



Riverchase Galleria

HOOVER, ALABAMA



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IMPRESSIVE IN THE SOUTHEAST

- Largest multi-use project in the southeastern United States.
- The entire project encompasses a 1.7 million square-foot shopping center; a 330-room, Four-Diamond, PREFERRED Wynfrey Hotel; and a 285,000 square-foot Class A office building, which houses 700 workers.
- The shopping center is a two-level super regional complex which includes six department stores, 200 specialty stores, several full-service restaurants, and a 620-seat Food Court.
- Top in-line retailers include Sephora, Ann Taylor, Banana Republic, Brooks Brothers, Chico's, Coach, J. Crew, J. Jill, Talbot's, Bare Escentuals, Abercrombie & Fitch, White House Black Market, Godiva, Brighton Collectibles and Hollister.
- The center receives 18 million visitors annually.
- Shoppers average 51 visits per year compared to the GGP Benchmark of 34. Shoppers with incomes in excess of \$100,000 visit the mall 59 times per year.

PRIME LOCATION AND COMMUNITY

- Located in Birmingham, the largest DMA in Alabama, Riverchase Galleria is the #1 tourist attraction in the state according to the Alabama Department of Tourism.
- The center is surrounded by a highly affluent five-county area.
- Located at the hub of three major highways: Interstate 65, Interstate 459, and U.S. Highway 31, the area has an average daily traffic count in excess of 150,000.
- New \$40 million interstate exchange moves traffic directly onto The Galleria's perimeter road from I-459 and Alabama Highway 150.
- University of Alabama Birmingham drives the metro economy as the largest employer with more than 12,000 faculty and staff and 16,000 students.
- Birmingham is ranked as one of the "Top 10 U.S. Cities for Entrepreneurs" (Inc. Magazine), #8 in the nation as the best place for the future success of a business (Cognetics), and as a Top 10 Fortune 500 Headquarter City.



MALL INFORMATION

LOCATION

Cross Streets: I-459 and US Highway 31

MARKET

Birmingham, AL

DESCRIPTION

Two-level, enclosed super-regional, multi-use complex

ANCHORS

Nordstrom - Coming Soon, Macy's, Sears, JCPenney and Belk

TOTAL RETAIL SQUARE FOOTAGE 1,700,000

PARKING SPACES 10,000

OPENED 1986

EXPANDED 1996

RENOVATED 1998

OTHER FEATURES

California Pizza Kitchen, Bonefish Grill, J. Alexanders, Ted's Montana Grill; a 620-seat Food Court; a 17-story, Class A office building; and a 14-story, 330-room, Four-Diamond, PREFERRED Wynfrey Hotel.

TRADE AREA PROFILE

2007 POPULATION 390,577

2012 PROJECTED POPULATION 408,907

2007 HOUSEHOLDS 160,518

2012 PROJECTED HOUSEHOLDS 168,818

2007 MEDIAN AGE 36.3

2007 AVERAGE HH INCOME \$77,366

2012 PROJECTED AVERAGE HH INCOME \$86,752

5-MILE RADIUS PROFILE

2007 POPULATION 104,011

2012 PROJECTED POPULATION 107,911

2007 HOUSEHOLDS 44,048

2012 PROJECTED HOUSEHOLDS 46,167

2007 MEDIAN AGE 38.5

2007 AVERAGE HH INCOME \$89,907

2012 PROJECTED AVERAGE HH INCOME \$99,289

DAYTIME EMPLOYMENT

3-MILE RADIUS 42,602

5-MILE RADIUS 72,373

SOURCE: CLARITAS, INC.