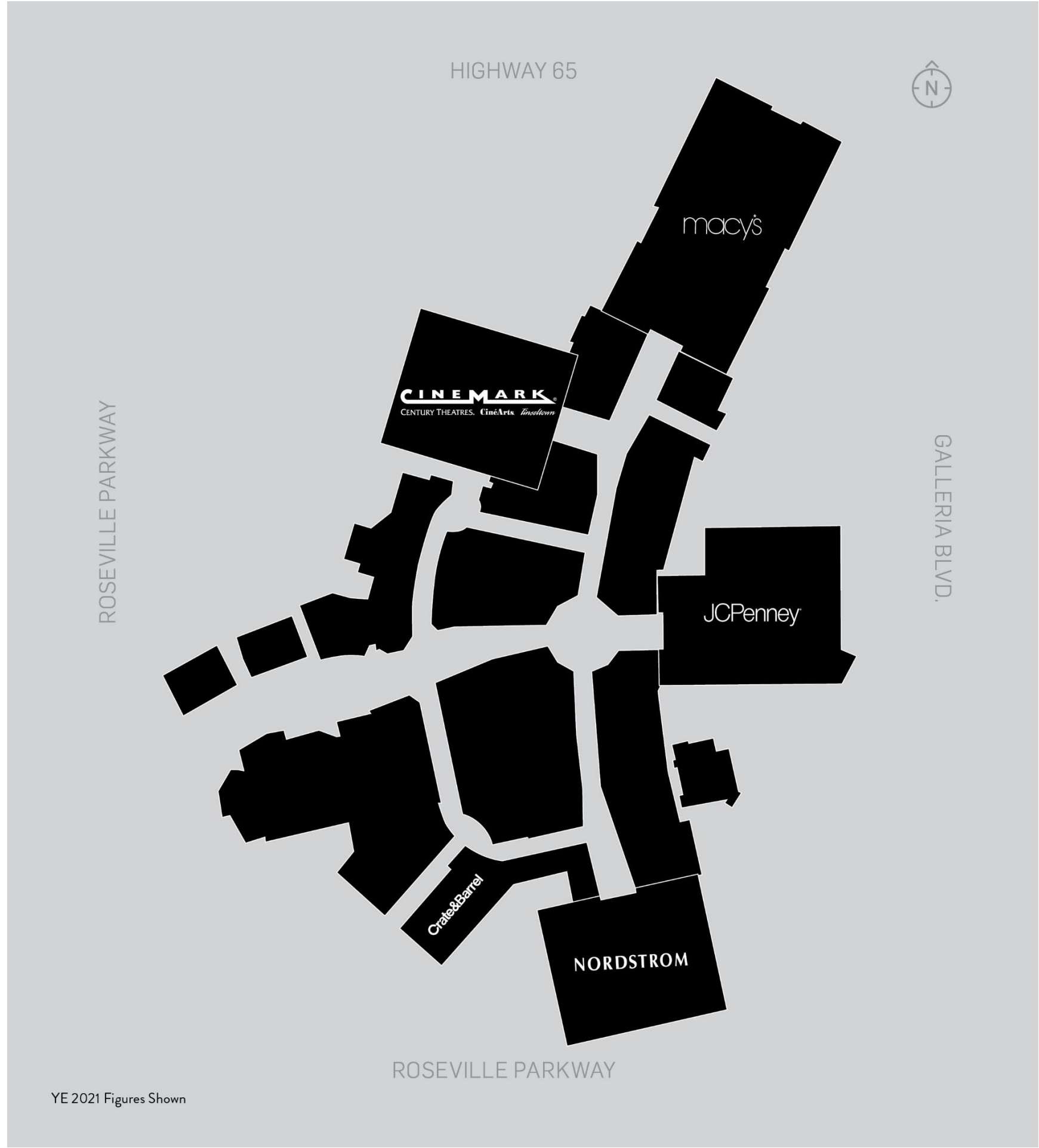


Westfield
GALLERIA AT ROSEVILLE





CENTER SNAPSHOT

1.3M

SQ. FT. RETAIL SPACE

679,751

SQ. FT. SPECIALTY GLA

228

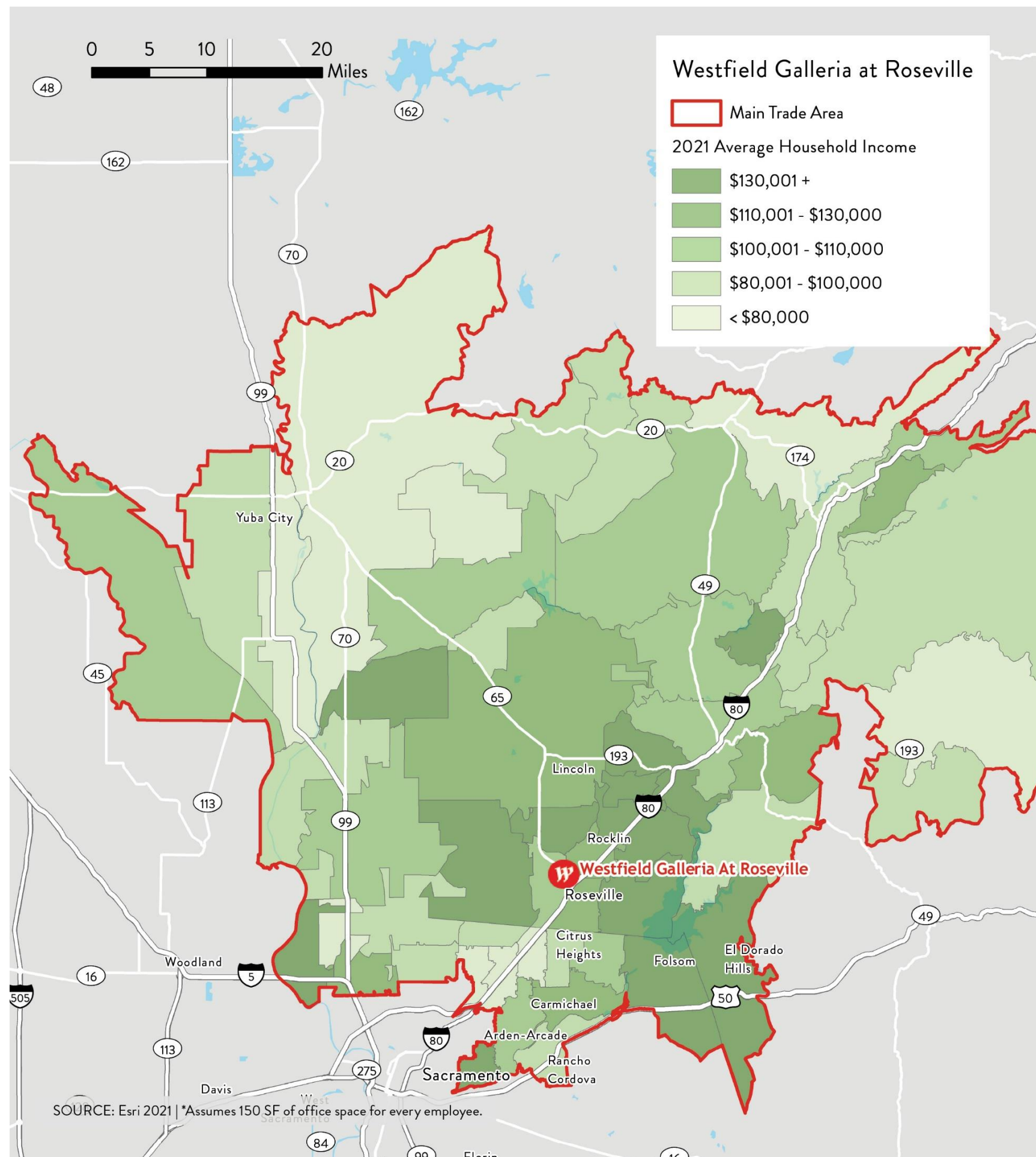
RETAILERS

7

RESTAURANTS

235

TOTAL



THE MARKET OPPORTUNITY

1,255,071
POPULATION

462,672
HOUSEHOLDS

\$109,539
AVERAGE HOUSEHOLD
INCOME (2021)

\$124,242
AVERAGE HOUSEHOLD
INCOME (2026)

13.4%
HOUSEHOLD INCOME
GROWTH (2021-2026)

40.3%
HOUSEHOLD INCOME
>\$100K

35.4%
COLLEGE GRADUATE
(4 YEAR DEGREE+)

39.6
MEDIAN AGE

397,411
TOTAL DAYTIME
EMPLOYMENT

42,195
TOTAL BUSINESS
ESTABLISHMENTS

SURGE IN POPULATION AND INCOME

\$6.6 BILLION

Total household income in the trade area is projected to increase by **\$6.6 Billion** over the next 5 years. The trade area income growth represents a **+18.2%** increase.

TRADE AREA

4.2%

population growth
from 2021-2026

18.2%

total area income growth
from 2021-2026

MORE PEOPLE ARE MOVING TO SACRAMENTO FROM THE
SAN FRANCISCO AREA THAN EVER BEFORE

→ Nearly **100K** people moved to the Sacramento Metro Area
in 2017, with steady increases since 2014

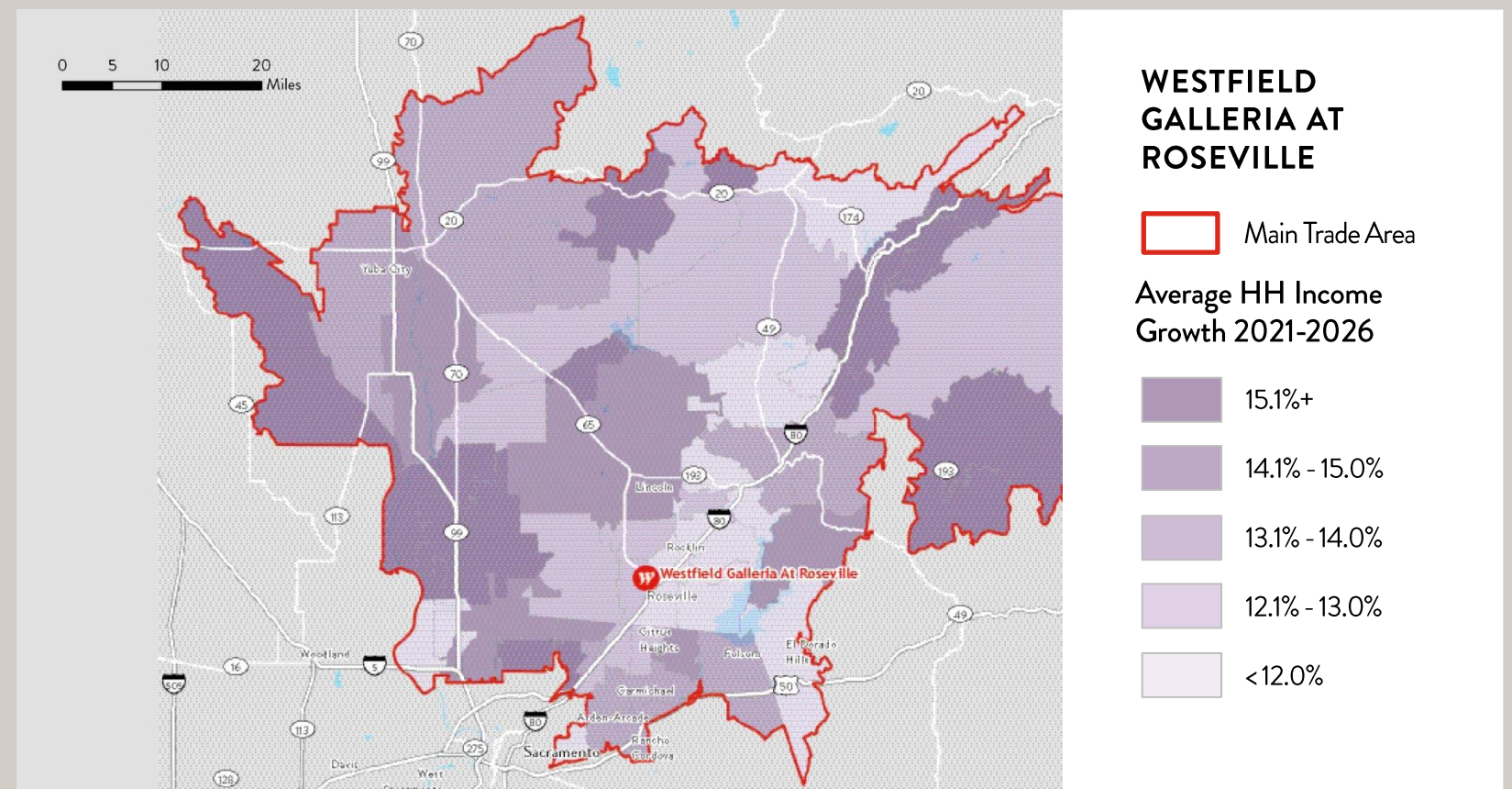
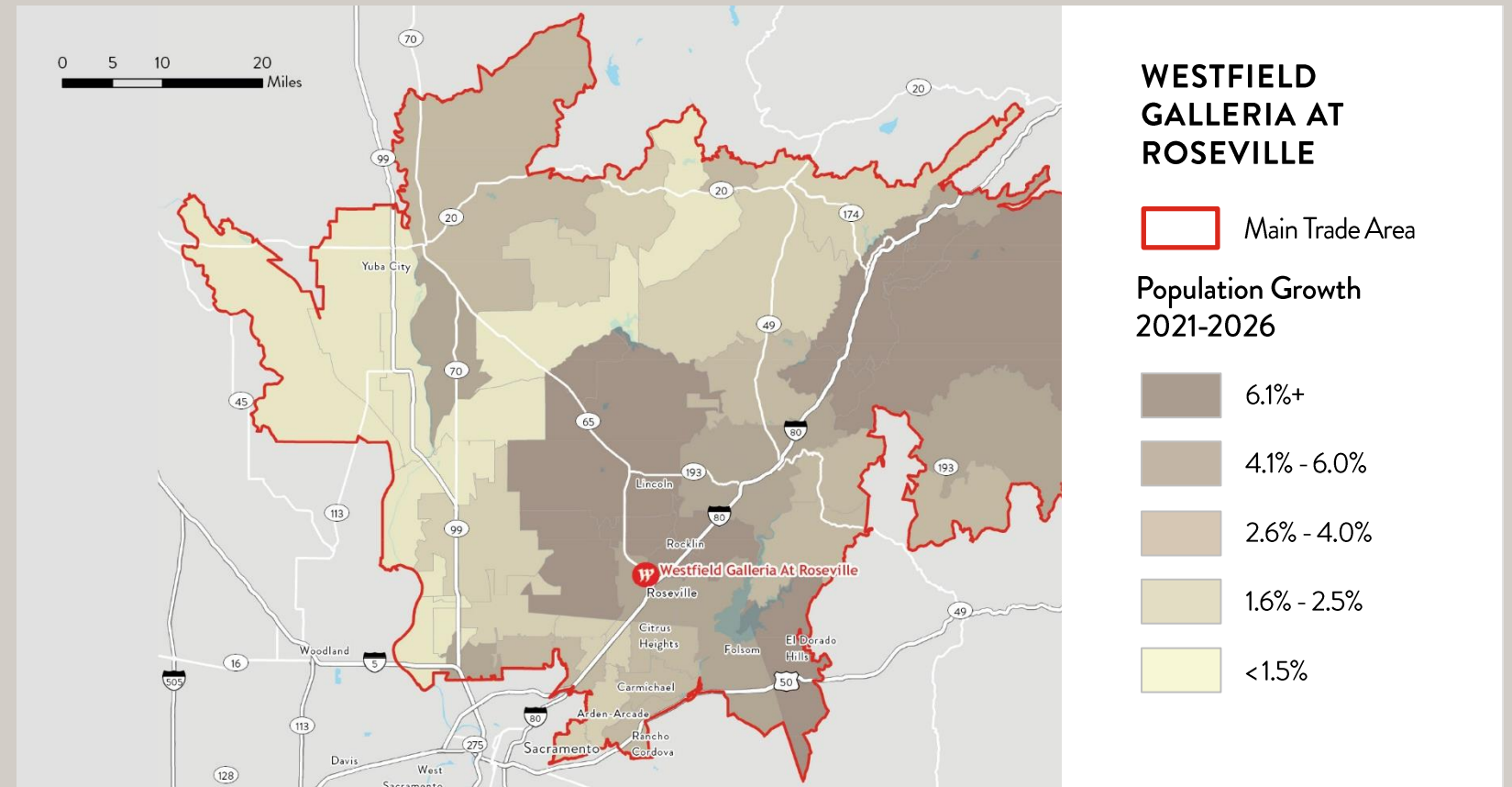
MILLENNIALS ARE FLOCKING TO SACRAMENTO

→ Sacramento is the **third most popular destination** for those
ages 20 to 34 in recent years

1 Includes metro areas of San Francisco, San Jose, Vallejo, Stockton, Santa Rosa, Modesto, Merced, Santa Cruz, Napa

2 Total Excludes International

SOURCE: U.S. Census Bureau, American Community Survey U.S. Census data by investment site SmartAsset.

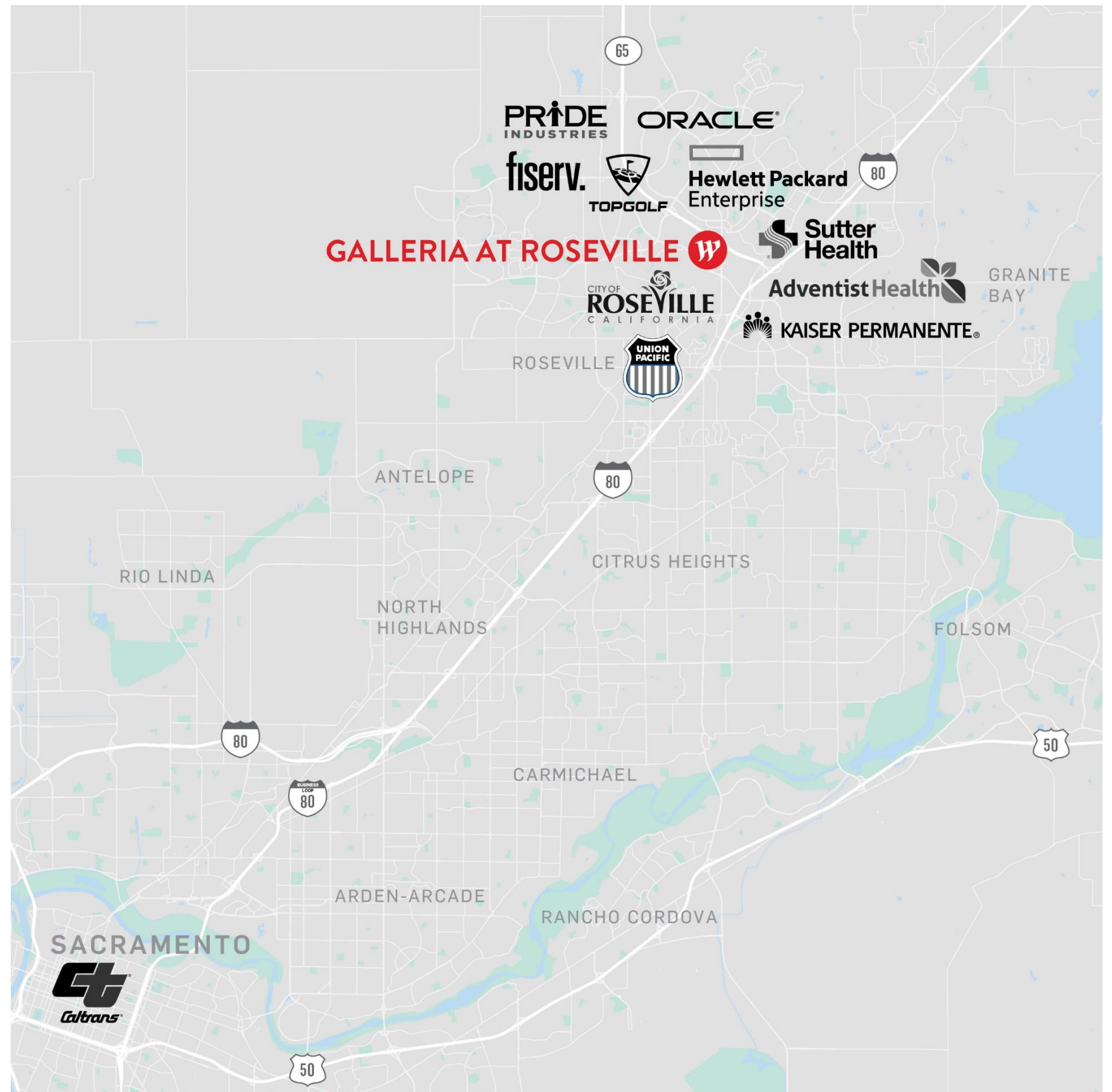


CAPITAL OF CALIFORNIA WITH **MANY LARGE EMPLOYERS**

- The **#1 location** for inward migration during Covid, with 3.5 moves per 1,000 (SOURCE: CBRE 2021)
- Sutter Health has **55,000+ employees** and annual revenue of \$12.4B (SOURCE: OC Register, 12/08/21)
- Caltrans is based in Sacramento with 15,000 employees and annual revenue of **\$500 Million**
- Kaiser Permanente has over **7,000+ FTE** in Sacramento-Roseville is one of the **top 10 fastest growing cities** in the state
- Migration from SF/Oakland/Berkeley to the Sacramento area was **up 38%** in the last year

(SOURCE: www.sacog.org/post/sacramento-region-grows-while-state-loses-population-overall)

(SOURCE: www.sacog.org/post/sacramento-region-grows-while-state-loses-population-overall)





HIGH-TRAFFIC LOCATION

WESTFIELD GALLERIA AT ROSEVILLE IS LOCATED IN THE BUSIEST TRAFFIC INTERSECTION IN PLACER COUNTY, REGISTERING 120,000 VEHICLE TRIPS DAILY

ROUTE	DAILY	ANNUAL TRAFFIC
I-80	162,886	59,453,390
CA-65	116,110	42,380,150
Galleria Blvd	62,399	22,775,635
Roseville Pkwy	60,198	21,972,270

- ➔ **I-80** connects the San Francisco Bay Area to Sacramento, Lake Tahoe, and East to the rest of the U.S.
- ➔ **CA-65** connects the growing East communities with Yuba City, Chico, and Redding in the Central Valley of Northern California.

SOURCE: Placer Ai

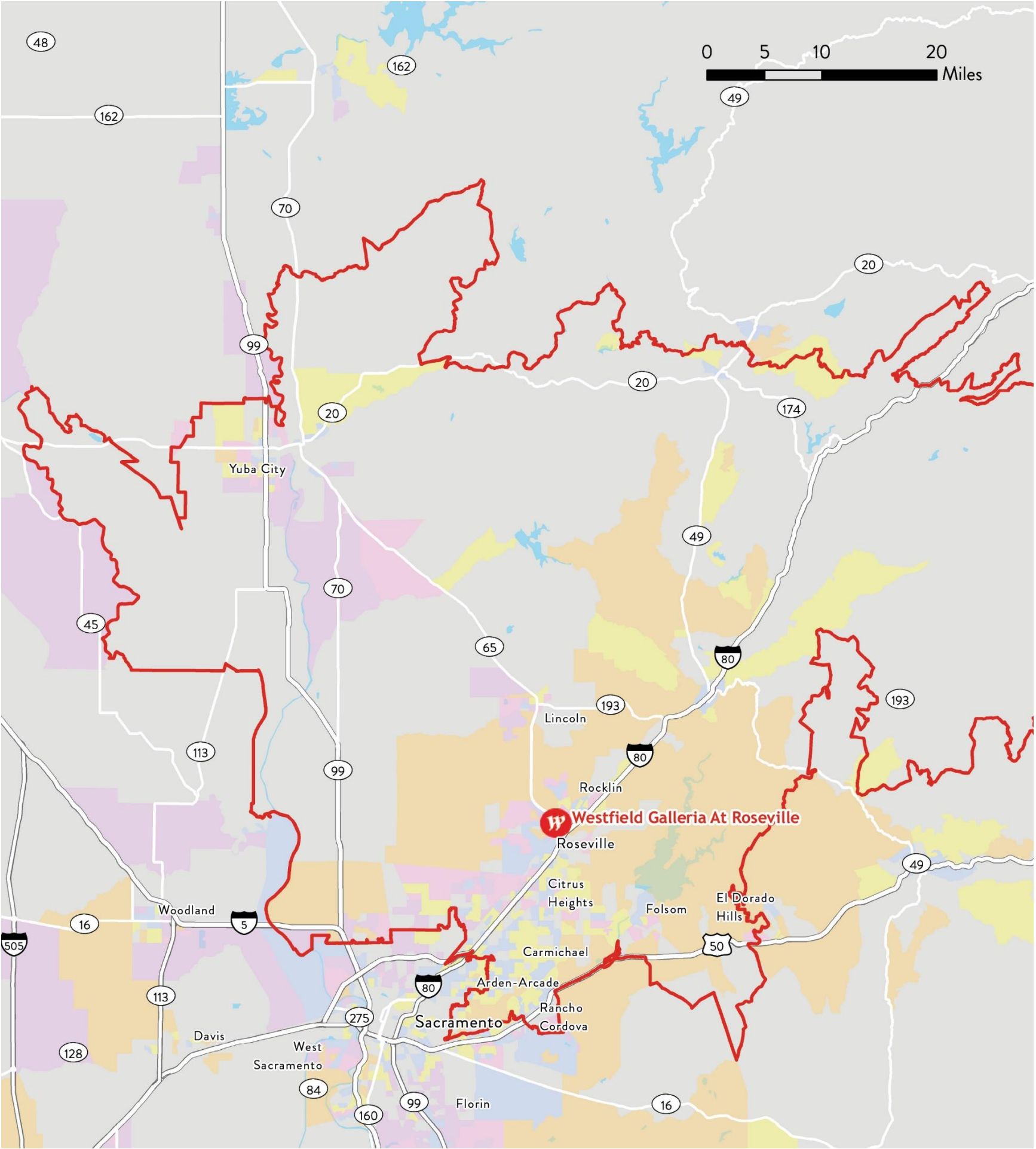
WELCOME TO OUR NEIGHBORHOOD

SURROUNDED BY SOME OF THE BEST
NEIGHBORHOODS IN THE COUNTRY

GALLERIA AT ROSEVILLE COMMUNITY ZIP CODE	AVERAGE HH INCOME	MEDIAN HOME VALUE	DISTANCE TO CENTER (MILES)
95746 GRANITE BAY	\$193,153	\$1,154,223	5.1
95762 EL DORADO HILLS	\$175,358	\$950,807	14.1
95837 NICOLAUS	\$168,531	\$917,198	18.4
95864 ARDEN-ARCADE	\$158,116	\$751,351	14.3
95630 FOLSOM	\$147,502	\$796,723	9.8
95765 ROCKLIN	\$146,746	\$738,962	2.7
95658 NEWCASTLE	\$145,120	\$976,123	9.7
95650 LOOMIS	\$142,353	\$899,913	6.4
95663 PENRYN	\$140,007	\$927,030	7.6
95747 ROSEVILLE	\$136,787	\$706,854	6.0

SOURCE: Esri 2021, Zillow (Mar 2022)





CONSUMER SNAPSHOT

WESTFIELD GALLERIA AT ROSEVILLE AIRSAGE HOME
LOCATION BY TAPESTRY LIFE MODE GROUP

<div></div> AFFLUENT ESTATES <i>Definition:</i> Established wealth-educated, well-traveled married couples	26.8%
<div></div> FAMILY LANDSCAPES <i>Definition:</i> Successful young families in their first homes	12.1%
<div></div> MIDDLE GROUND <i>Definition:</i> Lifestyles of thirtysomethings/millenials in the middle	12.0%
<div></div> ETHNIC ENCLAVES <i>Definition:</i> Established diversity—young, Hispanic homeowners w/ families	11.9%
<div></div> GEN X URBAN <i>Definition:</i> Gen X in middle age; families with fewer kids and a mortgage	10.7%
<div></div> GALLERIA AT ROSEVILLE MAIN TRADE AREA	

DEMOGRAPHIC COMPARISON

5 MILES	WESTFIELD GALLERIA AT ROSEVILLE	MALL AT GREEN HILLS	THE DOMAIN	COUNTRY CLUB PLAZA	SOUTHPARK MALL
2021 TOTAL POPULATION	245,518	190,920	319,648	268,748	255,761
2026 TOTAL POPULATION	261,804	206,162	341,880	279,596	277,163
POPULATION GROWTH (2021-2026)	6.6%	8.0%	7.0%	4.0%	8.4%
COLLEGE GRADUATES (%)	42.4%	62.0%	52.0%	42.9%	60.3%
2021 TOTAL HOUSEHOLDS	90,919	84,546	139,450	122,145	114,093
2021 TOTAL BUSINESSES	10,285	14,464	15,246	12,942	16,044
2021 TOTAL EMPLOYEES	111,015	339,837	187,670	267,629	214,137
2021 HH INCOME \$100,000+	44,155	33,257	52,211	30,138	44,324
2021 HH INCOME \$150,000+	24,338	20,198	27,263	14,508	27,026
2021 HH INCOME \$100,000+ (%)	48.6%	39.3%	37.4%	24.7%	38.9%
2021 HH INCOME \$150,000+ (%)	26.8%	23.9%	19.6%	11.9%	23.7%
2021 AVERAGE HH INCOME	\$123,716	\$119,949	\$102,052	\$80,739	\$119,841
2021 AVERAGE NET WORTH	\$1,426,854	\$1,155,916	\$727,840	\$655,493	\$1,158,634
2021 AVERAGE HOME VALUE	\$570,256	\$646,991	\$392,932	\$276,248	\$530,232
WHITE COLLAR OCC (%)	74.0%	77.3%	71.4%	68.0%	75.7%

RANK	1st	2nd	3rd
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WESTFIELD GALLERIA ROSEVILLE SHOPPER PROFILE

\$124,456

AVERAGE SHOPPER HHI

27% of shoppers have HHI > \$150K

\$242

AVERAGE EXPENDITURE

94% of shoppers purchased something

Average visit length

81

MINUTES

Average retailer visited

4.8

PER VISIT

SOURCE: Placer.ai, Scarborough (2021)



CURRENT CENTER



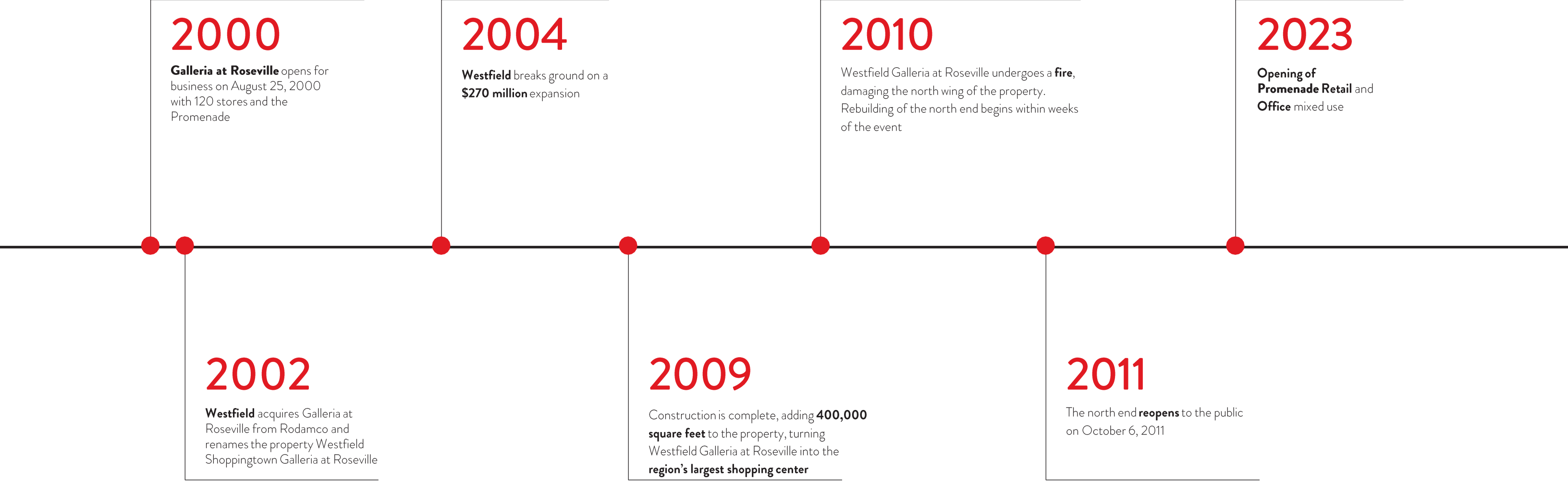
CURRENT CENTER



BUILDING THE FUTURE

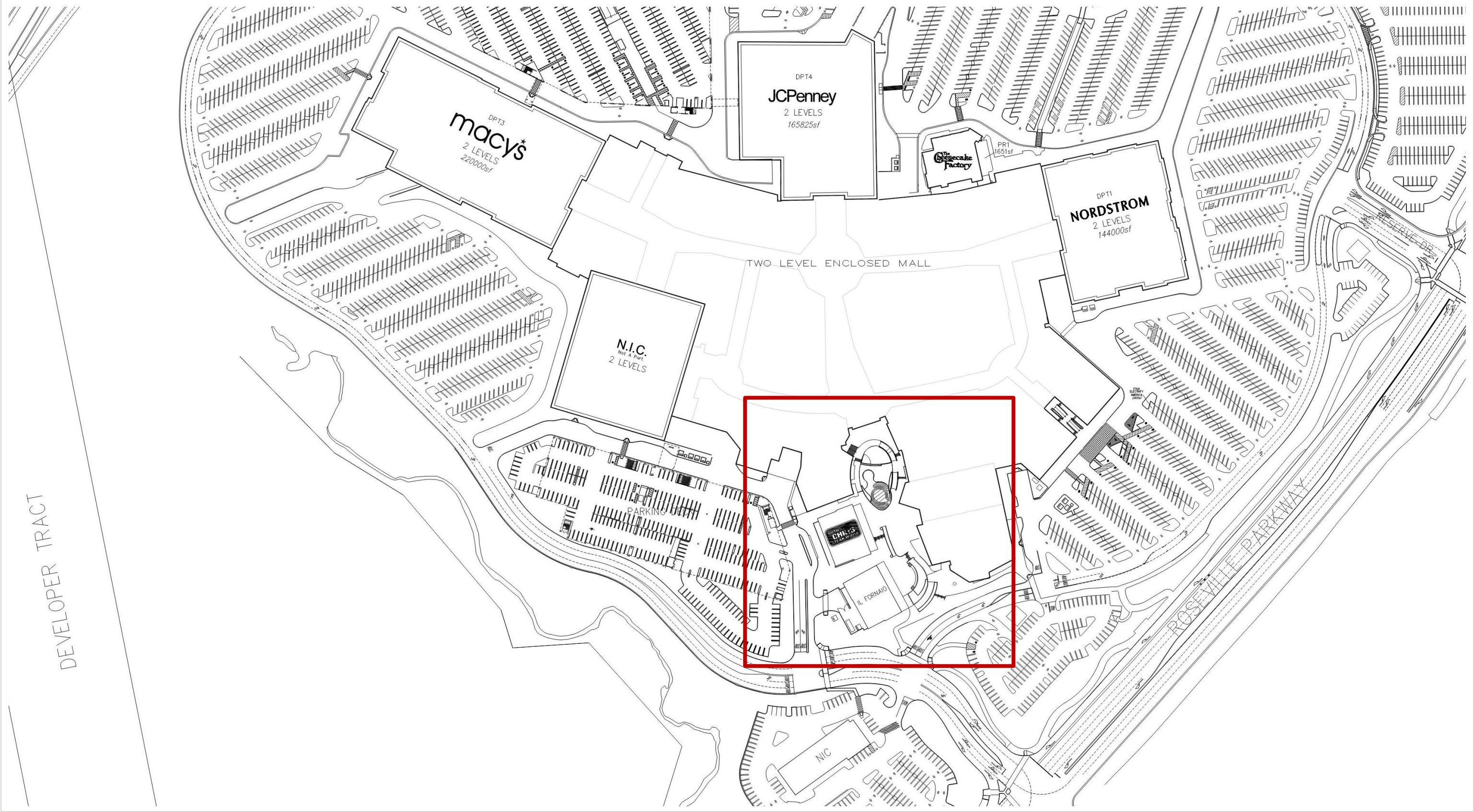


EXPANDING OUR HORIZONS



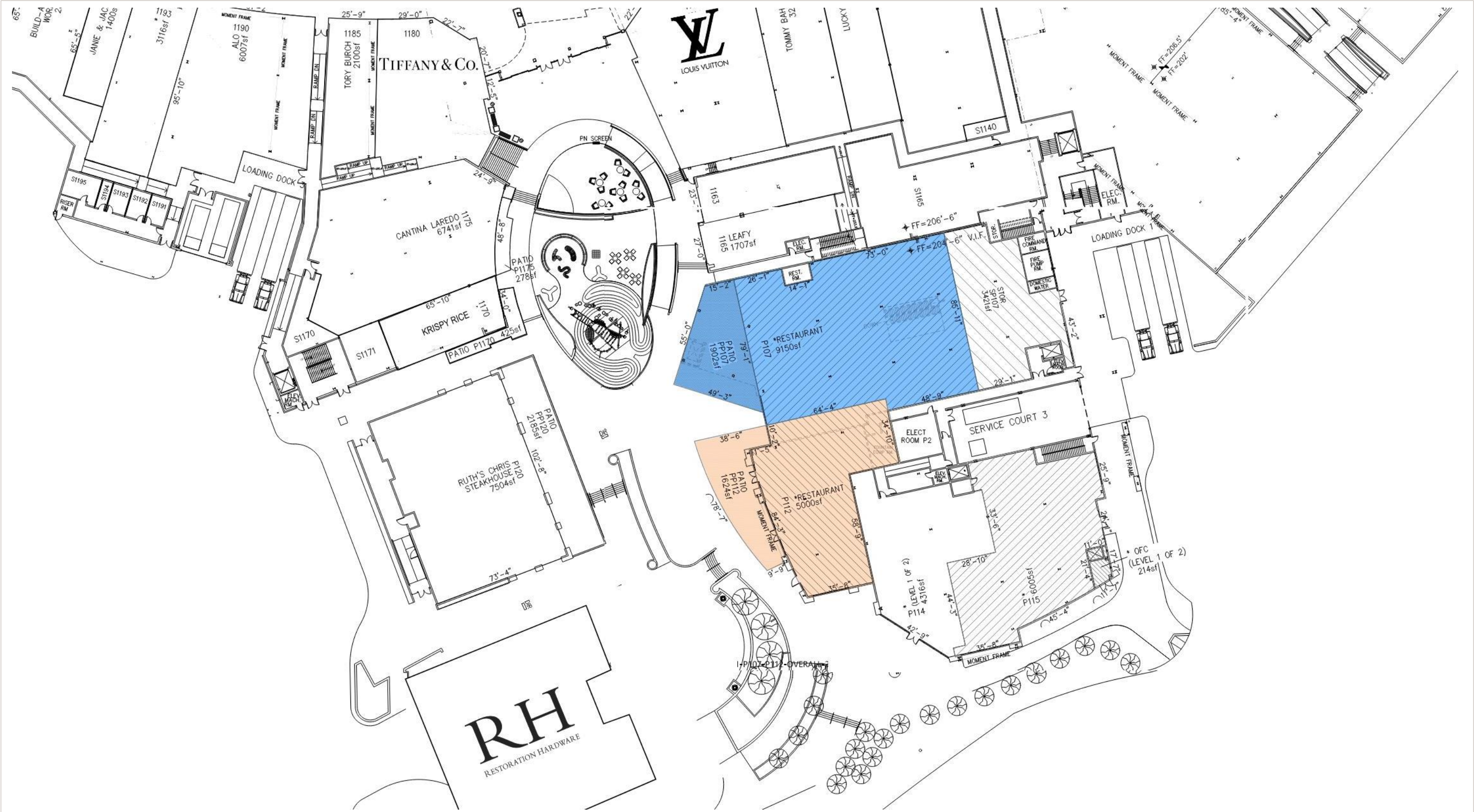
This Presentation Slide was produced prior to 100% completion of the re-development plan of the Shopping Center. The Layout, proposed tenant mix, proposed tenant location(s) and/or the gross leasable area is subject to change per Base Building and Merchandising Plan updates. This Presentation Slide shall not be deemed to be a warrant, representation, or agreement on the part of Landlord that the Shopping Center and/or Development will be, or will remain, as depicted hereon, or that the number of square feet, particular location and/or inclusion, of any particular tenant and/or trade name depicted herein will remain the same prior to execution of any lease and/or during the Term of any lease.

SITE PLAN



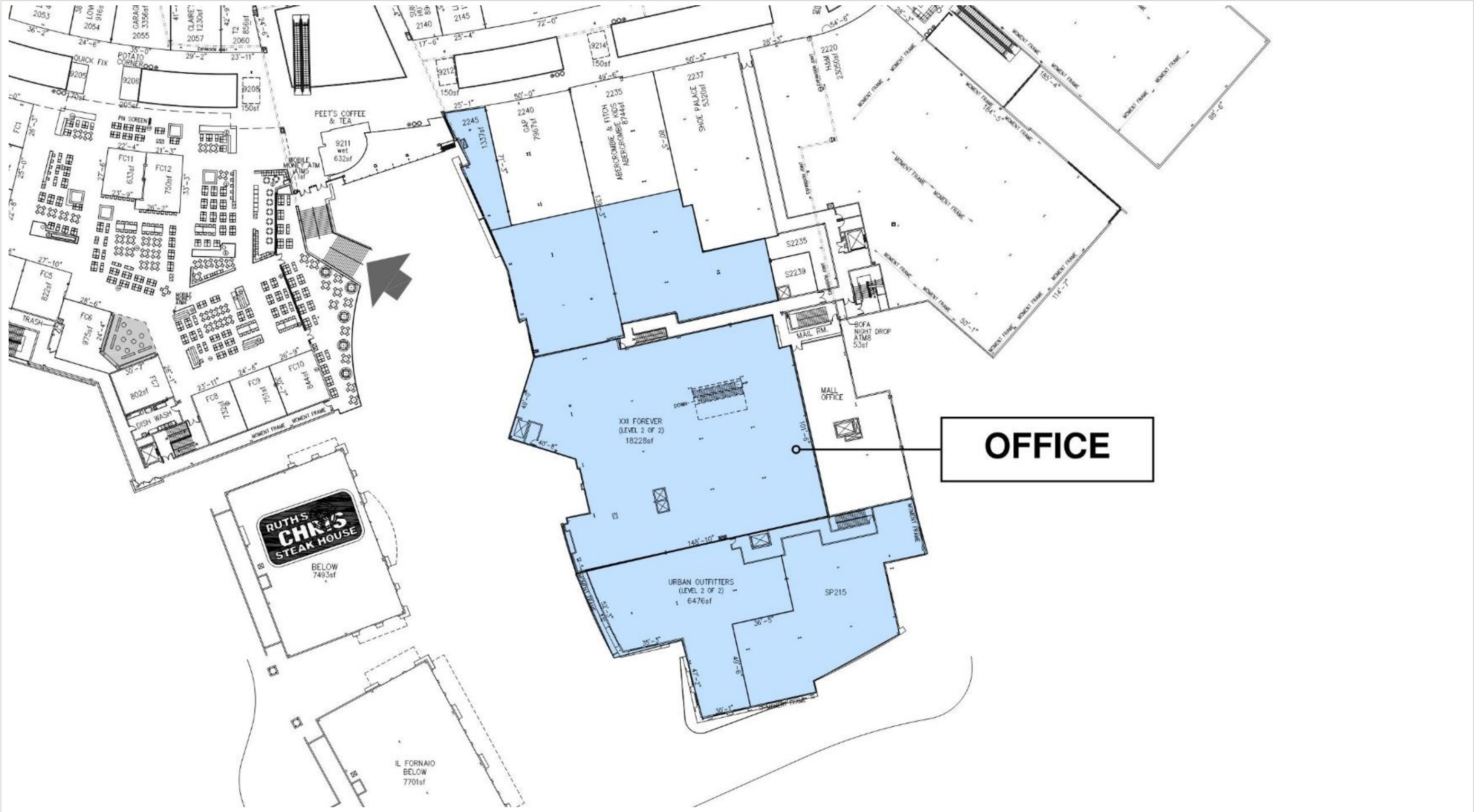
SITE PLAN

PROPOSED RE-MERCHANDISING – LEVEL 1



SITE PLAN

PROPOSED RE-MERCHANDISING – LEVEL 2



MODERN TAHOE SENSIBILITY



WOODEN BENCHES AND LONG GRASSES



NATURAL PLAY ELEMENTS



SHADE CANOPY & RAILING



ELEMENTAL WATER ELEMENTS



AL FRESCO SEATING AREAS

RESTAURANT FINISH **STUDIES**



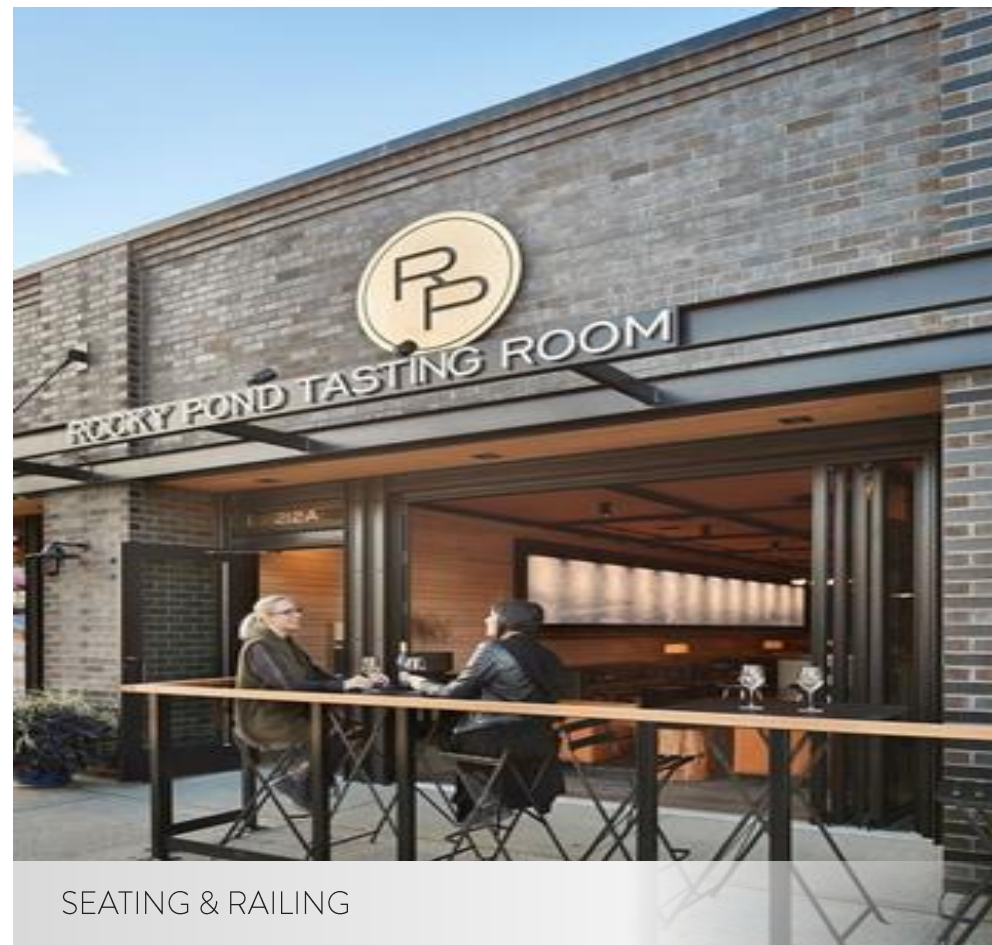
WOOD CLADDING



PLANTERS



FAÇADE



SEATING & RAILING



SEATING AND FAÇADE

RENDERINGS







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APPENDIX

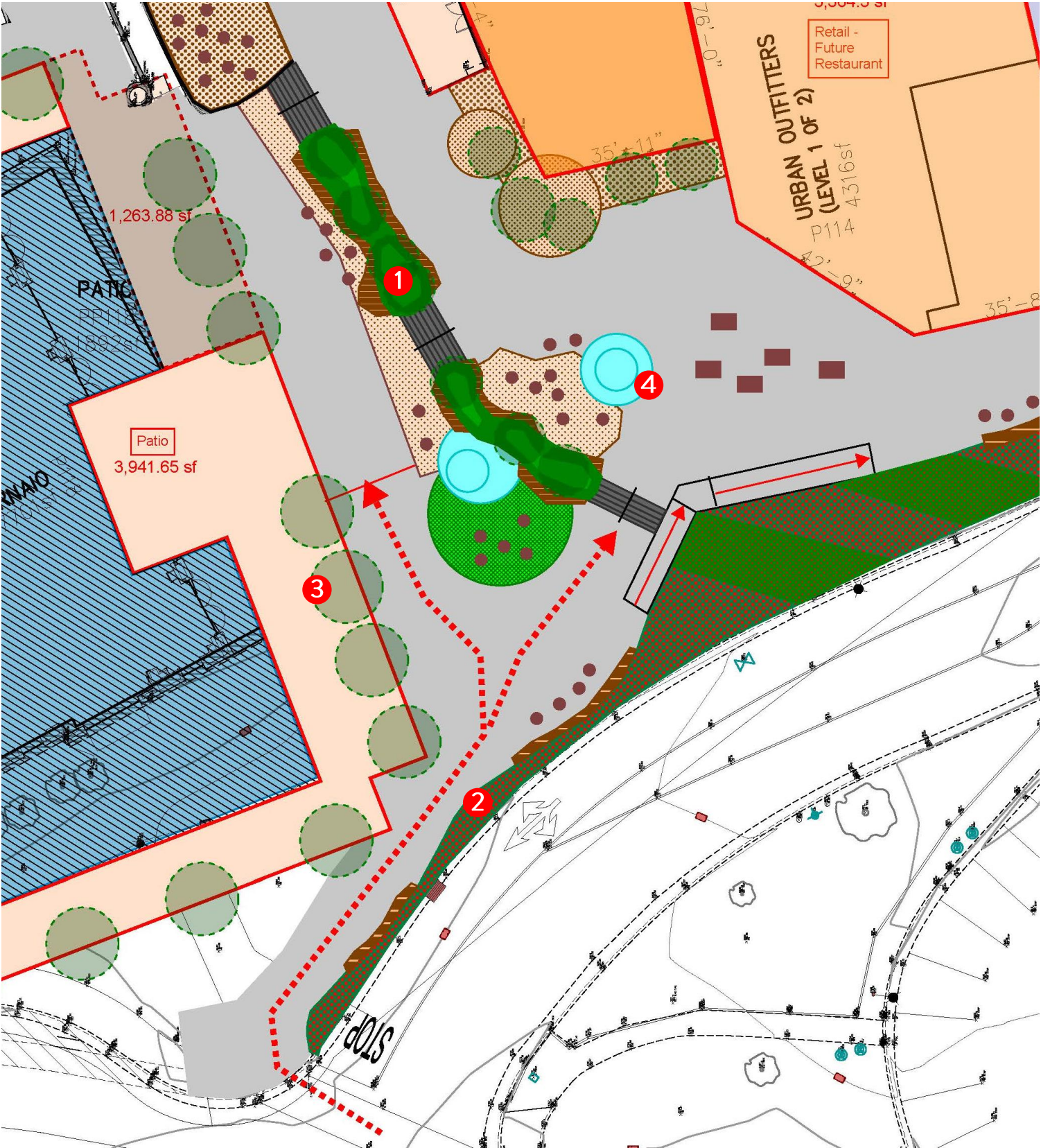
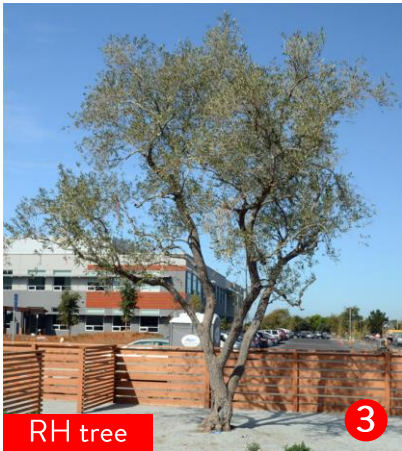


PROMENADE **ENTRY** | OPEN VISIBILITY



CONNECT

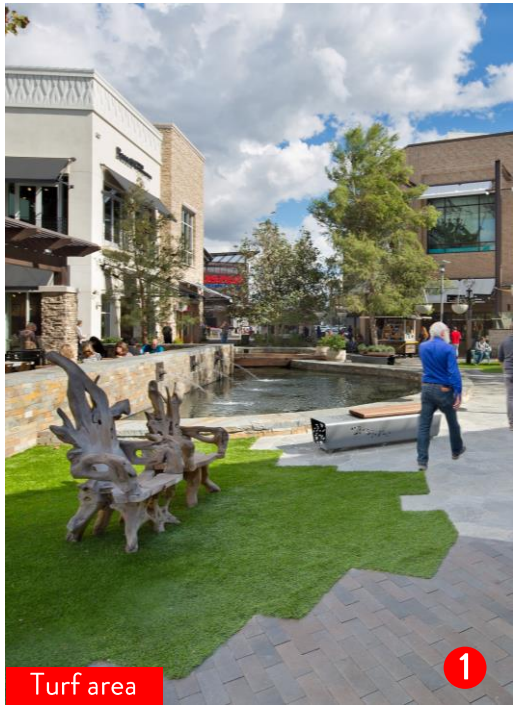
PROMENADE'S 2 SIDES



PROMENADE'S **AMENITY**



DG area & landscape



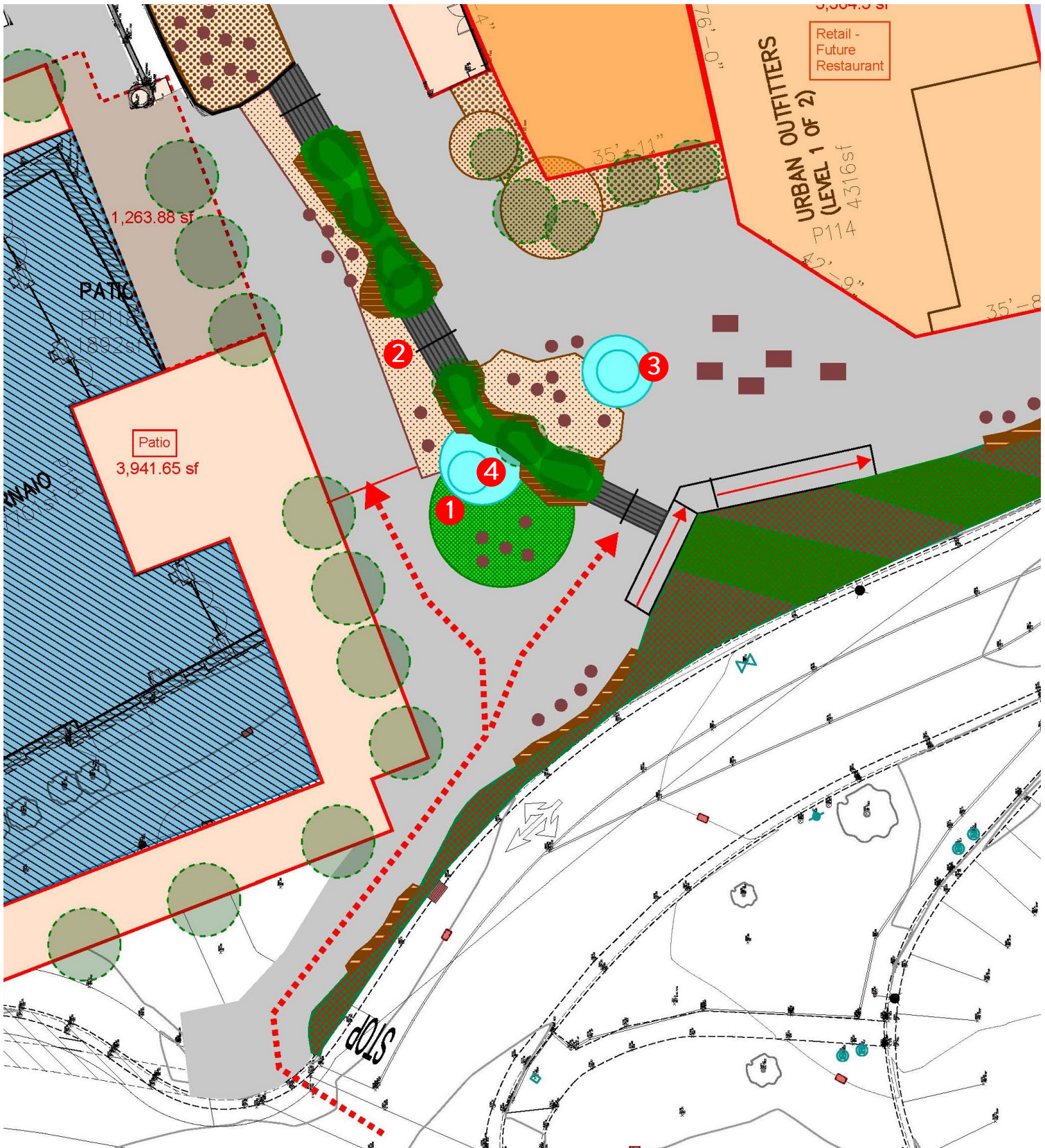
Turf area



Water fountain



Fountain 1



LANDSCAPE STUDIES

CART & SEATING



Shade canopy & railing



Firepit & seating

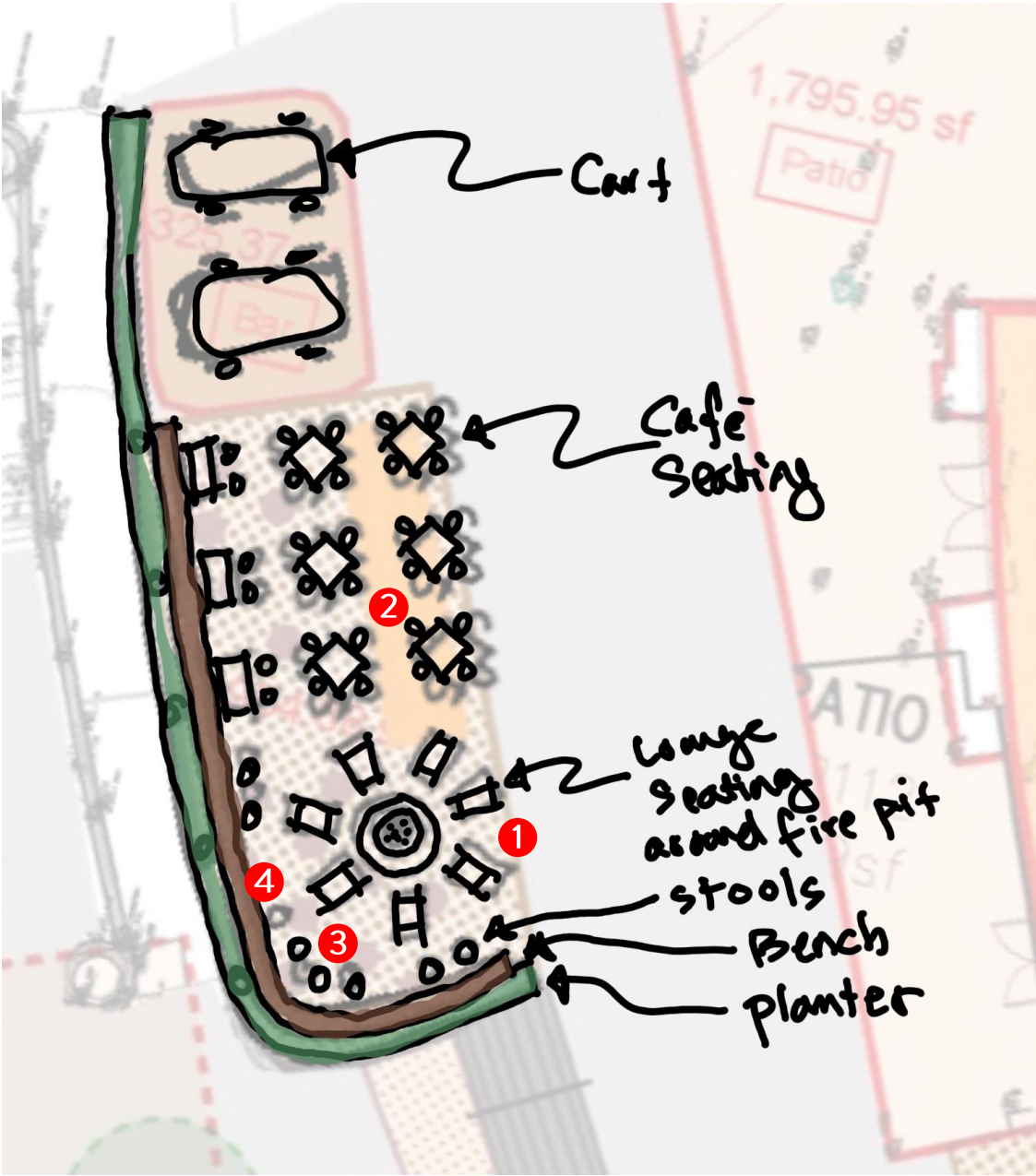
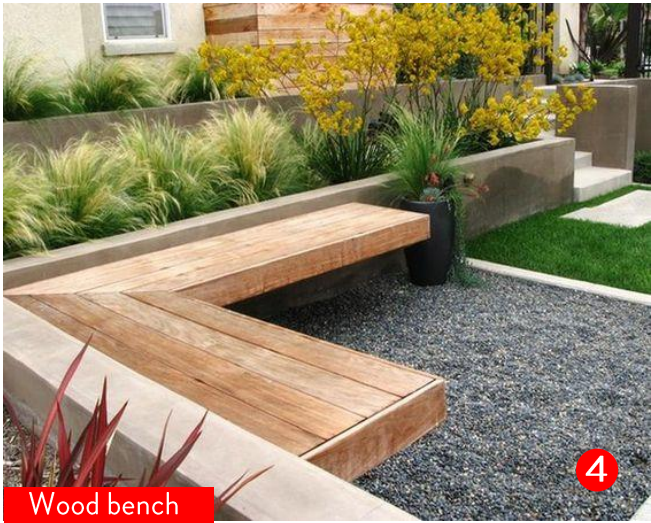


Landscape planters at railing



LANDSCAPE STUDIES

PATIO SEATING



EVENT & KIDS



Trees for event area



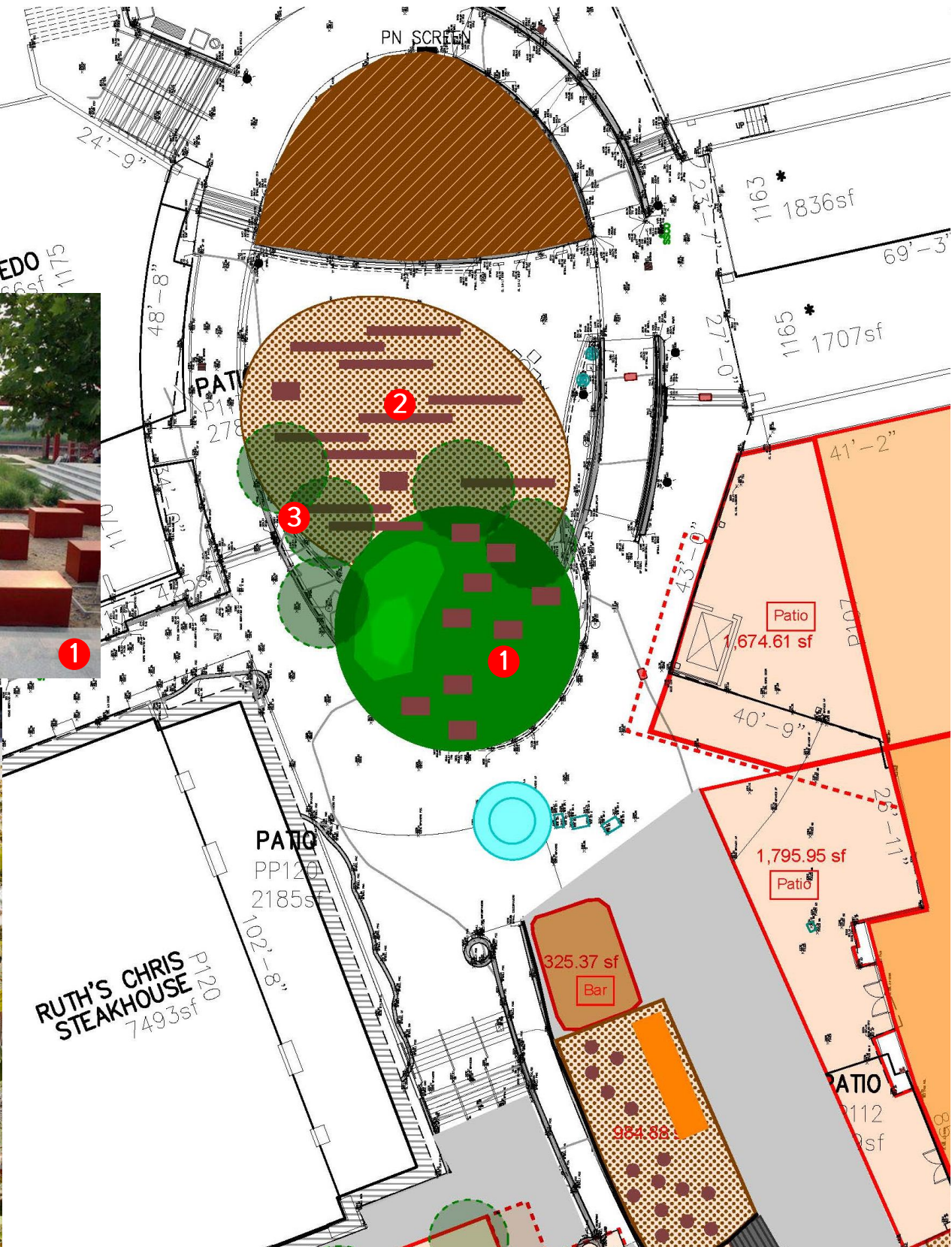
Wood blocks for kids area



Mound for kids area



Tree trunks for event area



LANDSCAPE STUDIES

SEATING

