



QUEENS CENTER



OVERVIEW

Queens Center has consistently been one of the most productive malls in the country. Situated at the hub of mass transit and at the intersections of Queens Boulevard, the Long Island Expressway and Woodhaven Boulevard, the borough's only super-regional mall is highly visible and easily accessible by all modes of transportation.

Queens Center now stands out as an aesthetically pleasing, family-friendly destination that maximizes shopping opportunities for both retailers and shoppers.

AT THE CENTER OF IT ALL



Exposed to 317,000 cars daily
and is within 9 miles to
LaGuardia and JFK Airport



All major bus routes stop
immediately in front of Queen
Center's doors



Borough is home to Flushing
Meadows Corona Park, Citi
Field, the New York Hall of
Science and more

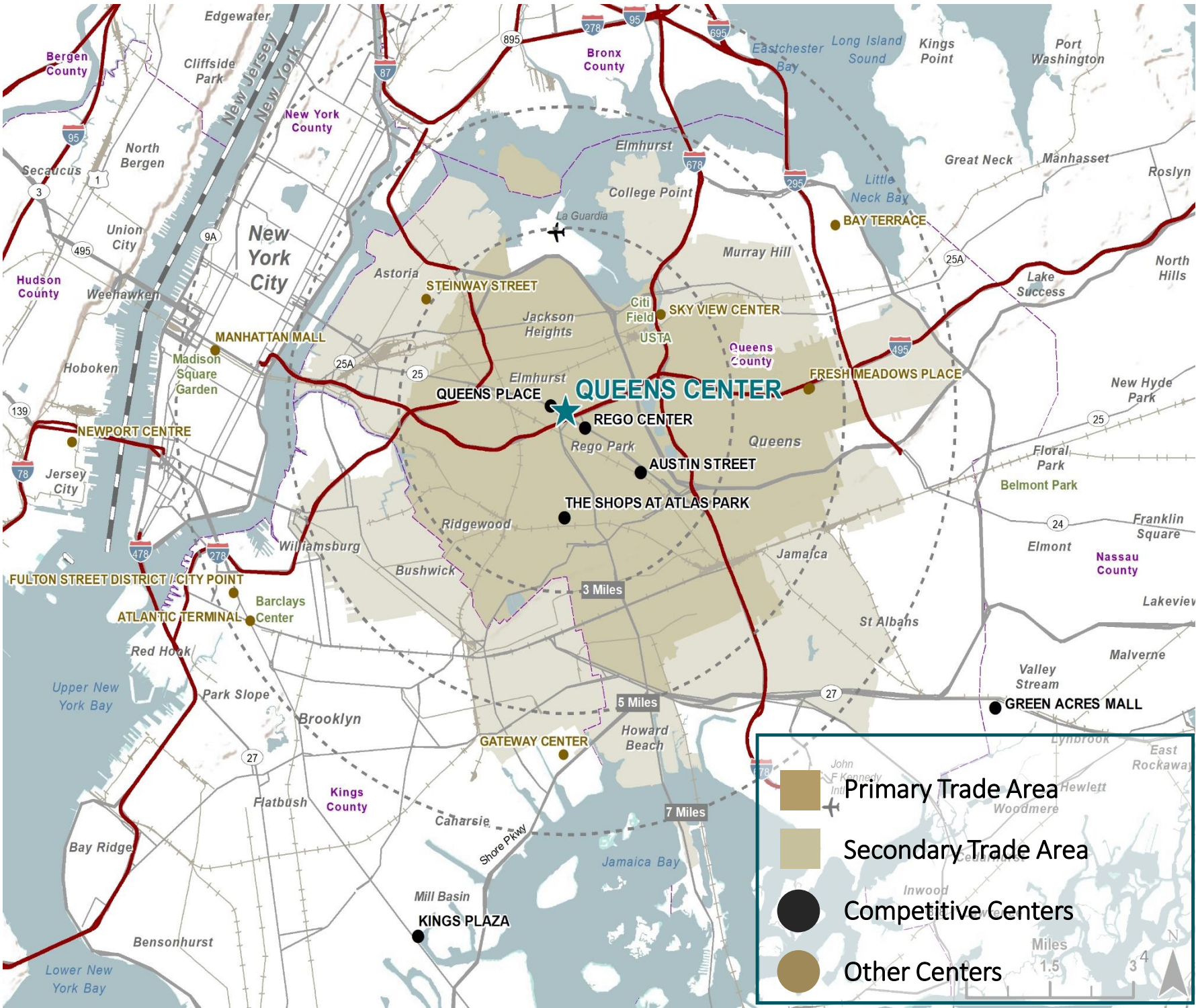


Located in the biggest school
district in NYC with 572
Schools with a total enrollment
of 322,306 students

PERFECTLY SITUATED

Highly visible and in the center of the densely populated Queens borough, Queens Center is the only enclosed super-regional shopping center that serves this amenity-rich area.

	NEIGHBORHOOD	POPULATION	SQUARE MILES
1.	Corona Ave	116,469	1.5 ²
2.	Glendale	109,111	3.3 ²
3.	Elmhurst	102,104	0.7 ²
4.	Forest Hills	76,091	2.4 ²
5.	Jackson Heights	67,252	1.9 ²



Source: Niche 2021

DEMOGRAPHIC SNAPSHOT

	PRIMARY TRADE AREA	TOTAL TRADE AREA	MSA (NJ-NJ-PA)
2022 Population	1,287,867	2,428,557	20,224,976
Average Household Income	\$102,081	\$103,608	\$137,432
Median Age	38.5	37.5	39.3
Generation Z Population	269,114 20.9%	513,882 21.2%	4,389,917 21.7%
Millennial Population	338,981 28%	669,865 29%	5,044,012 25%
Total Employees	263,068	520,551	8,735,501
White Collar	310,119 51.5%	620,426 54.3%	6,206,912 62.8%
	1 MILE	2 MILES	3 MILES
Daytime Population	163,630	443,287	817,628

Source: ESRI 2021, ESRI forecasts for 2021 and 2026

THE POWER OF QUEENS

Queens is notable for being the most ethnically diverse urban area in the entire world, **representing over 100 nations and speaking 138 different languages.**

As a dynamic borough rich in Arts & Culture, Queens provides the opportunity for many of its residents to immerse themselves in **live entertainment, music performances, galleries** and more.

The borough is home to **Flushing Meadows Corona Park, Queens Museum of Art, Queens Theatre in the Park, the New York Hall of Science, Citi Field and the Queens Botanical Garden** to name a few. There's also horseback riding, golf courses and a brand new Olympic-sized swimming pool and NHL regulation ice rink.



#1 UBER DESTINATION IN NEW YORK

318 THOUSAND cars exposed to Queens Center a day

5 MILLION annual Woodhaven Boulevard subway riders, which is located at Queens Center

13 MILLION annual visitors, more than 3x the amount Empire State visitors

23 THOUSAND businesses located nearby, employing close to 206,661 people





THE RETAIL HUB OF THE BOROUGH

Queens Center, the borough's only enclosed, super regional shopping center, offers a first-class suburban shopping experience in an urban environment. The center is highly visible and easily accessible by all modes of transportation.

Queens Center features a broad mix of national retailers sprinkled with a dash of local merchants. Many Queens Center retailers rank as top performers in sales volume within their chains.

IN THE *NUMBERS*

Located in the heart of metro Queens; Queens Center is surrounded by a diverse mix of culture that is comingled with some of the busiest transportation hubs in the country.



2.4M

Total Trade Area
Population (TTA)



\$107,700

Average HH income
within 5 miles



\$2,687

Average consumer
spend on apparel



\$761,000

Average home
price within 5 miles



2,090,087

Daytime population
within 5 miles



855,868

Households within 5-
mile radius





MERCHANDISING

Queens Center offers many new and exciting stores that enhance the merchandise mix. An impressive all-star retail lineup includes great local and national retailers.



MICHAEL KORS



VICTORIA'S
SECRET



Bath
& Body
Works



MAC



AMERICAN EAGLE

SEPHORA



EXPRESS



ANNUAL VISITORS

Queens Center attracts nearly **13 million shoppers** annually.

More than the combined annual total number of visitors to landmark New York attractions:

- Madison Square Garden (5 million)
- The Metropolitan Museum of Art (1.2 million)
- Rockefeller Center (2 million)
- Citi Field Stadium (3.2 million)
- Radio City Music Hall (2 million)

Source: Statista, 2021



AN INTERNATIONAL TRAVEL CORRIDOR

Less than 8 miles from JFK and LaGuardia airport, which averages 500+ international flights a day; Queens Center's location has positioned itself to provide ease of accessibility for all the borough's international travelers.

Share of New York Visitors by Category:

CATEGORY	DOMESTIC	INTERNATIONAL	TOTAL
Business	22%	17%	20%
Leisure	78%	83%	80%

Sources: Tourism Industry of New York 2021.
Port Authority of New York 2021.



MAJOR RETAILERS INCLUDE:

JCPENNEY
MACY'S
APPLE STORE
SHAKE SHACK

THE CHEESECAKE FACTORY
ABERCROMBIE KIDS
ADIDAS
APPLEBEE'S

BATH & BODY WORKS
FOOT LOCKER
GAP
HOLLISTER

MAC COSMETICS
MICHAEL KORS
PANDORA
SEPHORA

VANS
VICTORIA'S SECRET
ZALES

AERIAL OVERVIEW



SITE PLAN



VEHICLE TRAFFIC COUNTS



MAJOR HIGHWAYS NEAR CENTER

	DAILY	ANNUAL
Long Island Expressway	183,555	66,997,575
Brooklyn Queens Expressway	104,116	38,002,340

ROADS WITH CENTER ENTRANCES

	DAILY	ANNUAL
Queens Boulevard	79,404	28,982,460



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