

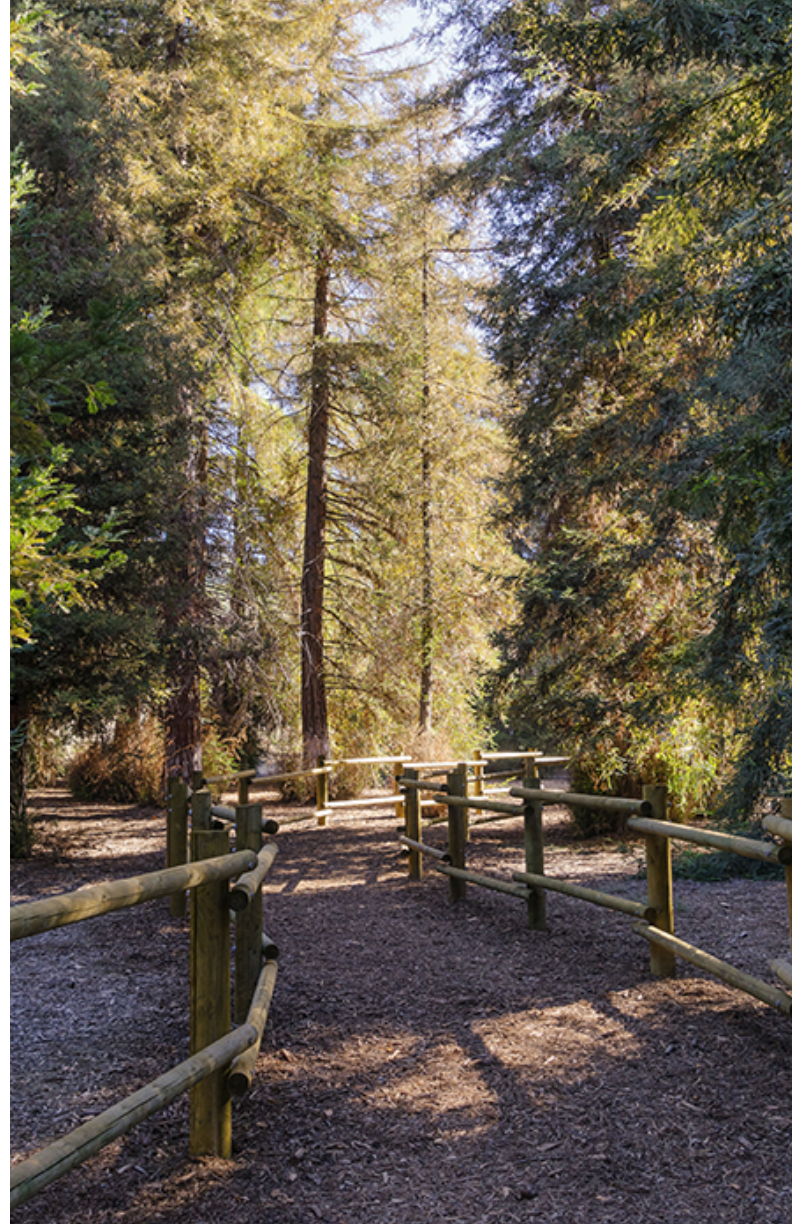


BREA (LOS ANGELES), CALIFORNIA

OIL, ORANGES & OPPORTUNITIES

Brea Mall® is located in the heart of North Orange County, California, a few miles from California State University, Fullerton and their approximately 40,000 students and staff.

- Brea and its surrounding communities are home to major corporations including American Suzuki Motor Corporation, Raytheon, Avery Dennison, Beckman Coulter, Bank of America, and St. Jude Hospital.
- The city's Art in Public Places has integrated public art with private development. This nationally recognized collection features over 140 sculptures throughout the city including in Brea Mall.
- The master-planned communities of La Floresta and Blackstone, both in the city of Brea and less than four miles from Brea Mall, continue to add to the over 2,100 new luxury housing units in the area.
- Brea City Hall and Chamber of Commerce offices are adjacent to the mall, located across the parking lot from Nordstrom and JCPenney.
- One of the earliest communities in Orange County, Brea was incorporated in 1917 as the city of oil, oranges and opportunity.



INNOVATION REINVENTION DESTINATION

Set on 77 elegant Orange County acres, Brea Mall is a sophisticated venue, fresh from a massive makeover in 2014. Skylit vaulted ceilings, imported Italian tile flooring, elegant fountains, and gorgeous original sculptures are just a few of the mall's new enhancements.

- Right on the heels of this stunning redevelopment, Brea Mall is being re-cast as a 360° retail, lifestyle, entertainment, and dining destination. The intensified drive towards a mixed-use platform includes a lifestyle athletic resort, new luxury residences, great restaurants, and fresh retail brands.
- Brea Mall's specialty stores offer something for everyone, from Apple and Tesla to Aveda, Kiehl's Since 1851, and Morphe; from Build-A-Bear Workshop and The Disney Store to Coach and lululemon. The Spa at The Glen and Skin Laundry are also part of the mix for the ultimate in pampering.
- Brea's restaurant lineup will expand beyond its current dining profile, which currently includes California Pizza Kitchen, The Cheesecake Factory, Nordstrom Marketplace Café, and Red Robin Gourmet Burgers and Brews.



BY THE NUMBERS

Anchored by Four Department Stores

Nordstrom, JCPenney, Macy's Women's,
Macy's Men's & Furniture Gallery

Square Footage

Brea Mall spans 1,320,000 square feet and
attracts millions of visitors annually.

Two Levels

Boasting more than 175 specialty stores.

Three-Level Parking Deck

More than 2,500 parking garage spaces plus
ample surface parking.

Restaurants

Thirty-one food options for dining or just
grabbing a snack.



IN GOOD COMPANY

Distinctive. Classic. Fun.

Many fine brands have chosen Brea Mall as their preferred location in the North Orange County market.

- ALEX AND ANI
- Aveda
- Ben Bridge Jeweler
- BOSE
- The Disney Store
- ECCO Shoes
- Forever 21
- GODIVA Chocolatier
- H&M
- Honey Birdette
- Kiehl's Since 1851
- Lush
- MAC Cosmetics
- Morphe
- NYX Professional Makeup
- Pandora
- Quay Australia
- Sephora
- Skin Laundry
- T2Tea
- Tommy Bahama
- Urban Outfitters
- Vans
- Victoria's Secret

NORDSTROM



TESLA

MICHAEL KORS

COACH



POSITIONED TO SUCCEED

Brea Mall, located in Brea, California, is uniquely situated on the primary freeway bringing inland Empire residents into Orange County and coastal residents to the Northeast portions of Los Angeles, Riverside, and San Bernardino counties.

- Brea Mall is ideally positioned at the intersection of the Orange Freeway (SR 57) and Imperial Highway (SR 90).
- Brea Mall serves a large trade area and is the only traditional mall of its size and quality for many miles. Brea is 20 miles and over 30 minutes to either South Coast Plaza or Los Cerritos Center, and 33 miles and over 40 minutes to downtown Los Angeles.
- Embassy Suites, a 228-suite hotel, is located on the ring road adjacent to the Brea Mall property.
- Brea Civic & Cultural Center, located on the ring road adjacent to the mall, includes the 6,500-square-foot Brea Art Gallery, the intimate 199-seat Curtis Theater for Performing Arts, all city and police offices, and the Brea Chamber of Commerce.



TRADE AREA
POPULATION



TRADE AREA
HOUSEHOLDS



AVERAGE ANNUAL
HOUSEHOLD INCOME

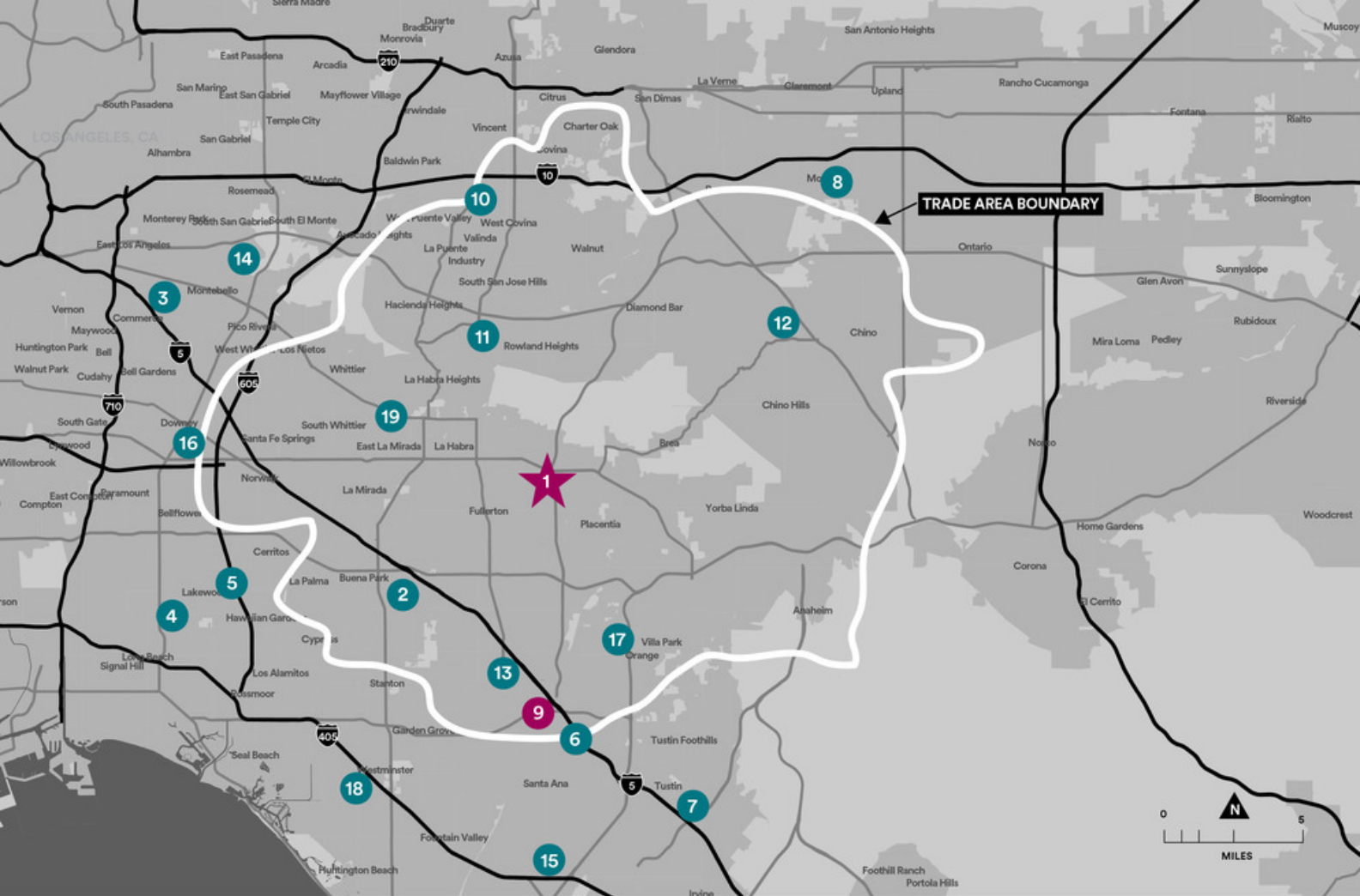


DAYTIME
WORKFORCE POPULATION



MEDIAN
HOME VALUE





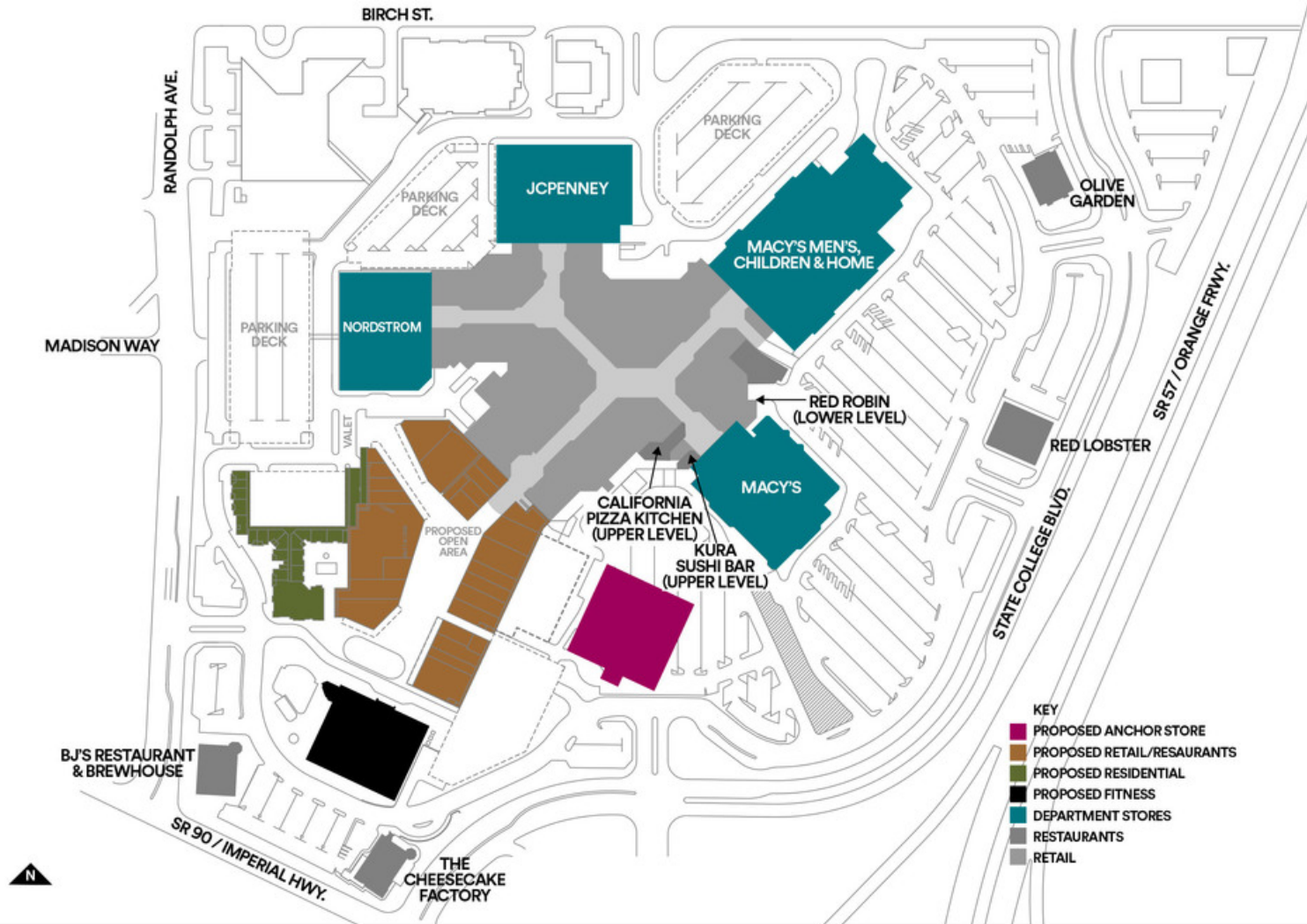
TRADE AREA & SURROUNDING CENTERS

- ★ Simon Centers
- Other Centers

- | | | | |
|-----------------------|-------------------------|----------------------------|--------------------------|
| 1 Brea Mall | 6 MainPlace Mall | 11 Puente Hills Mall | 15 South Coast Plaza |
| 2 Buena Park Downtown | 7 The Market Place | 12 Shoppes at Chino Hills | 16 Stonewood Center |
| 3 Citadel Outlets | 8 Montclair Plaza | 13 Shops at Anaheim | 17 The Village at Orange |
| 4 Lakewood Center | 9 The Outlets at Orange | Garden Walk | 18 Westminster Mall |
| 5 Los Cerritos Center | 10 Plaza West Covina | 14 The Shops at Montebello | 19 Whittwood Town Center |



AERIAL OVERVIEW



SITE PLAN

UNIQUE OPPORTUNITY

Brea Mall presents a unique opportunity
for your brand.

Please contact the following leasing
professional for more information.

Matt Sebree
(310) 370-3837
msebree@simon.com





225 West Washington Street Indianapolis, IN 46204 (317) 636-1600 simon.com

Simon is a global leader in retail real estate ownership, management and development and an S&P 100 company (Simon Property Group, NYSE:SPG).