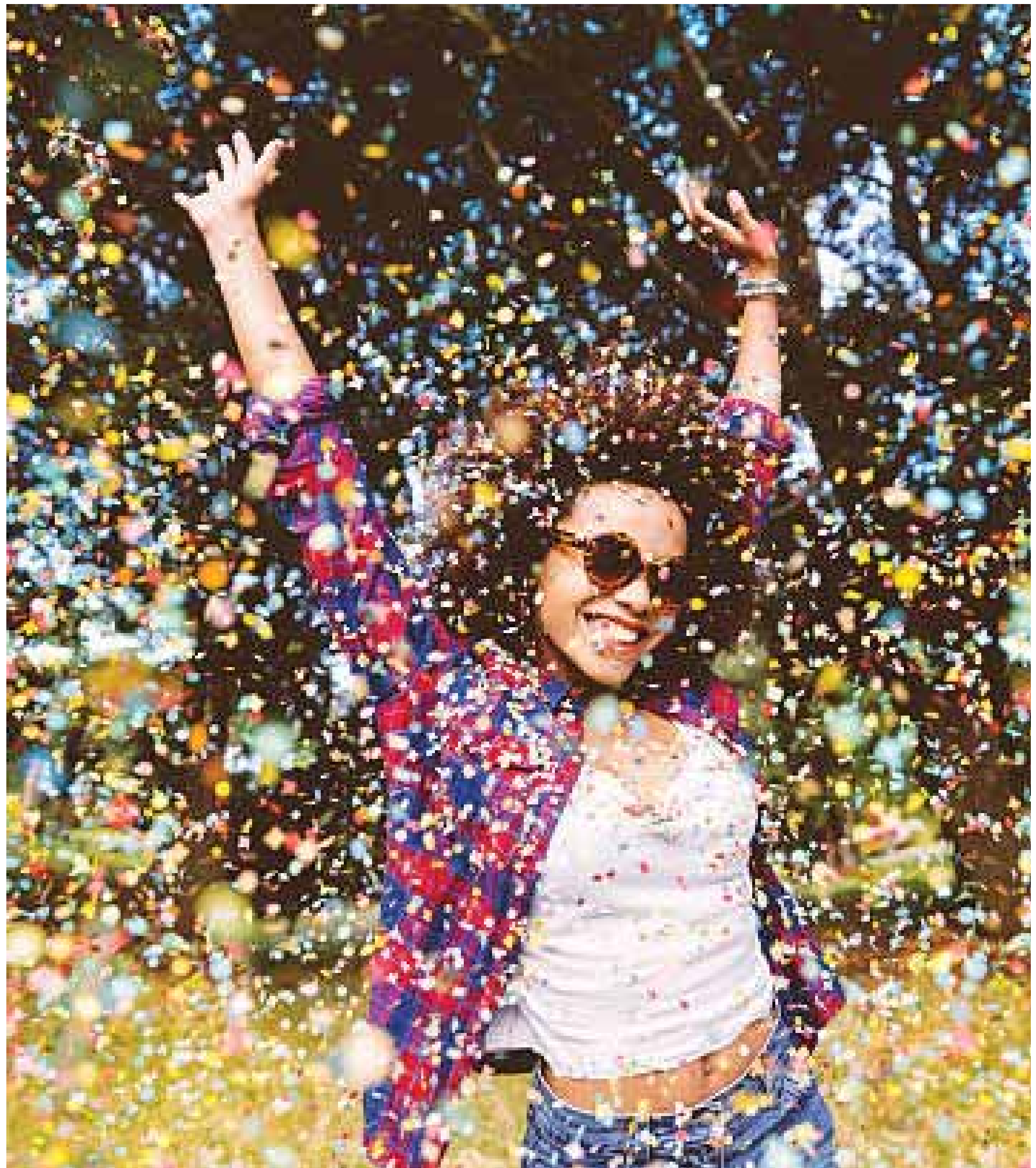


WG

WALDEN GALLERIA  
BUFFALO, NEW YORK 14225

The dominant retail, dining & entertainment  
destination of Western New York.

 PYRAMID





# WALDEN GALLERIA

BUFFALO, NEW YORK 14225

300+ UNIT RESIDENTIAL PROJECT UNDER DEVELOPMENT

COMING SOON  
PRIMARK

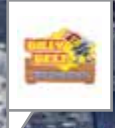


JCPenney

★macy's

FIVE GUYS  
BURGERS AND FRIES

PF. CHANG'S



FOREVER 21

URBAN  
OUTFITTERS





**WALDEN GALLERIA** is the dominant retail, dining & 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 roof, Walden Galleria offers the perfect reprieve from Buffalo's notorious weather.

**Total Sales**            **\$357.3 million**

**Total GLA**            **1.6 million sf**

**U.S. Trade Area  
Population**            **2.1 million**

**Avg HH Income**        **\$90,156**

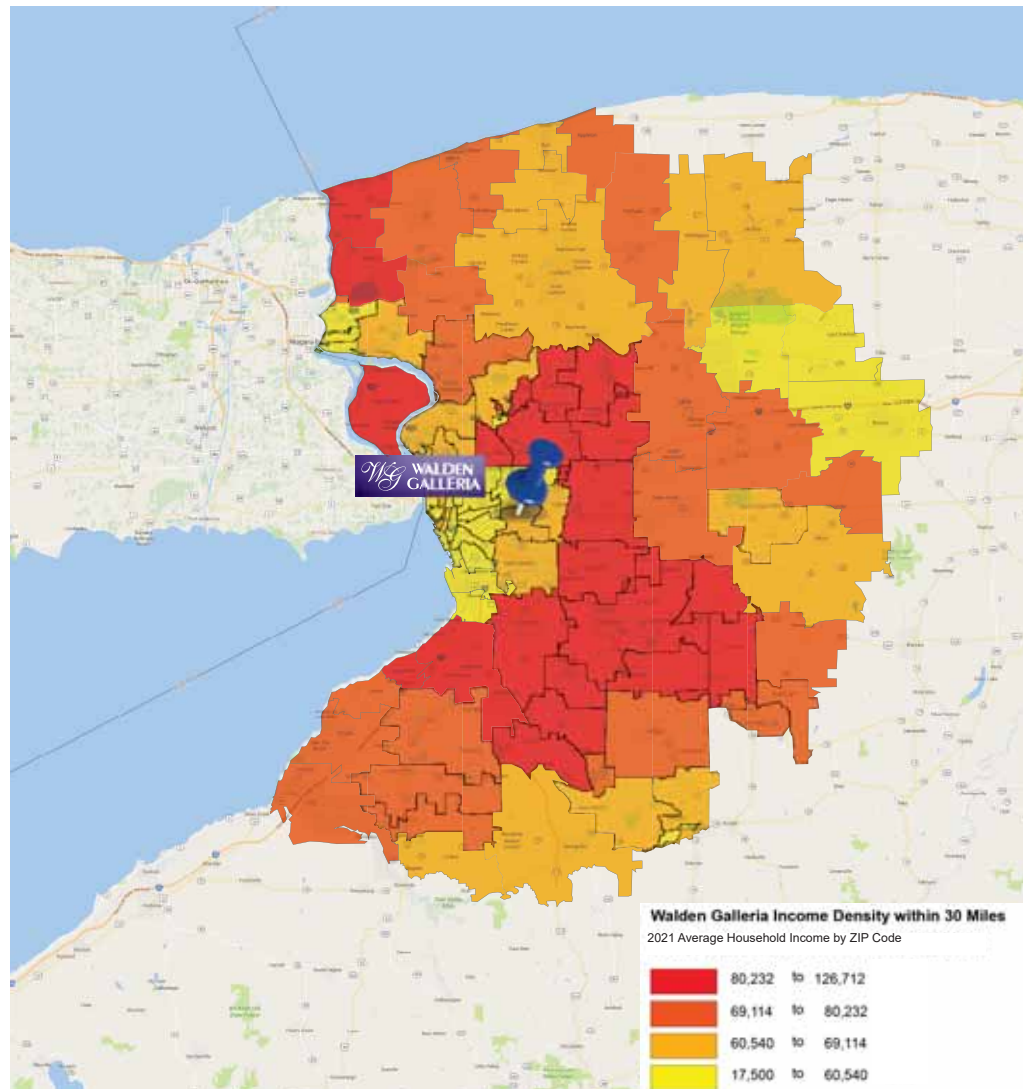




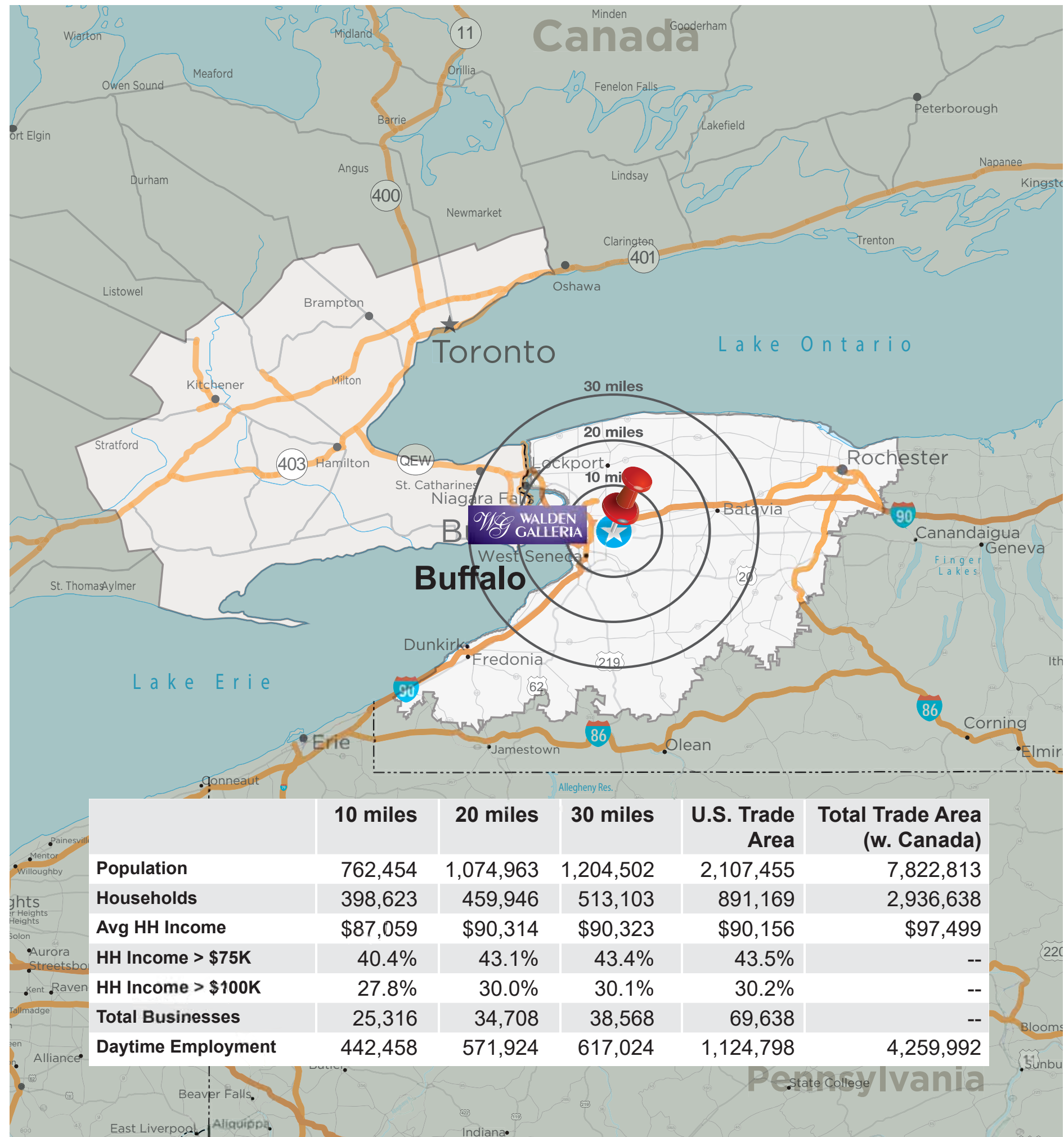
Walden Galleria is **PERFECTLY LOCATED** to capture visitors from the entire Buffalo-Niagara Region. Excellent visibility from The New York State thruway has made Walden a destination for tourists and travelers crossing New York State.

Population and income are evenly distributed throughout the region with Walden Galleria at the center.

### Household Income Density



\*Data not available for Canada





Walden Galleria's **UNIQUE TENANT MIX** makes it the top shopping, dining, and entertainment destination of the Buffalo-Niagara Region.

**Retail**



**Restaurants**



**Entertainment**



Urban Air



Walden Galleria's **UNIQUE TENANT MIX** makes it the top shopping, dining, and entertainment destination of the Buffalo-Niagara Region.

Marketing events drive thousands of people to the center on a daily basis and extend dwell time.

Fashion shows, yoga classes, celebrity appearances, sports viewings and charitable events are just a few examples of the hundreds of programs that take place within the social space of Walden Galleria.





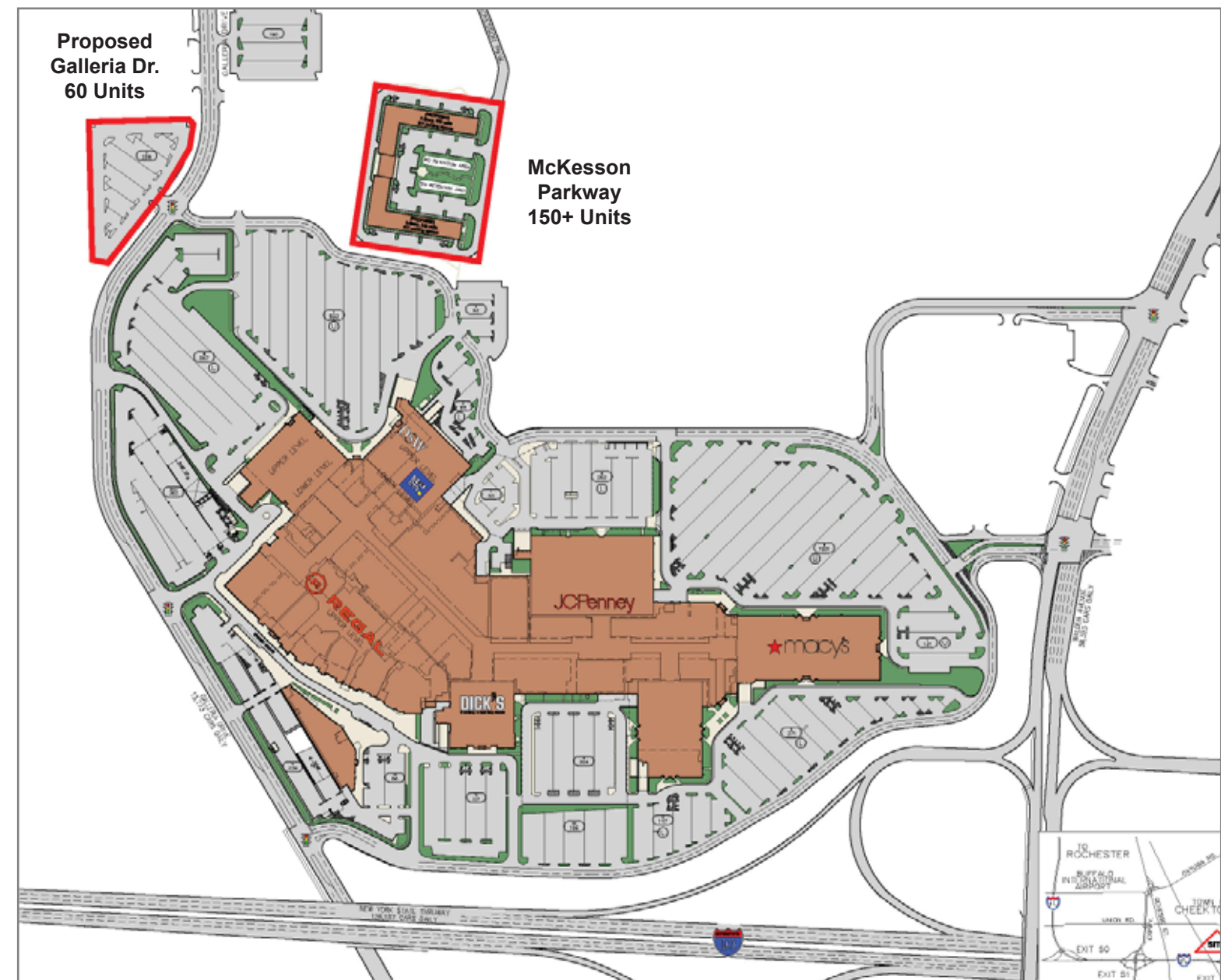




Pyramid is continually investing in our properties. Two RESIDENTIAL DEVELOPMENTS will bring over 300 market rate residential units to Walden Galleria.

**150 unit McKesson Parkway Residences**

**60 unit Residences proposed along Galleria Drive**

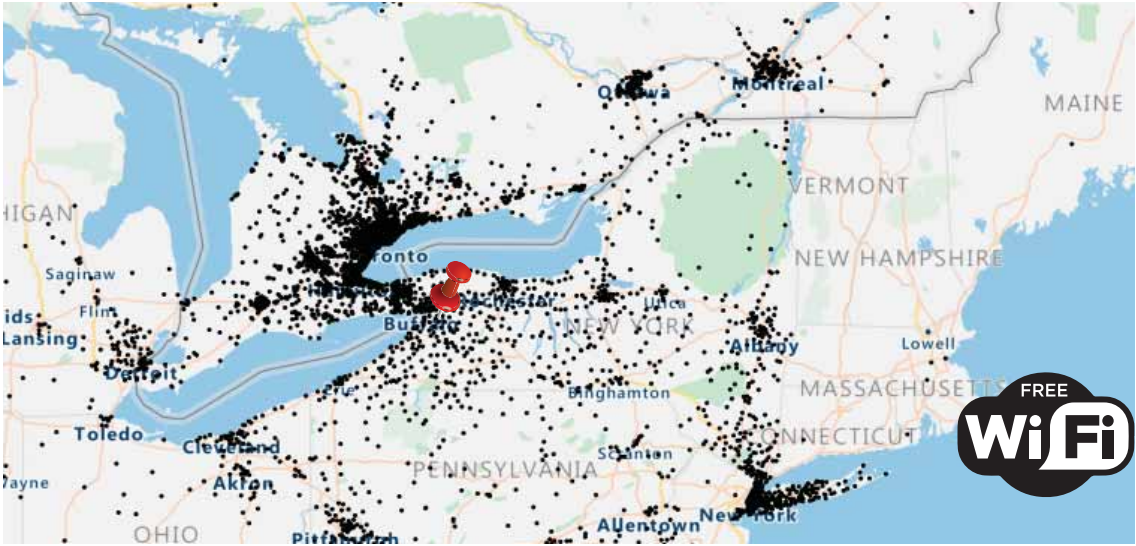




# TRADE AREA

Walden Galleria's trade area extends beyond the U.S. border capturing millions of Canadian shoppers.

Over 2.1 million people live within Walden Galleria's primary domestic trade area with an additional 5.7 million Canadians.



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%**







ONTARIO

Plattsburgh

Ogdensburg

VERMONT

Watertown

NEW HAMPSHIRE

Glens Falls

Rochester

Utica

Niagara Falls

Syracuse

Schenectady

Buffalo

Ithaca

Albany

MASSACHUSETTS

Jamestown

Elmira

Binghamton

Poughkeepsie

CONNECTICUT

RHODE ISLAND

PENNSYLVANIA

Yonkers

New York City