



Mall del Norte

Laredo, TX

Location	I-35, Mann Road and Hillside Road
Anchors	Bealls, Dillard's, Macy's, Forever 21, JCPenney, Joe Brand, Sears and Cinemark 16 Theatre
Size	1,168,289 square feet
Website	MallDelNorte.com

Mall Facts Mall del Norte is the upscale regional shopping destination for south Texas and the affluent citizens of Mexico with its closest competition more than 143 miles away.

Mall del Norte has more than 160 specialty retailers including Aéropostale, ALDO, American Eagle Outfitters, bebe, Build-A-Bear Workshop, Caché, Charlotte Russe, Coach, Crazy 8, Deutsch & Deutsch, Guess?, Hollister Co., Joe Brand and Papaya.

New specialty stores include Armani Exchange, p.s. from Aéropostale, Vans, Traffic Shoes, Garage, Locker Room by Lids, Encore Shoes and newly expanded A'gaci.

The mall recently renovated and expanded to feature a new 72,000 square-foot, 16-screen, state-of-the-art Cinemark Theatre.

Shoppers from Monterrey, Mexico (the third largest metropolitan area of that country), can fly direct to take advantage of the better selection, pricing and high-end brand names such as Versace, Armani, Cartier, Tiffany and Rolex.

Trade Area Facts Located in Webb County, Laredo lies on the Mexican border and is linked to the Mexican cities of Monterrey, Saltillo and Nuevo Laredo - and their 6 million residents - by four international bridges with a fifth bridge currently planned. The Laredo MSA is one of the fastest growing in Texas and the U.S. with an expected population increase of 110% by 2020.

Laredo's five-year job growth rate is expected to exceed 15.3%. Laredo Medical Center (LMC) has just completed a \$22.5 million expansion plan. Additionally, Mall del Norte is perfectly situated to take advantage of the economic boom from the Eagle Ford Shale gas discoveries.

Upscale homes ranging from \$400,000 to \$1 million are located within a five-mile radius of Mall del Norte.

More than 38% of all trade between the U.S. and Mexico passes through Laredo. The Port of Laredo is the number one inland commercial port in the United States. This international gateway leads the nation with imports and exports transferred by land and air.

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Demographics

Population Trends

	Primary Trade Area	Secondary Trade Area	Total Trade Area
2019 Projection	285,709	115,392	401,101
2014 Estimate	265,653	108,652	374,305
2010 Census	252,464	104,144	356,608
2014 - 2019 % Change	7.55%	6.20%	7.16%
2014 Daytime Population Estimate	91,670	32,984	124,654

Average Household Income

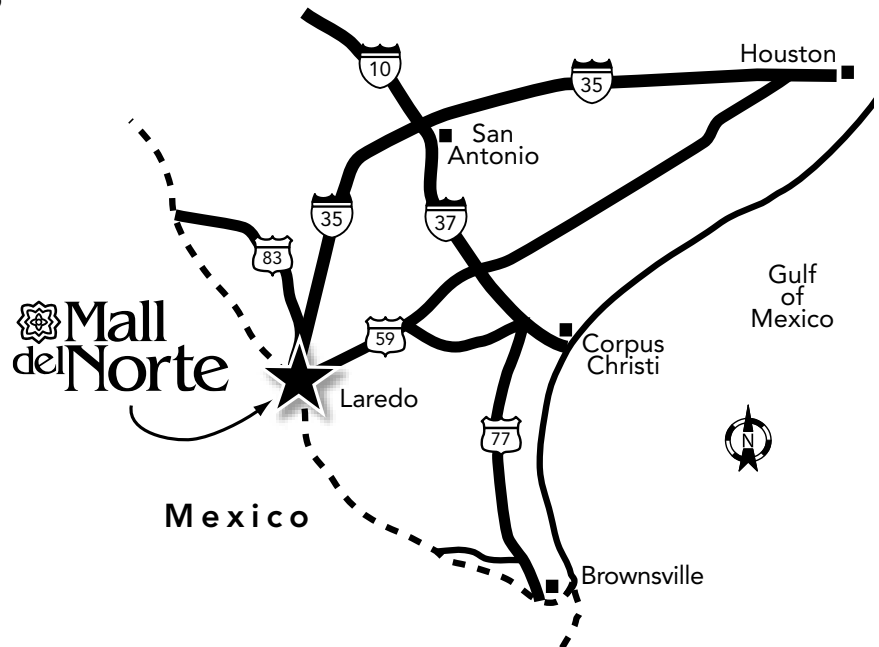
2019 Projection	\$57,790	\$53,623	\$56,479
2014 Estimate	\$52,585	\$47,543	\$50,974
2014 - 2019 % Change	9.90%	12.79%	10.80%

Median Age

2014 Estimate	29	40	36
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Source: 2010 Census; Scan/US 2014/2019 Estimates

Location Map



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