

the **GLOBE**





One Destination... a World of Discovery



As one of the first international-themed lifestyle centers in the United States, the GLOBE will serve as the premier retail and entertainment destination in the San Francisco Bay Area.

The GLOBE spans 31 acres, with over 450,000 SF of leasable gross area.



Available Now for Lease and Sale
Phase 1 is now complete. Take advantage of this early opportunity to be part of the GLOBE today!





...Welcomes You to the World

The concept is quite simple: to create an environment that is inclusive of the different cultures around the world and to express them through design, architecture, and the types of businesses and services offered. The GLOBE will be the first international-themed destination.



There are many ethnic retail centers that are specific to one ethnicity. However, retail centers that encompass multiple cultures would be quite difficult to find... until you come across the GLOBE.



Seven Unique Shopping Districts

Visitors experience a global journey through a series of seven unique shopping districts: The Heart, Siam Village, Pacifica, Sino Village, Nippon, Indus, and Europa.

A World of Earthly Delights

The best of these cultures are celebrated through a diverse sampling of cuisine, fashion, art, and entertainment.



Building a Community



As an integral component of a true lifestyle shopping center, The GLOBE offers pedestrian-friendly open spaces, interactive hardscape and water features, banquet hall facilities, hotel convention rooms, and countless opportunities to host art shows, fashion shows, music festivals, social gatherings, and business events.



Shopping Center Features

- ◆ Full-Service Luxury Boutique Hotel
- ◆ Art-House Theater
- ◆ Banquet Hall Facilities
- ◆ International Supermarket
- ◆ Restaurant Row
- ◆ Night Food Market
- ◆ Farmer's Market
- ◆ Art, Music, and Fashion Shows
- ◆ Cultural Celebrations
- ◆ Community and Civic Events
- ◆ Outdoor Staging Areas
- ◆ Walk of Fame Famous Chefs

The Heart



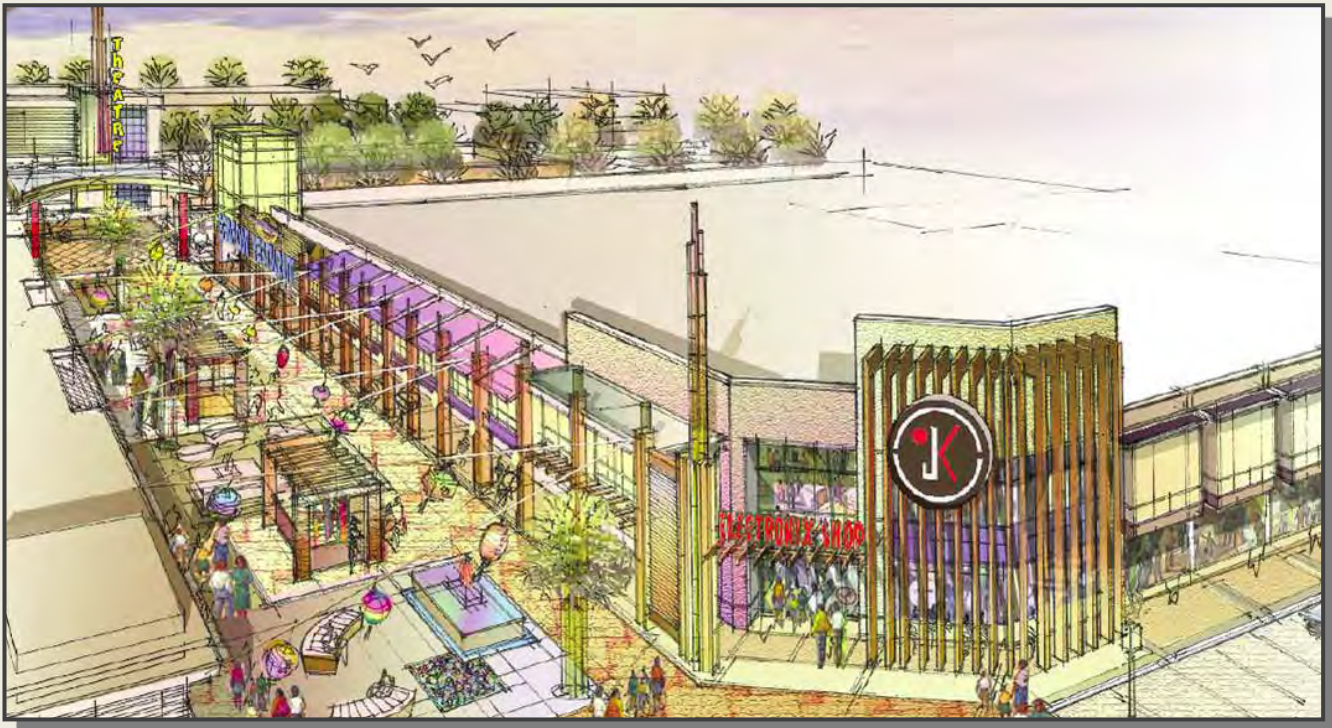
At the center of the GLOBE is “The Heart,” which offers one-of-a-kind water features, interactive hardscape, and outdoor staging areas. The Heart will host year-round programming to drive both day time and night time activities.



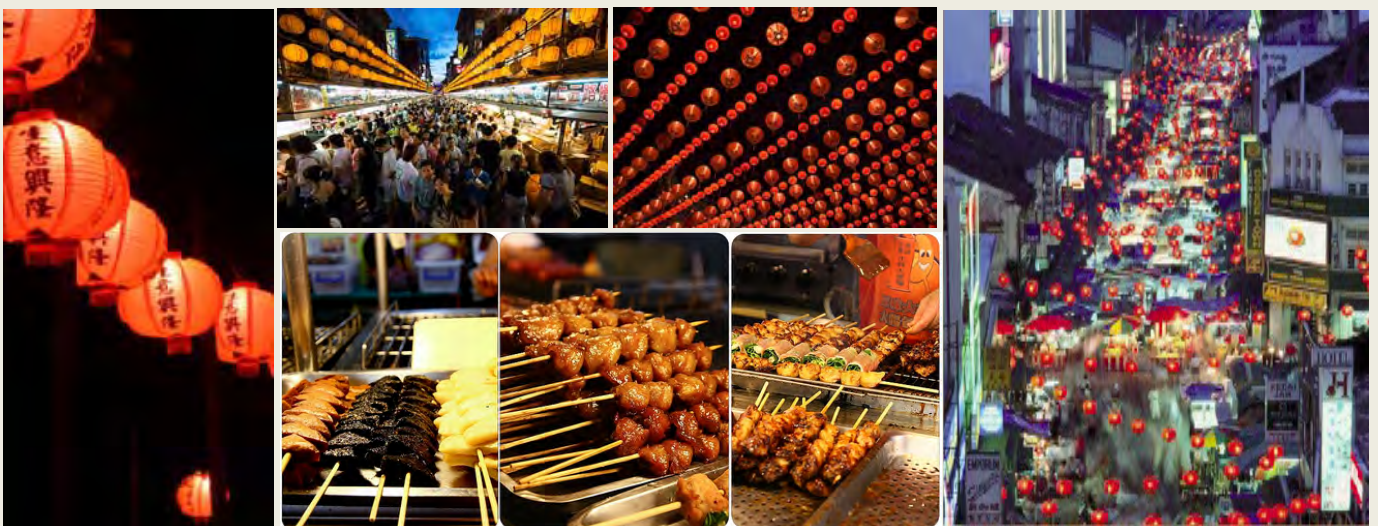
Large boulders inscribed with proverbs from around the world create a memorable and unique experience for guests. The Heart will be anchored by four large restaurants. Patrons will dine outdoors on a deck floating above two reflection ponds.



Restaurant Row



Nestled between Sino Village and Nippon, Restaurant Row will be one of the main attractions of the GLOBE. Restaurant Row features boutique restaurants highlighting different cuisines from around the world. Restaurant Row will accommodate al-fresco dining under red paper lanterns, replicating an Asian night market.





Location, Location, Location

Located in Silicon Valley, the GLOBE lies west of the 880 Freeway, at the Stevenson Boulevard exit, in Fremont California.

Centrally located, Fremont benefits from superior access to transportation resources with direct links throughout the San Francisco Bay Area.



The City of Fremont is currently the last stop in the South Bay for the Bay Area Rapid Transit (BART), the fifth busiest rail rapid transit system in the United States.

The GLOBE plans to serve public transit commuters with its very own customized BART shuttle, whose schedule will be coordinated with the BART schedule.

Fremont is conveniently served by Freeway 680, 880, 84, and 580, as well as rail transport lines including Altamont Commuter Express (ACE), Amtrak Capitol Corridor, and the Bay Area Rapid Transit (BART) system.



LOCATION

Interstate 880 extends along the East Bay from San Jose to Oakland connecting to these other high-volume freeways and highways – 101, 280, 580, 80, 92, 84, 85 and 237.

The GLOBE's convenient location near the Dumbarton Bridge (84) will allow for easy access from cities across the San Francisco Bay.



Distance and drive time from Fremont to the largest cities in the San Francisco Bay Area

San Francisco Bay Area	City	Distance	Time
East Bay	Berkeley	29.3 mi	39 mins
	Hayward	12.7 mi	17 mins
	Newark	4.3 mi	11 mins
	Oakland	26.3 mi	32 mins
	Pleasanton	14.3 mi	22 mins
	Union City	5.7 mi	12 mins
San Francisco	San Francisco	29.0 mi	44 mins
San Jose & Silicon Valley	Cupertino	25.1 mi	30 mins
	Milpitas	11.5 mi	16 mins
	San Jose	18.3 mi	24 mins
	Santa Clara	19.4 mi	23 mins
	Saratoga	28.2 mi	33 mins
	Sunnyvale	19.5 mi	26 mins
Peninsula	Daly City	39.4 mi	43 mins
	Mountain View	20.7 mi	24 mins
	Palo Alto	17.7 mi	25 mins
	Redwood City	18.5 mi	29 mins
	San Mateo	26.3 mi	29 mins



Retail Opportunities in Fremont

There is a tremendous retail opportunity in Fremont. The population and income profiles compare favorably to the success of the region's retail centers.

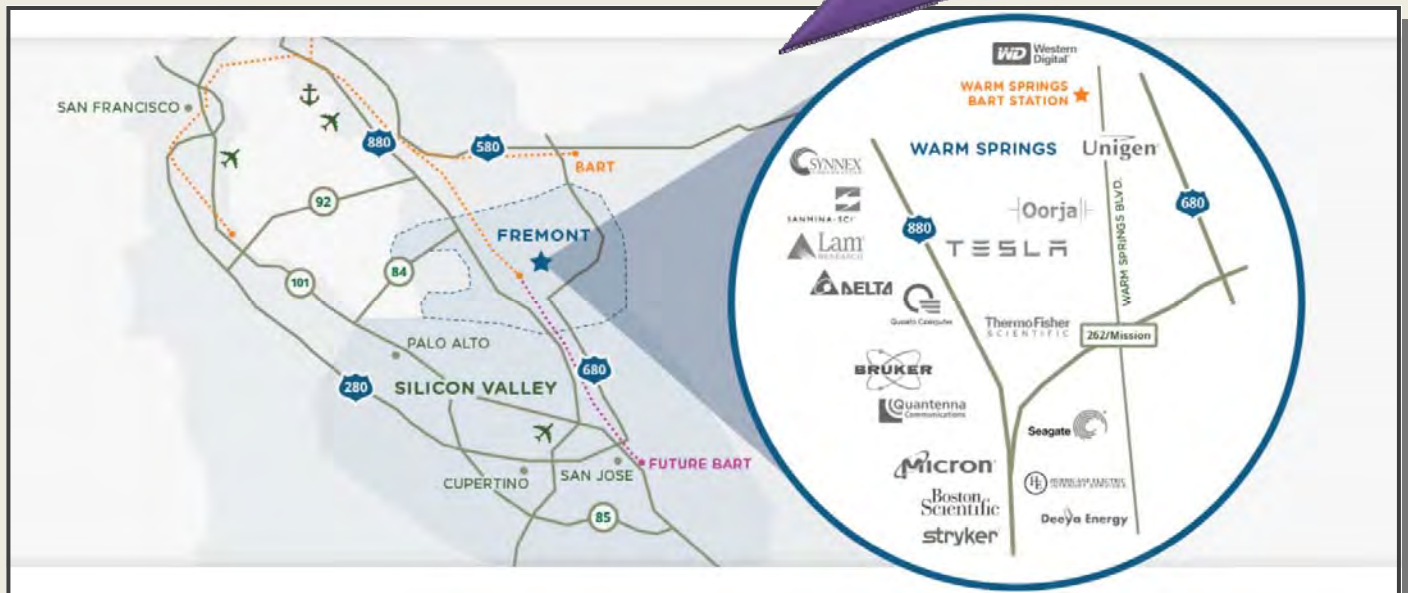
A 2008 retail study concluded that Fremont lacked retail shopping opportunities typically associated with a community of its size and wealth. The study found Fremont generates an estimated annual household spending potential of \$2.7 billion, but as a result of the lack of retail variety, local retail revenue has been lost to neighboring communities via sales outflow (i.e. sales tax leakage) where the retail shopping experience and businesses desired by the local community are provided.

Fremont's strong retail demographics:

- 4th most populous city in the San Francisco Bay Area: 217,700 population
- 2013 average household income: \$114,684
- Estimated annual household spending potential: \$2.7 billion
- 5th best run city in the U.S.- the only Bay Area city to crack the top 10 (24/7 Wall Street)
- No. 1 in U.S. for technology start-up businesses per capita (sizeup.com)
- 2nd most inventive city in America (The Daily Beast / Newsweek)
- San Francisco Bay Area ranked 2nd in the nation in concentration of Fortune 500 companies

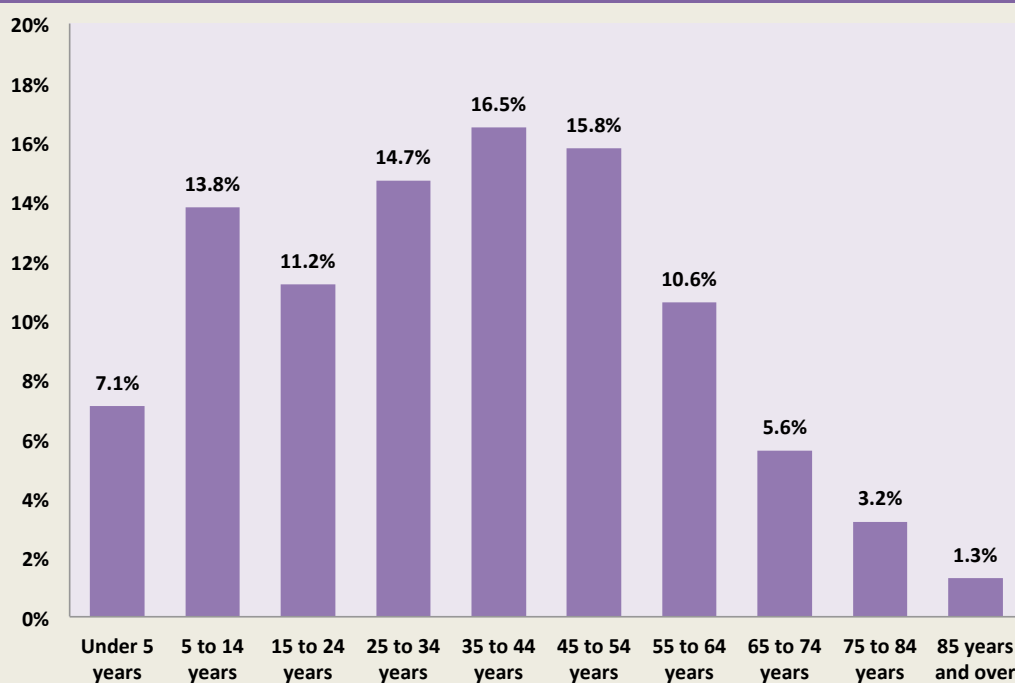


The GLOBE is positioned at the core of the San Francisco Bay Area – 29 miles southeast of San Francisco, 26 miles south of Oakland, and 20 miles north of San Jose.



- Population: 217,700 (2013)
- Male: 49.7%; Female: 50.3%
- Median age: 36.8 years
- Total households: 71,004; Average household size: 2.99
- Average household income: \$114,684; Median household income: \$96,287

Fremont Age Distribution, 2010

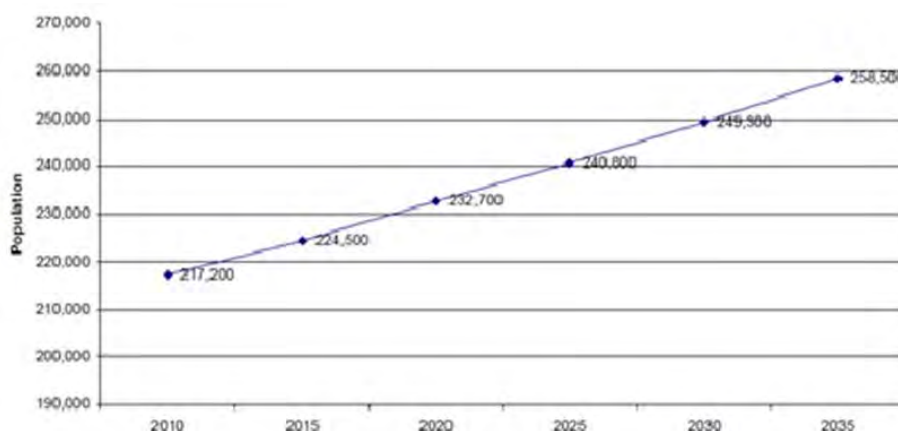


Source: U.S. Census Bureau, 2010 Census.

The Association of Bay Area Governments (ABAG) projects the rate of job growth in Fremont will exceed the rate of housing growth during the next several decades. While total jobs are expected to increase by 24 percent between 2000 and 2030, the number of households is expected to increase by 17 percent for the same time period.

Fremont Population Growth Projections, 2010-2035

Year	Population
2010	217,200
2015	224,500
2020	232,700
2025	240,800
2030	249,300
2035	258,500



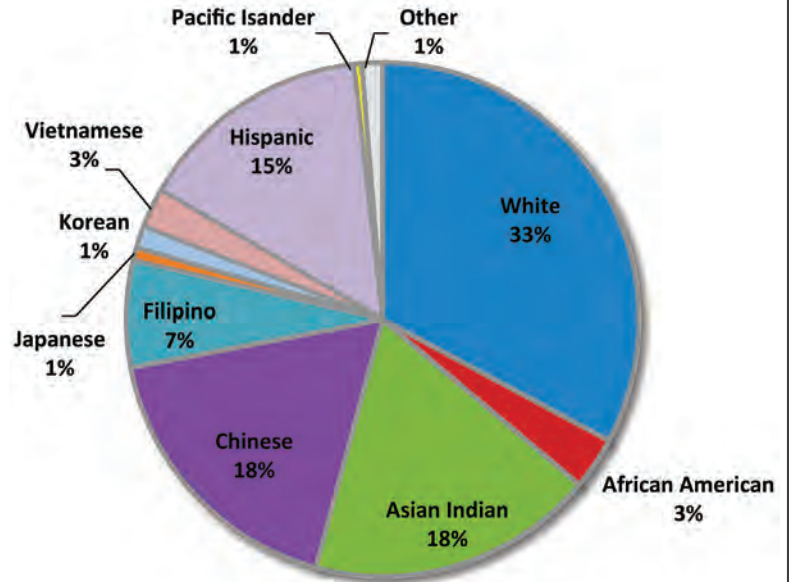
Source: ABAG Projections 2007

Fremont Demographics

In Fremont, Asians comprise over 50% of the population, followed by White, then Hispanics.

Fremont Ethnic Breakdown, 2010

Race	Number	Percentage
White	70,320	32.8
African American	7,103	3.3
Asian Indian	38,711	18.1
Chinese	38,118	17.8
Filipino	14,285	6.7
Japanese	1,716	0.8
Korean	3,059	1.4
Vietnamese	5,249	2.5
Hispanic or Latino	31,698	14.8
Pacific Islander	1,169	0.5



Source: U.S. Census Bureau, 2010 Census.

San Francisco Bay Area Demographics

- GDP (2011): \$535 billion
- Population (2010): 8,370,967
- Male: 49.6%; Female: 50.4%
- Total households: 2,608,023
- The San Jose-San Francisco-Oakland, CA Combined Statistical Area ranks as the fifth most populous metropolitan area of the United States.

Ranking	Metropolitan Area	Population
1	New York Metropolitan Area	19,567,410
2	Los Angeles Metropolitan Area	12,828,837
3	Chicago Metropolitan Area	9,461,105
4	San Francisco Bay Metropolitan Area	8,370,967
5	Dallas Metropolitan Area	6,426,214

Source: U.S. Census Bureau, 2010 Census.

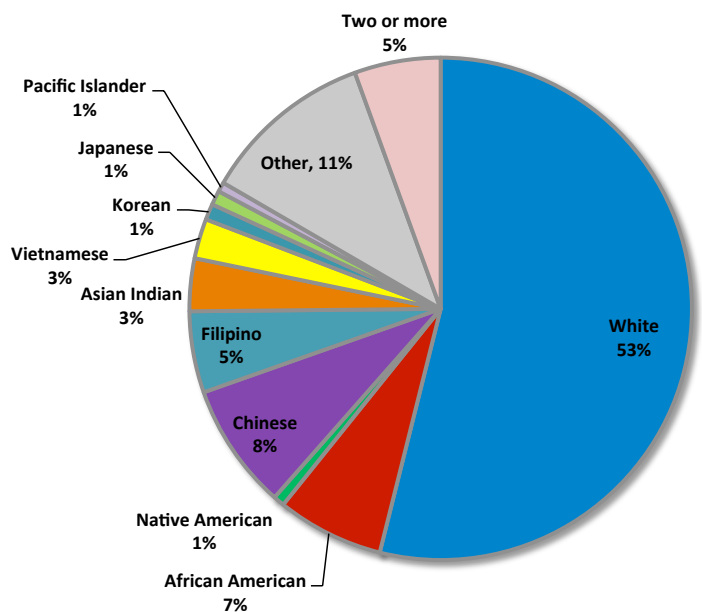
The region is one of the most affluent in the U.S. Of the seven wealthiest counties in California, six are located in the San Francisco Bay Area.

Ranking	County	Population	Median family income	Median household income	Per capita income
1	Marin	250,666	\$113,826	\$89,605	\$54,605
2	San Mateo	711,622	\$104,370	\$87,633	\$45,346
3	Santa Clara	1,762,754	\$103,255	\$89,064	\$40,698
4	Contra Costa	1,037,817	\$93,437	\$79,135	\$38,141
6	San Francisco	797,983	\$87,329	\$72,947	\$46,777
7	Alameda	1,494,876	\$87,012	\$70,821	\$34,937

Source: U.S. Census Bureau. American Community Survey, 2011 American Community Survey 5-Year Estimates.

San Francisco Bay Area Ethnic Breakdown, 2010

Race	Number	Percentage
White <i>(incl. White Hispanics)</i>	3,754,138	52.5%
African American	479,100	6.7%
Native American	50,055	0.7%
Chinese	564,908	7.9%
Filipino	364,688	5.1%
Asian Indian	235,974	3.3%
Vietnamese	178,768	2.5%
Korean	71,507	1.0%
Japanese	64,357	0.9%
Pacific Islander	42,904	0.6%
Other	772,280	10.8%
Two or more	386,140	5.4%



Hispanic or Latino of any race: 23.5% (1,680,424 population)

Source: U.S. Census Bureau, 2010 Census.

Building an Experience



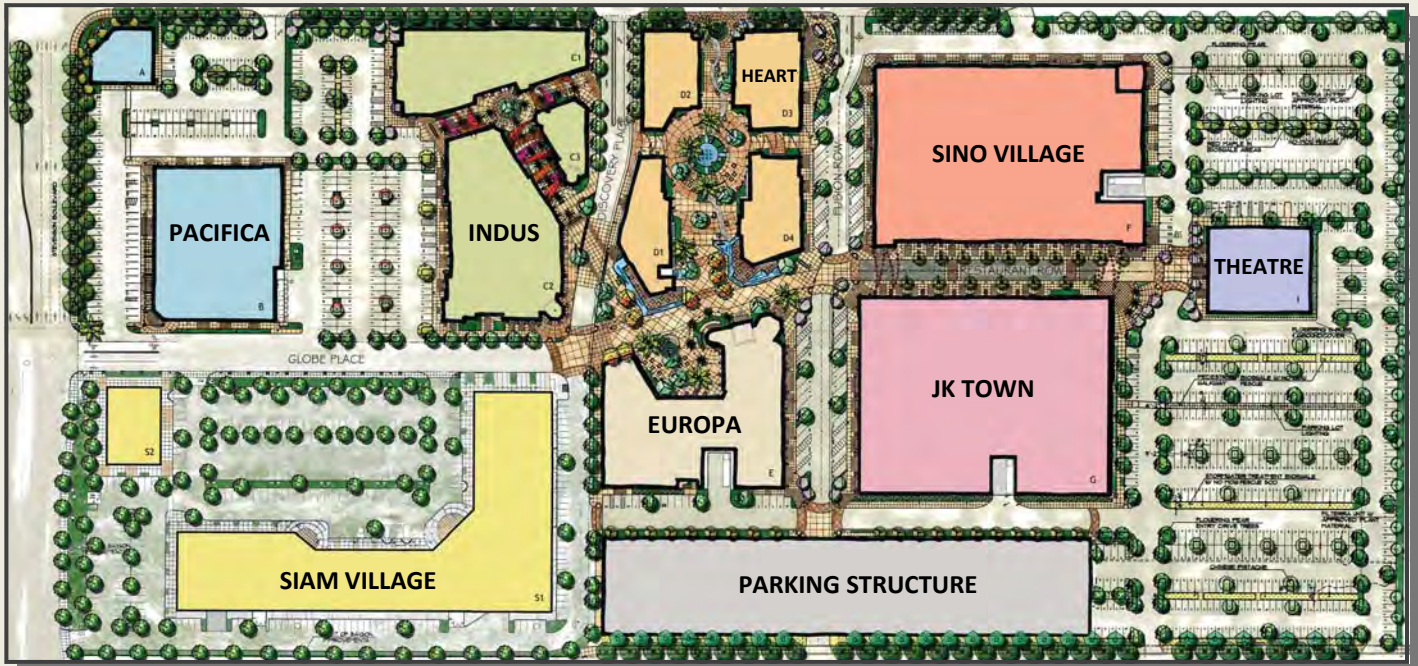
Mind, Body, Spirit

Our world renowned architects and designers went through great lengths to create a unique and compelling environment. They placed equal importance on building architecture, lighting, and landscape. Conceptually, this translates to the body (building), spirit (lighting), and mind (landscape).

RTKL serves as our master conceptual architects. With a 70 year history, RTKL specializes in designing landmark projects that transform cityscapes.



Site Map



Construction Schedule

The GLOBE spans 31 acres, with over 450,000 SF of gross leasable area. The entire development will be complete within two years. Construction will occur in phases.



Phase	District	Construction Begins
PHASE 1	SIAM VILLAGE	NOW COMPLETE Currently available for lease and sale
PHASE 2	PACIFICA SINO VILLAGE JK TOWN	Winter 2013
PHASE 3	THE HEART INDUS PARKING STRUCTURE	Fall 2014
PHASE 4	EUROPA MOVIE THEATER	Fall 2015

Siam Village

This district is inspired by Southeast Asian and Vietnamese elements. A series of tower elements interpretive of pagoda forms are the focal point of the architecture. These towers are composed of open metal to create a series of rooftop lanterns. Decorative die cut metal panels contain patterns inspired by Vietnamese silk designs.



PHASE 1 NOW COMPLETE

69,490 SF Total Leasable Area

Spaces Available from 2,000 SF to 10,350 SF

Commercial Retail Condominiums Available

For Lease or for Sale

- ◆ Royal Palace Banquet Hall (20,900 SF)
- ◆ Payaso Sa Kubo (Filipino Restaurant and Comedy Club)
- ◆ Pho Appetit (Vietnamese Restaurant)
- ◆ New The Heart Café



Pacifica

Inspired by the island nations located in the Pacific Ocean. Design is based on indigenous materials and tropical climates. This is referenced through the use of rustic stone textures and trellised arcades. Signature tower elements reflect traditional basket weaving patterns and the overall character of the architectural details convey an organic hand-made quality.

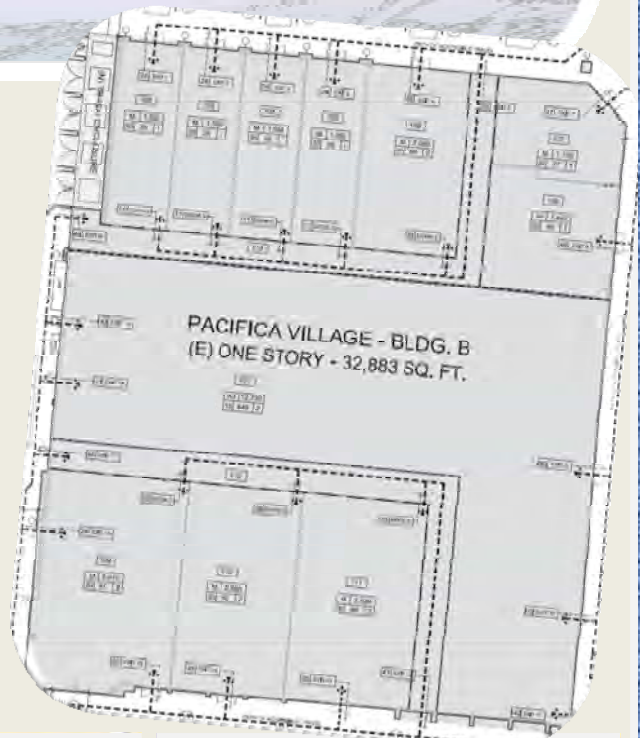
COMING IN SPRING 2014

32,883 SF Total Leasable Area

Spaces Available from 1,050 SF to 10,300 SF

District Features:

- ◆ World Gourmet International Buffet Restaurant (12,730 SF)
- ◆ Direct Stevenson Boulevard, and Albrae Street frontage
- ◆ Uses include: Karaoke Lounge, Coffee/Bakery, Hair Salon, Foot Massage, Spa, and many others



Sino Village

This district is anchored by a specialty International Supermarket surrounded by smaller boutique retailers and restaurants. The design is highlighted by a series of corner towers with architectural details that reference the traditional icon of the welcoming red Chinese door. Traditional wooden screens are reinterpreted through patterned painted metal grills that highlight storefront entries. Animals from the Chinese zodiac are created in cut metal and back lit at night to create playful silhouettes above tenant storefronts.

COMING IN WINTER 2014

79,129 SF Total Leasable Area

Spaces Available from 597 SF to 70,000 SF

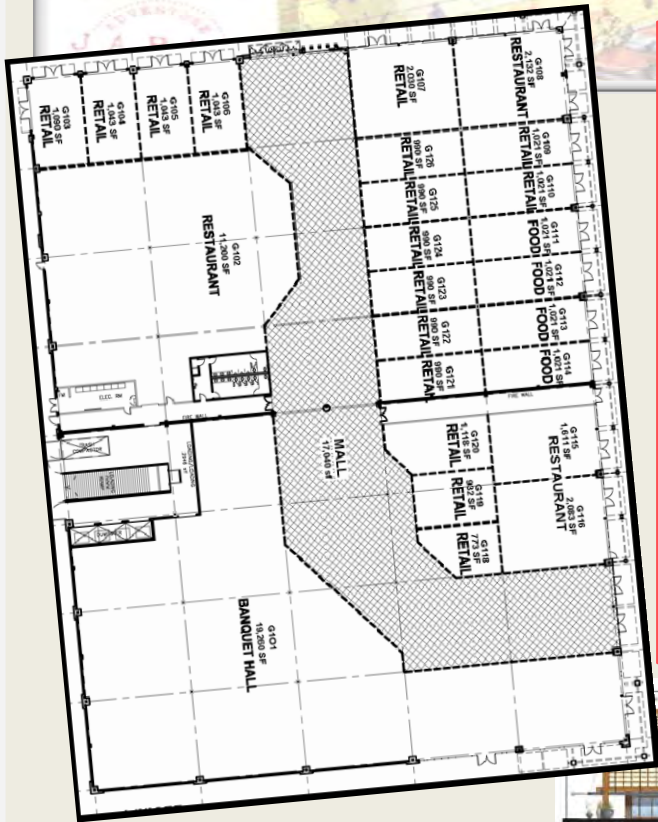
District Features:

- ◆ International Supermarket
- ◆ Restaurant Row
- ◆ Indoor and Outdoor Mall Floor Plan
- ◆ Unique Night Food Market Layout with Indoor and Outdoor Dining Options



JK Town

The district is anchored by a series of towers designed to evoke traditional Japanese shoji screens or rice paper lanterns. An awning covered outdoor arcade provides indoor and outdoor seating opportunities for restaurant and café tenants. The overall palette of this District is based on earth tones and organic materials.



COMING IN WINTER 2014

80,765 SF Total Leasable Area

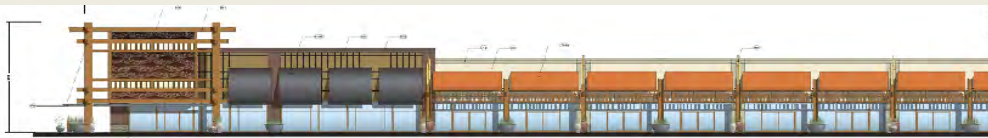
Spaces Available from 773 SF to 40,000 SF

District Features:

- ◆ Restaurant Row
- ◆ Indoor and Outdoor Mall Floor Plan
- ◆ Uses include: Large Banquet Hall, 15,000 SF Restaurant, Café/Bakery, Gift Store, Home Furnishing Store, Bowling Center, Family Entertainment Center, and many more



Building G West Elevation
Scale: 1/8" = 1'-0"



Building G North Elevation
Scale: 1/8" = 1'-0"



Building G North Elevation
Scale: 1/8" = 1'-0"



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Indus

Comprised by a series of three buildings, this District conveys an eclectic “village” like atmosphere as it transitions from design motifs inspired by traditional Indian vernacular, to designs derived from colonial European references. This blending of styles speaks to the unique cultural heritage of India, while creating a smoother link and transition to the Europa district. The color palette of the Indus district is inspired by the bold and vivid colors of traditional Indian design. Intricately carved patterns traditionally used as screening devices are reinterpreted as over scaled cut metal panels that highlight architectural forms and provide definition for upper level balconies.



Building C3 West Elevation
Scale: 1/8" = 1'-0"



COMING IN SUMMER 2015

82,720 SF Total Leasable Area

1,048 SF to 24,207 SF Spaces Available

District Features:

- ◆ Outdoor Mall Floor Plan
- ◆ Two Story Tenant Use
- ◆ Uses include: Gym/Fitness Center, Professional Offices, Spa, 5,330 SF Stand-Alone Restaurant, Clothing Stores, Jewelry Store, Florist, and many more



The Heart

The Heart was conceived at the center of the site to celebrate cultural differences while at the same time promoting discovery of our commonalities. It was created with the intent of representing a sacred place; set against the backdrop of beautiful landscaping, lighting and the movement of water. The hardscape and water features complement each other's purpose and intent representing the dichotomous characteristic of nature: inner and outer, positive and negative, male and female, to name a few.

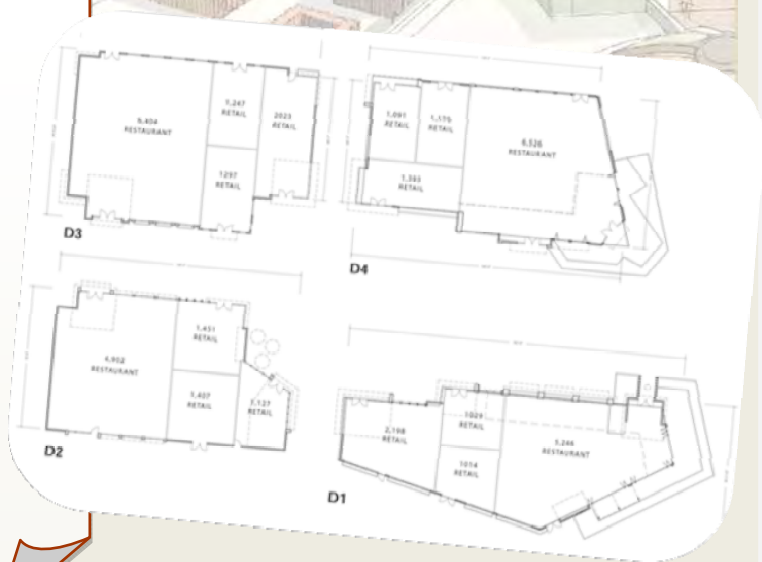
COMING IN SUMMER 2015

40,405 SF Total Leasable Area

1,014 SF to 10,970 SF Spaces Available

District Features:

- ◆ Central Outdoor Stage Area for Events Year-Round
- ◆ One-of-a-Kind Water Features
- ◆ Restaurants with Outdoor Seating Floating Above Reflection Ponds
- ◆ Versatile Open Spaces and Park Settings



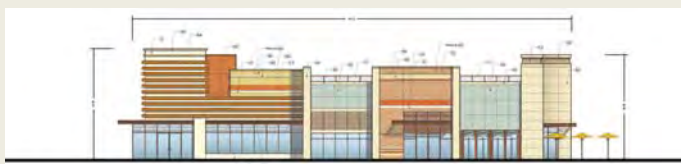
Building D1 East Elevation
Scale 1/8"=1'-0"



Building D2 East Elevation
Scale 1/8"=1'-0"



Building D3 West Elevation
Scale 1/8"=1'-0"



Building D4 West Elevation
Scale 1/8"=1'-0"

Europa

Anchoring the project, this district acts as a signature element for the shopping center, culminating in the twelve-story, full service hotel. Reflective of a timeless and sophisticated design motif, this district references a classic European style. The use of cut stone and ironwork is introduced into the palette. An open grill dome capping the building is elegantly lit at night to create a captivating project icon.

COMING IN SUMMER 2017

*12-Story
Luxury Hotel*

Hotel Features:

- ◆ 248 Rooms Full-Service Hotel
- ◆ 12 Story Iconic Landmark
- ◆ Hotel Condominiums
- ◆ EB5 Investment Opportunities
- ◆ Scenic Bay Views of the Bay Bridge, San Mateo Bridge, and Dumbarton
- ◆ Luxury Amenities
- ◆ Banquet & Convention Hall Facilities
- ◆ Multiple High-End Dining
- ◆ 24-Hr Room Service
- ◆ Rooftop Pool & Spa
- ◆ Concierge & Valet Services



About APIC

The GLOBE is owned and developed by American Pacific International Capital (APIC).

APIC is a large development and private equity real estate firm with offices in Portland, San Francisco, Fremont, Cincinnati, Hong Kong, and Singapore. APIC currently owns a diverse portfolio of landmark properties throughout the United States and around the world.

Featured APIC-Owned Properties



KOIN Class A Office Tower
(Portland, Oregon)



Tri-County Regional Mall
(Cincinnati, Ohio)



5 Thomas Mellon Business Park
(San Francisco, California)



Hotel Metropolis
(San Francisco, California)



Hotel Vertigo
(San Francisco, California)



Good Hotel
(San Francisco, California)



Best Western Carriage Inn
(San Francisco, California)



Best Western Americana
(San Francisco, California)



Vietnam Town
(San Jose, California)



Ocean Panorama Luxury Hotel
(Shantou, China)



Shantou Junhua Haiyi Hotel
(Shantou, China)



Hainan Junhua Haiyi Hotel
(Haikou, China)

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