



Key Retailers

Aéropostale
American Eagle Outfitters
Bath & Body Works
Finish Line
PacSun
Victoria's Secret
Wet Seal

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Mall at a Glance

- Sunset Mall received major upgrades to the center in 2007 to include new flooring throughout the center, a new rich and vibrant paint scheme featuring the energy of the southwest, new mall graphics, modern architectural elements, interior landscaping and new restroom facilities with the addition of a family restroom
- Dillard's was renovated and expanded into the split center concept in 2006
- New retailers to the center include Aéropostale and Wet Seal. Key retailers include Bath & Body Works, American Eagle Outfitters, Finish Line, Victoria's Secret, PacSun, Hot Topic and Buckle
- The property is located within five miles of many of the city's top employers, including Goodfellow Air Force Base (6,015), Shannon Health Systems (2,206), San Angelo ISD (2,012), Angelo State University (1,360), SITEL, Inc. (1,350), Verizon, Inc. (1,300), City of San Angelo (944), Ethicon— a Johnson and Johnson Company (841), San Angelo State School (753) and San Angelo Community Medical Center (715)
- San Angelo is home to three higher education institutions including Angelo State University, Howard College, and American Commercial College, collectively enrolling over 7,500 students. Average daily road traffic for the main access roads (Loop 306) provide a combined total of 38,330 cars per day
- Sunset Mall is located in the center of the retail hub in San Angelo, which includes Academy Sports + Outdoors, Bed Bath & Beyond, Best Buy, The Home Depot, Lowe's, Michaels, PETCO, PetSmart, Target and Wal-Mart Super Center; along with numerous restaurants and service oriented businesses
- Outparcels are now available for development with excellent exposure to Loop 306





Site Plan

Sunset Mall

Statistics & Demographics

Property Data

Opening Date	1979
Renovation Date	Spring 2007
Site	55 acres
Parking	3,305 spaces
Total Stores	69
Levels	1

Leasable Area

Total Mall GLA	559,864 s.f.
Mall Shops	219,678 s.f.
Outparcels (6 proposed sites)	6.968 acres
Anchors (Total)	337,958 s.f.
Dillard's	106,800 s.f.
JCPenney	94,618 s.f.
Sears	106,840 s.f.
Bealls	29,700 s.f.

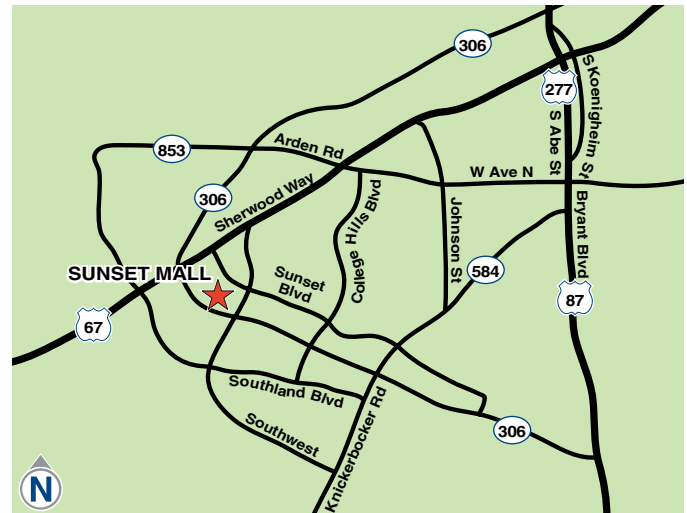
Trade Area

25-Mile Radius

Population	106,996
Total Households	41,541
Avg. Household Income	\$54,813
Median Age	34.5 yrs.

Source: DemographicsNow - Q4 2008

Location Map



Sunset Mall

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