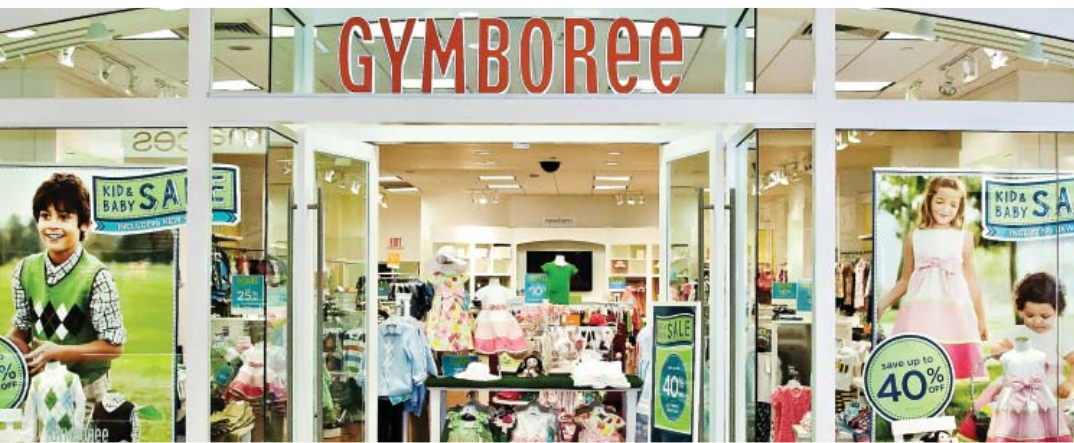


GRAND TETON MALL

IDAHO FALLS, IDAHO



CUSTOMERS ARE READY TO BUY

- Grand Teton Mall is a dynamic shopping center in southeastern Idaho serving a 100-mile radius that encompasses 14 counties and serves over 350,000 residents.
- The categories of women's, children's and teen apparel all perform well in the market. Included in the tenant mix are national retailers with single market stores such as Victoria's Secret, Gymboree, The Children's Place, Justice, Old Navy, Wet Seal and Barnes and Noble, along with traditional favorites such as rue21, Aéropostale, American Eagle Outfitters, Bath & Body Works, Buckle, Christopher & Banks, Maurices and Zumiez.
- Dining out is one of the consumer's favorite choices for entertainment and has generated top performers in national chain restaurants such as Red Robin, Applebee's, Johnny Carino's, Olive Garden, Outback Steakhouse, Chili's, Texas Roadhouse and Famous Dave's in the primary trade area.
- Grand Teton Plaza, situated adjacent to Grand Teton Mall offers added shopping choices with Best Buy, the market's only electronics retailer, Ross Dress for Less, JoAnn Fabrics and PetSmart.

GROWING PRIMARY TRADE AREA

- Attracting over 4 million visitors per year, Idaho Falls is surrounded by many of the nation's most popular recreational and tourist attractions: Yellowstone National Park, Grand Teton National Park, Jackson Hole, Wyoming, five world-class ski resorts and some of North America's best fly-fishing waterways.
- Within the trade area there are four major universities and two major campuses housing over 30,000 students who choose Grand Teton Mall as their primary shopping destination.

OUR CUSTOMER

- Residents within a 20-miles radius of Grand Teton Mall have an average household income of \$58,898. The area's major employers include Battelle Energy Alliance at the Idaho National Laboratory, Idaho Falls School District, Eastern Idaho Regional Medical Center and Melaleuca, Inc.
- With approximately 8,000 births per year, Grand Teton Mall's trade area has an average household size of 3.0, above the national figure of 2.6 persons.
- Idaho Falls has a young population base with a median age of 29 as compared to the U.S. median age of 37.
- 58.78% of the population of Idaho Falls has attended college, and 22.17% has a bachelor's degree or above.

MALL INFORMATION

LOCATION: Cross Streets: 17th and Hill Rd.

MARKET: Idaho Falls, Idaho

DESCRIPTION: Single-level, enclosed, regional center

ANCHORS: Dillard's, Jcpenney, Macy's and Sears

TOTAL RETAIL SQUARE FOOTAGE: 543,084

PARKING SPACES: 2,896

OPENED: 1984

EXPANDED GRAND TETON PLAZA: 2004

RENOVATED: 2004, Barnes & Noble expansion 2005

TRADE AREA PROFILE

2013 POPULATION 224,014

2018 PROJECTED POPULATION 232,577

2013 HOUSEHOLDS 74,119

2018 PROJECTED HOUSEHOLDS 77,241

2013 MEDIAN AGE 29.0

2013 AVERAGE HOUSEHOLD INCOME \$55,812

2018 PROJECTED AVERAGE HOUSEHOLD INCOME \$54,714

20 - MILE RADIUS

2013 POPULATION 145,063

2018 PROJECTED POPULATION 151,657

2013 HOUSEHOLDS 49,590

2018 PROJECTED HOUSEHOLDS 51,936

2013 MEDIAN AGE 31.6

2013 AVERAGE HOUSEHOLD INCOME \$58,898

2018 PROJECTED AVERAGE HOUSEHOLD INCOME \$57,851

DAYTIME EMPLOYMENT

3 - MILE RADIUS 38,197

5 - MILE RADIUS 54,739

Source: Nielsen

