

# CITADEL OUTLETS

LOS ANGELES, CALIFORNIA



## Anchors

Ann Taylor Factory Store  
Calvin Klein  
Eddie Bauer Outlet  
Guess Factory Store  
Old Navy Outlet  
Tommy Hilfiger Company Store

## Specialty Stores

Anne Klein  
Balboa Beach Co.  
Bass  
Billabong  
Benetton/United Colors of  
BCBG Max Azria  
Carter's  
Converse  
d.e.m.o.  
Geoffrey Beene  
IZOD  
Jockey  
Jones New York Outlet  
Journeys  
Kids Headquarters  
Le Creuset  
Maidenform  
Max Studio  
Nautica  
Nine West  
Pacific Sunwear  
Papaya  
Puma  
Quiksilver Factory Store  
Reebok  
Samsonite Company Store  
SGH Sunglass Hut  
Van Heusen  
Vans

| Demographics                | 10 MILES  | 20 MILES  | 30 MILES   | 50 MILES   |
|-----------------------------|-----------|-----------|------------|------------|
| POPULATION                  | 3,449,171 | 8,769,012 | 11,972,107 | 15,165,481 |
| MEDIAN AGE                  | 29.2      | 32.5      | 32.6       | 32.7       |
| POPULATION GROWTH 2006-2010 | 4.3%      | 4.6%      | 5.1%       | 6.3%       |
| AVERAGE HOUSEHOLD INCOME    | \$54,609  | \$72,559  | \$76,865   | \$80,250   |
| NUMBER OF HOUSEHOLDS        | 962,295   | 2,850,638 | 3,840,707  | 4,866,242  |

Source: ESRI 2006 Estimate/Projections

## Market

Los Angeles, CA



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## Location

Los Angeles, CA

Citadel Outlets is highly visible along I-5, 10 minutes from downtown Los Angeles, 20 minutes north of Disneyland and 20 minutes south of Universal Studios.



### TRAFFIC COUNT



Commerce

250,000 Vehicles/Day

### RETAIL CENTERS WITHIN 35 MILES OF CITADEL OUTLETS:

#### SHOPPING CENTERS

|                                                                                                         | DRIVING<br>DISTANCE | APPROXIMATE<br>DRIVE TIME |
|---------------------------------------------------------------------------------------------------------|---------------------|---------------------------|
| A. Stonewood Center, Downey<br>J.C. Penney<br>Mervyn's<br>Macy's                                        | 6 Miles             | 10 Minutes                |
| B. Montebello Town Center, Montebello<br>J.C. Penney<br>Mervyn's<br>Macy's<br>Macy's Home               | 8 Miles             | 10 Minutes                |
| C. Glendale Galleria, Glendale<br>Saks 5th Avenue<br>Bloomingdale's<br>Neiman Marcus<br>Foley's         | 13 Miles            | 18 Minutes                |
| D. Westfield Shoppingtown Santa Anita,<br>Arcadi<br>J.C. Penney<br>Mervyn's<br>Macy's                   | 14 Miles            | 24 Minutes                |
| E. Beverly Center, Los Angeles<br>Bloomingdale's<br>Macy's                                              | 16 Miles            | 25 Minutes                |
| F. Westside Pavillion, Los Angeles<br>Nordstrom<br>Macy's Furniture Gallery                             | 17 Miles            | 25 Minutes                |
| G. Westfield Shoppingtown Century City,<br>Los Angeles<br>Bloomingdale's                                | 19 Miles            | 24 Minutes                |
| H. Santa Monica Place, Santa Monica<br>Macy's                                                           | 21 Miles            | 24 Minutes                |
| I. Westfield Shoppingtown Main Place,<br>Santa Ana<br>Macy's<br>Nordstrom                               | 25 Miles            | 29 Minutes                |
| J. South Coast Plaza, Costa Mesa<br>Bloomingdale's<br>Macy's<br>Nordstrom<br>Saks Fifth Avenue<br>Sears | 32 Miles            | 38 Minutes                |

### Outlet Centers:

#### FACTORY/OUTLET CENTERS

|                                 | DRIVING<br>DISTANCE | APPROXIMATE<br>DRIVE TIME |
|---------------------------------|---------------------|---------------------------|
| 1. Ontario Mills                | 42 Miles            | 46 Minutes                |
| 2. Camarillo Premium Outlets    | 60 Miles            | 1 Hour 3 Minutes          |
| 3. Lake Elsinore Outlets        | 60 Miles            | 1 Hour 7 Minutes          |
| 4. Carlsbad Premium Outlets     | 83 Miles            | 1 Hour 26 Minutes         |
| 5. Cabazon Outlets              | 87 Miles            | 1 Hour 30 Minutes         |
| 6. Desert Hills Premium Outlets | 87 Miles            | 1 Hour 30 Minutes         |



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