS VALLEY MALL
4601 EAST MAIN STREET
FARMINGTON, NM 87402

ANIMAS VALLEY MALL serves the Four Corners market of New Mexico, Colorado, Arizona and Utah. It reaches a trade area of more than 187,000 people and is the only shopping mall within a 160-mile radius. The mall is anchored by Dillard's, jcpenny, Sears and Ross Dress For Less and features an entertainment corridor, including a 10-screen movie complex with stadium seating and a 400-seat food court. Farmington's population of 45,000 grows to approximately 225,000 on weekends with people visiting from outlying areas such as Durango, Colorado.



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Animas Valley Mall

FARMINGTON, NEW MEXICO

As the only regional center within a 160-mile radius, Animas Valley Mall is uniquely situated to meet the demands of the rapidly growing city of Farmington.

ROUSEPROPERTIES

ANIMAS VALLEY MALL

GROWING MARKET | TOURIST TRAFFIC | EXPANSIVE TRADE AREA

THE ONLY MALL MEETING THE NEEDS OF THE "FOUR CORNERS" COMMUNITIES

5 COMPELLING REASONS TO LOCATE HERE

Retailer Domination

- Animas Valley Mall is the only regional shopping center in the trade area. The next closest market is Albuquerque, NM (160 miles). Major department stores located at Animas Valley Mall include Sears, Dillard's, jcpenny and Ross Dress for Less.

Expansive Trade Area

- Farmington, NM is the primary regional trade area within 160 miles. Farmington serves NW New Mexico, SW Colorado, NE Arizona and SE Utah.

Walmart (2 stores), Sam's Club, Home Depot, Lowe's and Target are located within one mile of Animas Valley Mall.

Solid Growth

- The 2010 U.S. Census revealed that Farmington's population grew by 21.2%, making it the 6th largest city in New Mexico. San Juan County grew by 14.3% to 130,044. These numbers outpaced the state of New Mexico's overall growth of 13.2%.
- The City of Farmington triples in population on any given weekend due to the influx of people traveling from the outer reaches of our trade area.

Tourism Gateway

- Farmington, NM is a gateway to major tourist destinations. Four Corners Monument, Mesa Verde National Park, Lake Powell and the Grand Canyon are located within 1-4 hours drive time of Farmington and attract millions of visitors each year.

Heavyweight Employers

- Major energy companies such as Conoco Philips, BHP, Key Energy, Halliburton and ExxonMobil have facilities in Farmington and employ hundreds of workers each year.

TRADE AREA PROFILE



2010 Population 151,845
2015 Projected 155,141



2010 Households 49,785
2015 Projected 51,203



2010 Average HHI \$54,608
2015 Projected \$61,648



2010 Median Age 32.6

MALL INFORMATION

Market Serves the Four Corners market area and a population of over 342,700 residents.

Description Single-level, enclosed regional center with over 65 specialty shops and 5 anchors.

Anchors Dillard's, jcpenny, Sears, Animas 10 Theatre, Ross Dress for Less.

Total Retail Square Footage 491,451

Parking Spaces 2,558

Opened October 1982

Renovated 2006 - Added new entertainment corridor with Animas 10 Theatre.

Other Features 400-Seat Food Court, New Family Restroom and Lounge

20-MILE RADIUS

2010 Population 99,436
2015 Projected 102,969

2010 Households 34,596
2015 Projected 35,935

2010 Median Age 34.1

2010 Average HHI \$60,799
2015 Projected \$67,766

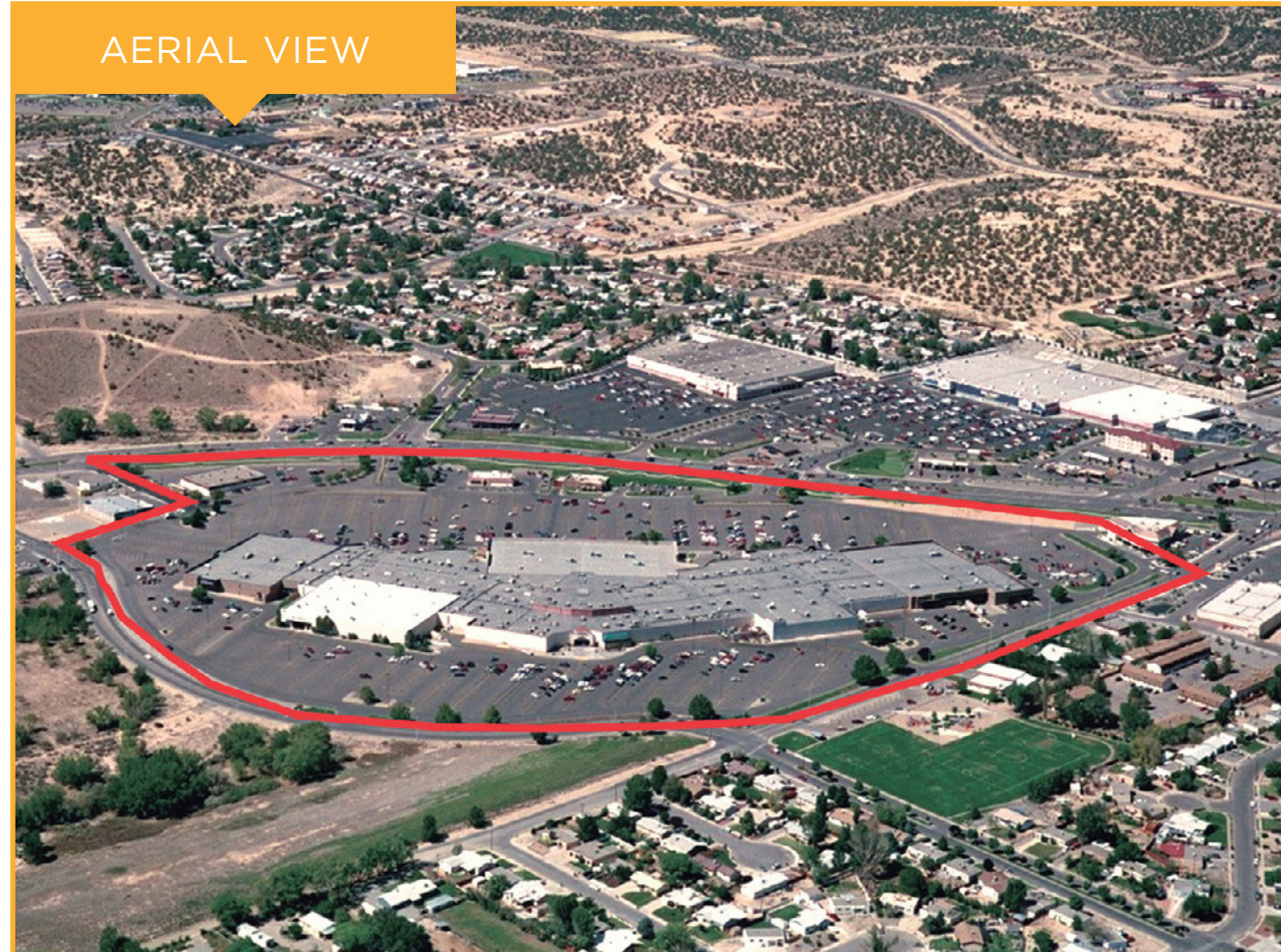
Daytime Employment

3-mile Radius 20,634
5-mile Radius 40,663

Source: Claritas, Inc.

Cross Streets: English Road and East Main Street, Farmington, New Mexico.
Easy Access: Hwy 516, Hwy 64, Hwy 170, Hwy 550.

AERIAL VIEW



ANIMAS VALLEY MALL

