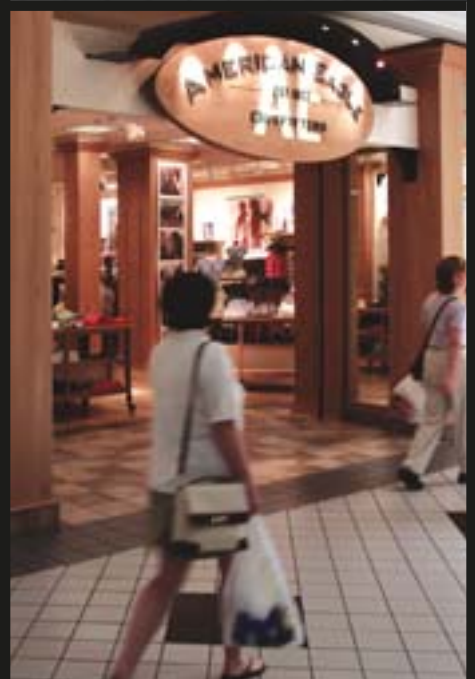


Newgate Mall

OGDEN, UTAH



Newgate Mall

OGDEN, UTAH

OUR CUSTOMERS ARE READY TO BUY

- Dynamic shopping and entertainment center in Northern Utah.
- Home to the only Dillard's and Sears in the trade area.
- Exciting lineup of specialty stores, including Aeropostale, American Eagle Outfitters, Anchor Blue, Bath & Body Works, Buckle, Christopher & Banks, Express, Eddie Bauer, Franklin Covey, Gymboree, Hot Topic, Motherhood Maternity, PacSun, See's Candies, Victoria's Secret and Zumiez.
- 5 year sales trend +30%.
- Tinseltown USA features stadium-style seating, 14 screens, state-of-the-art sound and an interior box office. Over 1 million people visit the theater annually.
- Family-oriented shopping and trade area.
- Convenient location allows easy access to the 149,359 residents who live within five miles of Newgate Mall.

TRADE AREA PROFILE GROWING BY LEAPS AND BOUNDS

- Annual traffic exceeds 9 million visitors.
- Newgate Mall serves a trade area of over 387,500 residents and is growing at a rate of 50% above the national average.
- Almost half of Newgate Mall shoppers have children under the age of 18.
- Average household income is projected to reach \$71,869 by 2012.
- The number of primary trade area households earning in excess of \$100,000 is projected to increase 58% by 2009.
- Households with incomes of \$75,000+ make up the primary trade area's fastest growing market segment.



MALL INFORMATION

LOCATION

36th St. and Wall Ave. in Ogden, adjacent to the Riverdale Road retail corridor

MARKET

Salt Lake City-Ogden, Utah

DESCRIPTION

Single-level, enclosed, regional shopping center on a 66 acre property

ANCHORS

Dillard's, Mervyn's, Sears, Sports Authority and Tinseltown USA Theater

TOTAL RETAIL SQUARE FOOTAGE 725,148

PARKING SPACES 4,276

OPENED 1981

EXPANDED 1994, 1997

RENOVATED 1992, Food Court remodel 2003

OTHER FEATURES

14-screen stadium-style theater, children's soft play area and newly remodeled 9-unit Food Court with children's seating.

TRADE AREA PROFILE

2007 POPULATION 387,557

2012 PROJECTED POPULATION 417,272

2007 HOUSEHOLDS 126,136

2012 PROJECTED HOUSEHOLDS 136,736

2007 MEDIAN AGE 29.9

2007 AVERAGE HH INCOME \$64,798

2012 PROJECTED AVERAGE HH INCOME \$71,869

5-MILE RADIUS PROFILE

2007 POPULATION 149,359

2012 PROJECTED POPULATION 153,167

2007 HOUSEHOLDS 52,918

2012 PROJECTED HOUSEHOLDS 54,772

2007 MEDIAN AGE 31.2

2007 AVERAGE HH INCOME \$59,205

2012 PROJECTED AVERAGE HH INCOME \$65,547

DAYTIME EMPLOYMENT

3-MILE RADIUS 67,617

5-MILE RADIUS 87,834

SOURCE: CLARITAS, INC.