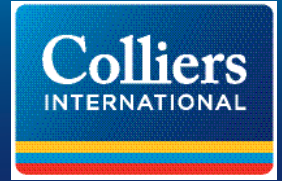


Macy's @Country Club Plaza

2401 BUTANO DRIVE & 2450 WATT AVENUE | SACRAMENTO, CA



An exceptionally-located infill redevelopment/investment opportunity



Colliers International, as exclusive advisor, is pleased to present the opportunity to acquire Macy's, a ±156,959 square foot, value added/redevelopment retail opportunity sitting on ±9.67 acres located at 2401 Butano Drive and 2450 Watt Avenue in Sacramento, California. The Macy's parcel is directly adjacent to, and part of, the larger Country Club Plaza which contains ±414,838 square feet.

Country Club Plaza was redeveloped in 2004, recently acquired by its current ownership, and is undergoing a planned major redevelopment.

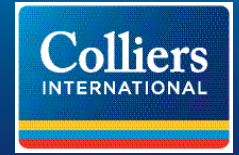
Ideally located between I-80 and Hwy 50 at Watt Avenue and El Camino, the building is situated on a dominant retail intersection of central Sacramento.

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PROPERTY HIGHLIGHTS

- > Exceptional regional access and visibility with frontage along two major thoroughfares
- > Redevelopment opportunity for retail, professional office, or residential projects
- > Significant retail synergy from Wal-Mart, Sam's Club and Michaels, located on the same corner
- > Over 1 million square feet of national tenancy offering a strong consumer draw



NOTABLE AREA TENANTS:

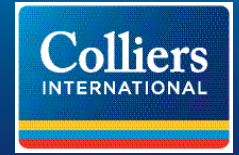


FUTURE TENANTS IN COUNTRY CLUB PLAZA:



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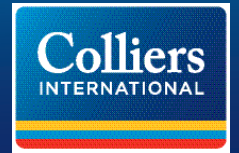
Location Overview

Macy's hosts four levels of retail totaling ±156,959 SF, located at the corner of El Camino Avenue and Watt Avenue in Sacramento, CA within Country Club Plaza Mall. The building sits on a ±9.67 acre parcel and is adjacent to Sport Chalet, Hometown Buffet, MetroPCS, Woody's Bar & Grill, MasterCuts, Vitamin World, and Payless ShoeSource among others. The center is situated in a mature, in-fill location and caters to a broad clientele with average household income of the nearby Arden-Arcade neighborhood exceeding \$123,000. Country Club Plaza is proud of its strong core of established tenants. The adjacent tenants, which offer benefit but are not part of the offering, provide a unique blend of retailers. There is also a 12-screen Cinema West multiplex planned for this adjacent development which is expected to open in 2016.



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Property Photos



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