CIMURBAN

VIBRANCE CANNOT BE MANUFACTURED. IT CAN, HOWEVER, BE GIVEN A SPACE TO OCCUPY.

OUR VISION

investing in urban communities

OUR COMMITMENT

staying loyal to our urban roots

CIMURBAN

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1

TRIBUNE TOWER
Chicago, IL

2

BLOCK THIRTY SEVEN
Chicago, IL

3

HOLLYWOOD & HIGHLAND
Los Angeles, CA

4

EPICENTRE
Charlotte, NC

5

JACK LONDON SQUARE
Oakland, CA

6

MONTCLAIR PLACE
Montclair, CA

Our premier portfolio of urban assets is a convergence of fashion, unique food, entertainment and mixed-use in one-of-a-kind settings

TRIBUNE TOWER GATEWAY ICON TO CHICAGO'S NORTH MICHIGAN AVENUE

1

TRIBUNE TOWER property facts

50,000 pedestrians avg. daily number of people strolling the Avenue

460+ stores top-level retail caters to an affluent trade area

275 restaurants meet the diverse tastes of area residents and tourists

60+ hotels house the millions that descend on Michigan Avenue

The Tribune Tower is one of the nation's most iconic buildings and occupies a significant place in Chicago's architectural landscape. One of Chicago's most visited tourist destinations, it anchors North Michigan Avenue at the convergence of the retail, residential, hotel, office, cultural and recreational centers of the Midwest.

HIGHLIGHTS:

- 325 linear feet on North Michigan Avenue - one of the best known high street retail corridors in the world
- Adjacent to Apple's new North Michigan Avenue flagship
- Adjacent to Chicago's Riverwalk - a $100M+ enhancement of dining and recreation
- The nation's 2nd highest number of workers who live and work within one mile of downtown
- 2nd largest concentration of Fortune 500 company HQ and office locations in the U.S.

BLOCK THIRTY SEVEN
LEADING THE TRANSFORMATION OF CHICAGO'S NEW LOOP EXPERIENCE

2

BLOCK THIRTY SEVEN property facts

annual visitors 8 million
average HHI $130,000 within 1/2 mile
daytime pop. 583K+ within 1 mile
residents 100K within 1/2 mile

Block 37 personifies the urban shopping, dining, and entertainment experience. Located in the heart of Chicago's Central Loop and State Street retail district, Block 37 is a 5-story center and home to the popular Latinicity Food Hall & Lounge and its 10 award-winning, innovative chef-driven kitchens. Block 37 boasts other exciting new restaurants, top-tier fashion and beauty retail, and the all new AMC Dine-in Theatre.

FEATURED TENANTS:

AMC Dine-In Theatre • Latinicity Food Hall & Lounge • Anthropologie • Sephora
Zara Flagship • The Dearborn-Urban American Tavern • Magnolia Bakery • L'Occitane en Provence
Akira • Banana Republic Factory • First Ascent Climbing & Fitness • Francesca's • Starbucks(Coming Soon)

HIGHLIGHTS:

- In the heart of Chicago's Loop District, two blocks from Millennium Park and the Cultural Mile
- Access to CTA Red and Blue Lines, Chicago Pedway System and 4 million commuters annually
- Marquee at Block 37, the new 38-story, 690-apartment tower brings 1,000+ residents

HOLLYWOOD & HIGHLAND UNMATCHED VISIBILITY IN LOS ANGELES'S ENTERTAINMENT CAPITAL

3

HOLLYWOOD & HIGHLAND

property facts

annual visitors 25 million
average HHI $91,776
population 3,092,185 within 10 miles

Hollywood & Highland anchors the west end of the revitalized Hollywood Entertainment District with its burgeoning daytime and residential population. Home to Dolby Theatre and the Academy Awards, the 460,000 sf center is a L.A. icon with a 6-screen cinema, unique retail, entertainment and nightclub venues that attract millions each year. Accessed by thousands of pedestrians each day, it is home to Hollywood's largest parking garage with 3,000 spaces.

FEATURED TENANTS:

Japan House • Hard Rock Cafe • Dave & Buster's • TCL Chinese 6 Theatres
OHM Nightclub •Lucky Strike • MAC • Sephora • Shoe Palace • Lucky Brand Jeans
Victoria's Secret • Pink • Foot Locker (West Coast Flagship) • Walgreens • Quay Australia

HIGHLIGHTS:

- Minutes from Hwy. 101 with direct access to Metro Red Line's 137K riders per day
- 'The Deck' - an open-air fast-casual dining collection overlooking Hollywood Blvd
- Home of the only Japan House in the U.S. featuring Gallery, Restaurant and Cultural Space

EPICENTRE
A FULL CITY BLOCK IN THE HEART OF UPTOWN CHARLOTTE

4

EPICENTRE property facts

annual visitors 9 million
average HHI $101,000 within 1 mile
daytime pop. 100k within 1/2 mile

EpiCentre encompasses a full City block and is a 4-level entertainment and dining destination in the heart of Uptown Charlotte. This unique 305,000 sf center features an Aloft Hotel, 49,000 sf of office and an overstreet bridge, linking it to the Central Business District and a growing number of Uptown professionals. Opening in early 2018 AC Hotel and Residence Inn by Marriott, featuring over 400 new rooms.

FEATURED TENANTS:

Studio Movie Grill • Fleming's Steakhouse • Blackfinn Ameripub
Mortimer's Cafe & Pub • Strike City Bowling • Redeye Diner • Vida Cantina
Five Guys • Howl at the Moon • Tin Roof • Whisky River

HIGHLIGHTS:

- Adjacent to Spectrum Arena, home of NBA Charlotte Hornets - seating 20,000 spectators
- 3-blocks from Charlotte Convention Center and NASCAR Hall of Fame
- Adjacent to light rail station and connection to the greater Charlotte community

JACK LONDON SQUARE FOCAL POINT OF OAKLAND'S URBAN RENAISSANCE

5

JACK LONDON SQUARE

property facts

daytime pop. 896,796 within 10 miles
average HHI $165,132 within 10 miles
drive time pop. 1,426,645 within 10 mins.

Jack London Square is Oakland's iconic waterfront warehouse district and an emerging entertainment environment with a curated mix of retail and restaurants. Situated along the Port of Oakland with a working marina, public parks and breathtaking views of the bay, Jack London is a waterfront jewel at the heart of Oakland's cultural renaissance. As a focal point of the culinary community, the mixed-use project encompasses office, entertainment venues, historic bars, emerging retail stores and popular chef-driven restaurants. Jack London's redevelopment brings the addition of a food hall, new housing and a waterfront hotel.

FEATURED TENANTS:

Regal Cinema • Yoshi's Jazz Club • Plank • Lungomare • Kincaid's • Forge
Scott's Seafood • Heinhold's First and Last Chance • Rosenblum Cellars
Sunset Magazine • Miette Bakery • Belcampo • Oakland A's Corporate Headquarters
eSports Arena • Ascension Fitness East Bay • Dyafa • Farmhouse Kitchen • Oakland Supply Co.

HIGHLIGHTS:

- Transportation hub for thousands daily by Ferry, Amtrak, BART, bus or car
- New additions will include over 450 apt. homes and a 250-room waterfront hotel
- New destination food hall plus a 1,000-car parking garage

MONTCLAIR PLACE REIMAGINING THE GATEWAY TO THE INLAND EMPIRE

MONTCLAIR PLACE

property facts

population 986,069 within 10 miles
average HHI $95,665
households 295k+ within 10 miles
workplace pop. 385k+ within 10 miles
student pop. 110k

Montclair Place is a 1.2 million square foot regional mall with a coveted location at the Western edge of San Bernardino County. Phase one of redevelopment completed in 2017 with an interior renovation, new Food Hall and new stores. Phase 2 of the redevelopment is currently underway with the construction of a 2-level entertainment anchor that will feature an AMC Dine-In Theatre, plus restaurants and entertainment uses.

FEATURED TENANTS:

Nordstrom • Macy's • JC Penney • Barnes & Noble • H&M • Forever 21 • Sephora • MAC
ALDO • Victoria's Secret • Express • Aeropostale • Hollister • New York & Co. • Cotton On
G by Guess • Hot Topic • Gymboree • Shoe Palace • Vans • House of Hoops • Carter's
OshKosh B'gosh • Box Lunch • Buffalo Wild Wings

HIGHLIGHTS:

- Off Hwy. 10 and minutes from the Metrolink Station and three other major freeways
- 15 prestigious colleges within a 15-minute drive - 110K student enrollment
- Completely new food destination Moreno St. Market

TRIBUNETOWER.COM

BLOCKTHIRTYSEVEN.COM

EPICENTRENC.COM

HOLLYWOODANDHIGHLAND.COM

JACKLONDONSQUARE.COM

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