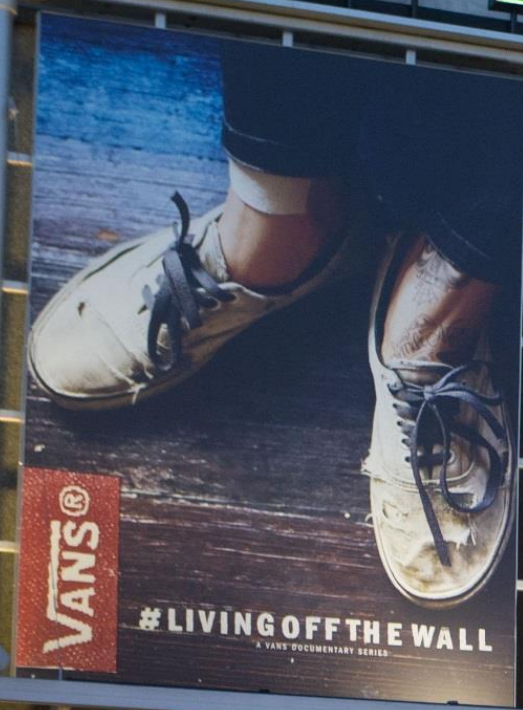


VINTAGE FAIRE



VINTAGE FAIRE MALL





OVERVIEW

Bringing together community and lifestyle, Vintage Faire is the preeminent retail center for this hometown market. A key factor in the center's success is its location adjacent to Hwy 99, a natural geographic destination for retailers expanding from Sacramento to Los Angeles. The mall's trade area population has shown tremendous growth in the last five years to over 894,000 in 276,000 households with a 3.5% projected five-year market growth.

Vintage Faire is a year-round destination and gathering spot for its loyal shoppers.

MARKET OVERVIEW *AT A GLANCE*

894K

Population in trade area

4+

Anchors including Macy's Women's,
Macy's Men's and Home, JCPenney, Dick's
Sporting Goods and Furniture City

150+

Stores including Apple, ALDO, Sephora,
Pandora, Pink and Victoria Secret

3.5%

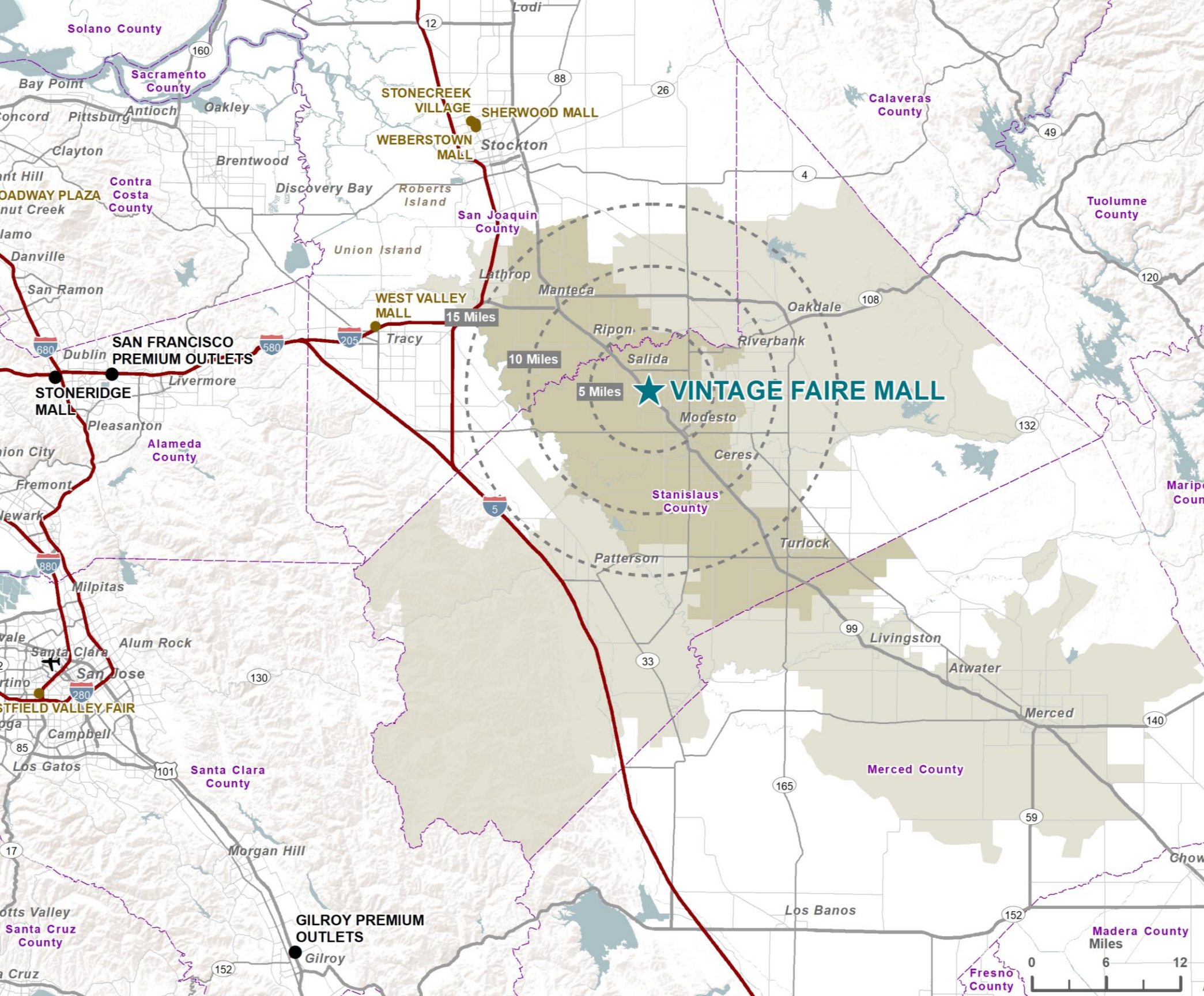
Population growth over next five years

9M+

Total visitors per year

\$50–75K

Annual income of most productive
customer, contributing 25% of sales



TRADE AREA MAP

- ★ Vintage Faire Mall
- Primary Trade Area
- Secondary Trade Area
- Competitive Centers
- Other Centers

California



DEMOGRAPHIC SNAPSHOT

	PRIMARY TRADE AREA	TOTAL TRADE AREA	MSA (MODESTO)
2022 Population	539,205	894,358	555,745
2027 Population (projection)	542,707	903,538	556,723
Five-Year Population Growth	3.5%	3.5%	3.1%
Households	171,354	275,690	174,571
Average Household Income	\$96,264	\$97,159	\$93,765
Median Household Income	\$71,299	\$71,478	\$69,266
Median Age	34.8	34	34.6
White Collar	45.7%	45.1%	45.9%
	1 MILE	3 MILE	5 MILE
Daytime Population	14,606	74,237	167,894



ENTERTAINMENT

Family-friendly entertainment hot spot, Dave & Buster's, opened its 18th location at Vintage Faire in 2022.

The unique arcade and sports bar is the first Dave & Buster's in Stanislaus County and features more than 34,688 square feet of the latest and greatest arcade games, a chef-crafted menu, premium drink offerings, and a state-of-the-art D&B Sports Bar with a 40-foot WOW wall of high-definition screens for a premium sports viewing experience.

Guests are able to come and enjoy, play, eat and watch with friends and family. They are welcome to hold events small and large in their expansive dining area or rent the private room for parties or meetings.





RETAIL

The Village at Vintage Faire opened in 2008 as an outdoor retail and restaurant space. It currently includes Apple, BJ's Restaurant & Brewhouse, DeVon's Jewelers, Buffalo Wild Wings, Chipotle, Chico's, Men's Warehouse, Sephora and Stonefire Pizza by MidiCi.



The Village provides a diverse offering to its customers with both national and local retail, and various types which include tech, jewelry, food and drink and beauty and wellness. Specifically, BJ's Restaurant is the second most producing in the portfolio.

VINTAGE FAIRE AERIAL



MAJOR RETAILERS INCLUDE:

APPLE

DAVE & BUSTER'S

DICK'S SPORTING GOODS

FURNITURE CITY

JCPENNEY

MACY'S MEN'S & HOME

MACY'S WOMEN'S & CHILDREN

BOB'S DISCOUNT FURNITURE

BANK OF AMERICA

BJ'S RESTAURANT & BREWHOUSE

BUFFALO WILD WINGS

CHILI'S GRILL & BAR

CHIPOTLE MEXICAN GRILL

COTTON ON

G BY GUESS

JOHNNY CARINO'S

MIMI'S CAFE

PANERA BREAD

PINK

STONE FIRE PIZZA BY MIDICI





TRAFFIC DRIVING EVENTS

To drive traffic and sales, Vintage Faire plans numerous events and promotions that support retail and restaurant business. Many of these events also incorporate elements of community outreach with local partners.

- School Cents, a program benefitting stores and schools
- Monthly Kids Club Events with radio partner KATM 103
- Back To School Events and Promotions
- Santa and Easter Bunny Photo Sales
- Holiday Toy drive with Modesto Rotary and Soroptimist





MERCHANDISING

Vintage Faire Mall's remerchandising efforts are underway to continue attracting retailers within an already impressive lineup of over 150 stores and restaurants.



ALDO



★macy's

PINK
VICTORIA'S SECRET

AMERICAN EAGLE



EXPRESS



SEPHORA

VICTORIA'S
SECRET

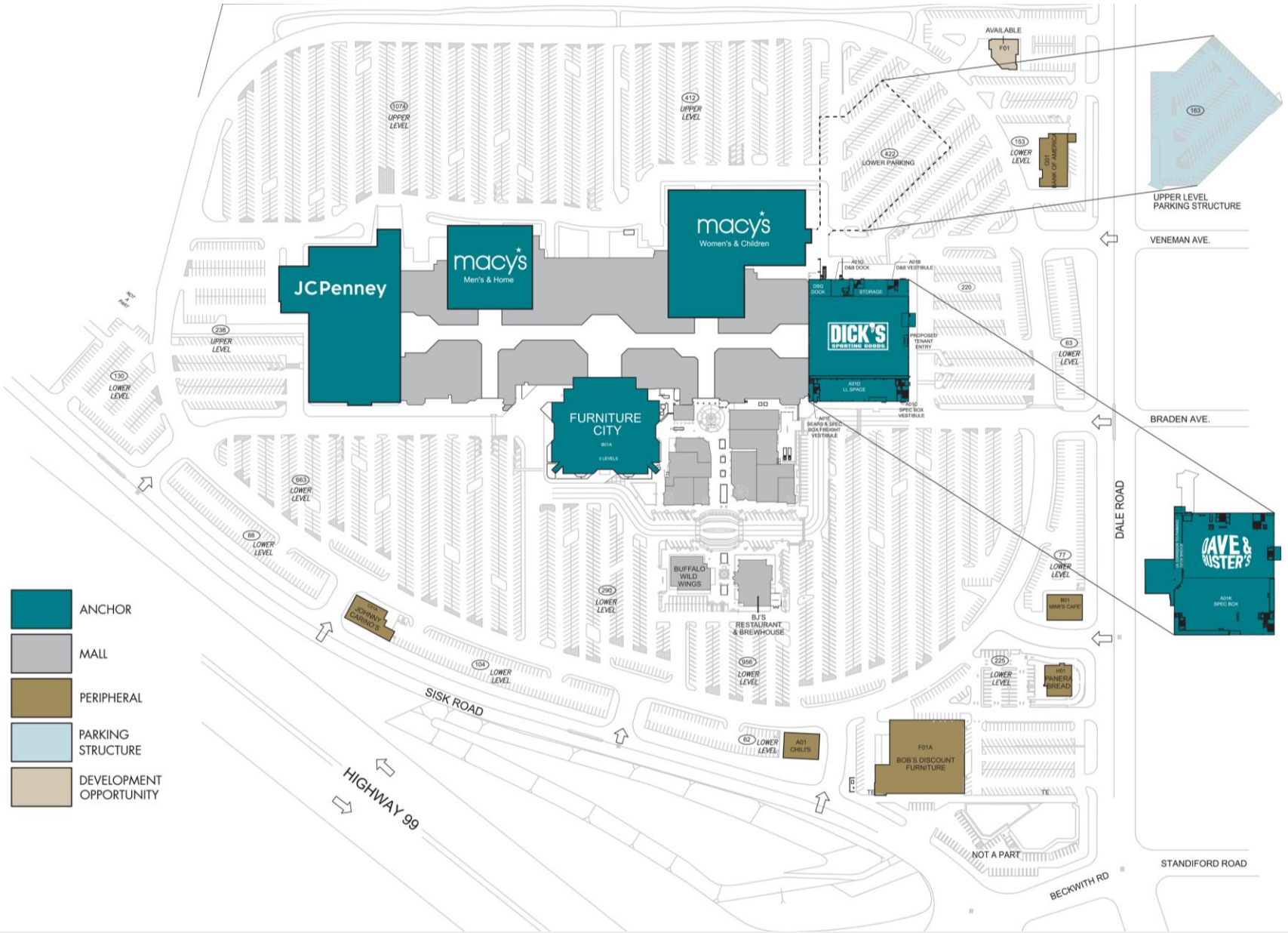
PANDORA

COTTON:ON



EST. 1892
abercrombie
KIDS

VINTAGE FAIRE MALL SITE PLAN





VEHICLE TRAFFIC COUNTS

Major Highways Near Center

	DAILY	ANNUAL
Highway 99	119,408	45,583,920

Roads With Center Entrances

	DAILY	ANNUAL
Sisk Road	17,196	6,276,540
Standiford Avenue	21,197	7,736,905
Dale Road	15,526	5,666,990



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