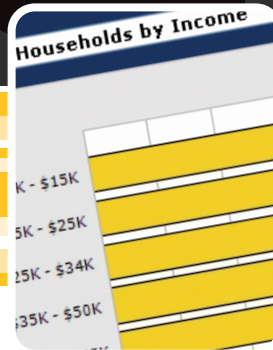
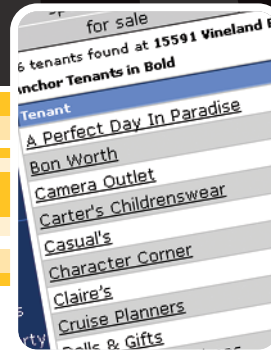




Minimize
Site Selection Risk



Reduce
Research Expenses



Gain Unprecedented
Competitive Insights



Accelerate Rollout
and Portfolio Decisions

The powerful **retail dimension** of CoStar Property Professional reduces the time, expense and risk of retail real estate decisions.



Stop Searching. **Start Finding.**

“Is this the **right location?**”

It's a question asked hundreds of times each week by retailers, owners, developers and those that advise them. And, until now, the answer required a laborious and lengthy process that could take weeks, even months, to make.

Where do you turn when you need a confident decision now?

CoStar Property Professional re-invents this process with a historic convergence of –

- A massive retail real estate database that may be unmatched in depth and breadth of property detail.
- America's largest commercial real estate field and analytic research organization.
- Amazing online tools that include the first-ever proximity search capability for available properties, ground-breaking aerial mapping precision, customizable presentations and analytics reports.

Revolutionary. Unprecedented.

It's the breathtakingly fast way to reduce the risk and expense of making retail property decisions.

Welcome to the online solution that reduces the time, expense and risk of retail real estate decisions.

Meet the powerful retail dimension of **CoStar Property Professional** that puts you in command of an astounding assortment of retail property decision-support tools.

Benefits

Open More Stores Faster

What's the profile of your "A" stores? Just plug your A-store criteria into CoStar Property Professional. In a snap, you can evaluate locations that match your winning formula. View properties for sale, space for lease, traffic counts, co-tenancy, neighborhood demographics and so much more.

Pinpoint Winning Locations In Seconds

CoStar Property Professional gives you detailed online information on over 340,000 shopping centers, main street retail, land and stand-alone properties across the U.S. Plus, co-tenant occupancy detail, high-res photos, sites plans, owner info, and a wealth of other facts are just a click away.

Reduce Risk, Not Insight

Making a site selection bet is tough enough without needless risk and uncertainty. CoStar Property Professional mitigates risk by bringing together a critical mass of property intelligence and breakthrough technology to yield confident results based on fact, not conjecture.

See Where You Should (Or Shouldn't) Be

CoStar Property Professional combines Claritas demographic data* with the industry's first-ever store proximity search tool ... a remarkable piece of technology that lets you search for available retail properties based on their surroundings: Your competitors' locations, your current stores and other traffic-building considerations.

Compress Weeks of Research Into Minutes

With online convenience, you're free to research locations on the fly using CoStar's amazing library of over 1 million retail tenant locations and over 3.3 million digital images, including —

■ Directional Views ■ Site Plans ■ Maps ■ Aerial Views ■ 360° Panoramas

Visualize locations with unprecedented clarity and convenience, minimizing the need and expense of costly site visits. Result: You achieve more in less time.

*Claritas demographic data is property of Claritas, Inc.

CoStar Property Professional reinvents the way you expand with a historic online breakthrough in the way you —

- **Select new sites**
- **Research markets**
- **Analyze competition**

With remarkable speed, precision and simplicity, CoStar Property Professional leverages the unprecedented depth and breadth of CoStar's massive retail real estate database into the ultimate decision-support tool.

The need for endless site visits? Gone. The need for countless phone calls, faxes and emails? Gone. The need for weeks, even months, of site selection process? Gone. Now a few amazing mouse clicks is all it takes to —

- Gain unprecedented insight on over 1 million retail tenant locations, over 340,000 shopping centers, main street retail, stand-alone properties and land across all U.S. markets.
- Accelerate market penetration by pinpointing the best locations ahead of your competition.
- Reduce research time and costs by obtaining property information on your timetable.
- Lower risk of opening stores with access to comprehensive unbiased property information.
- Survey competitors' locations instantly for improved decision-making.
- Quickly identify available locations with a similar demographic profile as your top performing stores.
- Strengthen your position at lease renewal time.
- Manage existing locations better.
- Eliminate costs and integration time of obtaining data from multiple vendors.
- View nationwide opportunities with online ease.

your business



1 Search with ground-breaking precision

Demographics and store proximity are just two of the extraordinary features that will propel your site prospecting. Use census-derived demographics to find sites within particular income, population, consumer spending averages – and more. Store proximity lets you include or exclude stores by name, type and category. Combine those with over 50 other search criteria to pinpoint the best locations before your competitors.

2 Layering technology = insight

Start with a map that shows the sites that match your search requirements. Then layer on your competitors. Perhaps you want traffic counts too, the names of major roads, or parcel boundaries. It's all possible with layering technology.

3 Integrated aerial insight

Get up close to potential locations with aerial imaging. Check out adjacent buildings, ingress and egress, parking and terrain. You get a complete picture of what's happening on the ground – from the sky.



You know CoStar as the premier name for office and industrial estate information. Now CoStar directs its acclaimed research at retail real estate.

You'll never look at retail property information the same way.

Owner/Developer

CoStar Property Professional puts unprecedented retail property detail at your command. It dazzles with breakthrough online access to hundreds of thousands of tenants, property listings, space availabilities, land for sale, sale transaction records, dynamic maps, competitive intelligence, digital images, demographic data and – perhaps most important – the technology that brings it all together with breathtaking mouse-click ease and convenience.

You know about the challenges of today's retail site selection time, expense and risk. CoStar Property Professional puts all that behind you with –

- Unprecedented insight on over 1 million retail tenant locations, over 340,000 shopping centers, main street retail, stand-alone properties and land across all U.S. markets.
- Claritas demographic data* appended with building-level precision and more.
- Dramatically compressed research process to find winning properties or traffic-building tenants.
- Fast, certain unbiased research technology to pinpoint new centers to buy or invest based on your selection criteria.
- Filtering processes to identify and prioritize old centers to redevelop or land to develop.
- Competitive detail that lets you analyze proximities, tenant mix, rents, ingress/egress of rival assets, parking and more.

commercial real and listing muscle

oper

search results
162 properties / 229 spaces

ACME COMMERCIAL PROPERTY

home page | change criteria | show criteria | print reports | tour order | add properties | edit results | save survey | lookup property | property search | retail search | analytic search | my surveys | slide show | export data | google export | help | suggestions | support

properties | spaces | changes | demographics | **map**

map | aerial

reset map | zoom | center

edit map layers

- Search Results
- All Shopping Ctrs
- Traffic Counts
- 7-eleven
- cap
- T-Mobile

1 Pinpoint opportunities nationwide

Evaluate opportunities for new development or investments – whenever you want. Access a comprehensive inventory of retail space and land as well as space availabilities, transaction histories, detailed building characteristics and much more.

15591 Vineland Rd - Lake Buena Vista Factory Stores
Orlando, FL 32821 - Tourist Corridor Submarket
Fully Leased Building
257,000 SF Retail Outlet Center Building Renovated in 1999 Built in 1996

home page | space overview | property | company | images | analytic | map | demographics

for sale | comps | tenant | my data | public record

6 of 8

results table | print reports | go to | change criteria | show criteria | edit results | save survey | add properties | remove property | lookup property | property search | retail search | analytic search | my surveys | update data | suggestions | support

map | aerial | Properties: Subject Only

reset map | zoom | center

edit map layers

- Search Results
- Shopping Center
- All Shopping Ctrs
- Traffic Counts
- Grocery
- Supermarket
- Drug Store
- Parcels
- Roads

2 View precise parcel boundaries fast

See exact definitions of all parcels by turning on the parcel boundary feature.

3850-4328 SE 82nd Ave - Eastport Plaza Shopping Center
AKA 4000 SE 82nd Ave
Portland, OR 97266 - Mall 205 Submarket
22,500 SF Available for lease with Avg Rent of \$19.56/sf/yr
207,605 SF Retail Regional Mall Building Renovated in 1999 Built in 1960

home page | space overview | property | company | images | analytic | map | demographics

for sale | comps | tenant | my data | public record

10 of 410

summary | demographics | daytime employment | consumer spending | traffic

graph: Population | 1 Mile | print | previous | next | big graph | radius quick stats

	1 Mile	2 Miles	5 Miles
Population	21,173	182,287	488,508
2005 Total Population	21,173	182,287	488,508
Pop Growth 2005-2010	5.85%	3.78%	3.64%
Per Capita Income	\$19,757	\$22,113	\$24,568
Average Age	37.88	37.88	37.88
Avg No. of Vehicles	1.58	1.68	1.58
Avg Travel Time - Wks	28	27	26
Households	8,187	71,487	166,429
2005 Total Households	8,187	71,487	166,429
Hill Growth 2005-2010	4.18%	3.10%	3.07%
Median Household Inc	\$42,366	\$44,704	\$46,499
Avg Household Size	2.54	2.48	2.39
Housing			
Median Housing Value	\$156,481	\$173,633	\$188,583
Median Year Built	1956	1956	1956

2000 Census | 2005 Estimate | 2010 Projection

3 Maximize ROI with analytic reports

Review everything from demographics to market conditions. Determine where to invest or reallocate resources. Use analytics to spot trends in a particular building, market or submarket; or analyze anything from vacancy and rental rates to household income.

Commercial real estate professionals have long relied on independently-researched data for unmatched insight on and other commercial property types. Now the industry similar depth and breadth of insight on retail real estate.

The result? It will blow you away.

Commercial Real Estate Bro

With CoStar Property Professional, you hold the cards on an amazing array of commissionable retail real estate services. You name it:

- Looking for retail space and property for sale listings? *You got it.*
- Looking for impressive market reports that dazzle for speed, detail and style? *You got it.*
- Looking to rep local, regional and national retail tenants anywhere they want to be? *You got it.*
- Looking to rep owners and developers seeking new and existing retail opportunities? *You got it.*
- Looking to ... well, you get the picture.

Now a single online service, one breakthrough tool delivers the knockout deal-making punch that puts you and your team at the financial heart of an exploding retail property market. Don't be left behind when CoStar Property Professional delivers –

- More deals with a database that includes over 340,000 researched U.S. shopping centers, main street retailers, stand-alone retail properties and land including over 1 million retail tenant locations.
- Powerhouse market reports that help cinch property assignments, close deals and position you as the market's go-to dealmaker.
- Unrivaled retail property insight that blows you past local, regional and national competitors.
- Less time researching leads and identifying space and for-sale retail properties, freeing more time for deal making.
- Greater local market stature as the area's "retail development expert."

CoStar's unbiased, office, industrial, land information leader offers

roker

search results
10 properties / 12 spaces

ACME

Address	2003 HHs by HH Inc 1/2K - \$99,999	2003 Population	% Pop Crwth 2000-2005	% Pop Crwth 2005-2010	2003 Med Age	2003 Households	% HH Crwth 2003
1519-1805 Brentw...	40,404	959,691	-3.20	-3.20	37.70	403,361	
1401 S Brentwood...	40,371	959,583	-3.21	-3.21	37.70	403,340	
3001-3051 Butterf...	58,340	1,039,722	1.16	1.26	37.60	380,213	
1840 N Clybourn Ave	99,590	2,506,709	-0.66	-0.72	33.10	960,428	
400-602 Commons...	22,011	392,492	15.29	13.78	33.30	130,461	
20330 Deer Park Bl...	37,750	654,509	2.50	2.60	37.60	242,234	
1849 Green Bay Ed	23,974	508,814	2.98	2.99	38.80	180,979	
1849 Green Bay Bd	23,931	508,054	2.98	2.99	38.80	180,683	
20505 Rand Ed	36,743	639,028	2.73	2.83	37.60	236,104	
20530 N Rand Bd	36,586	636,137	2.77	2.87	37.60	235,108	
20530 N Rand Bd	37,189	646,556	2.61	2.71	37.60	239,067	
20530 N Rand Bd	37,265	647,070	2.61	2.71	37.60	239,146	
20530 N Rand Bd	37,315	647,906	2.59	2.69	37.60	239,515	
20530 N Rand Bd	37,174	644,505	2.61	2.72	37.60	238,218	
20532 N Rand Bd	37,048	644,034	2.63	2.74	37.60	238,050	
1820-2041 Tower Dr	52,367	982,662	0.41	0.37	40.10	370,926	

1 The first step in becoming the retail development expert

You now have the opportunity to compete for clients who are looking for sites locally, regionally or nationally. Thanks to result sets like this sample, you'll reinforce your position as the market's go-to retail property expert.

2 View unprecedented detail

Look closely at the array of tabs. Each one helps present a world of online insight and convenience that goes beyond any other resource. And you'll find it for over 340,00 researched shopping centers, main-street retailers, stand-alone properties and land.

3 Presentations that set you apart

Clients will be wowed by the customized presentation package with professional-quality reports. Maps, analytics, traffic counts, store proximity, consumer spending and more are all bundled into a stylish presentation that scores big points.

20530 N Rand Rd - Deer Park Town Center
Deer Park, IL 60010 - Central Northwest Submarket
14,823 SF Available for lease
100,599 SF Retail Life Style Building

space overview | property comps | company tenant | images my data | analytic public record | map demographics

Center information
Property Type: **Shopping Center - Life Style** GLA: **100,599 SF**
Rent/SF/yr: **Negotiable** Total Spaces Avail: **2** Anchor GLA: **0 SF**
% Leased: **85.3%** Total Avail: **14,823 SF** Bldg Vacant: **14,823 SF**
No. of Stores: - Year Built: - Smallest Space: **1,550 SF**
For Sale Info: **Not for sale**

space availability
all spaces
Floor Area Type Type SF Avail Fr Ctg Hldg
P 1st Retail Direct 1,550 1,550 1,550
P 1st Retail Direct 13,273 13,273 13,273

20530 N Rand Rd - Deer Park Town Center
Deer Park, IL 60010 - Central Northwest Submarket
14,823 SF Available for lease
100,599 SF Retail Life Style Building

space overview | property comps | company tenant | images my data

16 tenants found at 20530 N Rand Rd, Deer Park Town Center
Anchor Tenants in Bldg

tenant	Store Type	# Emps	GLA	Space Position
Aldo Shoes	Shoes		5,543	
Avalon Salons and Day Spa			5,187	
Chicos			2,600	
Coldwater Creek	Ladies' Apparel		8,500	
Deer Park Open MRI			4,303	
Eddie Bauer	Unisex Apparel		6,125	
Dressaca's Collection			1,000	
J. Crew	Unisex Apparel		7,500	
Joseph A. Bank			5,140	
ReMax			1,792	
Restoration Hardware	Home Accessories		10,000	
Talbots			4,000	
Talbots Petite			2,000	
Talbots Woman			2,700	
The Acorn Shop			2,500	
Williams Sonoma			4,500	

Report Wizard - Web Page Dialog

print reports

Properties to include in the report(s): Selected Properties

Collate Reports

Favorites | All Reports | Bundles

Comprehensive Site Report (10 reports)

- Sales Broker Report
- Sales Company Report
- True Owner Report
- Comprehensive Site Report (10 reports)
 - Retail Leasing Radius Report
 - Shopping Center Detail Report
 - Shopping Center Flash Report
 - Shopping Center List Report
 - Shopping Center Radius Report
- Demographic Reports
 - Consumer Spending Report
 - Daytime Employment Report
 - Demographic Detail Report
 - Demographic Market Comparison Report
 - Demographic Summary Report
 - Demographic Trend Report
 - Traffic Count Report
- Custom Reports
 - CR Available Office Properties
 - CR Industrial Available Properties
 - CR Industrial Properties Report

cancel | sample reports book | next >

CoStar Property Professional In Action

The screenshot displays the 'retail search' interface with the following sections:

- Property criteria:** Type (Shopping Center, Office, Land), Status (Existing, Under Construction, etc.), Secondary Type (Airport Retail, etc.), GLA (SF), Frontage (FT), Lot Size (AC), Parking Spaces.
- Space criteria:** Available Space (SF) range, Space Use (Office, Retail, etc.), Space Position (End Cap, In-Line), Space Type (New, Direct, Sublet), Asking Rent (\$/SF/yr), Days on Market, Months to Delivery.
- Demographic criteria:** 2010 Avg HH Inc within 5 miles is greater than or equal to 35,000 and 2009 Population within 5 miles is.
- Store proximity:** located within 0.5 mile of Gasoline Station and not located within 3 miles of Home.
- For sale:** Sale Price, Price/SF, and checkboxes for 'Include only' and 'Condos'.

2 Geographic search options
10 different geographic methods are available to refine your search. Maps? Aerials? Draw a radius around a point? Or view a submarket? Markets, zips, CSA – it's all here with point-and-click ease.

1 The menu page is the starting point.
It's a fast, easy way for you to describe the retail property, space and land characteristics you want. Add demographic and store proximity information to reveal on-the-fly property detail unimagined until now.

The screenshot shows the 'retail search' interface with the 'location' step selected. It features a grid of 10 geographic search options:

- map/aerial search
- radius
- market
- submarket
- street grid*
- state
- county
- city
- zip code (92643, 927)
- metro

Experience the Benefits for Yourself.

We've made it easy to preview CoStar Property Professional's retail dimension with a brief, fast-paced online demo. **Visit www.costar.com/retail.**

CoStar's researched and verified retail property database, coupled with breakthrough online search technology, empowers you with unprecedented retail site selection **speed, convenience and decision-making confidence.**

3 Results that lower risk and speed decision making
 Compare buildings, spaces and land. Click through to organize results by subject map, demographics and analytics. When you've zeroed-in on just what you want, print stylish, professional-quality reports.

Looking to buy, sell, lease, finance or manage retail real estate? Our online demo summarizes how CoStar can improve your performance.

Make the most of your opportunities.

Visit www.costar.com/retail now. Or call **1.888.265.1442**



**CoStar Group... America's #1
Commercial Real Estate Information Company**

Twenty years ago CoStar Group, Inc. (NASDAQ: CSGP) revolutionized the commercial real estate industry with a simple yet powerful idea: Create the most thoroughly researched, unbiased source of commercial property information anywhere.

Today, CoStar is the #1 commercial real estate information company in the U.S. and U.K. Our proprietary database covers more than 1.8 million properties and over 35 billion square feet of inventory in all commercial property types and classes, including over 340,000 retail properties and land. CoStar's research organization includes more than 800 field and analytic research professionals supported by patented research technology. CoStar Property Professional. Powerful, online retail property insight that's unmatched for depth, breadth and quality.

Stop Searching. Start Finding.

www.costar.com/retail | 1.888.265.1442