

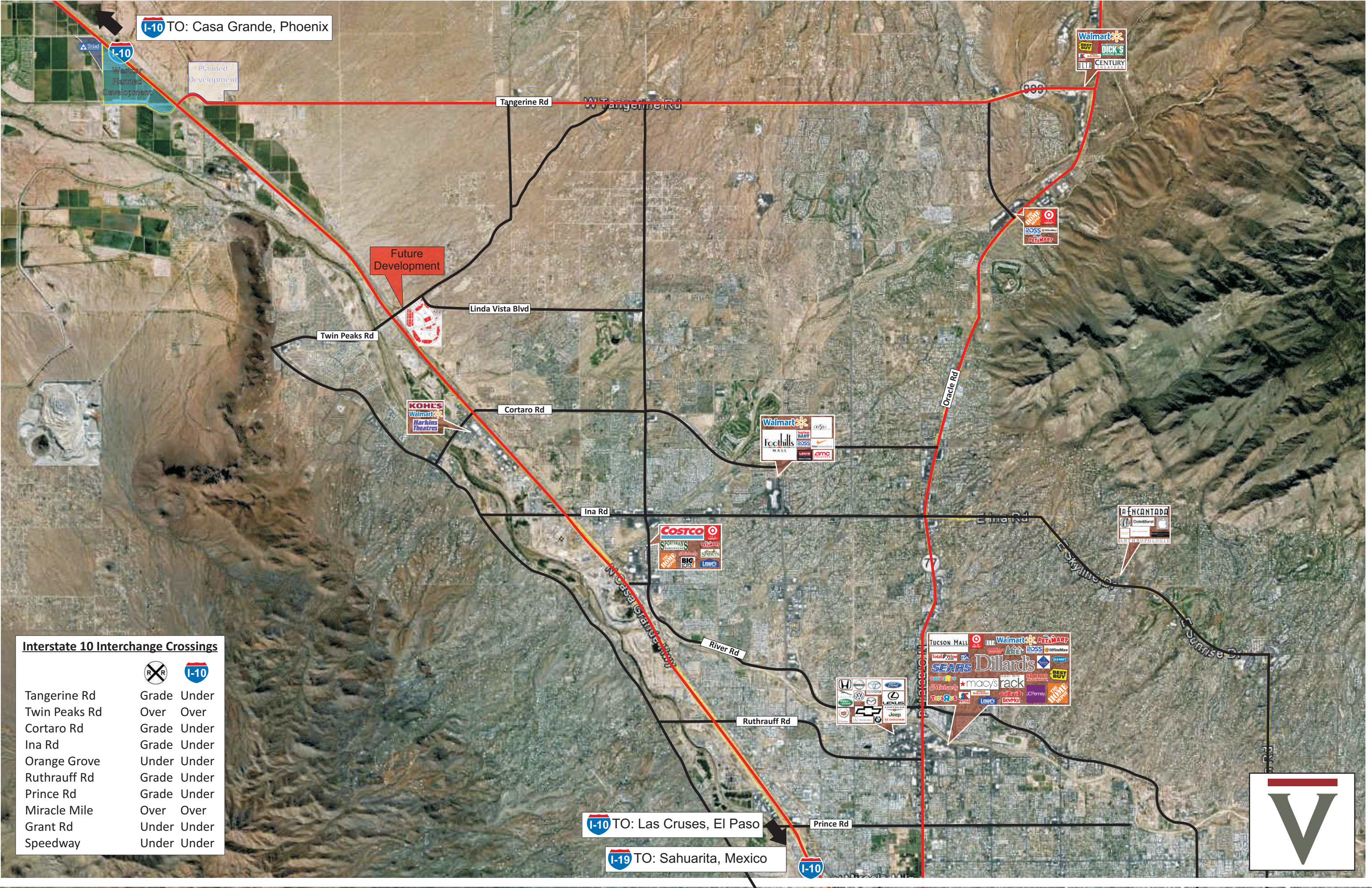
I-10 TO: Casa Grande, Phoenix

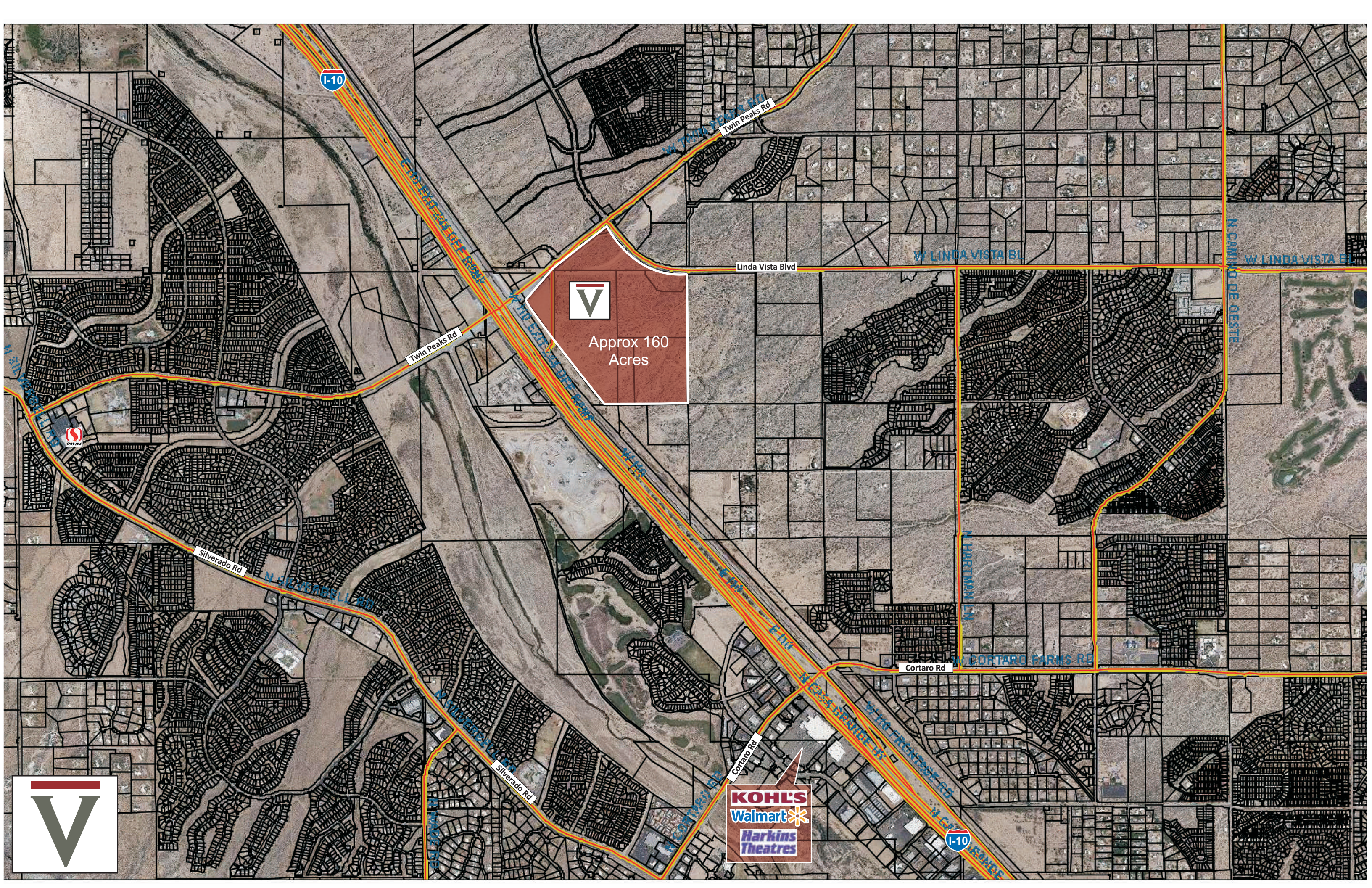
I-10 TO: Las Cruces, El Paso

I-19 TO: Sahuarita, Mexico

**Interstate 10 Interchange Crossings**

		
Tangerine Rd	Grade	Under
Twin Peaks Rd	Over	Over
Cortaro Rd	Grade	Under
Ina Rd	Grade	Under
Orange Grove	Under	Under
Ruthrauff Rd	Grade	Under
Prince Rd	Grade	Under
Miracle Mile	Over	Over
Grant Rd	Under	Under
Speedway	Under	Under





Approx 160 Acres



Twin Peaks Rd

Linda Vista Blvd

W LINDA VISTA BL

W LINDA VISTA BL

N CAMINO DE OESTE

Twin Peaks Rd

Silverado Rd

N SILVERADO RD

Cortaro Rd

N CORTARO FARMS RD

Silverado Rd

Cortaro Rd

**KOHL'S**  
 Walmart  
 Harkins Theatres

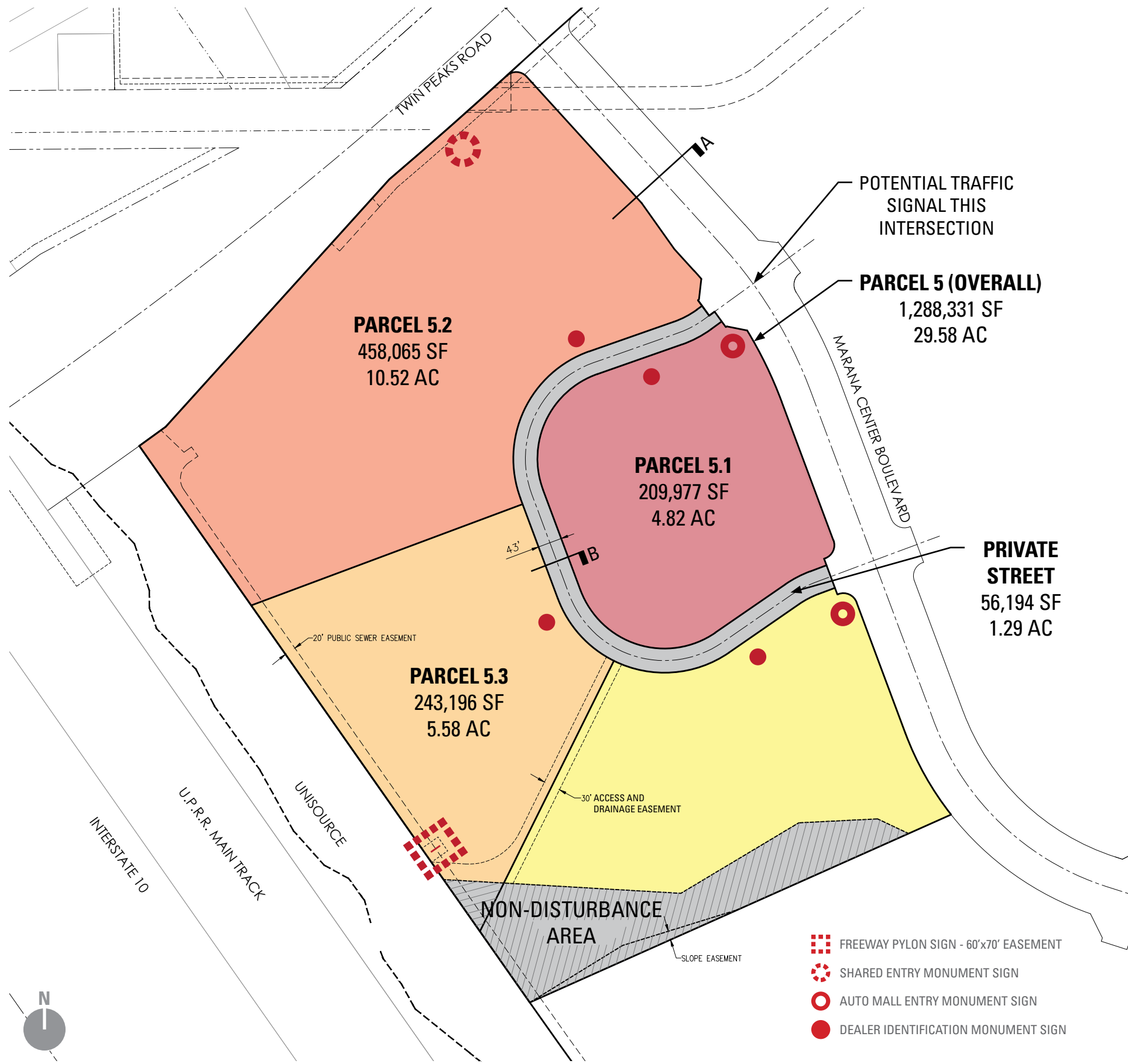






PARCEL 1	
SITE AREA	+/- 56 AC
BUILDING AREAS	
MAJORS	172,000 sf
GROCER	45,000 sf
SHOPS	63,000 sf
PADS	56,000 sf
HOTEL	32,000 sf
TOTAL GLA	<b>368,000 sf</b>
PARKING PROVIDED	1,744 sp
PARCEL 2	
SITE AREA	+/- 6.7 AC
BUILDING AREAS	
PADS	<b>26,000 sf</b>
PARKING PROVIDED	217 sp
PARCEL 3	
SITE AREA	+/- 13.6 AC
BUILDING AREA	
THEATRE / FITNESS	<b>100,000 sf</b>
PARKING PROVIDED	549 sp





<b>PARCEL 5</b>		<b>1,288,331 SF</b>	<b>29.58 AC</b>
<b>PARCEL 5.1</b>			
DEVELOPABLE AREA		209,977 SF	4.82 AC
<b>PARCEL 5.2</b>			
DEVELOPABLE AREA		447,825 SF	10.28 AC
SEWER EASEMENT		10,240 SF	0.24 AC
<b>TOTAL AREA</b>		<b>458,065 SF</b>	<b>10.52 AC</b>
<b>PARCEL 5.3</b>			
DEVELOPABLE AREA		214,110 SF	4.92 AC
SEWER EASEMENT		12,037 SF	0.28 AC
ACCESS & DRAINAGE EASEMENT		9,290 SF	0.21 AC
PYLON SIGNAGE EASEMENT		3,000 SF	0.07 AC
NON-DISTURBANCE AREA		4,758 SF	0.11 AC
<b>TOTAL AREA</b>		<b>243,196 SF</b>	<b>5.58 AC</b>
<b>PARCEL 5.4</b>			
DEVELOPABLE AREA		233,240 SF	5.35 AC
NON-DISTRUBANCE AREA		81,081 SF	1.86 AC
ACCESS EASEMENT		6,579 SF	0.15 AC
<b>TOTAL AREA</b>		<b>320,899 SF</b>	<b>7.37 AC</b>
<b>PRIVATE STREET</b>			
<b>TOTAL AREA</b>		<b>56,194 SF</b>	<b>1.29 AC</b>



OTHER RETAIL

Shopping centers	Anchors	Distance / Drive-time
Foothills Mall Tucson, AZ GLA: 620,000 sf	Aeropostale, Carter's, DressBarn Levi's Outlet, Nike, Saks Fifth Avenue Off 5TH	8 miles/17 minutes
Tucson Mall Tucson, AZ GLA: 1,306,014 sf	Banana Republic, Dillard's Forever 21, H&M, JC Penney Macy's, Sears	12 miles / 22 minutes
La Encantada Tucson, AZ GLA: 258,000 sf	Anthropologie, Apple, Coach, Louis Vuitton,	14 miles / 28 minutes
El Con Center Tucson, AZ GLA: 1,200,000 sf	Burlington Coat Factory JC Penney, Target Wal-Mart	18 miles / 26 minutes
Park Place Tucson, AZ GLA: 1,200,000 sf	Banana Republic, Coach, Dillard's H&M, Macy's, Polo Ralph Lauren, Saks Fifth Avenue Off 5TH	22 miles / 36 minutes

Outlet shopping	Distance / Drive-time
The Outlets Casa Grande Casa Grander, AZ GLA: 186,000 sf	58 miles / 52 minutes
Phoenix Premium Outlets Chandler, AZ GLA: 360,000 sf	84 miles / 1 hour 12 minutes
Arizona Mills Tempe, AZ GLA: 1,227,400 sf	86 miles / 1 hour 19 minutes



# TUCSON PREMIUM OUTLETS®

Marana, Arizona

## OPENING DATE

Opening 2015

## RETAIL

GLA (sq.ft) 360,000

## DIRECTIONS

SEQ of I-10 and Twin Peaks Road Marana, Arizona

## MAJOR METROPOLITAN AREAS

Tucson 14 Miles  
Phoenix 100 Miles

## SHOPPER DEMOGRAPHICS

Tucson is a market of over one million people, located in the Sonoran desert approximately halfway between Phoenix and the US/Mexican border at Nogales, which averages over 3 million crossings per year. Tucson is the second largest city in Arizona. The population within 30 miles of the site is nearly 1 million, and within 100 miles nearly 4 million. Tucson Premium Outlets will be located off I-10 with an average daily traffic count of 70,000.

## RADIUS POPULATION

15 Mile 435,957  
30 Mile 942,545  
45 Mile 1,045,879  
60 Mile 1,200,066  
100 Mile 3,959,680

## TOURISM

Tourism is a major industry in Tucson, bringing in \$2.4 billion-a-year and nearly 4 million visitors annually due to Tucson's numerous resorts, hotels, and attractions. Mexican travelers account for over 2.7 million of these annual visitors and nearly \$1 billion in visitor spending. Many of these Mexican shoppers are middle-class and upper-class visitors from the Mexican States of Sonora and Sinaloa who travel to Tucson to purchase goods that are not readily available in Mexico. There are numerous shuttle services that run between Nogales, Mexico and Tucson. Domestically, the states with the most visitors to Tucson are California, Colorado, Texas, and Illinois. Tucson attractions include the Reid Park Zoo, Old Tucson Studios, Arizona-Sonora Desert Museum, and casinos.



# MARKET INFORMATION

Tucson is home to the University of Arizona (40,000 students), as well as many corporate campuses, second homes, and high-end golf and spa resorts. The site is located in northern Tucson, which includes wealthy suburban communities such as Catalina Foothills which has some of the area's most expensive homes including many multi-million dollar estates. This area also contains some of Tucson's major upscale resorts including the Hacienda Del Sol, Westin La Paloma Resort, Loews Ventana Canyon Resort and Canyon Ranch Resort. Tucson has embraced the advanced technology industry sectors, and Raytheon Missile Systems, Texas Instruments, IBM, Intuit Inc., Universal Avionics, Sunquest Information Systems, Sanofi-Aventis, Ventana Medical Systems, Inc., and Bombardier Aerospace all have a significant presence in Tucson. Roughly 150 Tucson companies are involved in the design and manufacturing of optics and optoelectronics systems, earning Tucson the nickname "Optics Valley".

## AVERAGE H.H. INCOME

15 Mile \$67,374  
30 Mile \$64,614  
45 Mile \$65,857  
60 Mile \$64,260  
100 Mile \$71,479

In order to gain a better understanding of buying habits, the area consumer has been compared to the average U.S. consumer in the following categories

### Retail Expenditures Per Capita

Purchases by the consumer within the Tucson Premium Outlets trade area are consistent with the national average.

	Men Cloth.	Wom Cloth.	Child Cloth.	Shoes	Jewelry	Home Furn.	Restaurants
30 Mile	\$106	\$206	\$110	\$118	\$57	\$367	\$395
60 Mile	\$102	\$199	\$107	\$113	\$54	\$358	\$385
US	\$103	\$191	\$111	\$112	\$59	\$347	\$395
30 Mile Index	104	108	99	106	97	106	100
60 Mile Index	99	104	96	101	92	103	97

### Home Ownership

The percentage of consumers who own their own home is consistent with the national average.

30 Mile	63.1%
60 Mile	65.7%
US	65.3%
30 Mile Index	97
60 Mile Index	101

### Education and Profession

The percentage of consumers with a Bachelor's Degree within the Tucson Premium Outlets trade area is consistent with the national average.

	Bachelor
30 Mile	29.9%
60 Mile	27.7%
US	28.2%
30 Mile Index	106
60 Mile Index	98

