

Westfield[®]

San Francisco Centre

Westfield San Francisco Centre: Opens September 2006 Fact Sheet

Project at a Glance

- Name: Westfield San Francisco Centre.
- Grand opening: September 2006.
- Located on Market and Mission Streets, between 4th and 5th Streets.
- 1.5 million square-foot mixed-use complex (reflects combined square footage for existing centre of 500,000 sq. ft. and adjacent new project of 1 million sq. ft).
- Project redevelopment cost is \$420 million (privately funded).
- Expected to generate \$600 million in annual retail sales.
- Estimated to attract 25 million shoppers annually.
- Project partners: The Westfield Group and Forest City Enterprises.

Major Project and Expansion Components

- Nordstrom (existing), 312,000 sq. ft.
- Specialty shops (existing), 190,000 sq. ft.
- Bloomingdale's, 357,740 sq. ft.
- The Food Emporium: Gourmet market of 30,000 sq. ft. and contemporary dining environment of 30,000 sq. ft.
- Restaurant collection, 26,000 sq. ft.
- Century Theatres and CinéArts multiplex (9 screens), 53,000 sq. ft.
- 110 additional small shops, 326,000 sq. ft.
- First-class office space, 245,000 sq. ft.
- Existing and new centre will be connected at five levels.

Like No Other Place

- Largest urban shopping center west of the Mississippi.
- Home to the West Coast flagship of Bloomingdale's and the second largest Nordstrom in the country – the only shopping center anchored by Bloomingdale's and Nordstrom.
- Flagship for Century Theatres and CinéArts: State-of-the-art theater complex with nine giant wall-to-wall screens, all stadium seating, rocking love seats, digital stereo surround sound, Lucas film THX Certification and a Café Cinema, featuring gourmet desserts and coffees.
- Office space will be the largest available in the Union Square and mid-Market Street districts and the only Class A office space coming on-line in the City in 2006.
- Retains and rehabilitates the 102-foot-wide dome and reconstructs the building's rotunda.
- Restores the Beaux-Arts façade on Market Street to its 1908 appearance.
- Links historic Market Street with contemporary Yerba Buena.
- Creates a connected entertainment district with cultural activities in Union Square and Yerba Buena.

Merchandizing Strategy for Expansion

- Concourse level: The Food Emporium: Gourmet Market/Contemporary Dining Environment.
- Level 1-Market Street: Luxury/Designer.
- Level 2: Designer/Diffusion
- Level 3: Bridge/Contemporary
- Level 4: Bar & Restaurant Collection, Entertainment & Gifts
- Level 5: Century Theatres, Day Spa, First Class Office Space
- Levels 5-8: First Class Office Space.
- Concourse-Level Four on Mission Street: Bloomingdale's.

Increased City Revenue, Jobs & Community Benefits

- Generates 3,350 permanent jobs (1,950 new and 1,400 existing jobs).
- 770 new union construction jobs.
- Estimated \$17.5 million to City's general fund and related public service providers.
- \$800,000 to First Source Hiring Fund.
- \$43.3 million to affordable housing over 30 years.
- \$1.5 million for parking enhancements in SOMA.
- \$1.25 million for BART/MUNI Powell Street Station entrance and improvements.
- \$485,000 to community groups.
- \$250,000 to Hallidie Plaza redesign and operations.

Construction Highlights: Revitalizing Market and Mission Streets

- **The Dome:** The 102-foot wide, 500,000-pound steel structure now sits about 168 feet above Market and Mission Streets. It was elevated 58 feet to the roof of the new structure to allow natural light through its crown and lunette windows. Restored dome is the centerpiece of a 200 foot-long, 45 foot-wide atrium and promenade.
- **Market Street Façade:** After it is restored, the Beaux-Arts façade, which was built in 1896, will create an elegant retail promenade. Crews have been removing old paint on the sandstone and brick façade, surveying for cracks and damage, and making repairs. Painting begins in late summer. Market Street will serve as the main entrance to the centre for the retail and office components.
- **Mission Street Façade:** A magnificent jewel box design. Passers-by will be able to view activity within and use it as a gateway to move from SOMA's cultural and convention area to Market Street's neighboring shopping, entertainment and business venues. Serves as a major entrance for Bloomingdale's, Century Theatres and CinéArts, and a new Filipino Cultural Center.

Owned and Operated by World-Class Real Estate Companies

- Two of the nation's leading real estate companies – The Westfield Group and Forest City Enterprises – have come together to develop a world-class retail and entertainment destination. Their joint venture is called Emporium Development, LLC.
- Forest City's portfolio includes interests in retail centers, apartment communities, office buildings and hotels across the nation.
- Westfield, owner of Westfield San Francisco Centre, is the largest retail landlord in the State of California with 26 shopping centers and also have a national and global presence; 68 shopping centers in the United States and 128 shopping centers worldwide.
- Retail and office leasing is underway.

Project Architects and Designers

- KA Inc. is the Executive Architect.
- RTKL Associates Inc. is the Design Architect for the retail, entertainment and office portions of the project.
- Kohn Pederson Fox Associates is the Design Architect for the exterior façade of Bloomingdale's.
- Westfield's internal design team is the Design Architect for the services and amenities, such as the Shopping Concierge Centre, Family Lounge and Kiosks and Retail Merchandising Units.
- Note: Tenants will retain separate architects and designers.

END

Information: Najla Tabbah, 415-281-5229 or Peter Bartelme, 415-664-1503 or www.westfield.com/sfc