



Proposed Phase II



NewMark Merrill

COMPANIES

South Rialto Retail District



Rialto Marketplace Phase I



Rialto Marketplace Phase I



Rialto Marketplace Phase I Grand Opening



Project 100%
leased within 2
months of
completion!

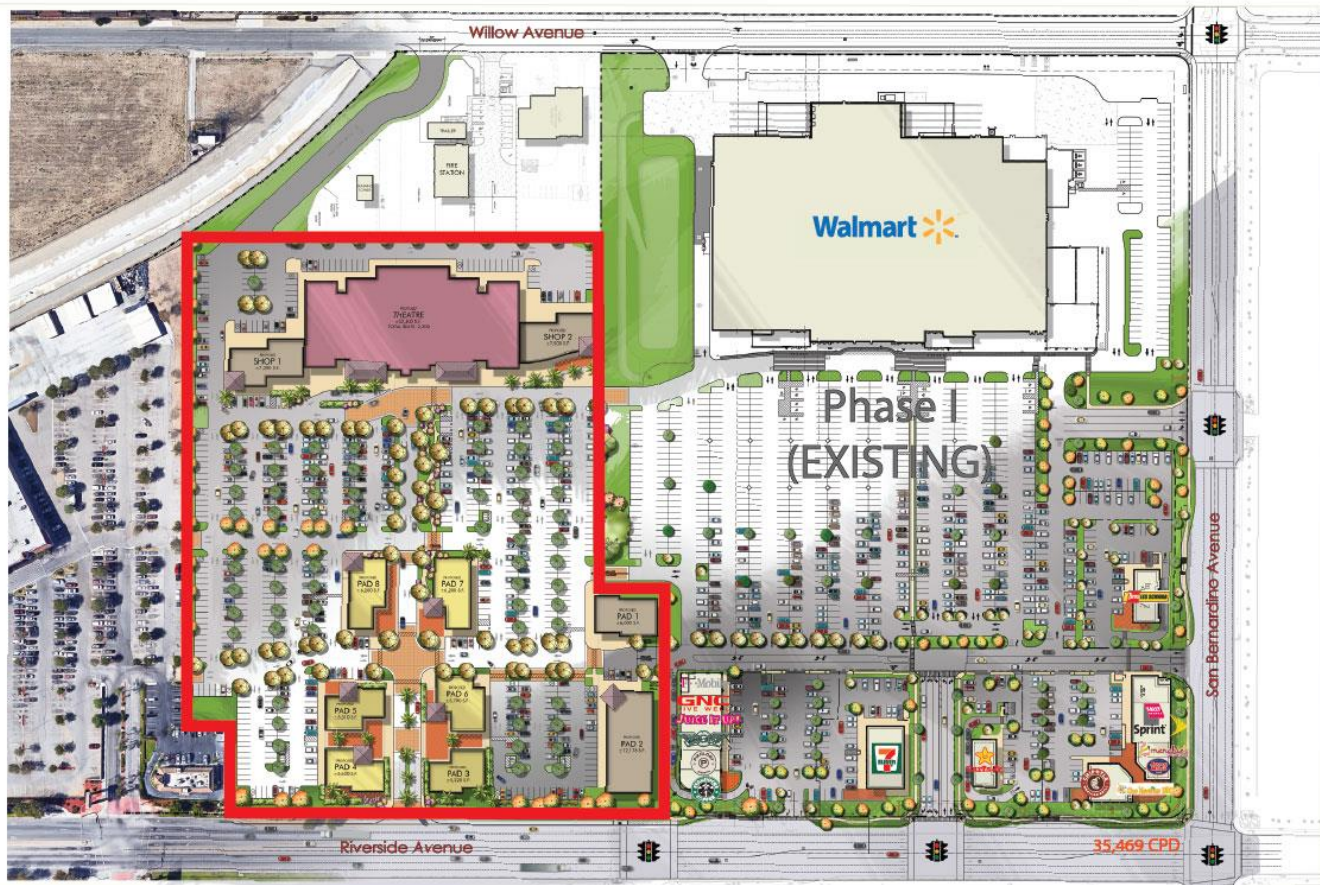
98.8% of Shopping
Center square footage
occupied by brand name
retailers and restaurants!





Phase II

Proposed Theater Option – Ph II



Proposed Theater Option – Ph II



Proposed Retail Option – Ph II



Proposed Retail Option – Ph II



Proposed Village Retail – Ph II



Progress and Leasing Efforts



- ❧ ENA for Phase II fully executed in August (expires January 23, 2018) and deposit made.
- ❧ Created void analysis to see which retailers are missing in trade area.
- ❧ Created studies to understand draw of shopping center.
- ❧ Contacted over 130 anchor tenant chains.
- ❧ Initial interest from 3 traditional retail anchor tenants and 2 theaters.
- ❧ Prepared preliminary proformas for various scenarios (still exploring infrastructure costs).
- ❧ Prepared renderings and site plans to assist in our marketing and analysis of site.
- ❧ Showcased project at ICSC Western Conference show in Los Angeles in October.

Project Schedule



Category	Item	Start	Finish	Complete
Leasing				
	Identify key tenants & sign Letters of Intent (Anchors & Restaurants)	08/01/17	05/01/18	Active
	Negotiate key tenants leases (Anchors & Restaurants)	03/01/18	08/01/18	
	Leasing for remainder of project to achieve 70% pre-leasing	08/01/17	12/31/18	
City Purchase Agreement				
	Negotiate and sign DDA (upon signed LOIs from key tenants)	Open	Open	
	Close Escrow (upon receipt of City Entitlements and Permits)	09/01/19	09/01/19	
Entitlements				
	Architect prepares entitlement plans (upon signed LOIs from key tenants)	05/01/18	07/01/18	
	Design Review Committee (DRC) (assumed 2 months)	07/01/18	09/01/18	
	Prepare & process E.I.R. (assumed 8 months)	07/01/18	03/01/19	
	Conditional Development Permits (CDP) (concurrent with E.I.R.)	07/01/18	03/01/19	
Construction Drawings				
	Prepare Construction Drawings	03/01/19	05/01/19	
	City first Plan Check	05/01/19	06/15/19	
	NJM first Plan Check corrections	06/15/19	07/01/19	
	City second Plan Check	07/01/19	08/01/19	
	NJM second Plan Check corrections	08/01/19	08/15/19	
	City Permits	08/15/19	09/01/19	
NJM Construction				
	NJM bidding (with first Plan Check corrections)	07/01/19	09/01/19	
	NJM construction (assumed 7 months)	09/15/19	04/15/20	
	NJM Initial Tenant Construct TIs and Open	04/15/20	07/15/20	
	NJM Final Tenants Open	08/15/20	12/15/20	