Bergen County is the most populous and wealthiest county in the state of New Jersey. Fourteen of the top Fortune 500 businesses are headquartered or have major facilities in the county including LG Electronics, Becton Dickinson, Stryker, BMW of North America, KPMG, CNBC, and Samsung Electronics America. With its close proximity to Manhattan, multiple airports including Teterboro, Newark Liberty, Westchester, LaGuardia, and JFK, an undeniable international appeal, a diversified population, and of course a lower sales tax than New York, the allure of The Shops at Riverside® is obvious.
Simon is nearing completion of a multimillion-dollar transformative redevelopment of The Shops at Riverside to offer a complete luxury shopping experience that will further establish the landmark property as the luxury hub in Bergen County and the entire region. 5-Design, an L.A. based architecture firm with offices in Dubai, Shanghai and Shenzhen, China, has been commissioned for the project. This award-winning, internationally renowned firm has created some of the world’s most iconic luxury shopping experiences.
THREE DISTINCTIVE EXPERIENCES

The Shops at Riverside will have three unique and distinctive environments under one roof.

– Main-Level, uber-luxury shopping
– Second-Floor, lifestyle, home furnishings and contemporary fashion
– Separate and distinct, dining and entertainment

This unique mix will create one exceptional shopping experience with tremendous appeal to the upscale shoppers who live in close proximity to The Shops at Riverside.
WEALTHY
SURROUNDINGS
Luxury, high-net-worth shoppers surround The Shops at Riverside in abundance. In addition to high-end, densely populated Bergen County, Manhattan shoppers attracted by convenience and lower sales tax are just a bridge away. The region is also a hub for international flights landing at Newark Liberty and private jets at Teterboro Airport which is only 4 miles away.
The high density population of luxury shoppers is incomparable. Neither Manhasset, Short Hills nor Bal Harbour can match the total population, number of households or workplace employees that are within 5 miles of The Shops at Riverside.

<table>
<thead>
<tr>
<th></th>
<th>Riverside</th>
<th>Manhasset</th>
<th>Short Hills</th>
<th>Bal Harbour</th>
</tr>
</thead>
<tbody>
<tr>
<td>TOTAL POPULATION</td>
<td>474,251</td>
<td>313,812</td>
<td>177,775</td>
<td>271,528</td>
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<tr>
<td>TOTAL HOUSEHOLDS</td>
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<td>159,945</td>
<td>67,822</td>
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<td>WORKPLACE EMPLOYEES</td>
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<td>LOCATION/ZIP</td>
<td>AVG HH INC</td>
<td>MED HOME VALUE</td>
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<tr>
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<td>Alpine, NJ 07620</td>
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<td>Cresskill, NJ 07626</td>
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<td>$903,815</td>
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</table>
1,018,381 — Current residents within the trade area

$120,141 — Average household income within area

162,277 — Homes earning over $100,000

35,603 — Homes worth $1 million or more

82,677 — Homes worth $750,000 or more

502,131 — Daytime employment within 3 miles: 134,710

312,606 — College graduates, higher than the U.S. average

502,131 — Workplace employees within the trade area
The Shops at Riverside enjoys a remarkable visitation frequency and trip expenditure, with 95% of all adults who enter the property spending money. These figures are particularly impressive among shoppers with household incomes of $200K and above.

In addition to the residential population, the trade area daytime population swells with the influx of government employees (The Bergen County Courts and Government are located in Hackensack), medical workers (Hackensack University Medical Center, Holy Name Medical Center, Englewood Hospital are all within 5 miles), and college students (Columbia, Saint Peters, NJIT, Rutgers, Seton Hall and more).

According to the U.S. Census Bureau, Asian-Americans are the fastest-growing ethnicity in New Jersey. New Jersey’s “Gold Coast” (the stretch of waterfront running along the Hudson River opposite Manhattan) has vibrant Chinese, Japanese and Korean neighborhoods that continue to grow.
95% Percentage of all adults who enter the property and spend money

80% Regularly shop luxury stores

20% Percentage of shoppers who have household income of $200,000 or more

82 min Average amount of time spent at the property spending a total of $409 per visit

$409 Average amount spent per visit at the property

3.5 Number of times the average shopper visits the property per month

$1,431.50 Monthly average spent by shopper
THE SHOPS AT RIVERSIDE PHASE I COMPLETE: NEW AMC THEATRES AND RELOCATION OF THE CHEESECAKE FACTORY
THE SHOPS AT RIVERSIDE  PHASE II COMPLETE: CONCOURSE BETWEEN COURT B AND C
THE SHOPS AT RIVERSIDE  PHASE II COMPLETE: COURT B
At the heart of the transformation will be the new luxury area. Uniquely designed to feature the world’s best brands and cater to the discriminating luxury consumer, this new exclusive shopping experience will take luxury to the next level.

Concierge Service
- Exclusive services to attend to every guest’s needs
- Package delivery
- Personal shopping
- A concierge lounge with opulent seating
- Exclusive valet parking

Stunning Aesthetics
- Soaring storefronts up to 25 feet
- Dramatic Luxe Court with luminous coffered ceiling floating 35 feet above
- All new elliptical-style concourse
- Water feature
- Art collection
- Exquisite new stone tile

Shopping Experience
- Enhanced and upgraded parking garages
- New exterior landscaping and lighting
- Expanded parking with direct main floor access
1. AVENTURA MALL
Aventura, Florida
2. BUCKLEY CITY CENTRE
Miami, Florida
3. COPEL CITY CENTRE
Boston, Massachusetts
4. THE DOMAIN
Austin, Texas
5. FASHION CENTRE AT PONTAGON-CITY
Arlington, Virginia
6. THE FASHION MALL AT KEYSTONE
Indianapolis, Indiana
7. FASHION VALLEY
San Diego, California
8. THE FORUM SHOPS AT CAESARS PALACE®
Las Vegas, Nevada
9. THE GALLERIA
Houston, Texas
10. KING OF PRUSSIA®
King of Prussia, Pennsylvania
11. LENOX SQUARE®
Atlanta, Georgia
12. PHIPPS PLAZA
Atlanta, Georgia
13. ROOSEVELT FIELD®
Long Island, New York
14. ROSS PARK MALL
Pittsburgh, Pennsylvania
15. THE SHOPS AT CHESTNUT HILL
Boston, Massachusetts
16. THE SHOPS AT CLEARFORK
Fort Worth, Texas
17. THE SHOPS AT CRYSTALS
Las Vegas, Nevada
18. THE SHOPS AT RIVERSIDE®
Hackensack, New Jersey
19. SOUTHPARK
Charlotte, North Carolina
20. ST. JOHNS TOWN CENTER®
Jacksonville, Florida
21. STANFORD SHOPPING CENTER
Palo Alto, California
22. TOWNSMEN AT BOCA RATON®
Boca Raton, Florida
23. THE WESTCHESTER
White Plains, New York
The Shops at Riverside presents a unique opportunity for your brand.

Please contact the following leasing professionals for more information:

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