



Galleria at Tyler

RIVERSIDE, CALIFORNIA



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STRATEGIC LOCATION

- Galleria at Tyler is a dynamic 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: Brighton Collectibles, Coach, Godiva Chocolatier, Barnes & Noble, Build-a-Bear Workshop, Abercrombie & Fitch, Pumpkin Patch, Jessica McClintock, Ann Taylor Loft, Starbucks Coffee, and Metro Park. Fine dining includes The Cheesecake Factory, P.F. Chang's China Bistro, Yard House and Elephant Bar.
- 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.
- Riverside ranked #6 for entrepreneurs to do business in Inc. Magazine's 2005 survey.
- Riverside is home to four internationally recognized colleges and universities, with an expanding student population of over 40,000.
- Grubb and Ellis ranked the area as 9th in the Nation for Retail Market Strength in their 2005 Global Forecast.
- Grubb and Ellis has ranked the Riverside Metro area in the top five in all four national markets in their Global Forecast: U.S. Market Strength Forecast 2002-2007: *2nd in Retail Market.
- Inc. magazine cited Riverside-San Bernardino as the #1 large city for doing Business and the 6th overall best place in the nation for entrepreneurs (2005).

PURCHASING POWER

- Riverside is located in the Inland Empire, a \$77 billion economy which has lead California in terms of job creation over the last decade.



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 1,193,653

PARKING SPACES 5,679

OPENED 1970

EXPANDED 1991

RENOVATED 1991, added Food Court 1996, add outparcel restaurants Cheesecake Factory and P.F. Chang's China Bistro in 2006. Additional outparcels AMC 16 plex theatre, Yard House, Elephant Bar and Robbins Brothers in 2007.

TRADE AREA PROFILE

2007 POPULATION 833,781

2012 PROJECTED POPULATION 937,137

2007 HOUSEHOLDS 246,004

2012 PROJECTED HOUSEHOLDS 274,412

2007 MEDIAN AGE 30.4

2007 AVERAGE HH INCOME \$69,682

2012 PROJECTED AVERAGE HH INCOME \$78,289

5-MILE RADIUS PROFILE

2007 POPULATION 238,333

2012 PROJECTED POPULATION 262,304

2007 HOUSEHOLDS 72,615

2012 PROJECTED HOUSEHOLDS 79,496

2007 MEDIAN AGE 30.8

2007 AVERAGE HH INCOME \$66,507

2012 PROJECTED AVERAGE HH INCOME \$74,303

DAYTIME EMPLOYMENT

3-MILE RADIUS 45,222

5-MILE RADIUS 87,580

SOURCE: CLARITAS, INC.