



West Valley Mall

TRACY, CALIFORNIA



West Valley Mall TRACY, CALIFORNIA

THE FAMILY FAVORITE FOR SAN JOAQUIN COUNTY

- Featuring 875,000 square feet of GLA.
- Located on I-205, a major artery connecting Interstate 5 to I-580 and the Bay Area.
- 112,000 cars pass by West Valley Mall on a daily basis, while daily traffic on the three interstates surrounding the center exceeds 424,000.
- 9 million visitors per year.
- Strong mix of specialty national and regional retailers including Old Navy, American Eagle Outfitters, Charlotte Russe, demo, Finish Line, VANS, Best Buy, Pier 1, Barnes & Noble and Olive Garden. Kay Jewelers coming soon!
- Cinemark Movies 14 with stadium seating.
- Hometown Buffet
- 8-Unit Food Court with seating for 600.
- Children's soft-play area, carousel, family restroom and community room.

A GROWING TRADE AREA WITH CONSUMER BUYING POWER

- Tracy is one of the fastest growing cities in California, attracting families from the East Bay and Silicon Valley.
- Primary trade area population is 331,414, a 40% increase from 2000.
- 31% of households have children under 18.
- Primary trade area is projected to grow at more than three times the national average through 2009.
- 28,000 new homes are being built in the trade area and 15,000 of those are just 8 minutes from West Valley Mall.
- Average household income in the primary trade area is \$78,006.
- Households earning more than \$100,000 annually now comprise 25% of all households.

PERIPHERAL USES

- Olive Garden, Applebee's, Chevy's, Sonic Drive-In, International House of Pancakes, Pier 1, Best Buy, Cost Plus and Famous Dave's are located on pad sites.
- Fairfield Inn and Hampton Inn.
- Dodge, Chrysler & Jeep & Hyundai auto dealerships.
- Additional opportunities for peripheral land use.



MALL INFORMATION

LOCATION

West Valley Mall is located on Interstate 205 at Grant Line Road in Tracy, California.

MARKET

West Valley serves the Northern San Joaquin Valley Corridor.

DESCRIPTION

Single-level, enclosed, regional mall

ANCHORS

Gottschalk's, JCPenney, Sears and Target

TOTAL RETAIL SQUARE FOOTAGE 875,000

PARKING SPACES 3,322

OPENED 1995

TRADE AREA PROFILE

2007 POPULATION 331,414

2012 PROJECTED POPULATION 399,261

2007 HOUSEHOLDS 99,349

2012 PROJECTED HOUSEHOLDS 119,251

2007 MEDIAN AGE 31.7

2007 AVERAGE HH INCOME \$78,006

2012 PROJECTED AVERAGE HH INCOME \$87,936

20-MILE RADIUS PROFILE

2007 POPULATION 663,657

2012 PROJECTED POPULATION 759,159

2007 HOUSEHOLDS 213,891

2012 PROJECTED HOUSEHOLDS 243,715

2007 MEDIAN AGE 32.3

2007 AVERAGE HH INCOME \$72,086

2012 PROJECTED AVERAGE HH INCOME \$80,824

DAYTIME EMPLOYMENT

3-MILE RADIUS 23,355

5-MILE RADIUS 31,887

SOURCE: CLARITAS, INC.