



GILROY
PREMIUM OUTLETS®
A SIMON CENTER

GILROY, CALIFORNIA

COACH
FACTORY

Calvin Klein

V



PROPERTY OVERVIEW

GILROY PREMIUM OUTLETS®

GILROY, CA

MAJOR METROPOLITAN AREAS

Monterey:	35 miles south
San Jose:	40 miles north
San Francisco:	80 miles north

RETAIL

GLA (sq. ft.) 578,000; 145 stores

OPENING DATES

Opened 1990
Expanded 1991, 1992, 1994, 1995

PARKING RATIO

5:1

RADIUS POPULATION

15 miles:	230,684
30 miles:	1,680,476
45 miles:	3,017,117

AVERAGE HH INCOME

30 miles: \$105,709

SELECT TENANTS

Saks Fifth Avenue OFF 5TH, Ann Taylor Factory Store, Banana Republic Factory Store, Brooks Brothers Factory Store, Calvin Klein Company Store, Coach Factory Store, DKNY Company Store, Forever 21, Gap Outlet, GUESS Factory Store, HUGO BOSS, Hurley, J.Crew Factory, Kenneth Cole Company Store, LACOSTE Outlet, LOFT Outlet, lululemon, Michael Kors Outlet, Movado Company Store, Nautica Factory Store, New Balance, Nike Factory Store, The North Face, Polo Ralph Lauren Factory Store, Timberland Outlet, Tommy Hilfiger Company Store, True Religion, Under Armour

TOURISM / TRAFFIC

Gilroy Premium Outlets is a popular shopping destination for area residents and visitors. The center is the largest and most productive outlet shopping destination south of the San Francisco Bay Area through the central coast of California. Gilroy is home to wineries, antique shops, Bonfante Gardens Family Theme Park and the world-famous Garlic Festival. To the north are the world-famous attractions of the San Francisco Bay Area and the high-tech energy of Silicon Valley, one of the most affluent and highly educated demographics in the country. To the west are the unique seaside attractions of Santa Cruz with its historic boardwalk. To the south, the beauty and history of Monterey and Carmel are on display. Over five million tourists visit the area each year with more than 90,000 vehicles passing by the center daily.

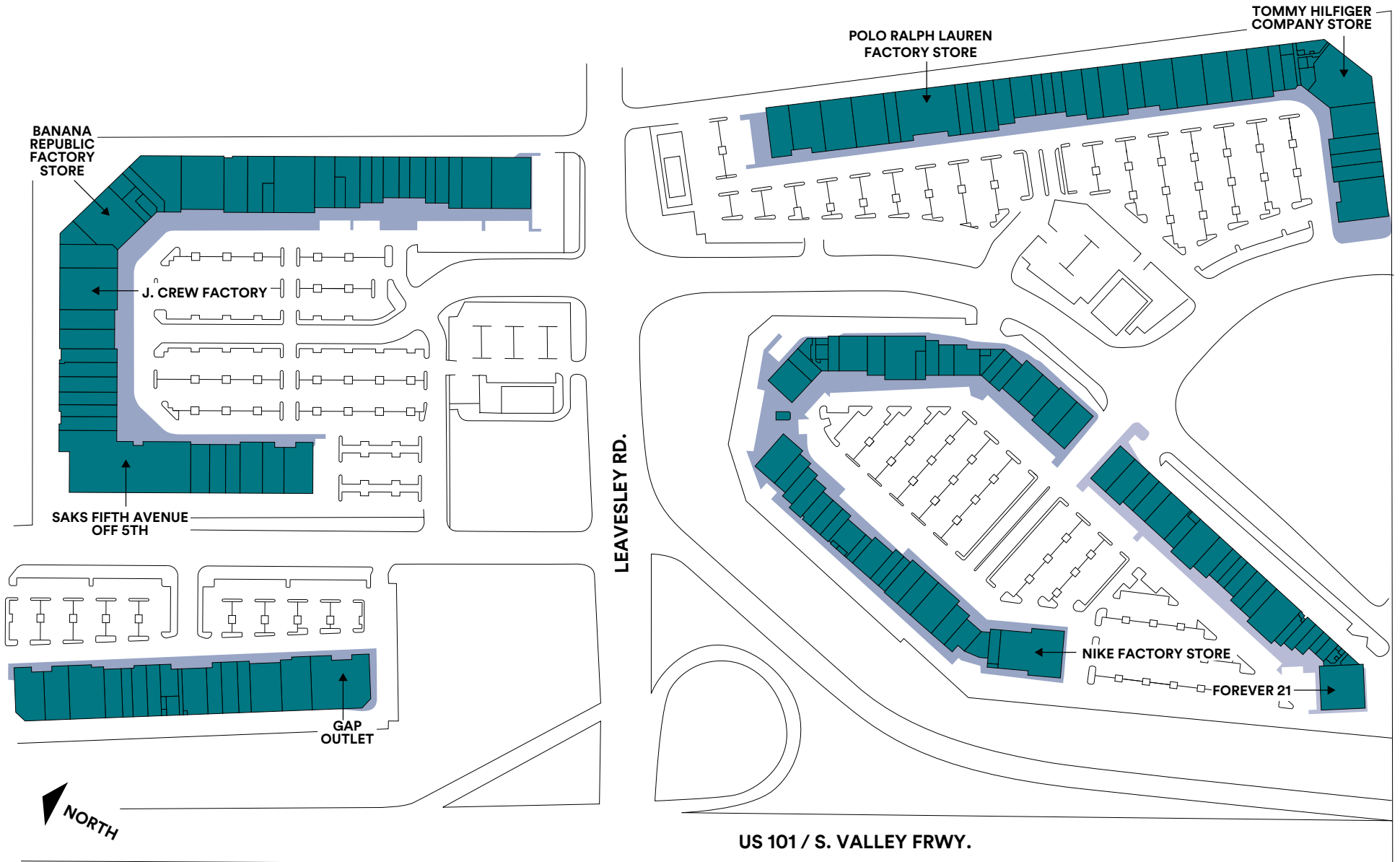
LOCATION / DIRECTIONS

US 101 & Rte. 152 (Leavesley Road), Gilroy, California

— Directly off US 101, Leavesley Road Exit



MASTER PLAN



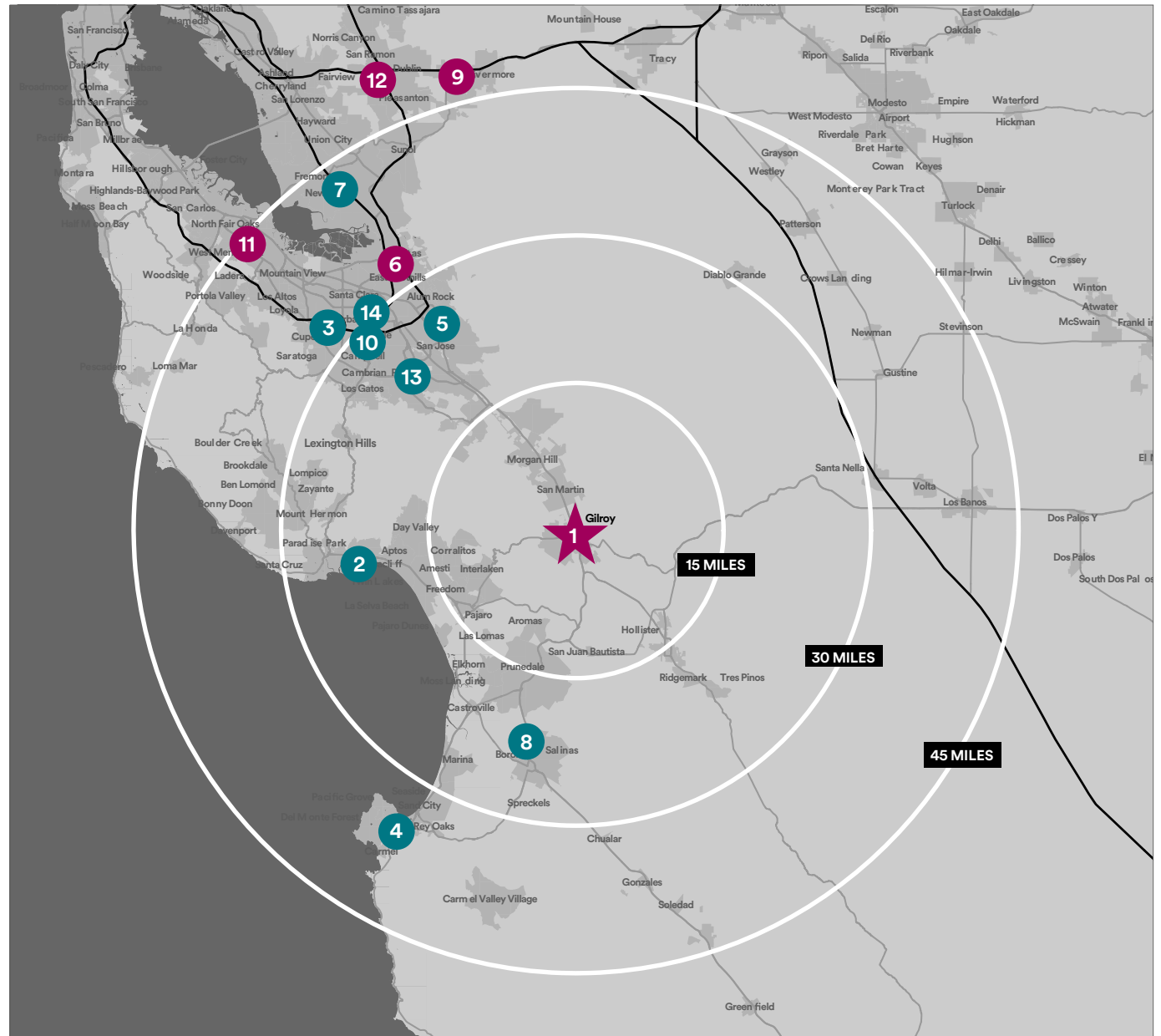
AERIAL OVERVIEW



SURROUNDING AREA CENTERS

- Simon Centers
- Competition

- 1 Gilroy Premium Outlets®
- 2 Capitola Mall
- 3 Cupertino Square Mall
- 4 Del Monte Center
- 5 Eastridge Mall
- 6 Great Mall
- 7 Newpark Mall
- 8 Northridge Mall
- 9 San Francisco Premium Outlets
- 10 Santana Row
- 11 Stanford Shopping Center
- 12 Stoneridge Mall
- 13 Westfield Oakridge
- 14 Westfield Valley Fair



OTHER RETAIL

SHOPPING CENTERS	GROSS LEASABLE AREA	ANCHORS	DISTANCE / DRIVE-TIME
Northridge Mall Salinas, CA	977,000 sf	JCPenney, Macy's, Sears	30 miles / 35 minutes
Oakridge Mall San Jose, CA	796,000 sf	Macy's, Sears, Nordstrom Rack, Target	30 miles / 35 minutes
Capitola Mall Capitola, CA	585,000 sf	Macy's, Sears	30 miles / 45 minutes
Westfield Valley Fair Santa Clara, CA	1,137,000 sf	Macy's, Nordstrom	36 miles / 45 minutes

OUTLET SHOPPING	GROSS LEASABLE AREA	ANCHORS	DISTANCE / DRIVE-TIME
Great Mall® Milpitas, CA	1,366,000 sf	Neiman Marcus Last Call, Saks Fifth Avenue OFF 5TH	45 miles / 45 minutes
San Francisco Premium Outlets® Livermore, CA	697,000 sf	Neiman Marcus Last Call, Saks Fifth Avenue OFF 5TH	62 miles / 1 hour 8 minutes



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Simon is a global leader in retail real estate ownership, management and development and an S&P 100 company (Simon Property Group, NYSE:SPG).