

WAG

WALDEN GALLERIA
BUFFALO, NEW YORK

THE DOMINANT RETAIL, DINING & ENTERTAINMENT
DESTINATION OF WESTERN NEW YORK.

 **PYRAMID**



OUR HISTORY: ROOTED IN WESTERN NEW YORK

PROVEN EXECUTION SINCE 1989.
COMMITMENT & RESILIENCE.
THREE DECADES OF DOMINANCE.



WALDEN GALLERIA 2

OUR PROPERTY

WALDEN GALLERIA IS PERFECTLY LOCATED TO CAPTURE VISITORS FROM THE ENTIRE BUFFALO-NIAGARA REGION AND SOUTHERN ONTARIO. EXCELLENT VISIBILITY FROM THE NEW YORK STATE THRUWAY HAS MADE WALDEN GALLERIA A DESTINATION FOR TOURISTS AND TRAVELERS CROSSING NEW YORK STATE.

POPULATION AND INCOME ARE EVENLY DISTRIBUTED THROUGHOUT THE REGION WITH WALDEN GALLERIA AT THE CENTER.



TRADE AREA POPULATION

2.1 MILLION
US ONLY

7.8 MILLION
INCL. CANADA



TOTAL HOUSEHOLDS

891.169



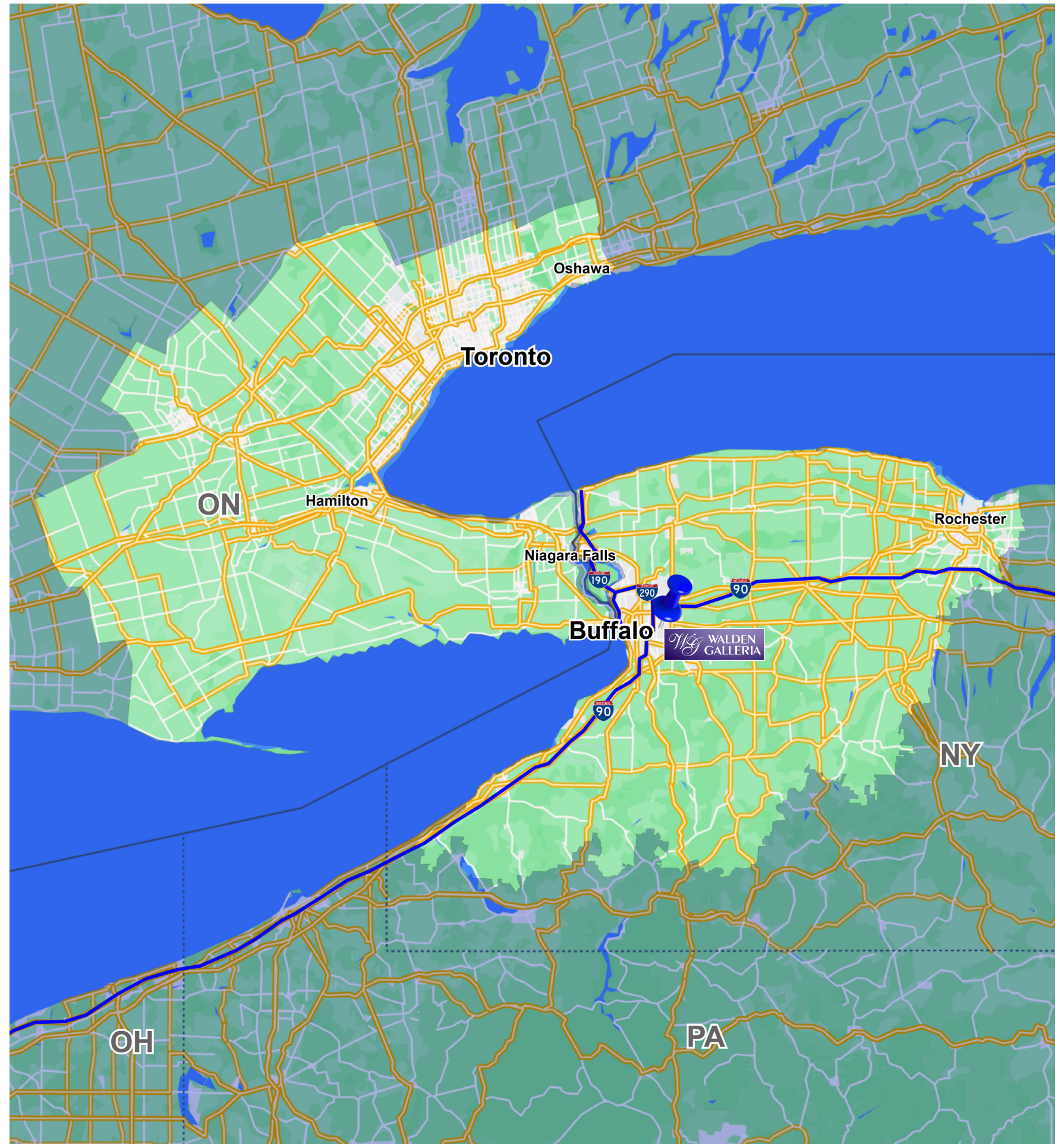
DAYTIME EMPLOYMENT

1.124.798



AVERAGE HOUSEHOLD INCOME

\$90.156





McKesson Parkway Residential
 +/- 300 Market Rate Residential Units
 First-Class Amenities
 Outdoor Recreation and Community Space
 Pedestrian Walkway to the Mall

GALLERIA DR.
 19,116+ VPD

UNION RD.
 24,290+ VPD

WALDEN AVE.
 43,304+ VPD

INTERSTATE 90
 136,436+ VPD

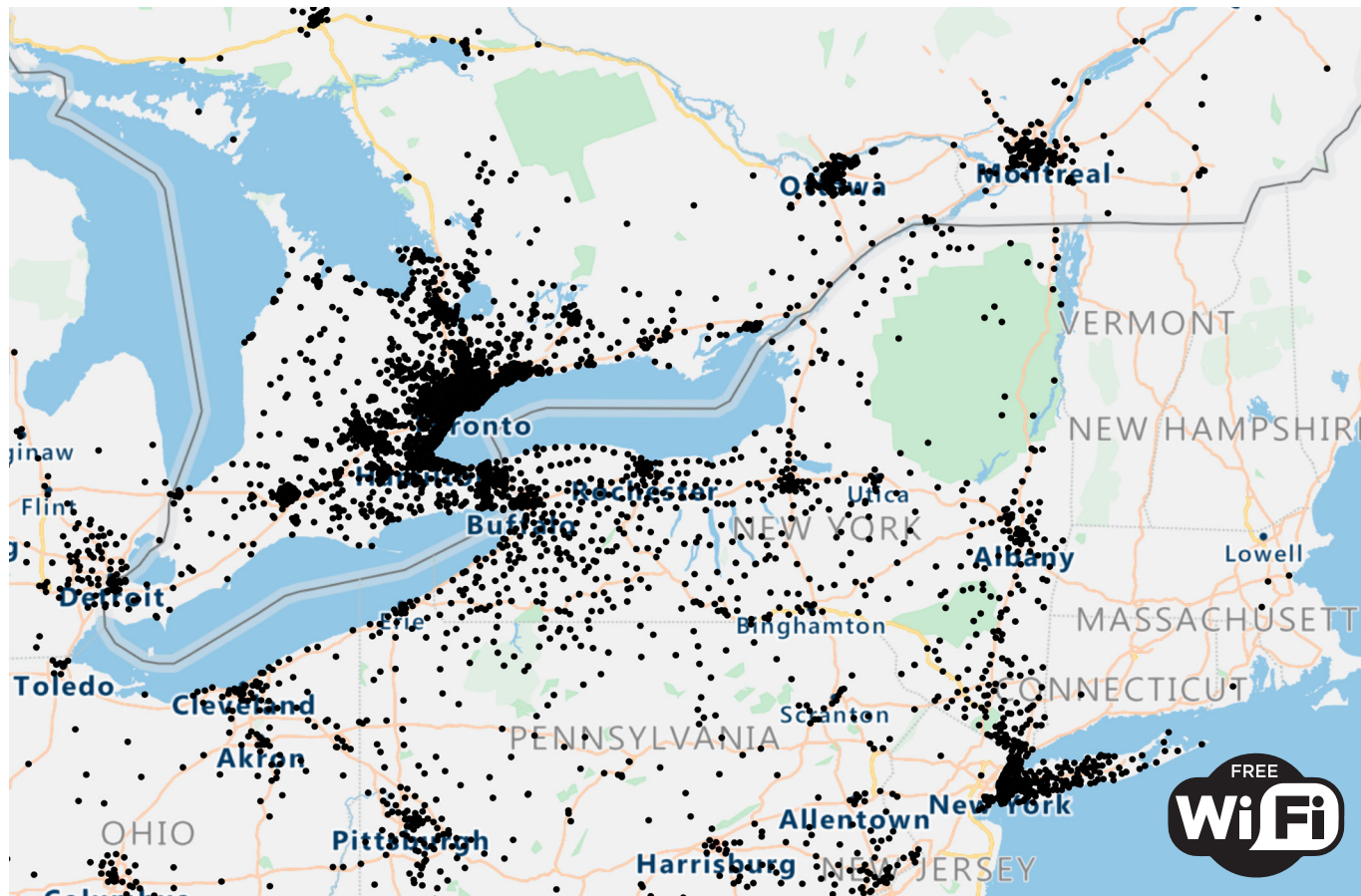
Residential

- NOW OPEN! PRIMARK
- urbanAIR
- BEST BUY
- REGAL
- H&M
- JCPenney
- macys
- FIVE GUYS
- PF. CHANG'S
- REGAL
- The Cheesecake Factory
- DAVE & BUSTERS
- DICK'S SPORTING GOODS
- FOREVER 21
- URBAN OUTFITTERS
- Santitas
- TEXAS de BRAZIL

OUR CUSTOMERS: CONNECTED BY COMMUNITY

WALDEN GALLERIA'S TRADE AREA **EXTENDS BEYOND THE US BORDER** CAPTURING MILLIONS OF CANADIAN SHOPPERS.

THE AREA'S BINATIONAL GATEWAY FOR COMMERCE AND TRAVEL FACILITATES \$61 BILLION IN ANNUAL TRADE BETWEEN THE U.S. AND CANADA.



FREE WIFI ZIP CODES, COLLECTED AT THE MALL, SUPPORT THE WALDEN TRADE AREA AND SHOWS THE WIDE CATCHMENT AREA VISITORS TRAVEL FROM AND THE STRONG CANADIAN CUSTOMER BASE.

WIFI USER ZIP CODES
FROM CANADIAN POSTAL
CODES

42%

WIFI USER ZIP CODES
FROM MORE THAN 20
MILES AWAY

64%



OUR EXPERIENCE

WALDEN GALLERIA IS THE DOMINANT RETAIL, DINING AND ENTERTAINMENT DESTINATION OF WESTERN NEW YORK. OFFERING A POWERFUL COLLECTION OF UPSCALE BRANDS AND A DIVERSE MIX OF ENTERTAINMENT, RESTAURANTS, AND UNIQUE TO THE MARKET RETAIL.

WITH 1.6 MILLION SQUARE FEET OF LEASABLE AREA UNDER ONE ROOF, WALDEN GALLERIA OFFERS THE PERFECT REPRIEVE FROM BUFFALO'S NOTORIOUS WINTER WEATHER.

TOTAL SALES: \$362.3 MILLION

SALES PSF: \$597

TOTAL GLA: 1.6 MILLION SQ. FT.



WALDEN GALLERIA'S **UNIQUE TENANT MIX** SETS IT APART FROM THE COMPETITION - OFFERING BRANDS NOT FOUND ANYWHERE ELSE IN THE BUFFALO-NIAGARA REGION.

RETAIL

lululemon  **athletica**  **BOSS** **LEGO** PRIMARK®
free people **ZARA** **LUSH** FRESH HANDMADE COSMETICS MICHAEL KORS ARDENE
 ANTHROPOLOGIE **URBAN OUTFITTERS** *Brighton*® **BOXLUNCH** GET SOME GIVE BACK
 COACH **GARAGE** EXPRESS **LOVESAC** SEPHORA

RESTAURANTS

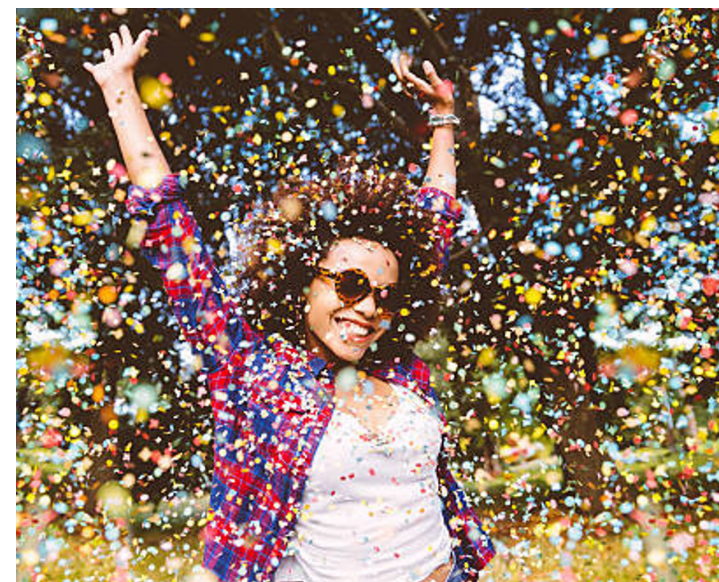
 **P.F. CHANG'S** **TEXAS de BRAZIL** CHURRASCARIA STEAKHOUSE 
FIVE GUYS BURGERS and FRIES    **INCH/NS** indian/kitchen

ENTERTAINMENT

 **REGAL**  **urbanAir** ADVENTURE PARK 
5WITS  **BILLY BEEZ** THE KIDS CHOICE  **WORKSHOP**



ONLY APPLE STORE WITHIN 75 MILES!



**FINISHED 300% OVER BUDGET
 GRAND OPENING WEEKEND!
 APRIL 2023**





FULLY RECLINING SEATS WITH
RPX & A NEW 4DX THEATER



FULL REMODEL &
RELOCATION IN 2017





FULL COSMETIC
REMODEL IN 2022



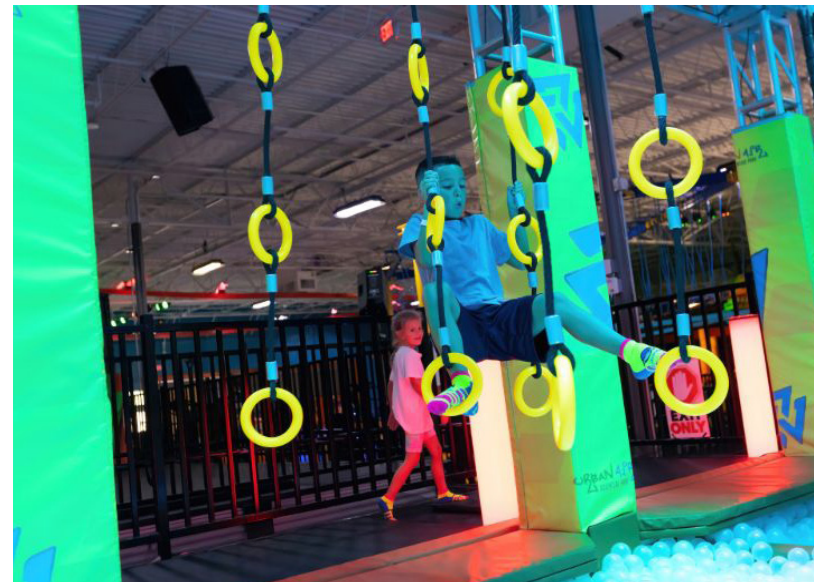
EXPANSION & REMODEL IN 2022 -
INCREASED SALES BY \$2 MILLION ANNUALLY!

EATING & DRINKING... IT'S AN ARTFORM HERE





IT'S SAFE TO LET LOOSE AT WALDEN!



FACILITATING GROWTH & SUCCESS

AT WALDEN GALLERIA, YOU CAN SHOP, DINE, PLAY... **AND SOON LIVE!** TWO RESIDENTIAL DEVELOPMENTS ARE IN THE PLANNING PROCESS THAT WILL BRING 210+ MARKET RATE RESIDENTIAL UNITS TO THE PROPERTY.

MCKESSON PARKWAY RESIDENCES WILL INCLUDE 150+ UNITS WITH STATE-OF-THE-ART FIXTURES, OUTDOOR RECREATION, COMMUNITY SPACE AND PEDESTRIAN ACCESS TO WALDEN GALLERIA.

AN ADDITIONAL 60-UNIT RESIDENTIAL DEVELOPMENT IS BEING PROPOSED ALONG GALLERIA DRIVE AT THE NORTH END OF WALDEN GALLERIA.

