

Bentley Mall



Property Description:

Bentley Mall is located in Fairbanks Alaska; the largest city in interior Alaska, and the second largest retail market in the state. The Mall is easily accessible via the Johansen Expressway and New Steese Highway College Rd, which fronts the property, is a major commercial artery which serves the Fairbanks trade area.

Center Highlights:

Bentley Mall is the closest center to the people who live and work north of Fairbanks. It is both a destination and a local service center that provides a central location for all Fairbanks shoppers. Anchored by Safeway Food and Drug, Michael's and Office Max, the mall also boasts stores which cater to a strong youth and family market. Safeway was recently converted into their high-profile "lifestyle" concept and is one of the top producing stores in the market. Its unique location has made Bentley Mall a central service point for all consumer needs.



Center and Trade Area Facts:

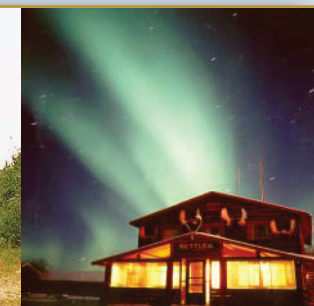
- Highest grossing predominant center in the trade area
- Only enclosed mall with National retailers in the market
- Estimated Average Household Income for North Star Borough, Fairbanks is \$70,849
- Above average industry sales at \$495 per square foot
- Military economic impact of approximately \$800 million annually
- No retail sales tax in Fairbanks
- Over 400,000 visitors annually
- University of Alaska Fairbanks with approximately 10,000 students in close proximity
- Leisure, hospitality and tourism, as well as mining and natural resources, are a significant part of the economy in Fairbanks
- Annual October distribution of Alaska Permanent Fund Dividend to each resident, historically \$850 - \$1,900 per resident



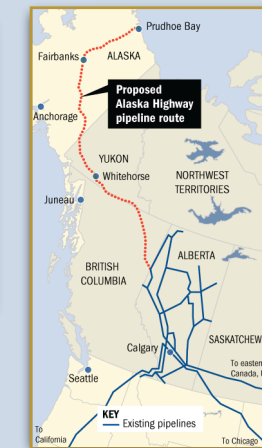
University of Alaska Fairbanks



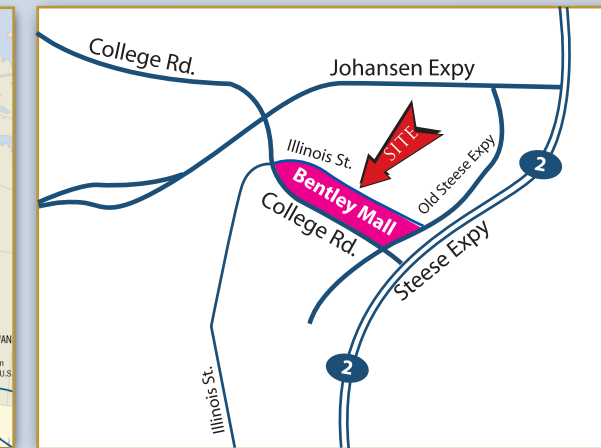
Alaska Oil Pipeline



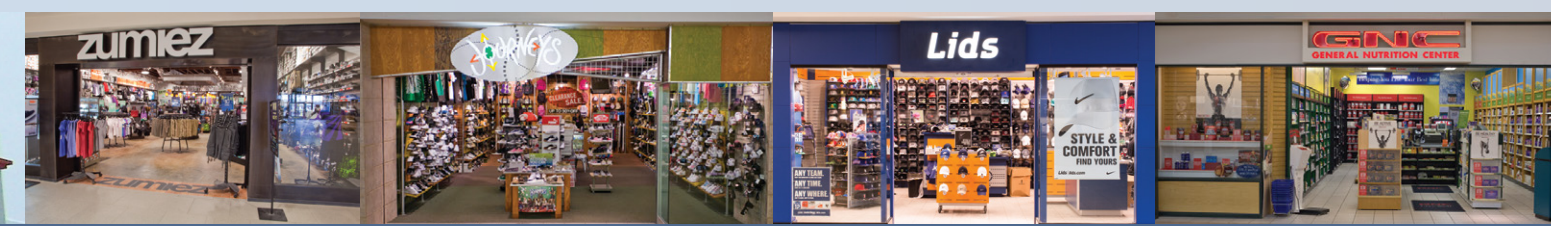
Auroras (Northern Polar Lights)



Alaska natural gas pipeline

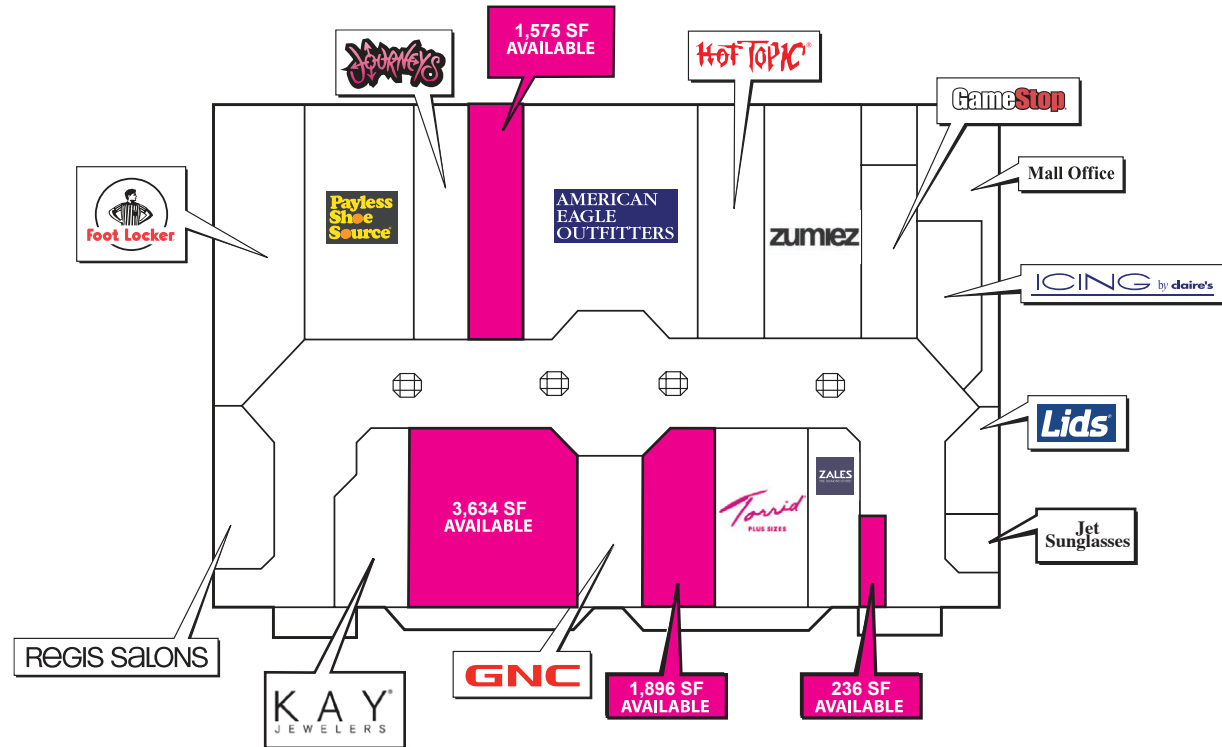


Local Area Map



32 College Road
Fairbanks, AK 99701

■ Bentley Mall



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Fairbanks, Alaska

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