



THE MALL OF VICTOR VALLEY



OVERVIEW

The Mall of Victor Valley is the dominant regional mall in Southern California's High Desert region serving 433,123 residents in 131,836 households in its total trade area. A strong retailer mix including new-to-market anchors and more than 100 shops attracts customers who would otherwise have to drive 30 miles to find shopping.

The center is situated along a major interstate and is the only regional mall within the 220 miles that separates San Bernardino and Las Vegas. The center attracts 6 million shoppers annually. With numerous manufacturing and distribution facilities and superb accessibility, the High Desert has enjoyed a surge in population and industrial development.

MARKET OVERVIEW *AT A GLANCE*

6M

Visitors per year

433K

Total trade area population

3.3%

Population growth over the
next 5 years

100

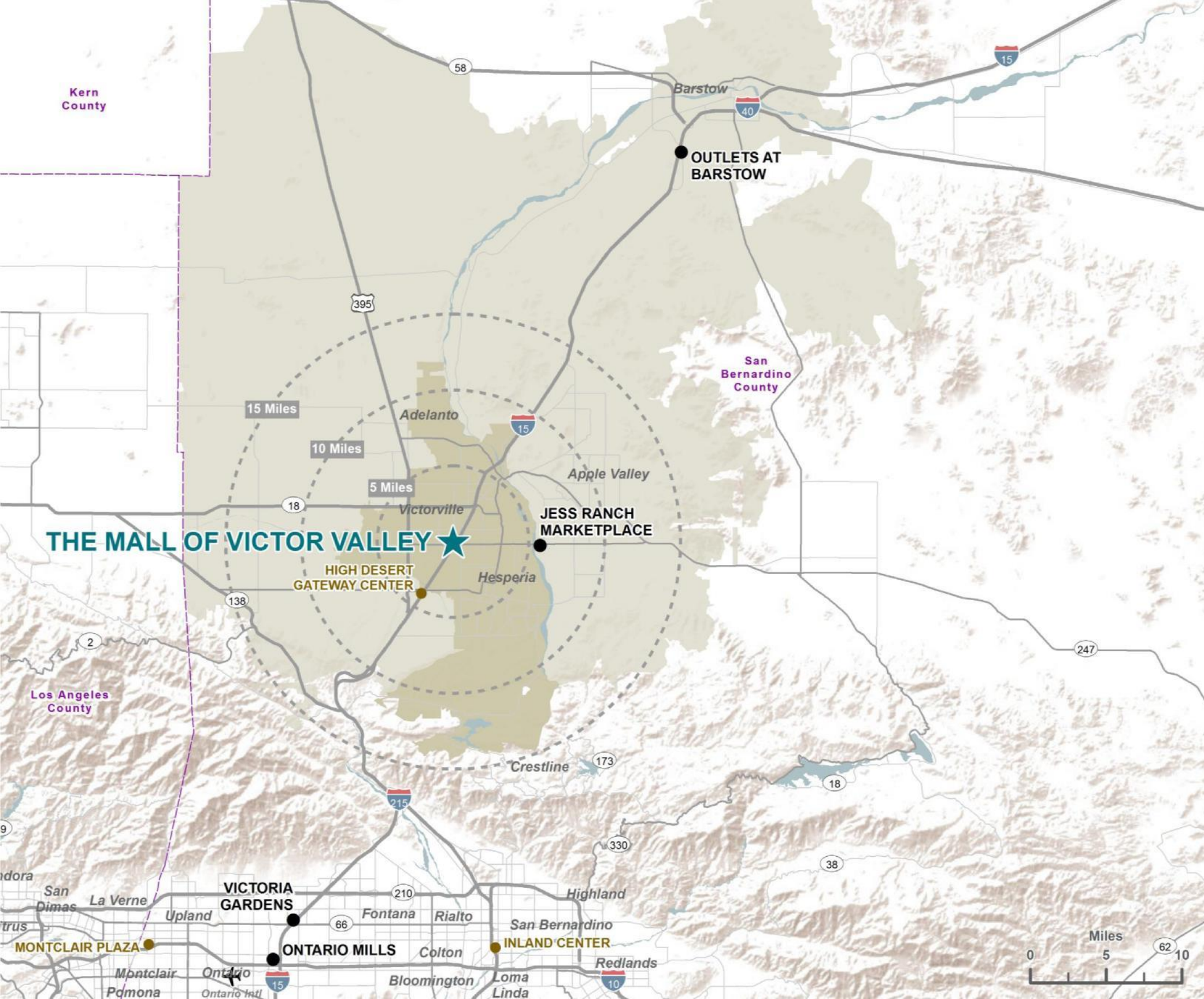
Retailers including JCPenney,
Hollister Co., Dick's Sporting
Goods, and Macy's

33

Median age in primary trade area

44.4%

Households with children



TRADE AREA MAP

- ★ The Mall of Victor Valley
- Primary Trade Area
- Secondary Trade Area
- Competitive Centers
- Other Centers

California

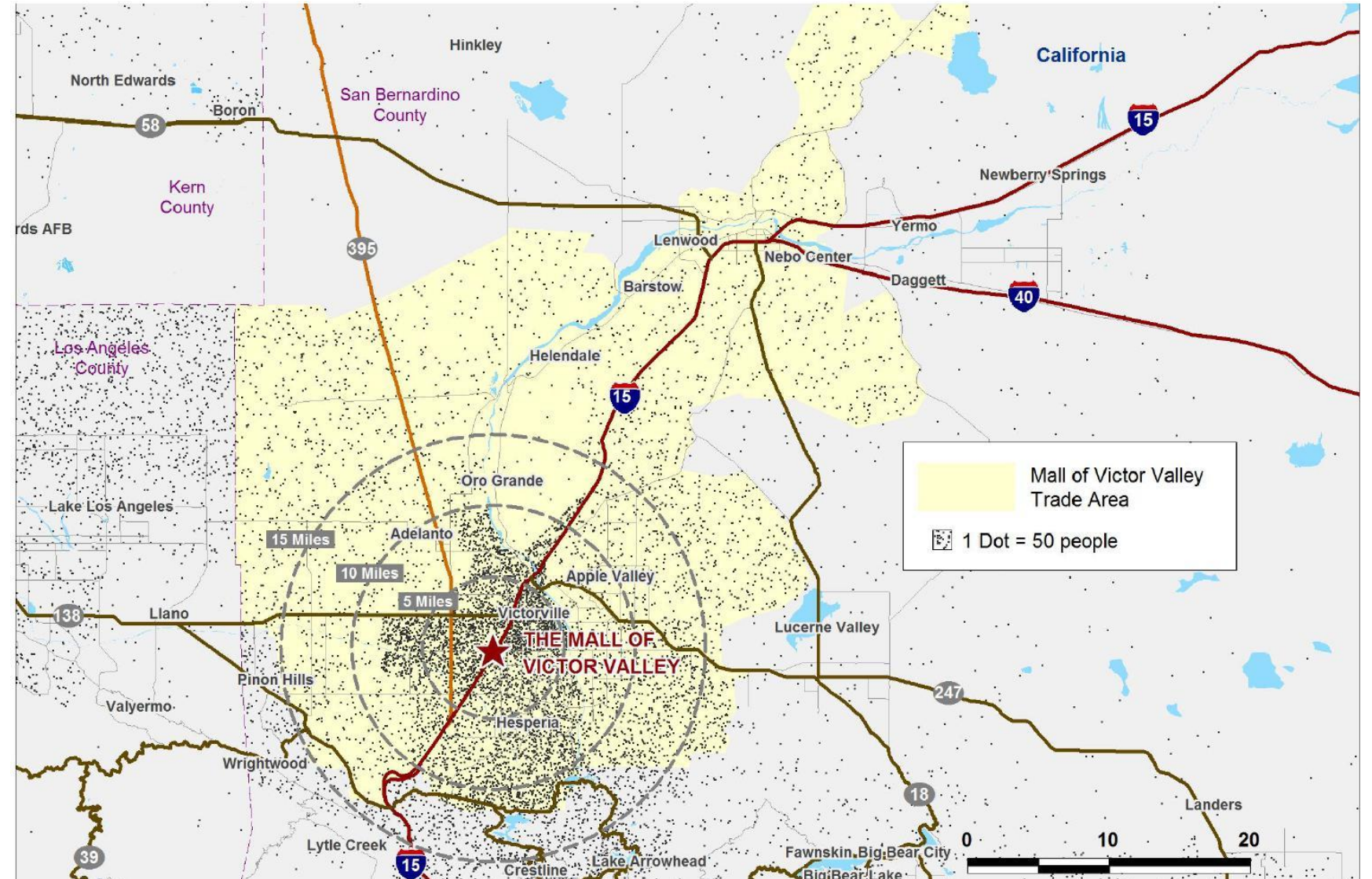


DEMOGRAPHIC SNAPSHOT

	PRIMARY TRADE AREA	TOTAL TRADE AREA	MSA (RIVERSIDE – SAN BERNARDINO – ONTARIO, CA)
2021 Population	226,835	433,173	4,619,909
2026 Population (projection)	234,997	447,639	4,817,310
Five-Year Population Growth	3.6%	3.3%	4.3%
Households	65,358	131,836	1,414,927
Average Household Income	\$73,396	\$74,852	\$91,649
Median Household Income	\$58,671	\$58,352	\$71,576
Median Age	31.3	32.8	34.1
White Collar	50.8%	51.8%	56.0%
	1 MILE	3 MILE	5 MILE
Daytime Population	10,466	76,130	176,138

Source: ESRI 2021. ESRI forecasts for 2021 and 2026.

POPULATION DENSITY



THE MALL OF VICTOR VALLEY AERIAL



MAJOR RETAILERS INCLUDE:

MACY'S
JCPENNEY
DICK'S SPORTING GOODS
CINEMARK

BARNES & NOBLE
BATH & BODY WORKS
COTTON ON
FOOT LOCKER

HOLLISTER CO.
JD SPORTS (COMING SOON)
KAY JEWELERS
LENSCRAFTERS

RED ROBIN
SEE'S CANDIES
SPECTRUM
THE CHILDREN'S PLACE

TILLY'S
VANS
VICTORIA'S SECRET
WINDSOR





MERCHANDISING

macys

CINEMARK

TILLY'S

EVERY SEASON STARTS AT
DICK'S
SPORTING GOODS.

VANS
"OFF THE WALL"

PINK

BARNES & NOBLE

Aéropostale

JCPenney

THE CHILDREN'S
PLACE

HOLLISTER

Bath & Body Works

KAY
JEWELERS

Red Robin.
GOURMET BURGERS AND BEERS

windsor

THE MALL OF VICTOR VALLEY SITE PLAN





MACERICH (NYSE: MAC)

ONE OF THE NATION'S LEADING OWNERS, OPERATORS & DEVELOPERS OF MAJOR RETAIL PROPERTIES IN ATTRACTIVE U.S. MARKETS,
INCLUDING CALIFORNIA, THE PACIFIC NORTHWEST, ARIZONA, AND THE METRO NEW YORK TO WASHINGTON, D.C. CORRIDOR