



Key Retailers

The Children's Place
Bath and Body Works
Aéropostale
Buckle
Finish Line
Victoria's Secret
ENCORE (Opening 2011)

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Center at a Glance

- Sunset Mall received major updates to the center including new flooring throughout the center, a new rich and vibrant color scheme featuring the energy of the southwest, new mall graphics, modern architectural elements, interior landscaping, and new restroom facilities with the addition of a family restroom
- Dillard's renovated and expanded into the split center concept. Coach House Gifts/Hallmark recently renovated and relocated within the center. The Children's Place is a recent addition
- The expansion and conversion of the SHOE DEPT. into ENCORE begins in 2011
- The property is located within five miles of many of the city's top employers, including Goodfellow Air Force Base (6,688), Shannon Health Systems (2,467), San Angelo ISD (2,069), Angelo State University (1,445), City of San Angelo (909), San Angelo Community Medical Center (865), San Angelo State Supported Living Center (861), Tom Green County (764) and Verizon, Inc (645)
- San Angelo is home to three higher education institutions including Angelo State University, Howard College, and American Commercial College, collectively enrolling over 10,000 students. Average daily road traffic for the main access roads (Loop 306) provide a combined total of 38,330 cars per day
- Sunset Mall is located in the center of the retail hub in San Angelo, which includes Academy Sports + Outdoors, Bed Bath & Beyond, Best Buy, The Home Depot, Lowe's, Michaels, PETCO, PetSmart, Target and Walmart Super Center; along with numerous restaurants and service oriented businesses
- Out of the top 25 MSMA in Texas, San Angelo's unemployment rate is the sixth lowest in the state at 6.3%





Site Plan

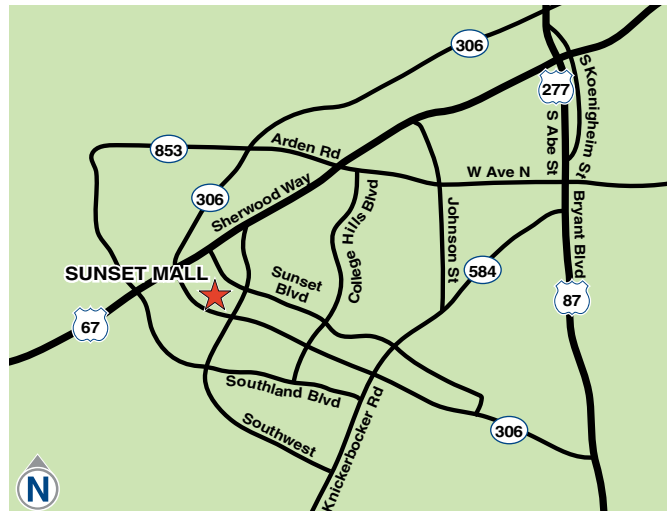
Sunset Mall

Statistics & Demographics

Property Data	
Opening Date	1979
Renovation Date	Spring 2007
Site	55 acres
Parking	3,305 spaces
Total Stores	73
Levels	1
Leasable Area	
Total Mall GLA	559,864 s.f.
Mall Shops	219,678 s.f.
Outparcels (6 proposed sites)	6.968 acres
Anchors (Total)	337,958 s.f.
Dillard's	106,800 s.f.
JCPenney	94,618 s.f.
Sears	106,840 s.f.
Bealls	29,700 s.f.
Trade Area	
50-Mile Radius	
Population	132,512
Total Households	50,065
Avg. Household Income	\$57,991
Median Age	35 yrs.

Source: DemographicsNow - 2010

Location Map



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