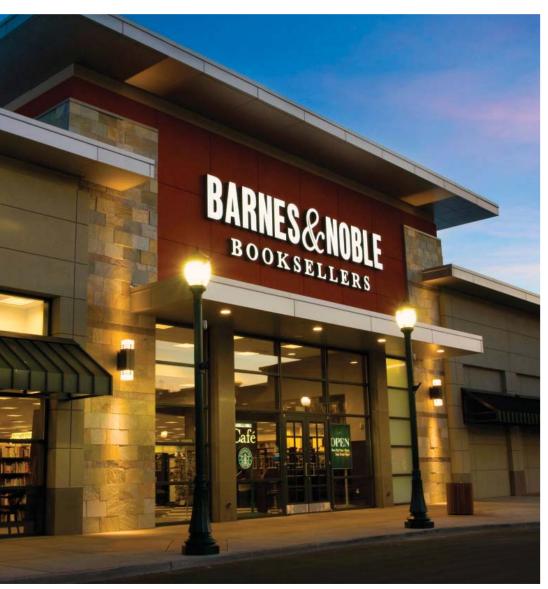
RED CLIFFS MALL

ST. GEORGE, UTAH











STRATEGIC LOCATION AND GROWING TRADE AREA

- The only regional mall located between Las Vegas, Nevada, and the populous area of Northern Utah. Adjacent to the major artery connecting Salt Lake City, Las Vegas and Los Angeles, the property is highly visible from I-15.
- Gateway to six national parks, including the scenic Zion National Park, Bryce Canyon National Park and the North Rim of the Grand Canyon, which combined attract more than three million tourists to the area each year.
- The trade area extends approximately 78 miles north to south and 66 miles east to west and includes portions of Nevada and Arizona
- The Red Cliffs Mall trade area population has grown 61% in the last ten years and is expected to continue at a robust rate of 18% in the next five years.

VIBRANT COMMUNITY

- At the base of the majestic red cliffs lies St. George, a booming community with a young, educated population that cherishes year-round recreational activities and a superb quality of life.
- Home to some of the nation's best destination and day spas, including the critically acclaimed Green Valley Resort.
- A golfer's paradise with thirteen acclaimed public and private golf courses, all set amidst the picturesque red rock mountains.
- The city of St. George is the host for many endurance sporting events such as the Huntsman World Senior Games, the NJCAA national fast pitch softball tournament, the St. George Marathon (a Boston Marathon qualifier) and the Ford Ironman Triathlon Series.
- In 2011 a new \$160M regional airport opened in St. George with new direct flights from international airports, such as Denver, CO., added.

CHANGE IS IN THE AIR

- A 15,000 square-foot open-air streetscape featuring first-to-the market stores: Chico's, Coldwater Creek, Lane Bryant, Barnes & Noble and See's Candies.
- Red Cliffs Mall welcomes White House | Black Market.
 Buca di Beppo (welcomed in 2012) and Victoria's Secret (opens summer 2013).

MALL INFORMATION

LOCATION: Cross streets: Red Cliffs Drive and Mall Drive

MARKET: St. George, Utah

DESCRIPTION: Single-level, enclosed, regional center

ANCHORS: jcpenney, Dillard's, Sears, Barnes & Noble

TOP PERFORMING CATEGORIES: Teen, women's apparel and accessories

TOTAL RETAIL SQUARE FOOTAGE: 390,700

PARKING SPACES: 1,967

OPENED: 1990 EXPANDED: 2007

TRADE AREA PROFILE

2013 POPULATION 214,158

2018 PROJECTED POPULATION 231,230

2013 HOUSEHOLDS 71,436

2018 PROJECTED HOUSEHOLDS 77,297

2013 MEDIAN AGE 31.6

2013 AVERAGE HOUSEHOLD INCOME \$54,197

2018 PROJECTED AVERAGE HOUSEHOLD INCOME \$52,610

20 - MILE RADIUS

2013 POPULATION 136,725

2018 PROJECTED POPULATION 148,555

2013 HOUSEHOLDS 46,546

2018 PROJECTED HOUSEHOLDS 50,651

2013 MEDIAN AGE 33.0

2013 AVERAGE HOUSEHOLD INCOME \$58,733

2018 PROJECTED AVERAGE HOUSEHOLD INCOME \$57,552

DAYTIME EMPLOYMENT

3 - MILE RADIUS 35,037

5 - MILE RADIUS 44,374

Source: Nielsen

