

RENAISSANCE MARKETPLACE

Project Update

1. Restaurant Prospects (See Attached)
2. Overall Leasing Status
 - a. 247,319 sf of signed leases
 - b. 50,253 sf of leases in legal process
 - c. 64,500 sf of leases in LOI negotiations
 - d. By category:

Food	61,193 sf
Soft Goods	131,077 sf
Other	<u>169,802 sf</u>
Total	362,072 sf
3. Construction Update
 - a. 292,000 sf of buildings currently under construction
 - b. Theater – 60% of tilt-up wall panels poured
 - c. 38,000 sf 24 Hour Fitness building footings are in process
 - d. Parking lot base and asphalt are scheduled to go down starting 11/13/17. All of the north and a large expanse of the south is scheduled to be paved nine days hence
4. Grocery Outlet, Party City, Septembers and Panera Bread are scheduled to start construction in January 2017

RENAISSANCE MARKETPLACE
Sit-Down Restaurant Analysis

SIT-DOWN RESTAURANTS				QUICK SERVICE SIT-DOWN RESTAURANTS			
User	SF	Food Type	Status	User	SF	Food Type	Status
Norms	6,500	Breakfast	Negotiating Lease	AhiPoki Bowl	1,449	Japanese	Signed Lease
Olive Garden	6,000	Italian	Negotiating Lease	Blaze Pizza	2,457	Pizza	Signed Lease
Panera Bread	4,300	Sandwich/Salad	Finalizing Lease	California Fish Grill	2,804	Seafood	Signed Lease
September's Taproom	5,000	American	Signed Lease	Chick-fil-A	4,526	Chicken	Signed Lease
				Chop Stop	1,134	Salad/Wrap	Negotiating Lease
				Dickey's Barbecue Pit	2,457	Barbecue	Signed Lease
				El Pollo Loco	2,995	Chicken	Signed Lease
				Miguel's Jr.	3,053	Mexican	Signed Lease
				Ono Hawaiian BBQ	2,583	Hawaiian	Signed Lease
				Panda Express	3,200	Chinese	Signed Lease
				Pho '77	1,696	Vietnamese	Negotiating LOI
				The Habit	3,024	Burger	Signed Lease
				WaBa Grill	1,567	Asian	Signed Lease
				Which Wich	1,260	Sandwich	Signed Lesae

RENAISSANCE MARKETPLACE

Sit-Down Restaurant Update

	Name	SF	Nearest Location	Status
1	Acapulco Restaurants Inc.	8,000 - 9,000	Montclair	Pass
2	Amei Pizza & Pasta	3,000 - 5,000	Irvine	Pass
3	American Road Trip Bar & Grill	5,000	Yucaipa	Pass
4	Applebee's	5,000 - 6,000	Fontana	Pass
5	Auld Dubliner	6,000 - 8,000	Tustin	Pass
6	Baja Sharkeez	5,500 - 6,000	Huntington Beach	Pass
7	Bar Louie	5,500 - 9,000	Northridge	In Discussion
8	Beef O' Brady's	6,000 - 7,000	Not in Trade Area	Pass
9	Belgian Beer Café	2,500 - 4,000	Not in Trade Area	Pass
10	Bennigan's	6,000 - 7,000	Not in Trade Area	Pass
11	Benihana Restaurant	7,000 - 8,000	Ontario	Pass
12	Big Guys Pizza & Pasta	3,500 - 5,000	Moreno Valley	Pass
13	BJ's Restaurant & Brewery	8,500 - 9,000	San Bernardino	Pass
14	Black Bear Diner	4,000 - 7,000	Fullerton	In Discussion
15	Blue Mountain Beer Co.	3,500 - 5,000	Grand Terrace	Pass
16	Boston Pizza		Fontana	Pass
17	Brandon's Diner	3,500 - 5,500	Rancho Cucamonga	Pass
18	Brick House Tavern & Tap	5,000 - 7,000	Not in Trade Area	Pass
19	Bryce Meyers / Legendary Restaurants	5,000 - 6,000	Rancho Cucamonga	Pass
20	Buffalo Wild Wings	4,000 - 7,000	Rancho Cucamonga	Pass
21	California Pizza Kitchen	4,500 - 6,500	Rancho Cucamonga	Pass
22	Chili's	5,500 - 7,500	Fontana	Pass
23	Chuck E Cheese's	8,000 - 10,000	Rancho Cucamonga	Pass
24	Corky's Kitchen	4,000 - 5,500	Rialto	Pass
25	Cracker Barrel	8,000	Rialto	Pass
26	Dave & Buster's		Ontario	Pass
27	Ddogs	3,500 - 5,000	Riverside	Pass
28	Denny's	4,000 - 5,500	Rialto	Pass
29	Don Cuco Mexican Restaurant	5,000 - 7,000	Not in Trade Area	In Discussion
30	Don Jose Mexican Restaurant	5,000 - 6,000	Lake Elsinore	Pass
31	Domenico's Grill	6,000 - 7,000	Not in Trade Area	Pass
32	El Chollo	5,000 - 6,000	Los Angeles	Pass
33	Elephant Bar	5,500 - 8,000	Montclair	Pass
34	Eureka Burger	3,500 - 5,000	Redlands	Pass
35	Famous Dave's	3,000 - 6,000	Rancho Cucamonga	On Hold
36	Fogo de Chao	4,000 - 5,000	Beverly Hills	Pass
37	Gaucho Grill	3,500 - 3,800	Long Beach	Pass
38	Golden Corral	8,500 - 11,000	San Bernardino	Pass
39	H2O Sushi & Izakaya	TBD	Costa Mesa	Pass
40	HomeTown Buffet	9,500 - 11,500	Rancho Cucamonga	Pass
41	Hooters	4,000 - 6,500	Ontario	Pass
42	HQ Gastropub	5,000 - 6,000	Woodland Hills	Pass
43	I and I Brewing	3,500 - 5,000	Chino	Pass
44	IHOP	3,500 - 5,000	Fontana	Pass
45	Il Fornaio	8,000 - 8,000	Pasadena	Pass
46	Islands Restaurants	5,000 - 6,000	Rancho Cucamonga	Pass
47	Joe's Crab Shack	7,000 - 9,000	Rancho Cucamonga	Pass
48	Johnny Carino's	6,000 - 6,500	Rancho Cucamonga	Pass
49	Kabuki Restaurant	4,500 - 6,500	Rancho Cucamonga	Pass
50	Karl Strauss Brewing Co	6,000 - 8,000	Costa Mesa	Pass
51	Killarney's	3,500 - 5,000	Temecula	Pass
52	Kona Grill	6,000 - 7,000	Irvine	Pass
53	Las Conchitas Restaurant	5,000 - 7,000	San Bernardino	In Discussion
54	Last Name Brewing Company	5,500 - 7,500	Upland	Pass

	Name	SF	Nearest Location	Status
55	Lazy Dog Cafe	5,000 - 7,000	Rancho Cucamonga	Pass
56	Lucille's Smokehouse Bar-B-Que	8,000 - 10,000	Rancho Cucamonga	On Hold
57	Luna Modern Mexican Kitchen	5,000 - 7,500	Rancho Cucamonga	Pass
58	Macaroni Grill	6,500 - 7,000	Redlands	Pass
59	Magnone Trattoria	3,500 - 5,000	Riverside	Pass
60	Maria's Café	3,500 - 5,000	Colton	Pass
61	Market Broiler	6,000 - 8,000	Ontario	Pass
62	McCormick & Schmick's Seafood Restaurants	7,500 - 10,000	Anaheim	Pass
63	Miyagi Sushi	3,500 - 5,000	San Bernardino	Pass
64	Mizu Sushi Bar & Grill	5,000 - 8,000	Irvine	Pass
65	Norms	4,500 - 5,500	Riverside	In Lease
66	Oggi's Pizza and Brewing Co.	3,500 - 5,000	Fontana	Pass
67	Olive Garden	4,500 - 6,500	Ontario	In Discussion
68	On The Border	5,000 - 6,500	Eastvale	Pass
69	ORA Dinner House	6,000 - 6,600	Not in Trade Area	Pass
70	Outback Steakhouse	6,200 - 6,200	San Bernardino	Pass
71	Panera Bread	4,300	Fontana	In Lease
72	Peter Piper		Anaheim	Pass
73	Pizza Rock	6,000	Bay Area	In Discussion
74	PF Chang's China Bistro	5,500 - 7,100	Rancho Cucamonga	Pass
75	RA Sushi	6,000 - 7,000	Chino	In Discussion
76	Real Mex	6,000 - 7,000	Montclair	Pass
77	Red Lobster	6,200 - 10,500	San Bernardino	Pass
78	Red Robin	3,500 - 5,500	Rancho Cucamonga	Pass
79	Rock & Brews	TBD	Rancho Cucamonga	Pass
80	Rock Bottom Restaurants	9,500 - 10,500	Long Beach	Pass
81	Rosa Mexicano	8,500 - 11,000	Los Angeles	Pass
82	Roscoe's Famous Deli	4,500 - 6,500	Chino Hills	Pass
83	Roy's Hawaiian Cuisine		Anaheim	Pass
84	Ruby's Diner	4,000 - 6,000	Yorba Linda	Pass
85	Sammy's Woodfired Pizza	3,000 - 3,500	El Segundo	Pass
86	Septembers Tap Room & Eatery	5,000 - 6,000	Rancho Cucamonga	Leased
87	Shakey's Pizza Parlor	5,000 - 8,500	Fontana	In Discussion
88	Sizzler	4,000 - 6,000	Riverside	Pass
89	Skipolivi's	6,000	Bay Area	In Discussion
90	Slaters 50/50	4,000 - 6,000	Rancho Cucamonga	Pass
91	Spaggi's Restaurant	3,000 - 4,000	Upland	Pass
92	Spaghettini	5,000 - 8,000	Seal Beach	Pass
93	Spin! Neapolitan Pizza	3,000 - 4,000	Orange	Pass
94	Spoons Grill & Bar		Santa Ana	Pass
95	Stonefire Grill	5,000 - 6,000	Rancho Cucamonga	Pass
96	Sushi Asahi	3,500 - 5,000	Riverside	Pass
97	Taco Rosa	5,000 - 6,000	Irvine	Pass
98	Tahoe Joe's	6,000 - 8,000	Chino	In Discussion
99	T.G.I. Fridays	5,000 - 7,000	Rancho Cucamonga	Pass
100	TAPS Fishhouse & Brewery	3,500 - 5,000	Corona	Pass
101	Texas de Brazil	5,000 - 6,000	Irvine	Pass
102	The Heights Restaurant	3,500 - 4,500	Upland	In Discussion
103	The Boiling Crab	3,500 - 4,500	Rowland Heights	Pass
104	The Capital Grille	7,000 - 10,000	Costa Mesa	Pass
105	Tilted Kilt	6,000 - 10,000	Rancho Cucamonga	Pass
106	Wicked Cow Burgers and Brews	3,500 - 5,500	Upland	Pass
107	Wood Ranch BBQ & Grill	5,000 - 8,000	Chino Hills	Pass
108	Worth Restaurant Group	6,000	Bay Area	In Discussion

RENAISSANCE MARKETPLACE BUILDINGS UNDER CONSTRUCTION

SOUTH

Front Row

SF

M/T Shops 1 (Mattress Firm, T-Mobile)	7,790
M/T Shops 2 (West Coast Dental, The Habit)	8,238
M/T Shops 3 (Coffee Nutzz, Which Wich, etc.)	8,238
M/T Shops 4 (Ahi Poki Bowl, Dickey's BBQ)	7,790
M/T Shops 5 (Blaze, Jamba, Yogurtland, Ono)	<u>7,790</u>
Total - Front Row	39,846

Back Row

SF

QSR (Supercuts, GNC, Pho' 77, WaBa)	6,807
Retail 3 (Five Below)	8,213
Major E (Burlington)	43,000
Retail 4 (Old Navy)	12,212
Retail 5 (GS Love)	12,000
Major F (Ross)	22,010
Retail 6 (Ulta)	10,000
Retail 7	7,218
Retail 8 (Famous Footwear)	6,750
Retail 9 (Hibbett Sports)	5,000
Retail 10 (America's Best Contacts)	3,508
Fashion Shops (Bath & Body Works)	7,934
Shops Court (Renaissance Nail, Sherwin Williams)	<u>10,871</u>
Total - Back Row	155,523
TOTAL - SOUTH	195,369

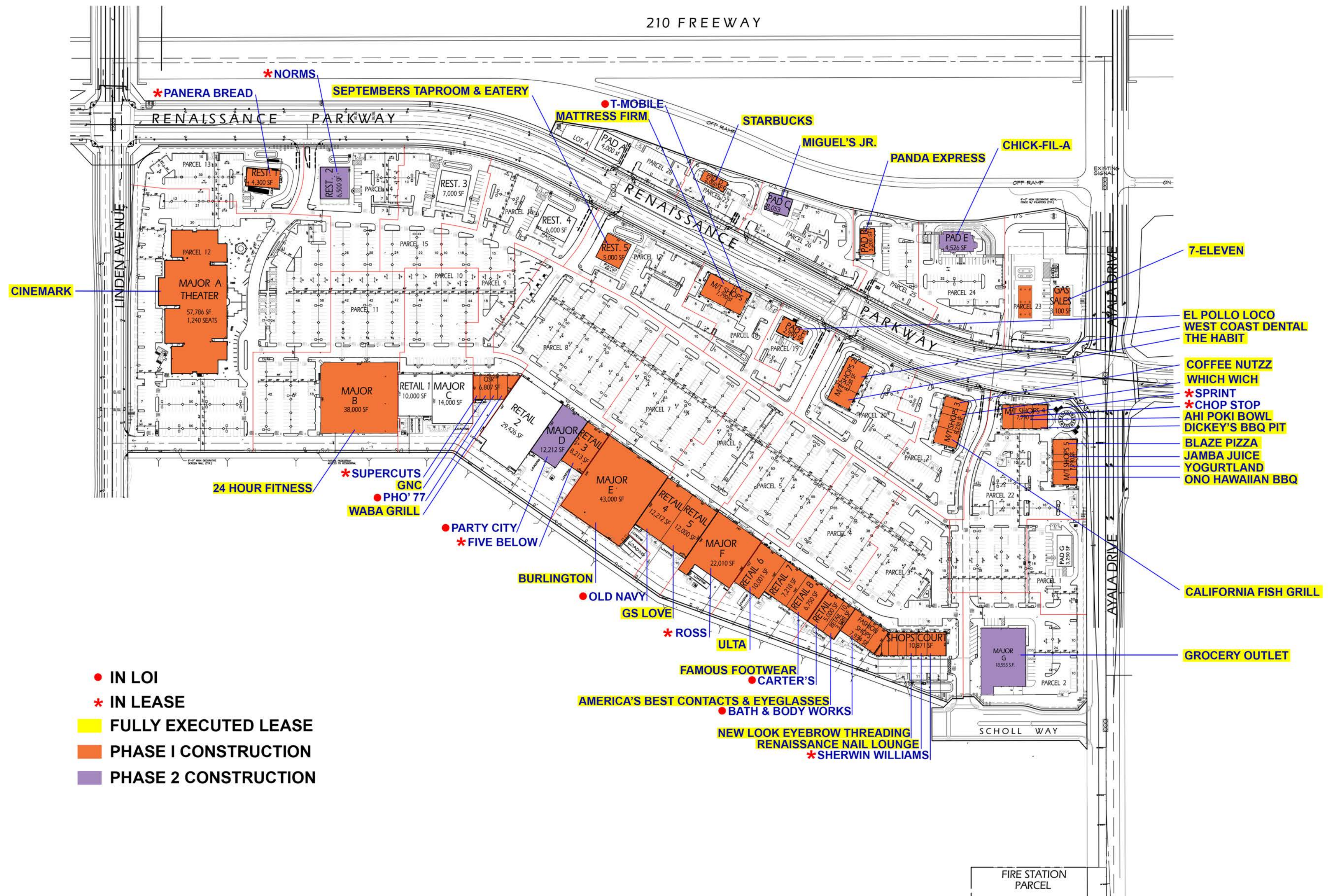
Major A (Cinemark)	<u>57,786</u>
TOTAL (SOUTH & CINEMARK)	253,155

Major B (24 Hour Fitness)	<u>38,000</u>
TOTAL (SOUTH, CINEMARK & 24 HOUR)	291,155

NORTH

Pad D (Starbucks)	<u>2,000</u>
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GRAND TOTAL (SOUTH, CINEMARK, 24 HOUR & NORTH)	293,155
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PRELIMINARY LEASING PLAN

RENAISSANCE MARKETPLACE
RIALTO, CA

Lewis Retail Centers
A Member of the Lewis Group of Companies



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NADEL

11/01/17