

DISTRICT SQUARE  
LOCATED AT THE SEC CRENSHAW & RODEO  
LOS ANGELES, CALIFORNIA

District Square is the redevelopment of an aging existing Ralph's/Rite Aid shopping center of 6.5 acres. The 60's vintage project is located 1 mile south of the I-10 freeway on a major north/south traffic arterial called the Crenshaw Corridor. West Angeles Church with a membership of over 15,000 patrons is located just a block north of what will soon be a major shopping area for the community.

The project will encompass 3 levels with over 307,000 s.f. of retail building area, and sport such major retailers as Target, Burlington Coat Factory, Marshall's, Ross and Smart & Final Extra totaling over 95% of the project. Other retailers would include Panda Express, Starbuck's Coffee, T-Mobile, Chipotle and other local retailers. The unique construction will enable retailers to avoid double handling merchandise deliveries to a multi level project. Merchandise deliveries will be made on the same floor the retailers are located, thereby saving the retailers almost 20% of their labor cost, which they can pass along to their customers in more competitive pricing.

The \$90+ million project will generate over 2,000 construction jobs and over 600 full time equivalent jobs from retailer operations. Project benefits include over \$1.3 million in annual tax benefits from sales and ad valorem taxes. The Project will be built with environmental sensitivity in that it will be LEEDS Silver equivalent and employ low and moderate income employees from within a 3 mile radius of the Project.

MTA has installed the east/west Exposition Line from West L.A. to downtown immediately north of the Project, and will soon be installing the north/south LAX/Crenshaw Line linking LAX with this heavily dense metro area and providing its northern terminal directly across Rodeo to the north of the Project. This will produce tremendous pedestrian activity who can take advantage of the pedestrian friendly construction and retailers of District Square.

Construction is expected to commence in April, 2012 with completion and Grand Opening scheduled for Fall, 2013.