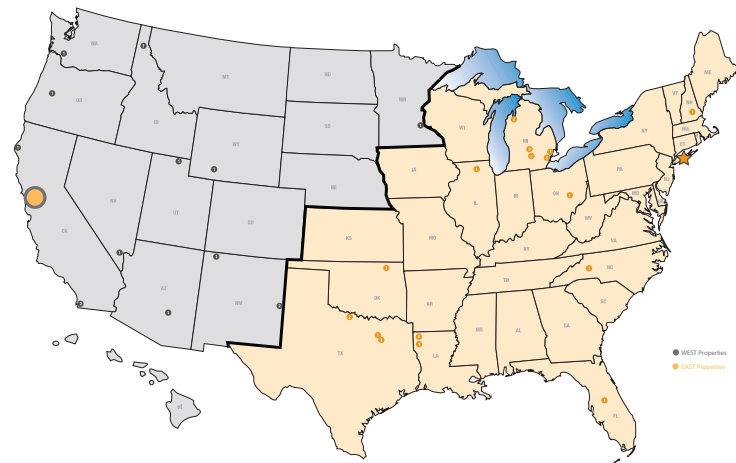


WEST VALLEY MALL
3200 NORTH NAGLEE ROAD
TRACY, CA 95304

WEST VALLEY MALL is a regional retail, dining and entertainment hub positioned off the I-205, one of the most heavily traveled thoroughfares in San Joaquin County. Located 40 miles inland from the East Bay, West Valley provides an array of convenient shopping, dining and entertainment option. A brand new Macy's, along with Target, jcpenny and Sears anchor a regional center that includes an assortment of national retailers (Victoria's Secret, Van's, Children's Place [coming soon]), theme restaurant options, box retailers and a 14-screen movie theater.



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West Valley Mall

TRACY, CALIFORNIA

Ideally located along one of the most heavily traveled thoroughfares in San Joaquin County, West Valley Mall serves an expanding trade area that is experiencing significant increases in the number of households.

ROUSEPROPERTIES



WEST VALLEY MALL

STRONG GROWTH | PRIME ACCESS TO I-205 | POWERFUL TENANT MIX

A BUSTLING AREA WITH YOUNG, AFFLUENT CUSTOMERS.

Accessibility and Visibility from I-205

- As the main artery connecting I-5 with the Bay Area, an average of 112,000 vehicles utilize the stretch of highway along the center's perimeter daily.

Powerful Retail Lineup

- A new Macy's, along with Sears, jcpenney, Target, Barnes & Noble, and Cinemark (14 screens) headline West Valley Mall's merchandise mix.

Dining Hub

- Family-friendly dining options abound with Olive Garden, Applebee's, Sonic Drive-In, IHOP, Hometown Buffet and an 8-unit, 600 seat food court.

5 COMPELLING REASONS TO LOCATE HERE

Growth Area

- West Valley Mall is located in Tracy, California which is in San Joaquin County. The population growth of this county is projected at 1.9% annually through 2030 which is double the projected growth of the State of California.

Young Affluent Trade Area

- West Valley Mall caters to a trade area of 300,000 consumers averaging 31 years of age with average HH income approaching \$80,000.

TRADE AREA PROFILE



2010 Population 299,394
2015 Projected 338,638



2010 Households 86,699
2015 Projected 97,644



2010 Average HHI \$78,847
2015 Projected \$88,774



2010 Median Age 31.4

MALL INFORMATION

Market West Valley serves the Northern San Joaquin Valley Corridor

Description Single-level, enclosed, regional mall

Anchors jcpenney, Sears, Macy's and Target

Total Retail Square Footage 875,000

Parking Spaces 3,322

Opened 1995

20-MILE RADIUS

2010 Population 675,027
2015 Projected 746,085

2010 Households 215,982
2015 Projected 237,724

2010 Median Age 32.8

2010 Average HHI \$79,547
2015 Projected \$88,364

Daytime Employment

3-mile Radius 20,463
5-mile Radius 27,914

Source: Claritas, Inc.

West Valley Mall is located on I-205 at Grant Line Road in Tracy, California

AERIAL VIEW



WEST VALLEY MALL

