

**GATEWAY MALL**

3000 GATEWAY STREET  
SPRINGFIELD, OREGON 97477

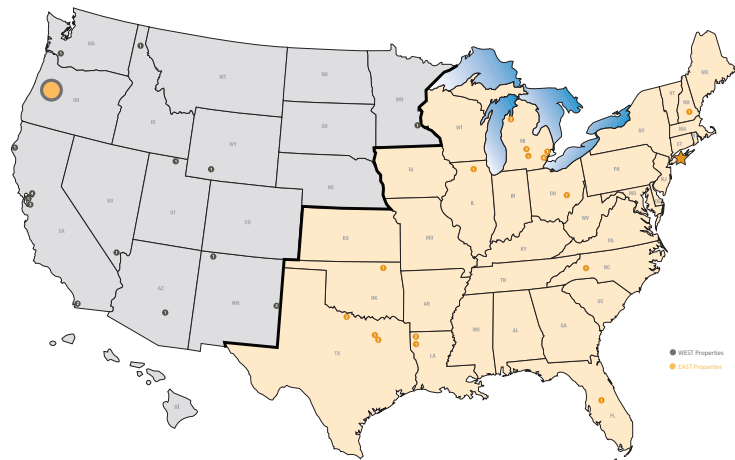
**GATEWAY MALL** is conveniently located along Interstate 5, Oregon's major artery, which runs through the middle of the Eugene/Springfield MSA, the third largest MSA in the State. With a trade area of over 325,000 people, daily vehicle counts in excess of 90,000, and a strong anchor lineup which includes a new Cabela's, WalMart Neighborhood Market (coming soon), Target, Kohl's, Cinemark, Ross, and Sears, Gateway Mall has positioned itself to grow and capture additional retail market share in the coming months.



# Gateway Mall

SPRINGFIELD, OREGON

Offering an ideal blend of family style shopping, entertainment and dining opportunities as well as tax free shopping year round.



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# GATEWAY MALL

HIGH VISIBILITY | ENTERTAINMENT DESTINATION | CONVENIENT ACCESS

A UNIQUE AND ACCESSIBLE LOCATION FOR FAMILIES, COLLEGE STUDENTS, AND DAYTIME CONSUMERS.

- Only shopping center in the market that is connected to the region's award-winning rapid transit system.

#### Strong Employers

- Several national companies reside in the metro market including Weyerhaeuser, Pacific Source, Symantec and Royal Caribbean.
- Over 129,000 daytime employees work within five miles of the center.
- 63% of those employed in the trade area are in executive, professional and administrative occupations.

#### Unique Retailers

- Gateway Mall is home to the only Cabela's in Oregon which enjoyed an exceptionally strong opening May 5, 2011 with sales well exceeding plan.
- Anchors include Kohl's, Sears, and Target accompanied by a unique blend of family-friendly retail shopping, entertainment and dining.
- Gateway Mall is a regional entertainment destination with a total of 29 movie screens in two unique theatres.

#### Expansive Trade Area

- The trade area exceeds a 10-mile radius with over 335,000 consumers. The population is highly educated with 87% having some level of college education and average HH income approaching \$60,000.

#### 5 COMPELLING REASONS TO LOCATE HERE

##### Home to Oregon's Largest University

- Gateway Mall's metro area is home to University of Oregon, Oregon's largest college campus, boasting over 22,000 enrolled students.

##### Easily Accessible

- Conveniently located off I-5 which runs from Washington to Mexico. An average of 93,000 vehicles pass the center daily on this stretch of highway.

## TRADE AREA PROFILE



**2010 Population** 335,933  
**2015 Projected** 348,178



**2010 Households** 135,963  
**2015 Projected** 141,372



**2010 Average HHI** \$58,884  
**2015 Projected** \$63,102



**2010 Median Age** 37.8

## MALL INFORMATION

**Market** Springfield/Eugene, Oregon

**Description** Single-level, enclosed, regional

**Anchors** Cinemark 17, Kohl's, Ross Dress for Less, Sears, Target and the only Cabela's in Oregon.

**Total Retail Square Footage** 824,326

**Opened** 1990

**Expanded** 1998, 1999, 2006

**Peripheral Land Use** Retail, financial, restaurant, hospitality-hotels, residential

## 10-MILE RADIUS

**2010 Population** 259,779  
**2015 Projected** 269,443

**2010 Households** 107,050  
**2015 Projected** 111,425

**2010 Median Age** 37.0

**2010 Average HHI** \$58,200  
**2015 Projected** \$62,034

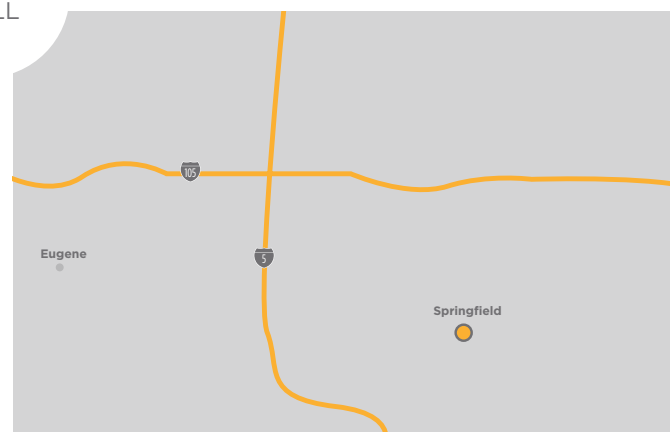
#### Daytime Employment

**3-mile Radius** 78,889  
**5-mile Radius** 129,623

Source: Claritas, Inc.

Gateway Street and Harlow Road I-5 exit 195A Belt Line Road, East

## AERIAL VIEW



GATEWAY MALL