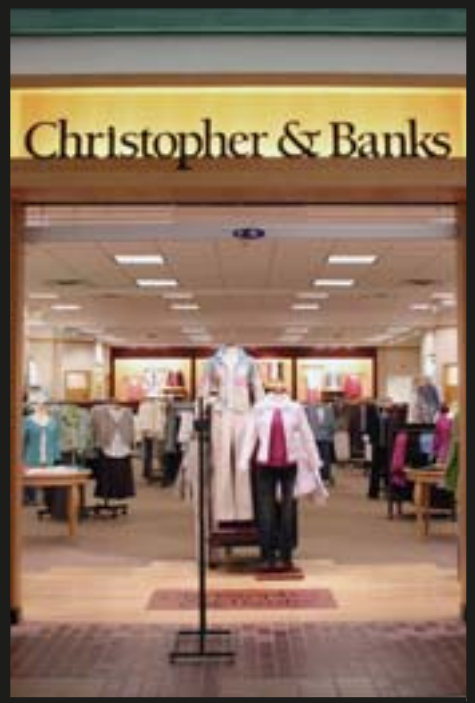




White Mountain Mall

ROCK SPRINGS, WYOMING



White Mountain Mall

ROCK SPRINGS, WYOMING

STRATEGIC LOCATION

- Only enclosed shopping center within a 200-mile radius.
- Conveniently located off of Interstate 80 and near the main access highways to Jackson Hole, Grand Teton National Park and Yellowstone National Park.
- Located in one of the fastest growing states in the nation. The recent natural resource discovery is expected to contribute to doubling the population within ten years.

CUSTOMERS ARE READY TO BUY

- The average household in Sweetwater County spends about \$51,000 per year in retail sales.
- 40% of customers are under 25 years of age.
- 51% of customers are 25 to 64 years of age.

A STRONG RETAIL MIX

- Home to Flaming Gorge Harley-Davidson, a regional destination for tourism and the nation's first 45,000 square foot dealership, this retailer attracts a variety of shoppers to White Mountain Mall.
- Star Stadium 10 Theaters is the area's only theater complex and the primary source for family entertainment.
- Applebee's Neighborhood Bar and Grill is the area's first national restaurant. Its popularity among the community has ranked it a top 5% restaurant in overall sales in its corporation.
- Features a strong mix of established retailers including: Herberger's, JCPenney, B.Dalton, Christopher & Banks, Coach House Gifts, Famous Footwear, Footlocker, Maurices, Samuels Jewelers, Vanity and Zales Jewelers.



MALL INFORMATION

LOCATION

White Mountain Mall is located in Rock Springs, Wyoming. It is conveniently accessible from Interstate 80 off exit 102 on Dewar Drive.

MARKET

Sweetwater County includes the cities of Rock Springs, Green River, Farson and Wamsutter. The mall also attracts shoppers within a 150-mile radius of the center, as well as tourists traveling on Interstate 80 or heading to Grand Teton National Park and Yellowstone National Park.

DESCRIPTION

Single-level, enclosed mall.

ANCHORS

Herberger's, JCPenney, Flaming Gorge Harley-Davidson, Star Stadium 10 Theaters and The State of Wyoming Offices.

TOTAL RETAIL SQUARE FOOTAGE 330,197

PARKING SPACES 1,901

OPENED 1978

OTHER FEATURES

White Mountain mall is the center of community events and entertainment within a 150-mile radius. White Mountain Mall retailers are poised for growth with the booming local and state economy.

TRADE AREA PROFILE

2007 POPULATION 39,355

2012 PROJECTED POPULATION 40,133

2007 HOUSEHOLDS 15,272

2012 PROJECTED HOUSEHOLDS 15,818

2007 MEDIAN AGE 37.0

2007 AVERAGE HH INCOME \$63,313

2012 PROJECTED AVERAGE HH INCOME \$71,210

20-MILE RADIUS PROFILE

2007 POPULATION 36,582

2012 PROJECTED POPULATION 37,390

2007 HOUSEHOLDS 14,191

2012 PROJECTED HOUSEHOLDS 14,730

2007 MEDIAN AGE 36.7

2007 AVERAGE HH INCOME \$63,554

2012 PROJECTED AVERAGE HH INCOME \$71,485

DAYTIME EMPLOYMENT

3-MILE RADIUS 15,724

5-MILE RADIUS 18,306

SOURCE: CLARITAS, INC.