




cameron villageSM
RALEIGH, NC



raleigh bound

21st CENTURY BOOMTOWN

A thriving southern metropolis — 63 people move to Wake County every day. Surrounded by top-tier technology, education and life science institutions, there is no shortage of opportunities in the City of Oaks. Local artists have created a unique atmosphere of cultural and culinary touchstones that proudly carry on the collective heritage of a rich, historic capitol city.

130,000

**NEW JOBS PROJECTED
THROUGH 2022**

AXIOMETRICS MARKET TRENDS
(RALEIGH + DURHAM, CHAPEL HILL)

94.9%

**Q2 2017
OCCUPANCY**

AXIOMETRICS MARKET TRENDS
(RALEIGH + DURHAM)

63

**NEW RESIDENTS
EVERY DAY**

AXIOMETRICS MARKET TRENDS
(WAKE COUNTY)



NO. 2
BEST PERFORMING CITIES FOR
JOBS, WAGES AND TECH GROWTH
MILKEN INSTITUTE - 2017



NO. 2
MOST EDUCATED CITY
FORBES - OCT. 2017



NO. 2
BEST PLACE FOR BUSINESS
AND CAREERS
FORBES - OCT. 2017



NO. 4
U.S. CITY WITH THE
FASTEST GROWING INCOMES
SMARTASSET - NOV. 2017



TOP 10
BEST CITIES IN
AMERICA TO LIVE
24/7 WALL ST. - NOV. 2017

cameron village

RALEIGH'S ICONIC SHOPPING CENTER

Located in the epicenter of Raleigh's Inner Beltline, Cameron Village is surrounded by North Carolina State University, a vibrant office market and an affluent residential population. It serves an upscale customer base with an ideal tenant mix including Bailey's Fine Jewelry, Bevello, Starbucks, Great Outdoor Provision Co., Opulence, Kannon's, Charlotte's, Tazza Kitchen, Uniquities, Nest, Alton Lane, Steven Shell Living and Local Squirrel.

At Cameron Village, the retail brand experience starts at the curb – not at the door. You invest too heavily in your brand to be behind a storefront.



the vibe

LIKE NOTHING ELSE

Cameron Village has been a favorite neighborhood destination for shoppers and diners since 1949. It's a place where generations have grown up, come of age and traditions unite families and communities. The shared memories created here define the village as a community staple.

Business is run by people you know and trust. Each visit is an opportunity to celebrate the things that make the community unique. By preserving old favorites while inviting fresh ventures, Cameron Village will continue to lead Raleigh into the future.



history & tradition

THE ORIGINAL LIFESTYLE CENTER OF THE SOUTHEAST



THE '40s

WHERE IT ALL BEGAN

J. Willie York and R.A. Bryan purchase the 160-acre site and break ground on the first shopping center between Atlanta and Washington, D.C. Cameron Village opens in 1949 with three retail stores and one restaurant.



THE '50s

BUILDING A COMMUNITY

Cameron Village grows to 65 retail stores, 112 offices, 566 apartments and 100 homes. Sears and JCPenny become anchor tenants and a tradition of annual art, fashion, antique and car shows begin.



THE '60s

GROWING UP

An additional 35 retailers and restaurants open in Cameron Village.



THE '70s

ENTERTAINMENT DESTINATION

“Underground” Cameron Village opens with a restaurant and nightclub. The unique space becomes popular as a music venue hosting musicians that including: Jimmy Buffet, R.E.M. and Ramones. The former Sears space converts to Thalhimers department store.



THE '80s
A NEW LOOK

A renovation to modernize the look and feel of the Village begins. The new design features sidewalk canopies, brick pavers replace concrete sidewalks, and colorful new store panels completed the updated new design.



THE '90s
CONTINUING TO EVOLVE

The decade begins with a host of new redevelopment initiatives, including the creation of a new "Village Center" concept, and a marketing campaign to reposition the center as a neighborhood lifestyle destination.



THE '00s
THE FUTURE IS HERE

In 2001 Cameron Village is completely reimagined and renovated into the style we see today. With an ever-evolving collection of unique shops and the addition of new residential options surrounding the shopping center, the village has never felt more vibrant.



BEYOND
WHAT'S NEXT?

As Cameron Village continues to evolve, rest assured that community, quality, authenticity and creativity continue to be at the forefront. With regional favorites and national names, the tenant mix remains best in class.

merchant highlight

WELCOME TO THE CLUB



FAST CASUAL: CHOPT



FITNESS: COREPOWER YOGA



HEALTH & BEAUTY: AILLEA



RETAIL: BEVELLO



GROCERY: HARRIS TEETER



COFFEE: STARBUCKS



RECREATION: GREAT OUTDOOR PROVISION CO.

Regional and national best-in-class merchants create an experience unlike any other. Cameron Village delivers chic, cool, authentic merchants where you want to shop.



JEWELRY: BAILEY'S FINE JEWELRY



HOME DECOR: CAROLINA LIGHTING & DESIGN



HOME DECOR: STEVEN SHELL LIVING



RETAIL: ALTON LANE



GROCERY: FRESH MARKET



RETAIL: BELLA MAR



TABLE SERVICE RESTAURANT: TAZZA KITCHEN

the shopper

CUSTOMER DEMOGRAPHIC



66.6%

BOOMTOWN SINGLES | YOUNGER YEARS

- YOUNG ACHIEVERS
- MULTI-ETHNIC SINGLES
- INTERESTED IN ATHLETICS, FASHION, TECHNOLOGY & NIGHTLIFE



10%

RALEIGH MOMS | FAMILY LIFE

- AGED 25-44
- COLLEGE GRADUATES
- INTERESTED IN PURSUING AN ACTIVE & FASHIONABLE LIFESTYLE



23.4%

CHIC SOPHISTICATES | MATURE YEARS

- AFFLUENT EMPTY NESTERS
- EDUCATED PROFESSIONALS
- ENJOYS HOME DECOR, LIVE MUSIC & WINE COLLECTIONS

With a strong residential, student and seasonal population, Raleigh is always bustling. The nearby colleges and universities* are large employers in the region and help to positively impact the 3-Mile demographics.



218,468

DAYTIME POPULATION
3-MILE



87,688

AVERAGE HH INCOME
3-MILE



40,360

TOTAL ENROLLMENT
ALL COLLEGE &
UNIVERSITIES 2-MILE

*(NC State, Meredith College, Shaw University, St. Augustine's University and William Peace University)



site location

LAY OF THE LAND

Crabtree Valley Mall

Allscripts
Top Employer

North Hills

Midtown East

Duke Raleigh Hospital
Top Employer

cameron village

PNC Arena

NC State University

Raleigh Convention Center

Downtown Raleigh
Top Employers

State of North Carolina
Duke Energy
City of Raleigh
Red Hat HQ
Citrix
Wells Fargo





site location

BIRD'S EYE VIEW

Downtown Raleigh
45K EMPLOYEES | 600+ EMPLOYERS

Seaboard
Station

Glenwood South

Fred Fletcher Park
21.4 ACRES

Needham B. Broughton
HIGH SCHOOL

Bellwood Planned
Multifamily
APPROX 325 UNITS



RETAIL 670,000 SF

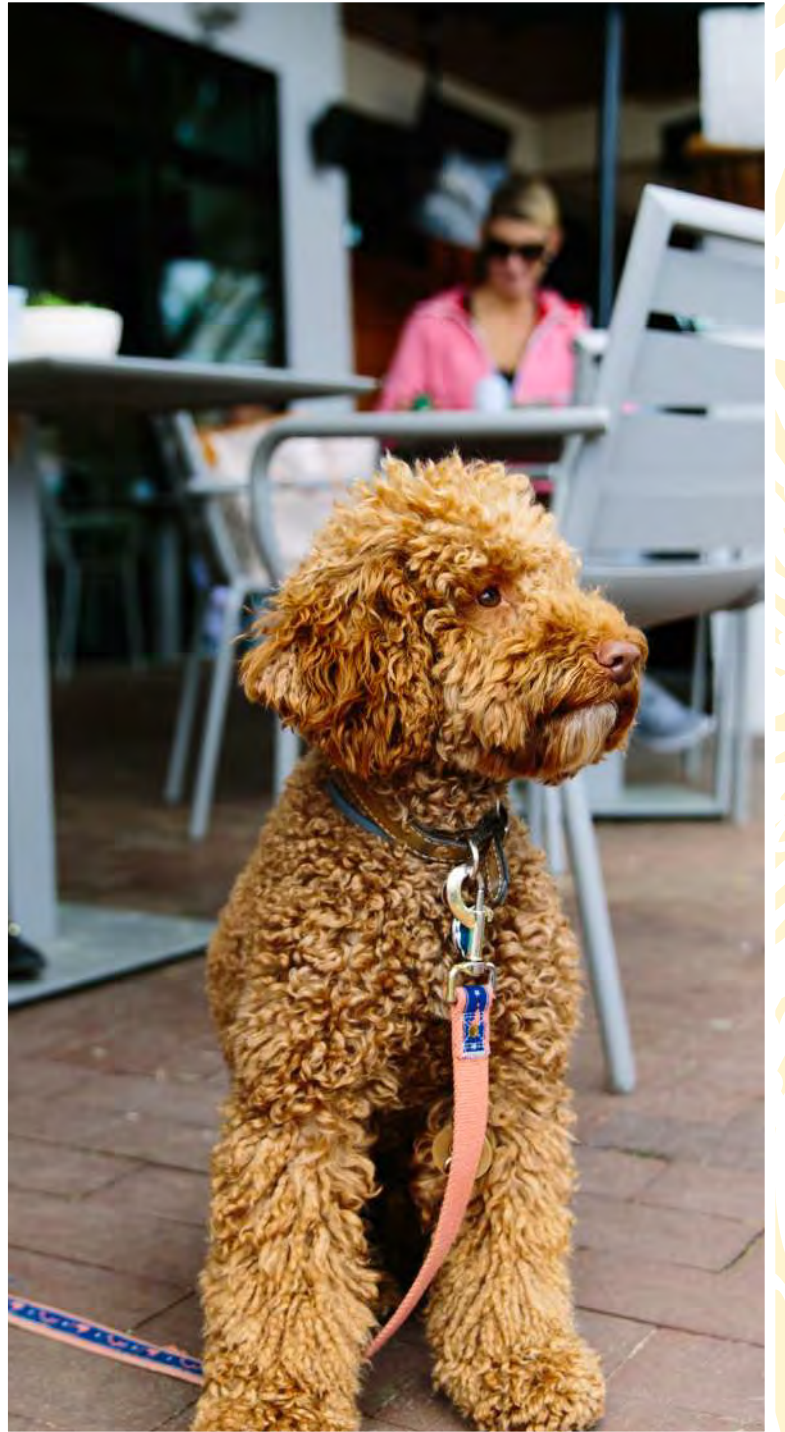
616 at The Village
207 MULTIFAMILY UNITS

North Carolina
STATE UNIVERSITY

Berkshire Cameron Village
262 MULTIFAMILY UNITS

401 Oberlin
244 MULTIFAMILY UNITS

Hillstone
Cameron Village
203 MULTIFAMILY
UNITS PLAN



site plan

AN EYE FOR DETAIL

leasing

OPPORTUNITIES

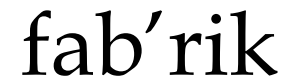
- UNIT A0104 - 3,130 SF
AVAILABLE FALL 2020
- UNIT A0107 - 10,463 SF
AVAILABLE NOW
- UNIT A0185 - 11,043 SF
BASEMENT AVAILABLE
- UNIT B0208 - 3,907 SF
AVAILABLE NOW
- UNIT B0210 - 3,043 SF
AVAILABLE FALL 2020
- UNIT C0381 - 2,918 SF
BASEMENT AVAILABLE
- UNIT E0545 - 828 SF
AVAILABLE APRIL 2020
- UNIT E0512 - 2,192 SF
AVAILABLE NOW



AVAILABLE
 LEASED
 NAP (NOT A PART)

Experience regional and national best-in-class merchants at Cameron Village.
With Raleigh favorites in your neighborhood – find it all in one central location.
Whether it's dining, retail or home decor, there's always something fun to discover.

best in class
CAMERON VILLAGE MERCHANTS





Leasing Information:

LYNNE WORTH

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LynneWorth@YorkProperties.com



SHOPCAMERONVILLAGE.COM

1900 Cameron St, Raleigh, NC 27605

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All Information Last Updated: 4/26/19