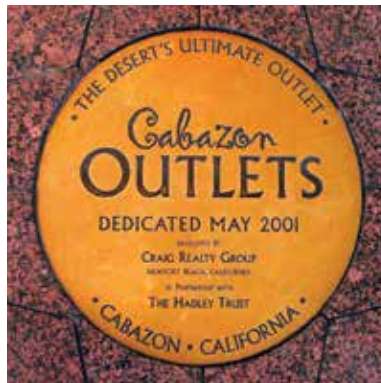




Cabazon OUTLETSSM

Cabazon, California

Cabazon OutletsSM is conveniently located between Palm Springs and Los Angeles and offers a unique desert landscape shopping experience. Cabazon OutletsSM features 18 specialty retailers within the 65,000 square foot center and offers convenient store access from parking. Fabulous visibility from Interstate 10 draws over 15 million shoppers each year with proven sales in excess of \$1,800 per square foot!



TENANTS INCLUDE:

adidas	O'Neill
Auntie Anne's Pretzels	Rip Curl
Brighton Collectibles	Stance
cabi Outlet	Sunglass Hut
Columbia Sportswear Company	Tilly's
Le Creuset	Tommy Bahama
New Balance Factory Store	Under Armour
Oakley Vault	



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LOCATION

Cabazon, California

I-10 at the Cabazon/Morongo Trail Road exit, 20 miles west of Palm Springs and 90 miles east of Los Angeles.

MARKET

Los Angeles, Newport Beach, Orange County, Palm Springs, Riverside, San Bernardino



MARKET STATISTICS & DEMOGRAPHICS

	30 Miles	60 Miles	100 Miles
POPULATION	1,500,914	7,002,508	21,497,892
MEDIAN AGE	36.4	36.0	36.5
POPULATION GROWTH 2018-2023	5.85%	5.20%	3.85%
AVERAGE HOUSEHOLD INCOME	\$95,805	\$115,177	\$113,925
NUMBER OF HOUSEHOLDS	493,461	2,191,109	6,973,062
MEDIAN HOME VALUE	\$376,649	\$495,030	\$581,857

Source: ESRI 2023 Estimate/Projections

TRAFFIC COUNT

Interstate 10, Cabazon 116,000 Vehicles/Day

SHOPPING CENTERS WITHIN 60 MILES OF CABAZON OUTLETSSM

	AERIAL DISTANCE	DRIVING DISTANCE APPROX. DRIVE TIME
A. Moreno Valley Mall, Moreno Valley JCPenney Macy's	26 Miles	27 Miles 25 Minutes
B. Westfield Palm Desert, Palm Desert Dick's Sporting Goods JCPenney Macy's	27 Miles	34 Miles 35 Minutes
C. The Gardens on El Paseo, Palm Desert Banana Republic LOFT Saks Fifth Avenue Tiffany & Co. Brooks Brothers Pottery Barn Talbots Tommy Bahama	28 Miles	35 Miles 37 Minutes
D. Inland Center, San Bernardino Forever 21 JCPenney Macy's	31 Miles	35 Miles 35 Minutes
E. Promenade in Temecula, Temecula JCPenney Sephora Macy's	34 Miles	50 Miles 60 Minutes
F. Galleria at Tyler, Riverside JCPenney Sephora Macy's	37 Miles	44 Miles 47 Minutes
G. Victoria Gardens, Rancho Cucamonga JCPenney Pottery Barn Macy's	43 Miles	53 Miles 51 Minutes
H. Ontario Mills, Ontario Burlington Marshalls Nordstrom Rack	44 Miles	47 Miles 48 Minutes

OUTLET CENTERS

	AERIAL DISTANCE	DRIVING DISTANCE APPROX. DRIVE TIME
1. Desert Hills Premium Outlets, Cabazon	.20 Mile	.20 Mile 1 Minute



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