



**1500 SE EAST DEVILS LAKE ROAD
LINCOLN CITY, OR 97367**

CENTER SIZE

270,212 SF

NUMBER OF STORES

53

OPEN DATE

1989

EXPANDED

1996

**NUMBER OF
PARKING SPACES**

1,332

PARKING RATIO

1:202

ANNUAL VISITORS

1.7 MILLION

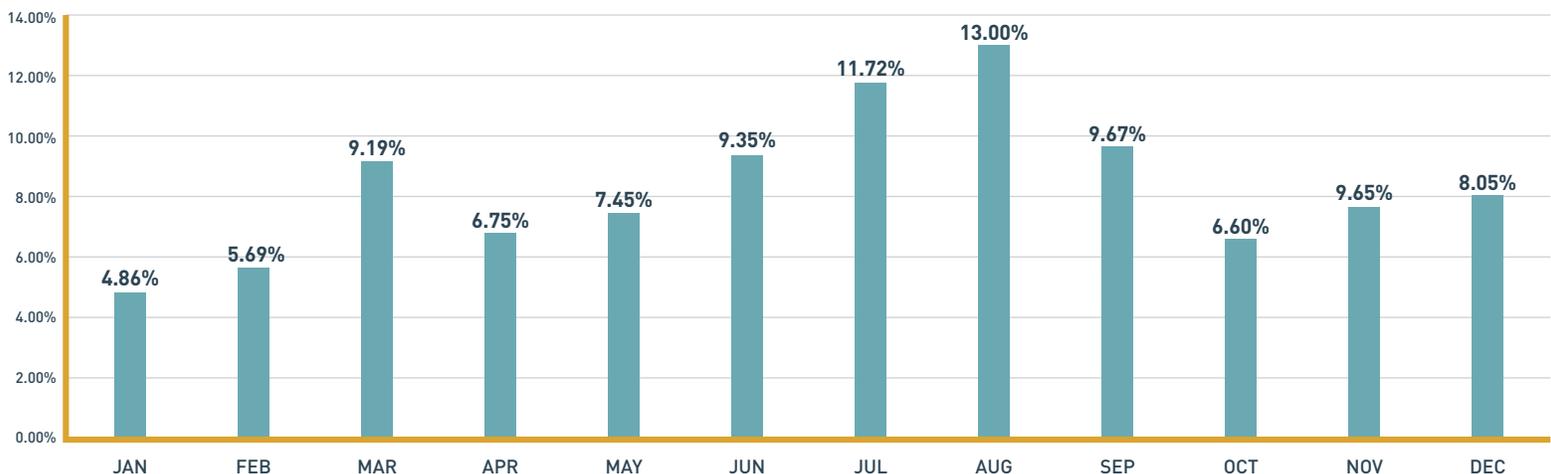
MARKET DEMOGRAPHICS

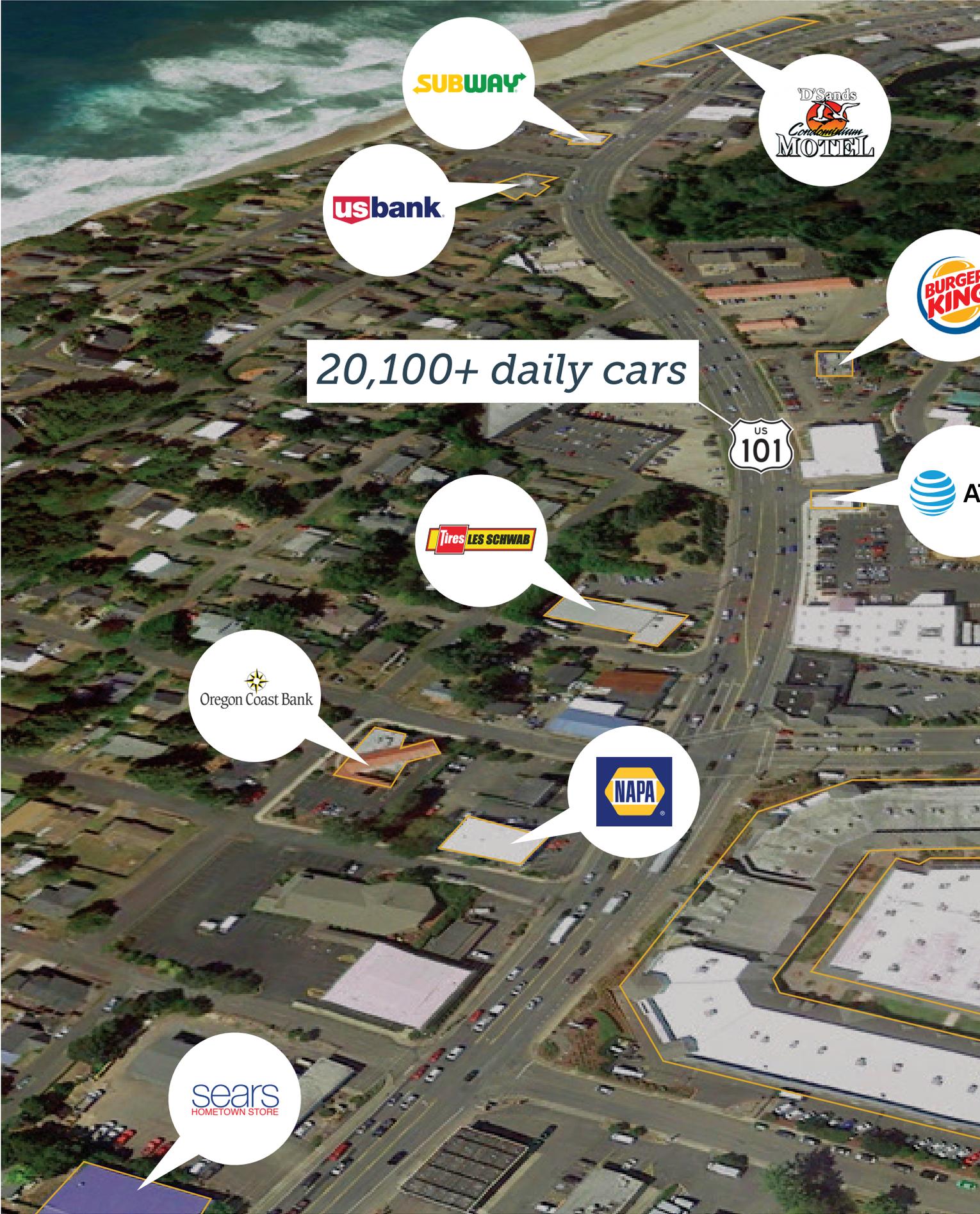
STATS	30 miles	45 miles	60 miles
Population	53,376	224,094	758,129
Households	22,723	87,166	280,635
Average Family Size	2.33	2.48	2.61
Average Household Income	\$62,816	\$74,467	\$73,842

INCOME	30 miles	45 miles	60 miles
<\$34,999	38.0%	32.8%	30.8%
\$35,000-\$49,999	14.0%	12.9%	13.7%
\$50,000-\$74,999	19.0%	17.7%	18.7%
\$75,000-\$99,999	10.7%	12.3%	13.2%
\$100,000-\$149,999	12.1%	14.5%	14.8%
\$150,000-\$199,999	4.0%	5.2%	5.0%
\$200,000+	2.2%	4.5%	4.0%

POPULATION BY AGE	30 miles	45 miles	60 miles
<19 years	19.6%	22.5%	25.2%
20-24 years	4.5%	7.8%	7.8%
25-34 years	10.7%	12.3%	13.5%
35-44 years	10.4%	10.6%	11.6%
45-54 years	11.8%	11.4%	11.5%
55-64 years	17.6%	14.8%	13.0%
65+ years	25.5%	20.6%	17.2%

SEASONALITY CHART





SUBWAY

D'Sands
Condominium
MOTEL

usbank

20,100+ daily cars

BURGER
KING

US
101

AT&T

Tires LES SCHWAB

Oregon Coast Bank

NAPA

sears
HOMETOWN STORE

Outlet & About

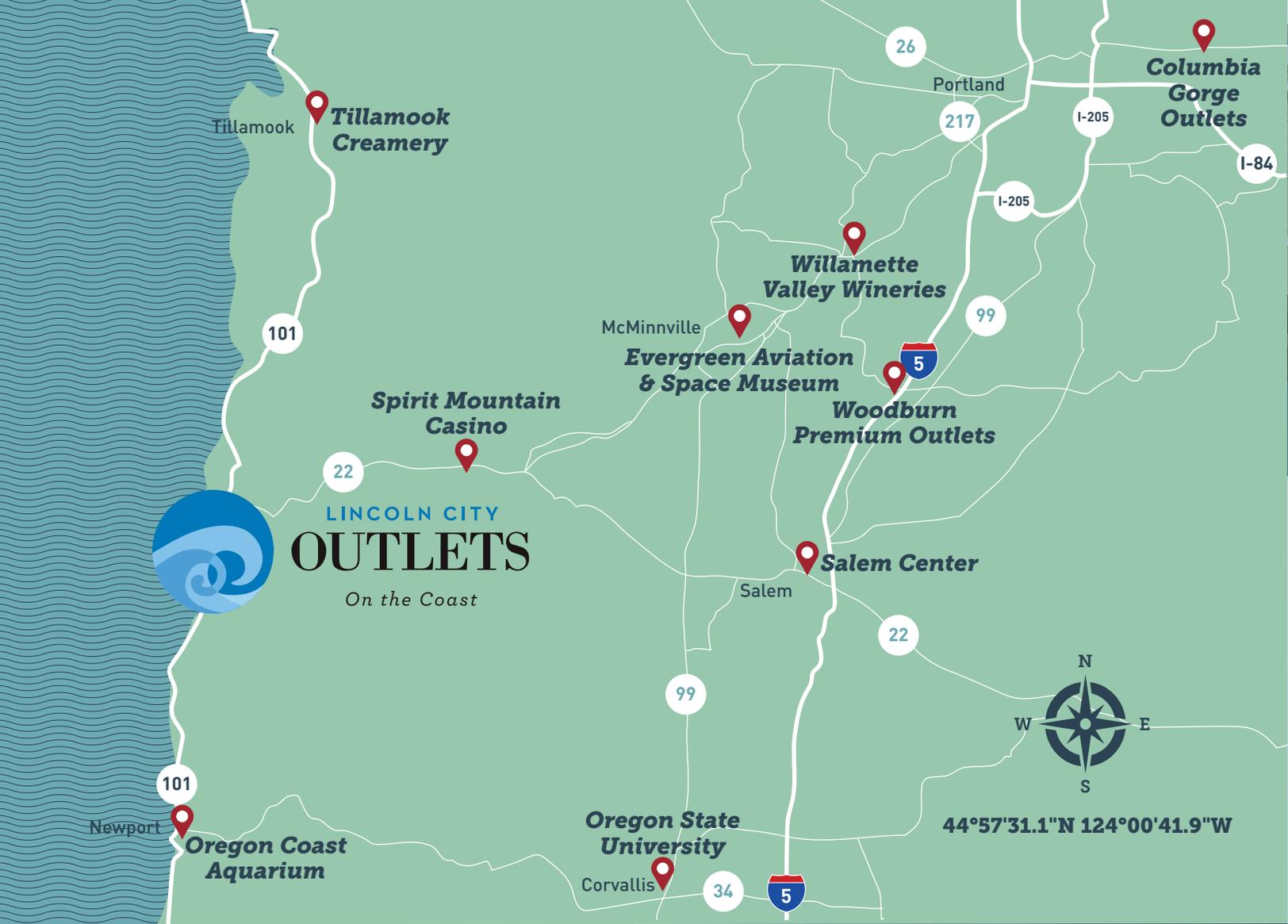


LINCOLN CITY
OUTLETS
On the Coast

UNITED STATES
POSTAL SERVICE®



TORG



DISTANCE TO...

NEAREST COMPETITION

MAJOR CITIES

City	Distance (miles)
Corvallis	44 miles
Salem	45 miles
Portland	72 miles
Eugene	72 miles

POINTS OF INTEREST

Point of Interest	Distance (miles)
Chinook Winds Casino	2.75 miles
Spirit Mountain Casino	22 miles
Oregon Coast Aquarium / Newport	23 miles
Tillamook Creamery	37 miles
Evergreen Aviation Museum	45 miles
Oregon State University	45 miles
Willamette Valley Winery Area	50 miles

CENTER

Salem Center
Willamette Town Center
Woodburn Premium Outlets
Seaside Outlets
Columbia Gorge Outlets

DISTANCE (miles)

48
50
57
72
89

KEY TENANTS

Macy's, Sephora, Kohl's
HomeGoods, DSW, Best Buy
Nike Factory Store, Tory Burch, Michael Kors, Polo Ralph Lauren Factory Store
Nike, Pendleton, Rack Room Shoes
Nike, adidas, Pendleton, Tommy Hilfiger, Levi's

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OWNERSHIP LEASING & MARKETING PROPERTY MANAGEMENT