



GREEN ACRES MALL



WHERE URBAN *MEETS* SUBURBAN

Valley Stream, New York in Nassau County sits on the southern end of Long Island, with easy access to Brooklyn and Queens.

Just 35 minutes from Manhattan, Valley Stream sits between two major highways, with John F. Kennedy Airport nearby. The Long Island Railroad also stops in this town.

Money Magazine declared Valley Stream “The Best Place To Live” in New York State in 2018, based on the village’s economy, education, convenience and overall quality of life.

“THE BEST PLACE TO
LIVE
IN NEW YORK STATE”

Money Magazine, 2018



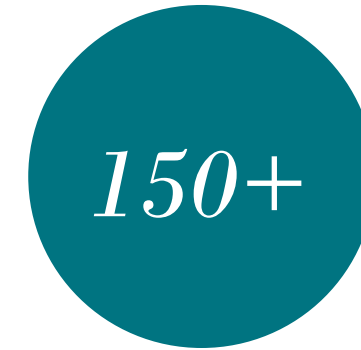
MARKET OVERVIEW *AT A GLANCE*



Average Household Income,
Primary Trade Area



Square feet of GLA



Stores and restaurants, including Hollister Co.,
Cotton:On, H&M, American Eagle, Macy's,
Old Navy, Ulta Beauty; Panera and Chipotle,
plus Primark and Uniqlo coming soon.



Total Trade Area Population



Households with children under 18;
Primary Trade Area

7% higher than MSA



Miles from JFK International Airport

WOODMERE

A FIVE TOWNS SHOPPING *DESTINATION*

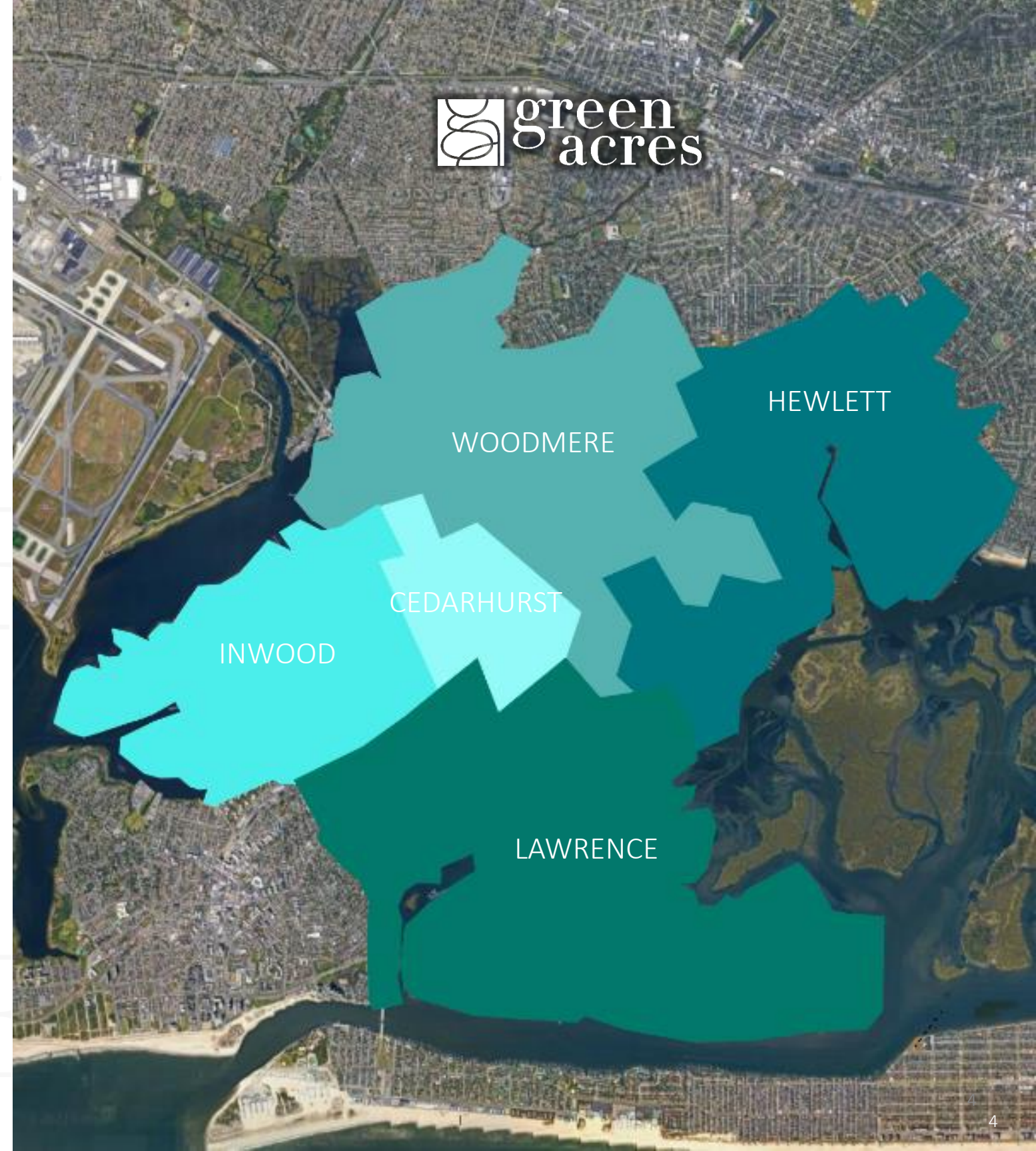
In the coveted New York City Metro, Green Acres Mall is the rare retail setting that straddles both a densely populated urban environment and some of the region's wealthiest suburban enclaves. It serves as the nexus for upscale culture and cuisine. For city dwellers, Green Acres Mall has always been a natural fit.

Today, for the residents of nearby wealth pocket Five Towns, Green Acres Mall is close, convenient and has newly diversified retail offerings.

\$175K

Average Household Income, Five Towns
(\$137,432 MSA average)

Source: U.S. Census Bureau, ESRI 2021.



TRANSPORTATION *HUB*

Green Acres is perfectly positioned minutes from JFK International Airport, and easily accessible off Sunrise Hwy.

The Long Island Rail Road’s Valley Stream station is located just a few minutes from the shopping center.

In addition, 3 major bus lines service Green Acres Mall shoppers.



30M

Annual travelers at
JFK Airport



5.9M

Annual LIRR
passengers



60K+

Sunrise Highway
ADT



6.6M

Passengers annually

Source: JFK Airport (jfkairport.net), 2020; MTA (<https://new.mta.info/agency/new-york-city-transit/subway-bus-ridership-2019>), 2019; LIRR <https://www.newsday.com/long-island/transportation/lirr-2021-numbers-1.50487630>, 2021

ON THE DOORSTEP OF JFK AIRPORT

Green Acres Mall is 4 miles John F. Kennedy International Airport, making the center a convenient stop for those first arriving to the area or a passenger with a layover.. The airport is the busiest airport in the New York Airport System with passengers from 75 countries.

4

Miles from Green
Acres Mall

30M

Airline travelers
annually

75

Countries
represented

ROSEDALE STATION (LIRR)



VISIBILITY

TARGET

SUNRISE HIGHWAY

TOYOTA

SIDNEY PL

HYUNDAI

GREEN ACRES RD E

★macy's

PRIMARK
COMING
SUMMER
2023

★macy's

GREEN ACRES RD S

BJ's

Walmart

HOME DEPOT

Burlington

DICK'S

HomeGoods

BEST BUY

STRATEGIC LOCATION

Green Acres Mall is perfectly positioned within Long Island's most vibrant, densely populated areas and has established itself as the dominant retail destination. The center is also accessible by 3 bus lines and is located just off Sunrise Highway, where over 60,000 cars pass daily, with prime visibility.



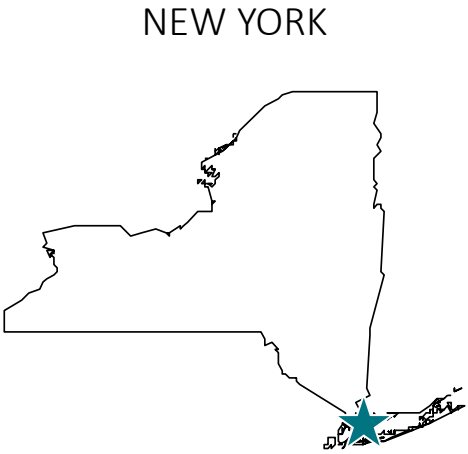
2.1M SQUARE FEET

The Green Acres Mall campus is an expansive retail destination with 2.1 million square feet of GLA, drawing 17 million brand-forward urban shoppers, as well as affluent suburban shoppers residing in the famed Five Towns.



TRADE AREA MAP

-  Green Acres Mall & Commons
-  Primary Trade Area
-  Secondary Trade Area
-  Competitive Centers
-  Other Centers



DEMOGRAPHIC SNAPSHOT

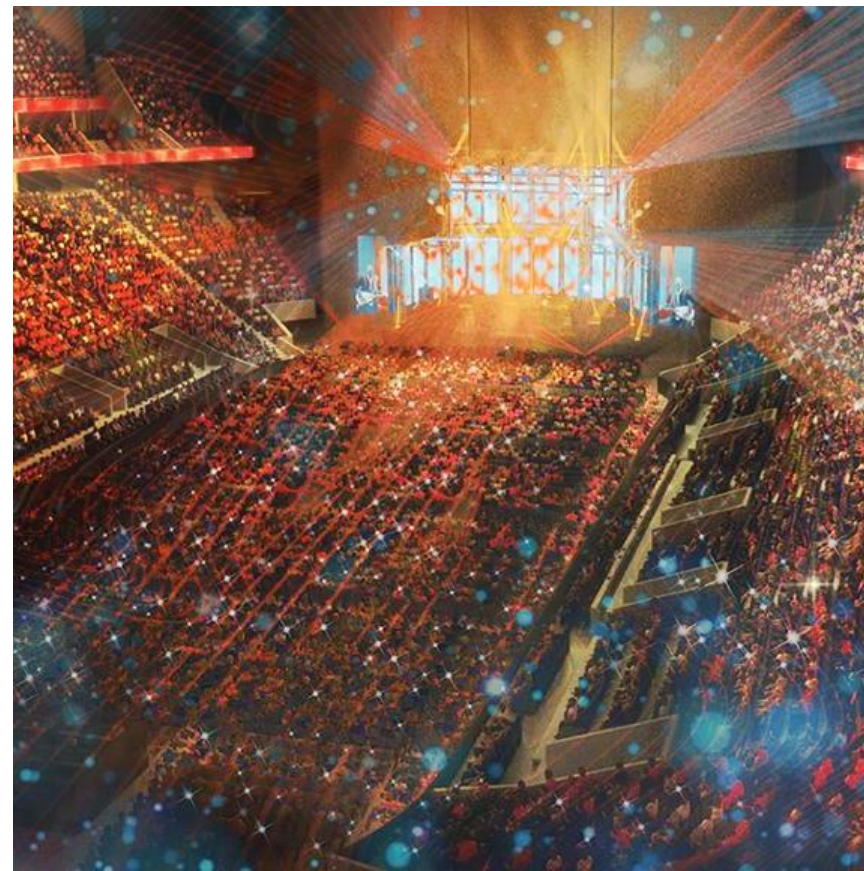
	PRIMARY TRADE AREA	TOTAL TRADE AREA	MSA (NEW YORK-NEWARK-JERSEY CITY, NY-NJ-PA)
2022 Population	516,690	1,438,976	20,224,976
Households	159,232	454,962	7,448,470
Households With Children	60,833	171,867	2,325,288
% Households with Children	38.2% <i>7% higher than U.S.</i>	37.8%	31.2%
Average Household Income	\$130,370	\$125,028	\$137,432
Median Household Income	\$100,036	\$90,403	\$91,608
Median Age	39.5	38.7	39.3
	5 MILES	10 MILES	15 MILES
Daytime Population	673,553	2,626,825	6,984,726



ALL-NEW UBS ARENA

The New York Islanders have a new home: UBS Arena, located 4.5 miles north of Green Acres Mall.

The new arena hosts over 17,000 fans for not just hockey games, but also concerts and other sporting events or entertainment, bringing many new visitors to the primary trade area.





MERCHANDISING

Building on a collection of best-in-class brands, Green Acres Mall is both expanding and diversifying the merchandise mix with popular national and international brands to draw shoppers from Valley Stream and the surrounding areas.

PRIMARK®
COMING SOON

UNI
QLO
COMING SOON

COTTON:ON

H&M

ALDO

HOLLISTER

PINK

AMERICAN EAGLE

VICTORIA'S SECRET

EXPRESS

PANDORA®

OLD NAVY

carter's® | OSHKOSH
B'gosh

Bath
& Body
Works

FOREVER 21

★macy's

MORE POWER WITH GREEN ACRES COMMONS

With Green Acres Commons, shoppers get to experience an even more diverse mix of brands. This town center is an open-air power center with retailer in the top 5 in sales in their district with offerings and amenities for an exceptional shopping experience.



EXPANDING OUR OFFERINGS

International clothing chain Primark is coming to Green Acres Mall summer 2023.. This new retailer will occupy two floors and over 50,000 square feet of the former J.C. Penney space.

Primark offers women's, men's and children's attire, plus homeware, accessories and beauty, and will bring a variety of shoppers to the center..

Global powerhouse retailer Uniqlo will be coming soon to Green Acres Mall.

Uniqlo offers a collection of casualwear and accessories for men, woman and children.





MAJOR RETAILERS INCLUDE:

DICK'S SPORTING GOODS
MACY'S
MACY'S MEN'S & FURNITURE
WALMART

PRIMARK (COMING SUMMER 2023)
ALDI
BEST BUY
BJ'S WHOLESALE CLUB

HOMEGOODS
BURLINGTON
TOYOTA
HYUNDAI

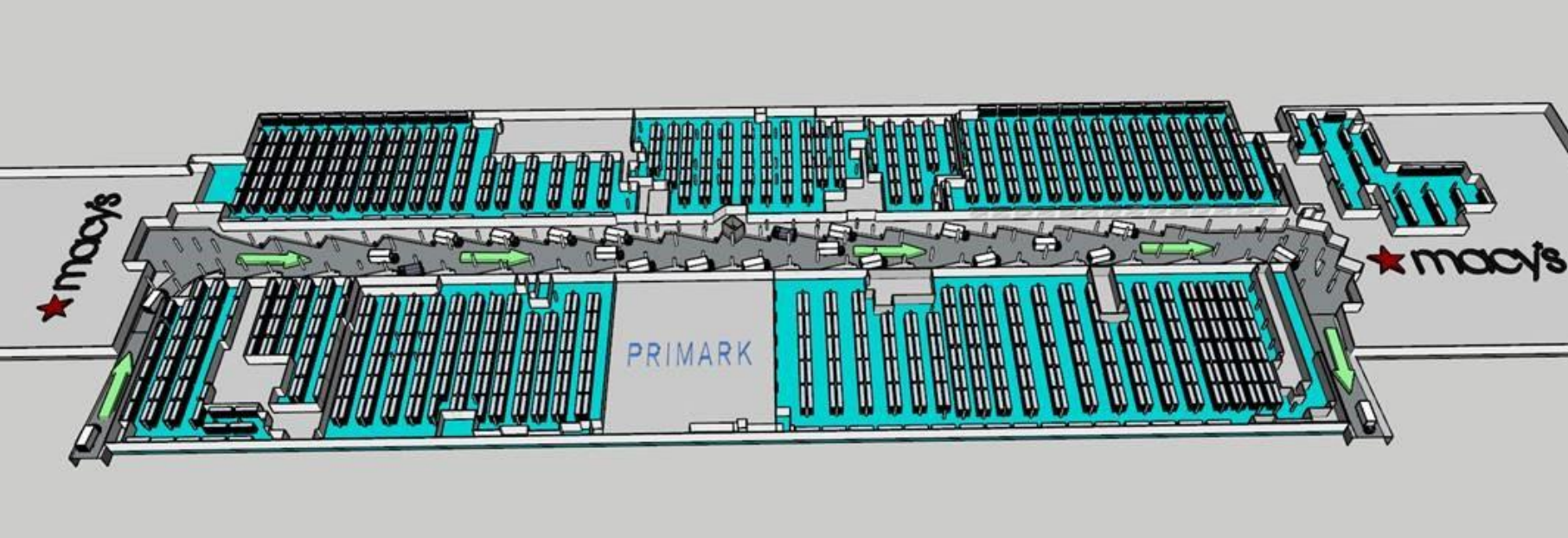
24 HOUR FITNESS
BUFFALO WILD WINGS
H&M
HOLLISTER CO.

MICHAELS
OLIVE GARDEN
PETSMART
ULTA BEAUTY



GREEN ACRES MALL & GREEN ACRES COMMONS SITE PLAN





STORAGE OPPORTUNITIES

Green Acres Mall features +/- 260,000 square feet with 50 loading docks, which presents a perfect storage opportunity for tenants.

- Located in the lower-level loading area
- 12' 9" Clear Height drive lane
- 10'-13' Clear Height in storage areas
- Heavy power capacity
- Wet sprinkler system
- Appropriate ventilation and lighting
- Accessible through secure underground tunnel
- Possible trailer storage
- Flexible square footage and depth





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