



PUENTE HILLS MALL

MALL BACKGROUND

The Puente Hills Mall has been in operation since 1974 and is located at 1600 South Azusa Ave in City of Industry in Los Angeles County, California. The mall is located on approximately 31 acres between Azusa Avenue and Albatross Road to the west and east, and between the 60 Freeway and Colima Road to the north and south.

The mall contains approximately 1,107,941 square feet of gross leasable area (GLA). At present, there are approximately 113 tenants within the Puente Hills Mall. Of these tenants, roughly 80 are retail users including 3 banks, 2 entertainment establishments (movie theater and bowling alley), and 33 are restaurant users (22 interior to the mall and 11 on the outer mall loop). Currently, the total mall site which includes parcels owned by Kam Sang Development and by others is roughly 96 acres. The project site currently features 10 anchor tenants located throughout the pads, with most anchors having exterior entrances in addition to access from the inside of Puente Hills Mall.

MALL RENOVATION SUMMARY

The proposed Puente Hills Mall Expansion Project will encompass expansion and renovation of the existing Mall consisting of a new increase of approximately 200,000 SF. The expansion will result in the addition of approximately 32,538 square feet to the west side of the mall for 4 new buildings titled Pad 1, Pad 2, Mall 1A, and Mall 1B, and approximately 47,462 square feet to the east side of the mall for 4 new buildings, titled Major 1, Shops 1, Shops 2, and Shops 3, all provided in gross leasable area (GLA) and focused on retail, entry point, and restaurant space.

The proposed project will add approximately 32,000 square feet of additional retail space (40 percent of the new floor area), and 48,000 square feet of restaurant/market space (60 percent of proposed floor area). Improvements on the east wing of the project site will also include modifications to 2 existing mall entries, titled Mall 2A and Mall 2B, and the addition of 2 kiosks. The proposed renovations to the existing mall entries on the east wing include design modifications and elevation enhancements. Various supplementary changes to the mall are also proposed, including aesthetic upgrades to all exterior areas, reduction of parking stalls, improvements to walking paths, installation of new landscape designs, and the renovation of 21 interior retail, market, and dining spaces.

TRADE AREA



HIGH VISIBILITY AND DIRECT ACCESS

- 220,000 CPD on 60 Freeway
- 55,000 CPD on Azusa Ave
- 43,000 CPD on Colima Road
- **318,000 total CPD**

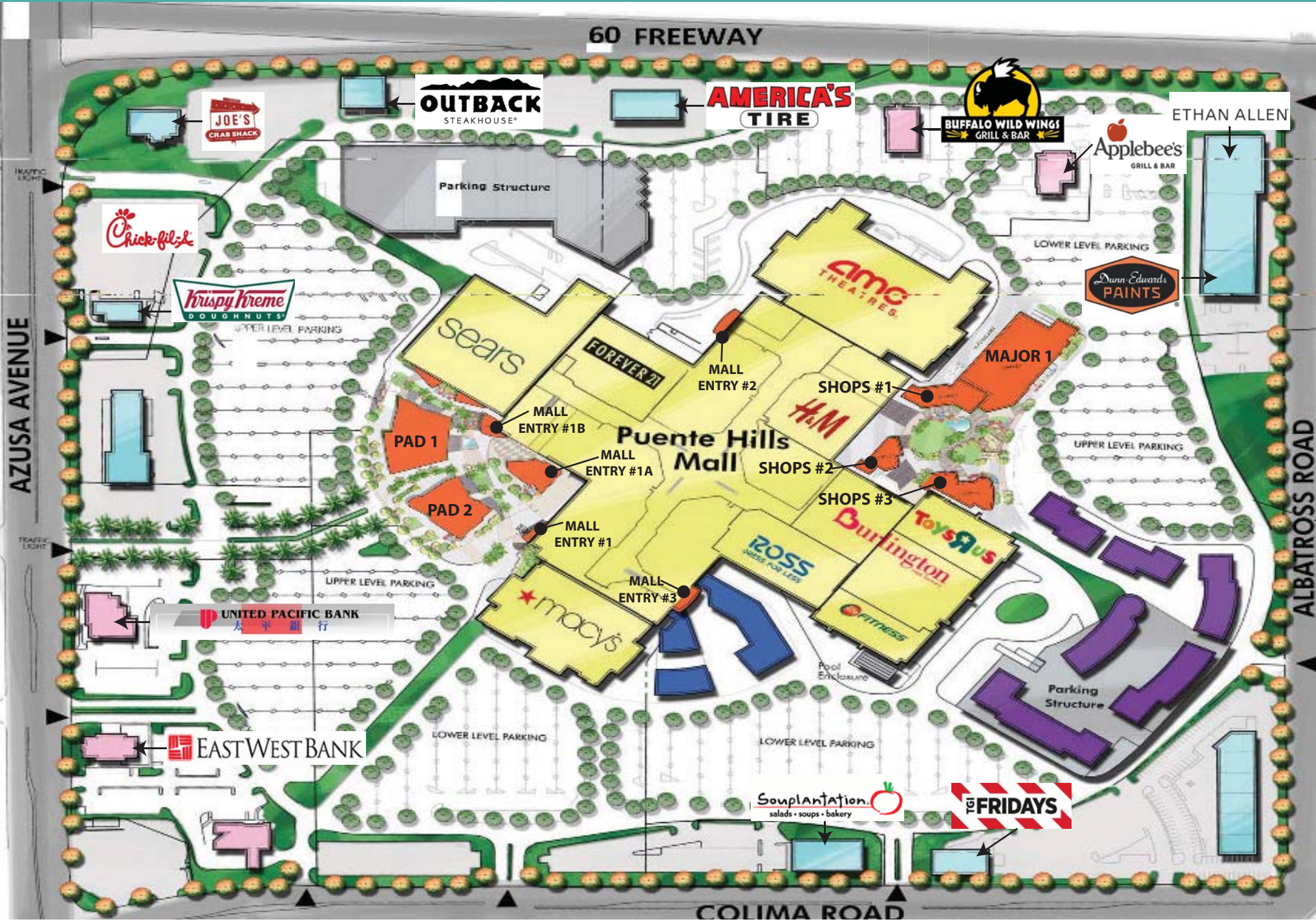
- The Puente Hills mall is a major regional shopping mall, strategically located in the City of Industry along the 60 Freeway at Azusa Avenue.
- The mall primarily serves the San Fernando Valley communities of: City of Industry, Hacienda Heights, Rowland Heights, Walnut, Diamond Bar, West Covina, La Puente, and El Monte.
- It is the main draw of a regional hub of a shopping and entertainment district, which includes a huge selection of retail and office building in very close proximity.
- The property has excellent freeway visibility, with immediate access at the major On/Off Ramp at Azusa Ave.
- Over 220,000 vehicles pass the mall per day on the 60 Freeway, with 55,000 traveling along Azusa Ave per day.
- Culturally diverse trade area, with extremely good day time traffic from the surrounding office buildings.

MALL OVERVIEW / PLANNED EXPANSION

MALL REVITALIZATION

With the renovation of the Puente Hills Mall, Kam Sang will revitalize and transform the mall into a contemporary, entertainment destination mall with a wider choice and variety of contemporary food tenants, additional entertainment options, and additional tenant spaces that will be demand generators for foot traffic.

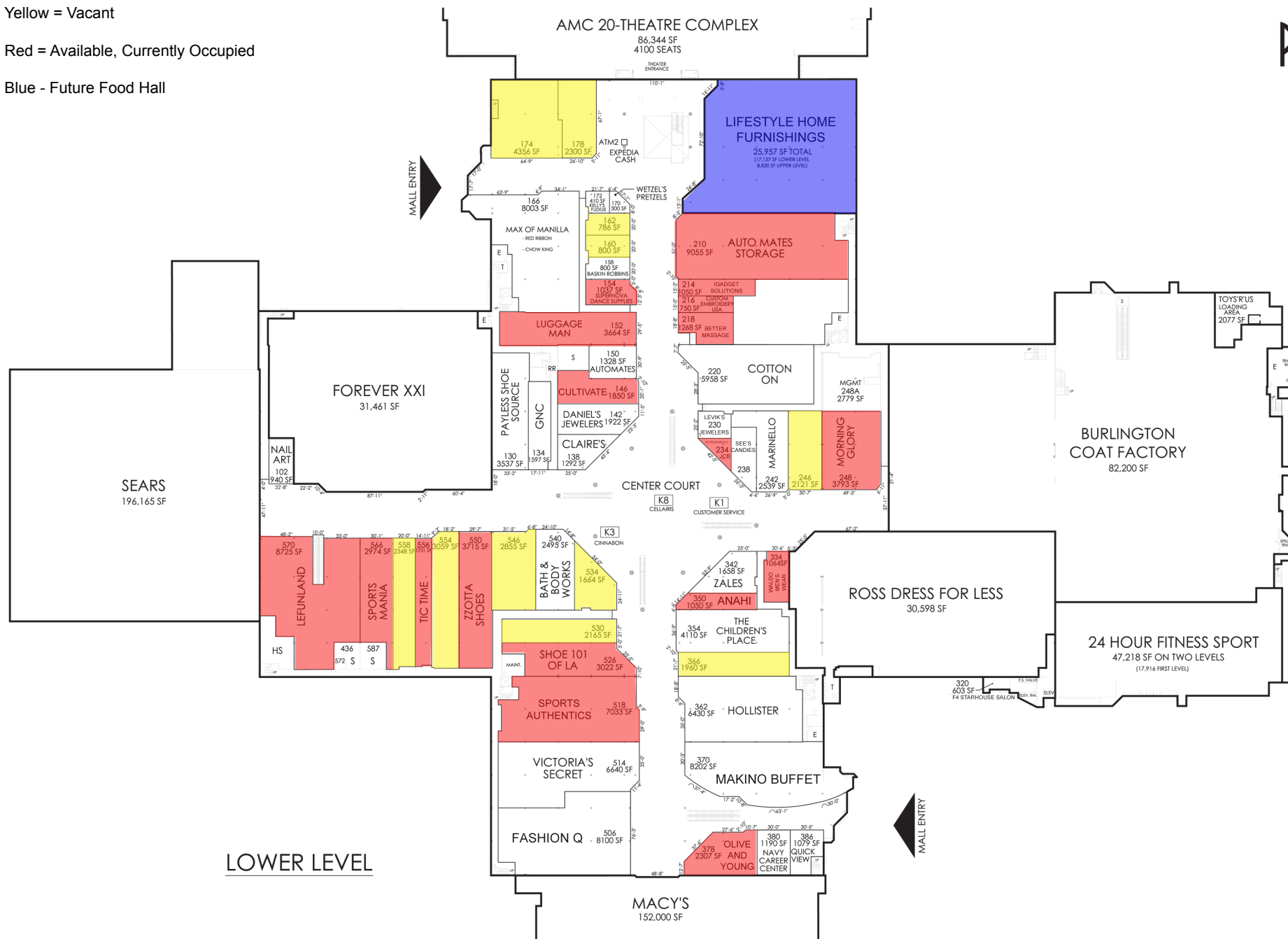
- Existing Mall: $\pm 1,076,461$ sf
- New Retail w/ Market: $\pm 178,900$ sf
- Phase I: $\pm 69,600$ sf
- Phase II: $\pm 69,600$ sf
- Phase III: $\pm 26,200$ sf
- Existing Out Parcels: $\pm 34,850$ sf
- Existing Buildings: (NAP)



SITE PLAN - 1ST FLOOR

PUENTE HILLS

- Yellow = Vacant
- Red = Available, Currently Occupied
- Blue - Future Food Hall



SITE PLAN - 2ND FLOOR

PUENTE HILLS

- Yellow = Vacant
- Red = Available, Currently Occupied
- Blue - Future Food Court Expansion

FOOD COURT		
SPACE	SF	TENANT
169A	1099	TACOS MEXICO
169B	742	MCDONALD'S
169C	752	SUBWAY
169D	781	TOKYO GRILL
169E	787	
169F	863	CHINA MAX
169G	670	HOT DOG ON A STICK
169H	785	KUBLAI KHAN
169J	669	L&L HAWAIIAN BBQ



UPPER LEVEL

PUENTE HILLS MALL - AVAILABILITIES

FIRST FLOOR

Space Number	Sq. Ft.
146	1,890
152	3,664
154	1,037
160	800
162	786
174	4,356
178	2,300
210	9,055
214	1,050
216	750
218	1,268
234	450
246	2,121
248	3,793
334	1,064
350	1,050
366	1,960
378	2,307
530	2,165
533	1,284
534	1,664
546	2,855
554	3,059
558	2,348
556	1,731
566	2,974
570	8,725
573	1,070

SECOND FLOOR

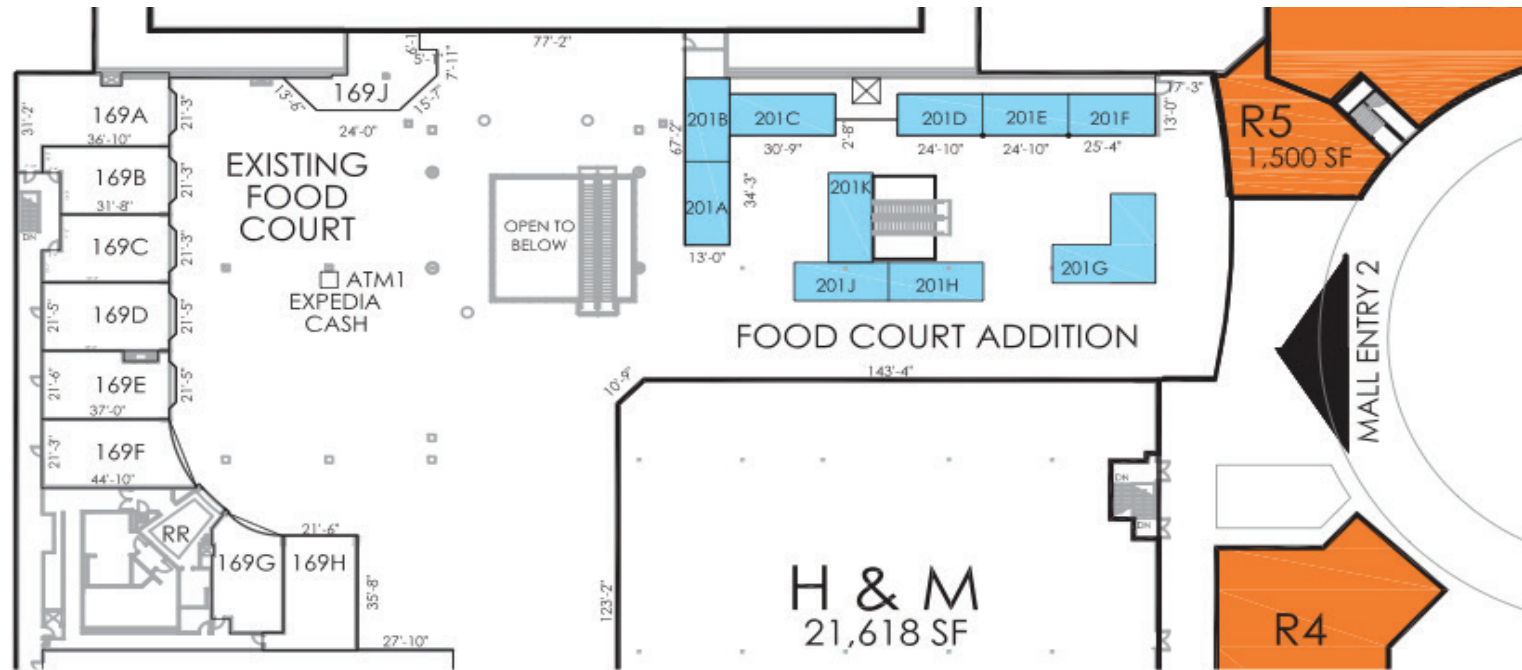
Space Number	Sq. Ft.
113	19,128
127	1,379
169E	820
249	2,000
329	830
335	720
337	1,151
345	978
353	7,819
365	7,966
377	5,567
401	793
501	5,000
505	793
507	1,500
509	720

Space Number	Sq. Ft.
513	1,281
518	7,033
521	4,157
526	3,022
527	4,042
529	1,193
537	1,720
545	1,520
547	2,455
550	3,715
553	5,238
561A	727
561B	615
563	940
565	1,167

Outparcel	
700	10,000

- Vacant
- Available, Currently Occupied

FOOD COURT / RENOVATION PLANS



- The food court currently consists of 7,148 SF with nine tenants. It is going to be expanded by an additional 8,800 SF on the second floor and 17,127 SF on the first floor (The Food Hall).
- The Food Hall is going to have an open plan feel with communal seating for the most part similar to The Anaheim Packing District and 4th Street Market, Santa Ana.
- Current Tenants include McDonalds, Subway, Hot Dog on a stick and L&L Hawaiian BBQ to name a few.
- Mall customers will be able to avail of this progressive culinary hub inspired by the spirit of creative chefs, food artisans, and small business entrepreneurs. We invites guests to relax, drink and dine, meet up with friends and family.



WEST WING ELEVATIONS

WEST WING IMPROVEMENTS

- Proposed layout of the West Wing of the project site will include the addition of 4 new buildings
- Entirely new and additional mall entries, connected between the existing Sears and Macy's. Pad 1 and 2 will stand alone and adjacent to the same general location as the new mall entries (*Please see page 4*)
- Design characteristics for the courtyard surrounding the proposed improvements would include a small seating area with wooden, natural accent features consisting of trees and shrubs.
- Major food court renovation will revitalize the West Wing. The open plan layout along with the modern and vibrant tenants will drive huge traffic to the West Wing and surrounding tenants.



EAST WING ELEVATIONS



EAST WING IMPROVEMENTS

- Major 1 and Shops 1 will be bound to one another and adjacent to AMC Theatres, Shops 3 connected to Round One/Toys R' Us, and Shops 2 adjacent to and sitting between AMC Theaters and Toys R' Us. (Please see page 4)
- AMC Theatre is undergoing a major renovation to all 20 of their theatre houses, replacing the current stadium seating with recliners throughout along with the addition of a new full service bar named MacGuffinins Bar & Lounge.
- Layout of the East Wing will also include the modification of 2 existing mall entries
- Design characteristics for the courtyard surrounding the proposed improvements will include an organic courtyard with natural appeal, space to implement a cyclical seating area, accent water features, trees, shrubs, and large multimedia LED screens to create an entertaining environment
- Shops 2 and 3 are intended for retail use, while Major 1 and Shops 1 would comprise a restaurant/market experience. The proposed improvements also include the addition of 2 new contemporary informational kiosks (Please see page 4).



PUENTE HILLS

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FOR MORE INFORMATION

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