



Foothills Mall

FORT COLLINS, COLORADO



Foothills Mall FORT COLLINS, COLORADO

PREFERRED SHOPPING DESTINATION

- All roads lead to Foothills Mall, centrally located on College Avenue, where daily traffic counts at the center's front door exceed 55,000 vehicles.
- Foothills Mall is the center of Fort Collins retail, surrounded by hotels, restaurants and big box retailers.
- The secondary trade area extends 200 miles, drawing shoppers from SE Wyoming, SW Nebraska and all of Northern Colorado.

WE'VE GROWN AND WE KEEP GROWING

- Fort Collins ranked third on Forbes Magazine 2008 Top 10 Places for Business and Careers.
- Fort Collins earned the 2006 Money Magazine title "America's #1 Best Small City." This national recognition continues to drive economic growth to the trade area.
- Population growth at 9.7% is more than double the national average.
- Affluent households make up the 2nd largest population in the trade area; 24,667 households (22.5% of the population) earn incomes greater than \$100K.
- The center's national jewelry store is the 8th most successful location in the entire GGP portfolio.

SHAPING THE FUTURE OF FOOTHILLS MALL

- Foothills Mall is strengthening its dynamic position with a planned expansion and renovation on the center's 72-acre master plan.
- Coming soon to Foothills is destination dining, a brand-new two-story anchor and lifestyle shopping.
- Household incomes are growing approximately 11% over the next five years.
- Fort Collins is home to Colorado State University with more than 25,000 students only 2 miles from Foothills Mall.

EXPANDING MERCHANDISING MIX

- Key tenants include Ann Taylor Loft, Victoria's Secret, American Eagle, Christopher & Banks, Limited Too, Zumiez, Bath & Body Works and Aeropostale. Upscale retailers such as Chico's and Talbots occupy our current lifestyle locations.
- In 2007, Victoria's Secret and Bath & Body Works expanded to their large formats, and Hollister opened a 6,872 square-foot store.



MALL INFORMATION

LOCATION

Easy access from I-25 and centrally located on College Avenue (Hwy. 287), south of the CSU campus

MARKET

Fort Collins/Loveland, Colorado

DESCRIPTION

Single story, enclosed, regional

ANCHORS

Macy's and Sears

TOTAL RETAIL SQUARE FOOTAGE 598,180

PARKING SPACES 3,110

OPENED October 1973

EXPANDED 1980, 1989

TRADE AREA PROFILE

2007 POPULATION 295,192

2012 PROJECTED POPULATION 319,208

2007 HOUSEHOLDS 115,323

2012 PROJECTED HOUSEHOLDS 126,044

2007 MEDIAN AGE 33.5

2007 AVERAGE HH INCOME \$72,299

2012 PROJECTED AVERAGE HH INCOME 80,271

20-MILE RADIUS PROFILE

2007 POPULATION 345,634

2012 PROJECTED POPULATION 377,756

2007 HOUSEHOLDS 133,626

2012 PROJECTED HOUSEHOLDS 147,218

2007 MEDIAN AGE 33.4

2007 AVERAGE HH INCOME \$71,986

2012 PROJECTED AVERAGE HH INCOME \$79,771

DAYTIME EMPLOYMENT

3-MILE RADIUS 75,532

5-MILE RADIUS 106,270

SOURCE: CLARITAS, INC.