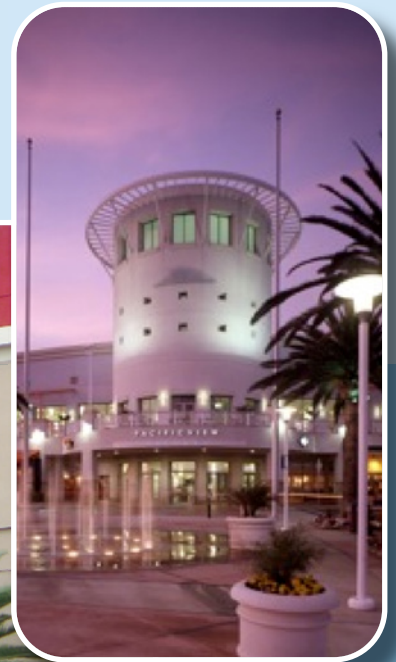


*The Legaspi Company*  
THE KEY TO THE HISPANIC RETAIL MARKET

PACIFIC VIEW MALL

TRADITIONS & HERITAGE FOR BUENAVENTURA

SAN BUENAVENTURA, CA



CONTACT: DANIEL LEGASPI, KAREN ROBLES OR ERIC SOTO T: 323.728.8455

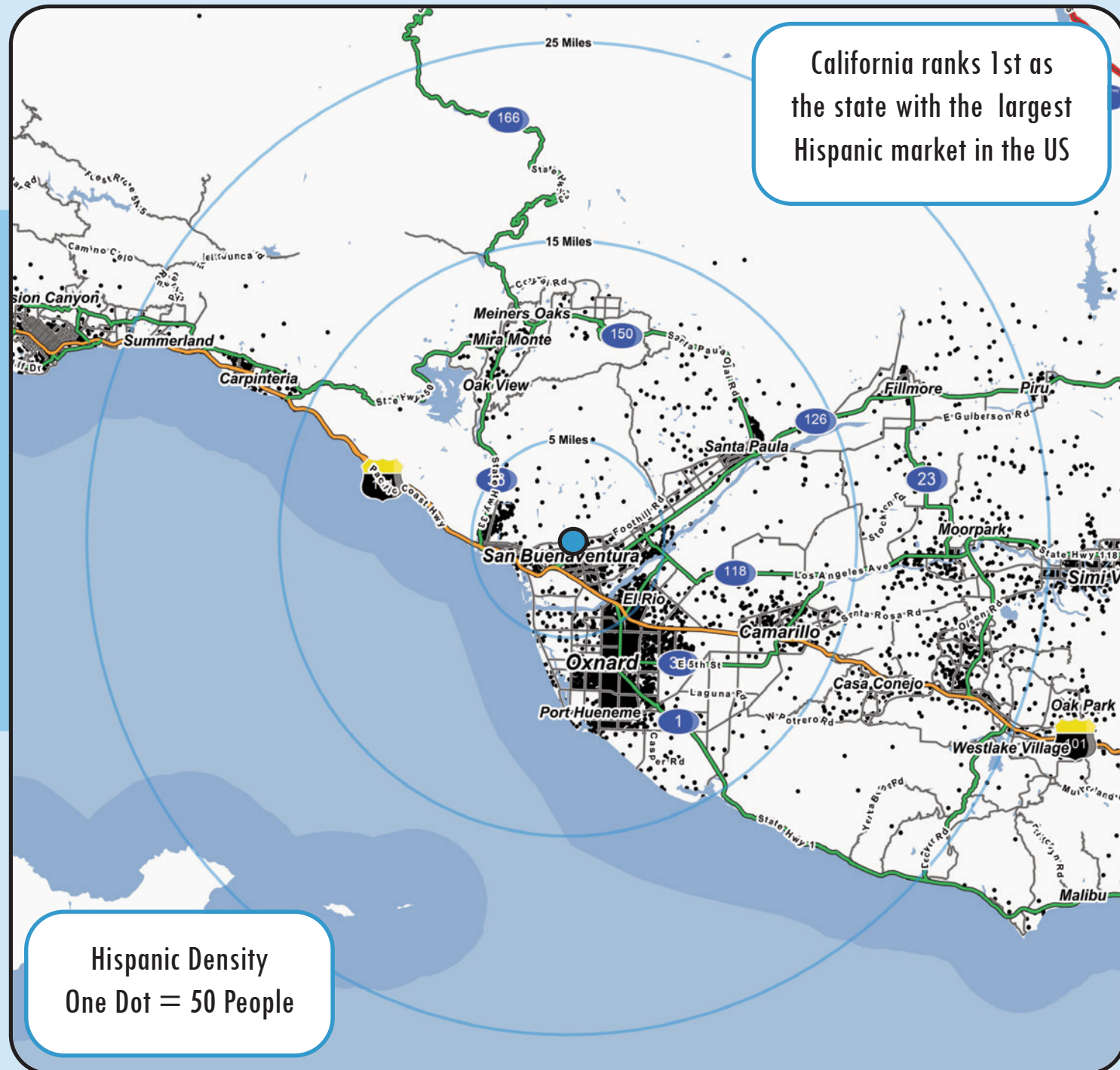
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According to the US Census Bureau, Hispanic Householders spend the most on food at home, apparel and soft goods than any other people.



TOTAL SQUARE FEET: 970,424  
 MAJOR RETAILERS: JCPenney, Macy's, Sears, Target  
 FOOD COURT: 11 units  
 PROPERTY TYPE: Super Regional  
 BUILT: 1964  
 RENOVATED: 2002

2011 ESTIMATE*	3 MILE	5 MILE	15 MILE
TOTAL POPULATION	56,432	129,874	466,564
% HISPANIC	24%	37%	51%
% FAMILY HOUSEHOLDS	59%	67%	73%
AGES 0-17 YEARS	11,418	31,180	124,195
AVG. HH INCOME	\$79,246	\$79,981	\$78,951
HOUSEHOLDS	23,564	47,789	144,597

VEHICLE TRAFFIC COUNTS	2009 DAILY AVERAGE	2009 ANNUAL AVERAGE
MAJOR HIGHWAYS NEAR CENTER		
Highway 101	218,000	79,570,000
ROADS WITH CENTER ENTRANCES		
Main Street	31,571	11,523,415
Mills Road	28,415	10,371,475

\*Source: Claritas, Inc.

**ABOUT US**

The Legaspi Company ("TLC") is the pioneer in Hispanic retailing. For over 30 years, TLC has focused its commercial real estate efforts in development, redevelopment, brokerage, landlord & tenant representation and consulting. The company's knowledge in Hispanic demography has enabled it to effectively identify and capitalize on untapped market opportunities and develop projects in urban and Hispanic areas. TLC's expertise has led REITs, investors and developers to seek the company's assistance as they look to acquire and reposition assets in Hispanic trade areas. Municipal entities have also depended on the company's ability to reposition shopping districts as a means of increasing goods and services within the community. The successes of TLC have caused retailers alike to utilize the company to define and implement their expansion strategies in the Hispanic market. The belief of The Legaspi Company is that Demography is Destiny – 1 out of every 6 Americans is Hispanic.

A diverse community with an accelerating Hispanic consumer base - San Buenaventura is a city with a long and proud Hispanic history.



