



INTERNATIONAL GROWTH PROPERTIES

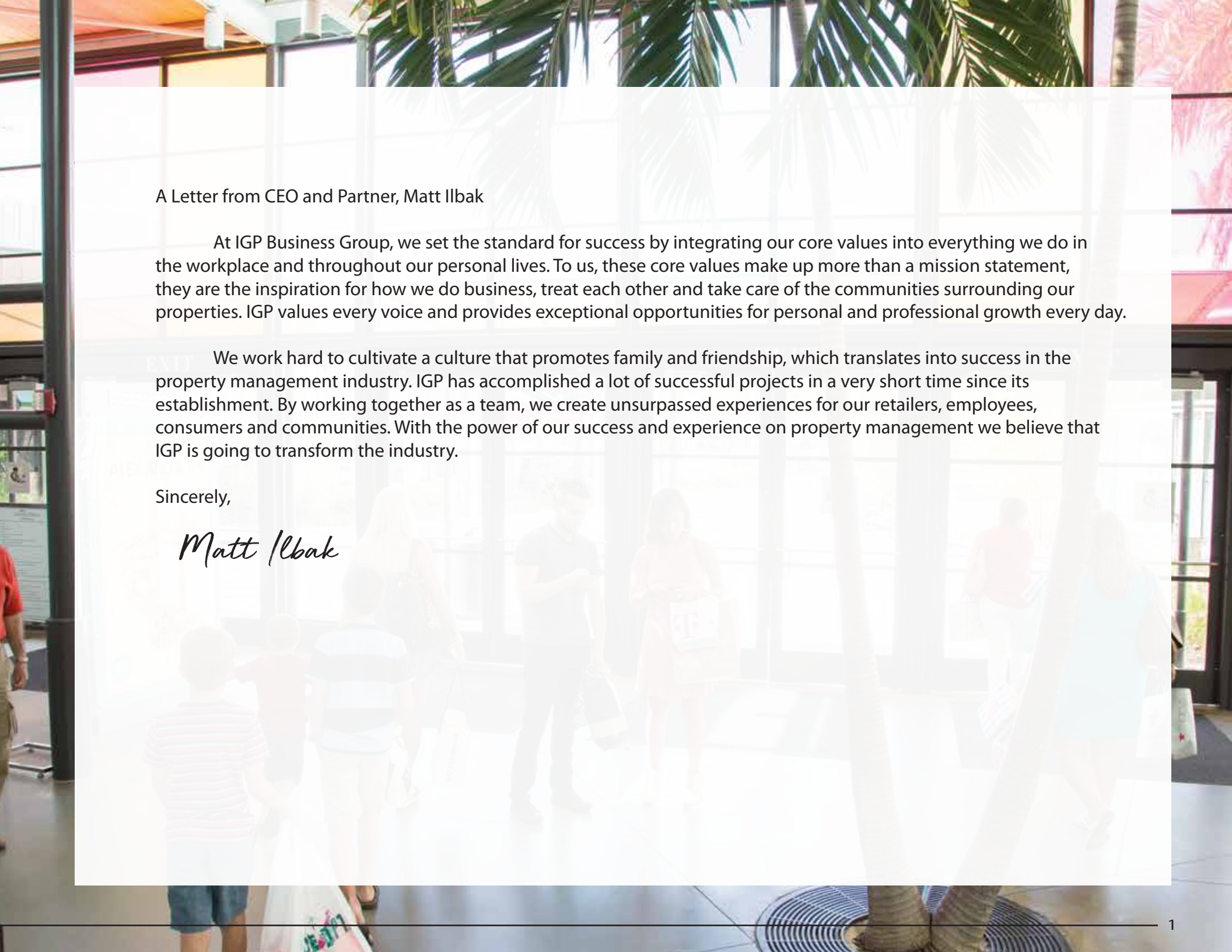






**Transforming  
the Shopping  
Experience.**





## A Letter from CEO and Partner, Matt Ilbak

At IGP Business Group, we set the standard for success by integrating our core values into everything we do in the workplace and throughout our personal lives. To us, these core values make up more than a mission statement, they are the inspiration for how we do business, treat each other and take care of the communities surrounding our properties. IGP values every voice and provides exceptional opportunities for personal and professional growth every day.

We work hard to cultivate a culture that promotes family and friendship, which translates into success in the property management industry. IGP has accomplished a lot of successful projects in a very short time since its establishment. By working together as a team, we create unsurpassed experiences for our retailers, employees, consumers and communities. With the power of our success and experience on property management we believe that IGP is going to transform the industry.

Sincerely,

*Matt Ilbak*

# HISTORY

*IGP Business Group is a real estate company with a wide range portfolio in retail and entertainment centers. With headquarters in Los Angeles, California, IGP was founded in 2013 with a mission to own, manage and re-develop retail properties nationwide in the United States.*



Photo Credits: Oviedo Mall, Oviedo, Florida



# IGP PROPERTIES



## **Moreno Valley Mall**

Moreno Valley, CA  
1,090,000 GLA  
111,836 – 3 Mile Population  
\$70,172- 3 Mile Avg. HHI  
126,000 VPD  
2 Level – Indoor Property



## **Oviedo Mall**

Oviedo, FL  
954,000 GLA  
61,100 - 3 Mile Population  
\$103,964- 3 Mile Avg. HHI  
43,000 VPD  
1 Level – Indoor Property



## **Central Mall**

Salina, Kansas  
476,816 GLA  
41,231 - 3 Mile Population  
\$ 63,282 - 3 Mile Avg. HHI  
24,000 VPD: I35  
1 Level - Indoor Property



# SUCCESS

*Founded with the belief that supporting local communities surrounding our retail centers builds loyal customers is an integral part of IGP's success. Over the years, IGP has developed partnerships and local programs, creating community awareness and support for each retail center.*



Photo Credits: Moreno Valley Mall, Moreno Valley, California

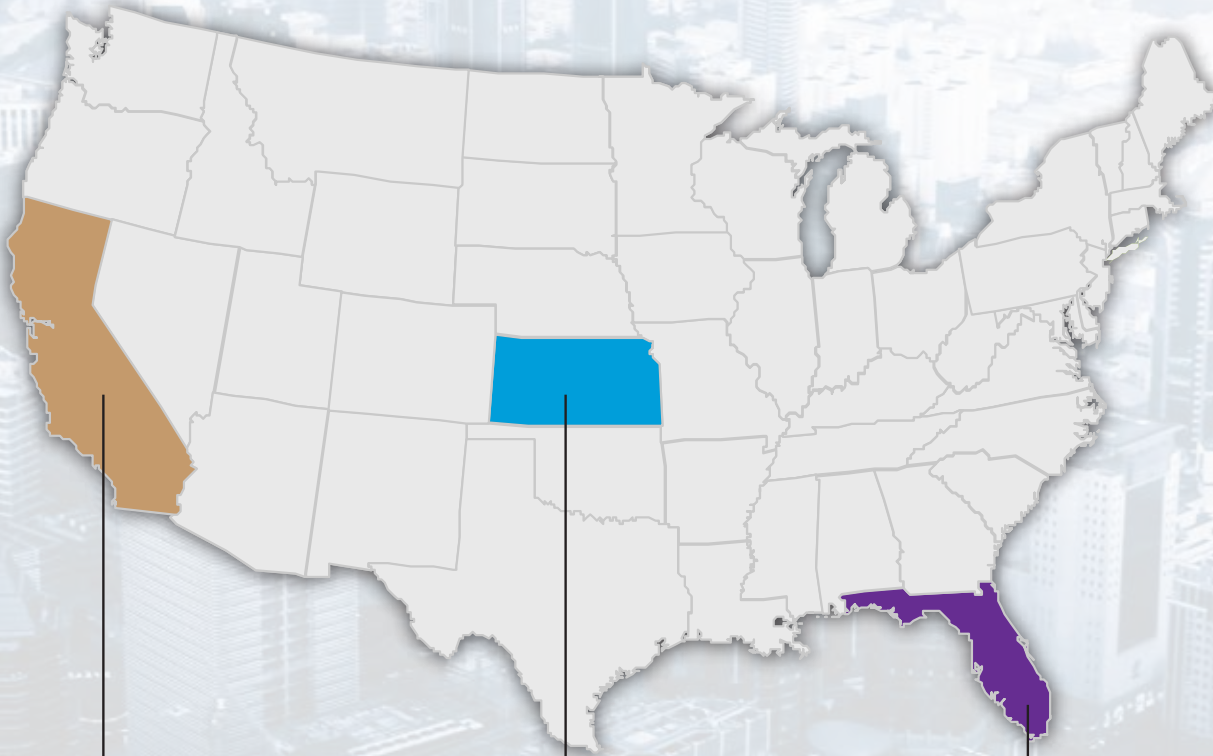
# MANAGEMENT TEAM

*IGP's management team has a combined 25 years of experience in the retail and entertainment business. Driven by innovation and a passion for success, IGP's management team has expanded the corporate portfolio at an unprecedented rate.*





# MALLS



  
MORENO VALLEY MALL



  
OVIEDO  
MALL





# MORENO VALLEY MALL

MORENO VALLEY MALL

# ABOUT MORENO VALLEY

*Built in 1992, Moreno Valley Mall occupies 87 acres and is conveniently located off I-60. Approximately 125,000 cars a day drive by the mall on I-60. Moreno Valley Mall is an enclosed two-level shopping center that houses a state-of-the-art theatre with 16 screens and stadium style seating and is home to national retailers. The Moreno Valley Mall draws a wide range of clientele from over 5 counties including : San Bernardino, Riverside, San Diego, Orange County, and Los Angeles.*





## Total GLA

1,090,000 Square Feet

## Anchors

Harkins Theaters, JCPenney, Macy's, Sears

## Major Retailers

Crunch Fitness, F21 Red, Tilly's, Express, Round 1 Bowling, Victoria's Secret, Bath & Body Works, Hollister, Champs Sporting Goods

## Occupancy

96.8%





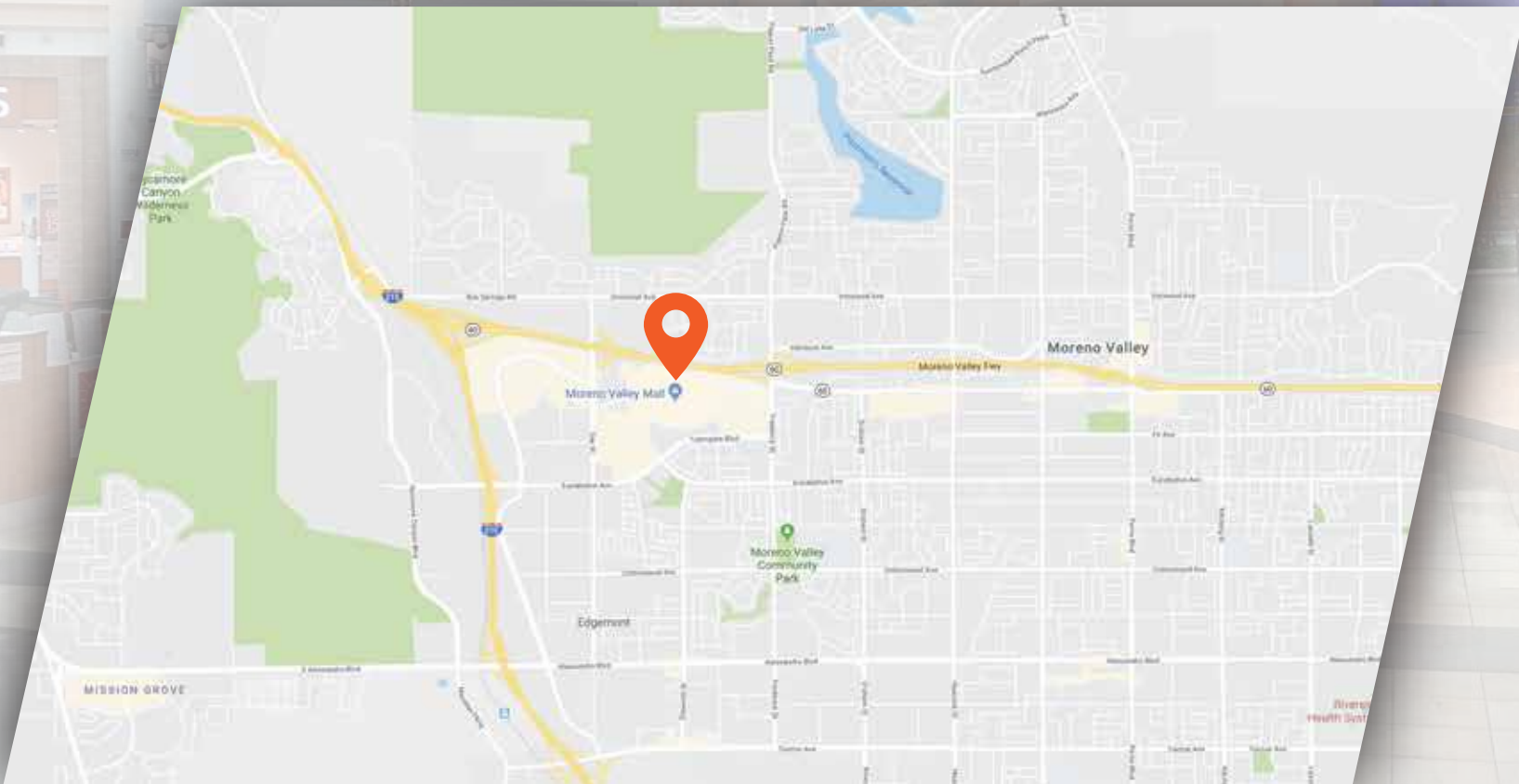


# Regional Access



Moreno Valley is located in the Riverside- San Bernardino-Ontario region, which encompasses Riverside and San Bernardino Counties. The mall benefits from strong visibility along the State Route 60 and is well situated in a predominately residential community which encompasses a population of 113,496 residents within a 3 mile radius of the property.

- a. State Route 60 (126,000 VPD)
- b. Interstate 215 interchange (172,000 VPD)





# Demographics of Moreno Valley

## Population

*Estimated Population (2017) 663,963*  
*Projected Population (2022) 705,647*  
*Census Population (2010) 616,839*  
*Census Population (2000) 485,528*

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## Population Age

*38.1% Age Under 25*  
*40.3% Age 25-54*  
*21.6% Age 55+*

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## Median Age

*29.1% Age 19 Years or Less*  
*59.9% Age 20 to 64 Years*  
*11% Age 65 Years or Over*

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## Household Income\*\*

*\$79,197 Average Income*

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## Total Households

*195,115*  
*10 Mile Radius \*\*5 Mile Radius*

*Source: Weighted Block Centroid from Block Groups*

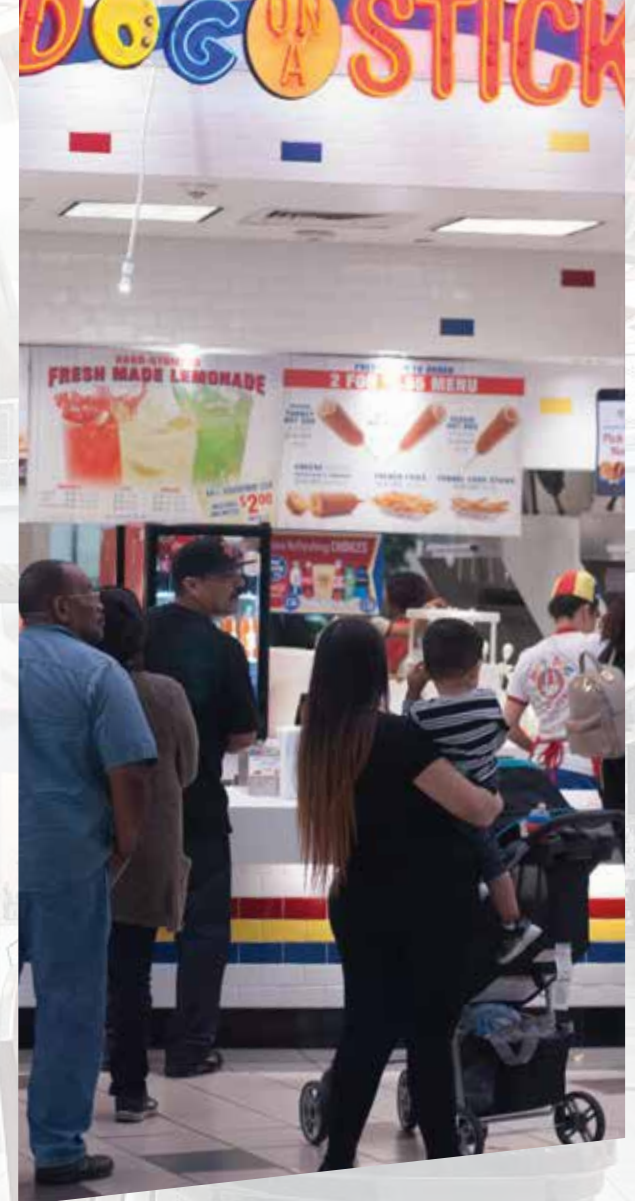
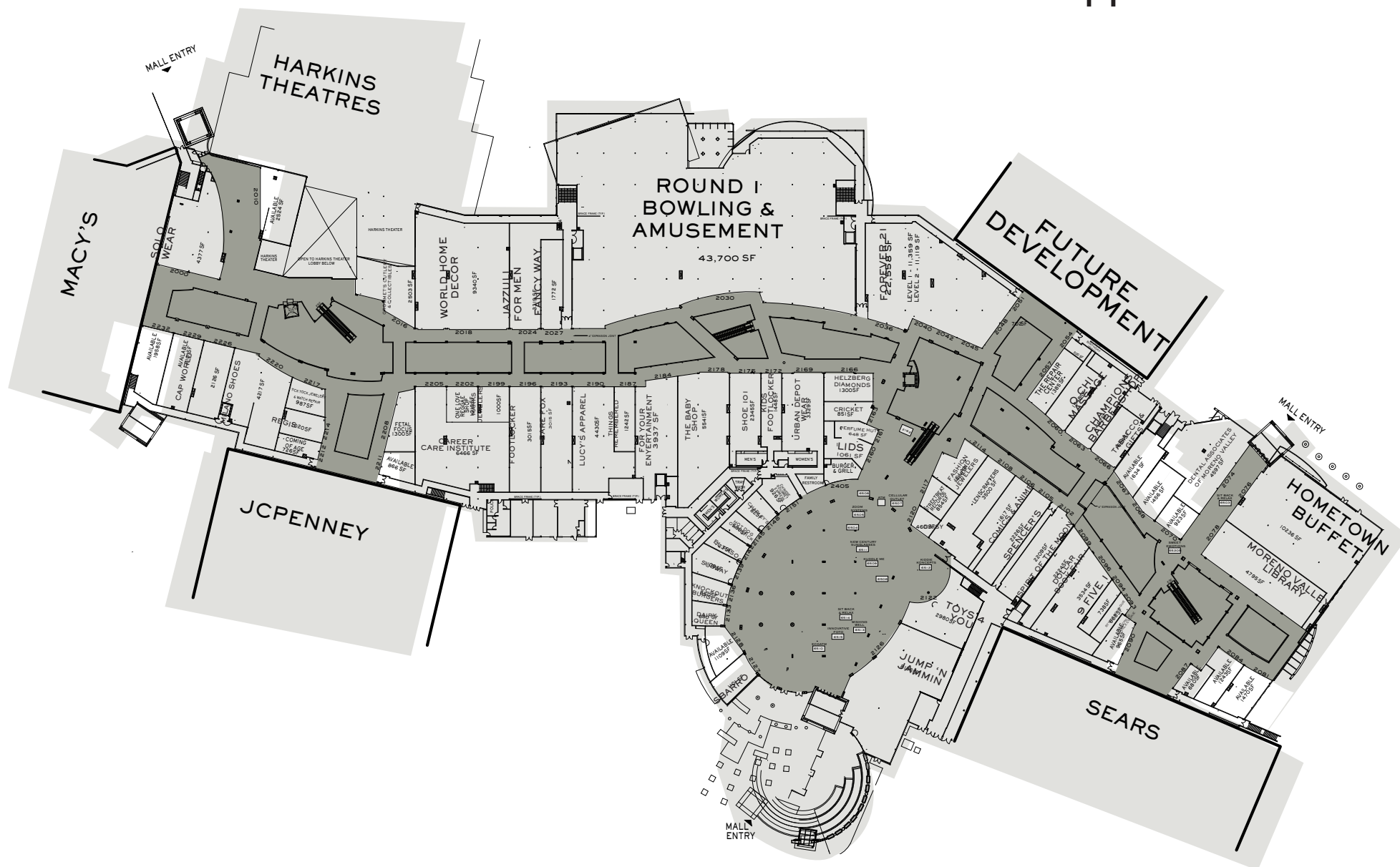


Photo Credits: Moreno Valley Mall, Moreno Valley, California





## Upper Level







# Tenant List

9 Five 1

A Coming of Age

A Girls Best Friend

Aeropostale

Ashika Shoes

Asya Home

Auntie Anne's Pretzels

The Baby Shop

Back Stage

Bath & Body Works

Bay Jewelers

Bayside Watch

Boba Express

Burger & Grill

Cap World

Career Care Institute

Champions Barbershop

Champs Sports

Charleys Philly Steaks

Charlotte Russe

Chinese Gourmet

Cinnabon

Claire's

Comics & Anime

Crazy 8

Cricket Wireless

Crunch

Daisy

Daniels Jewelers

Dental Associates

Dollar Book Fair

Duke'Z

EIPaso

Express

Fetal Focus

First Impressions Salon

Foot Locker

Forever 21 Red

FYE

Game top

KG Grill/ Papas Wings

Glamour Nails

GNC

Grommet Collectibles

Heakin Research

Helzberg Diamonds

Hibbett Sports

Hollister

Hometown Buffet

Hope Diamonds

Hot Topic

Hotdog on a Stick

House of Beauty

Image


Jazzuli Men

Jonniks Desserts

Journeys

Jump N Jammin





*Kay Jewelers  
Kelly's Coffee  
Kids Foot Locker  
Kidz Funtopia  
Knockout Burger  
Lenscrafters  
Lexy Lids  
Locker Room by Lids  
Lucys Apparel  
Mark Jewelers  
Master Cuts  
Milano Shoes  
Miniso  
Moreno Valley Library  
New York & Co.  
O Chi Massage  
One Love  
Orange  
Julius/Dairy  
Queen  
Payless Shoes  
Perfume Hut  
Potato Corner  
Pretzel Maker  
Raider Image  
Regis Salon  
Round 1  
rue21*

*Sbarro Pizza  
Shiekh  
Shoe 101  
Solo Wear  
Spencer's Gifts  
Spirit of the Moon  
Sprint  
Streetbeat Records  
Subway  
The Children's Place  
The Choco Noodle Company  
The Repair Center  
Things Remembered  
Tick Tock Watch Repair  
Tilly's  
Tobacco & Gifts  
Torrid  
Toys 4 You  
Payless Shoes  
Urban Depot  
Vans  
Victoria's Secret  
Visage Beauty  
Wapa  
World Home Décor  
Zales  
Zumiez*

## Leasing Opportunities

## Retail / Restaurant

6,083 sq. ft. (1039A)

7,525 sq. ft. (1040)

## Lower Level







## For More Information Contact

### Headquarters

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### NATIONAL LEASING

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#### **Dan Thompson**

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### SPECIALTY LEASING

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#### **Natasha Sejud**

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#### ***Moreno Valley Mall***

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