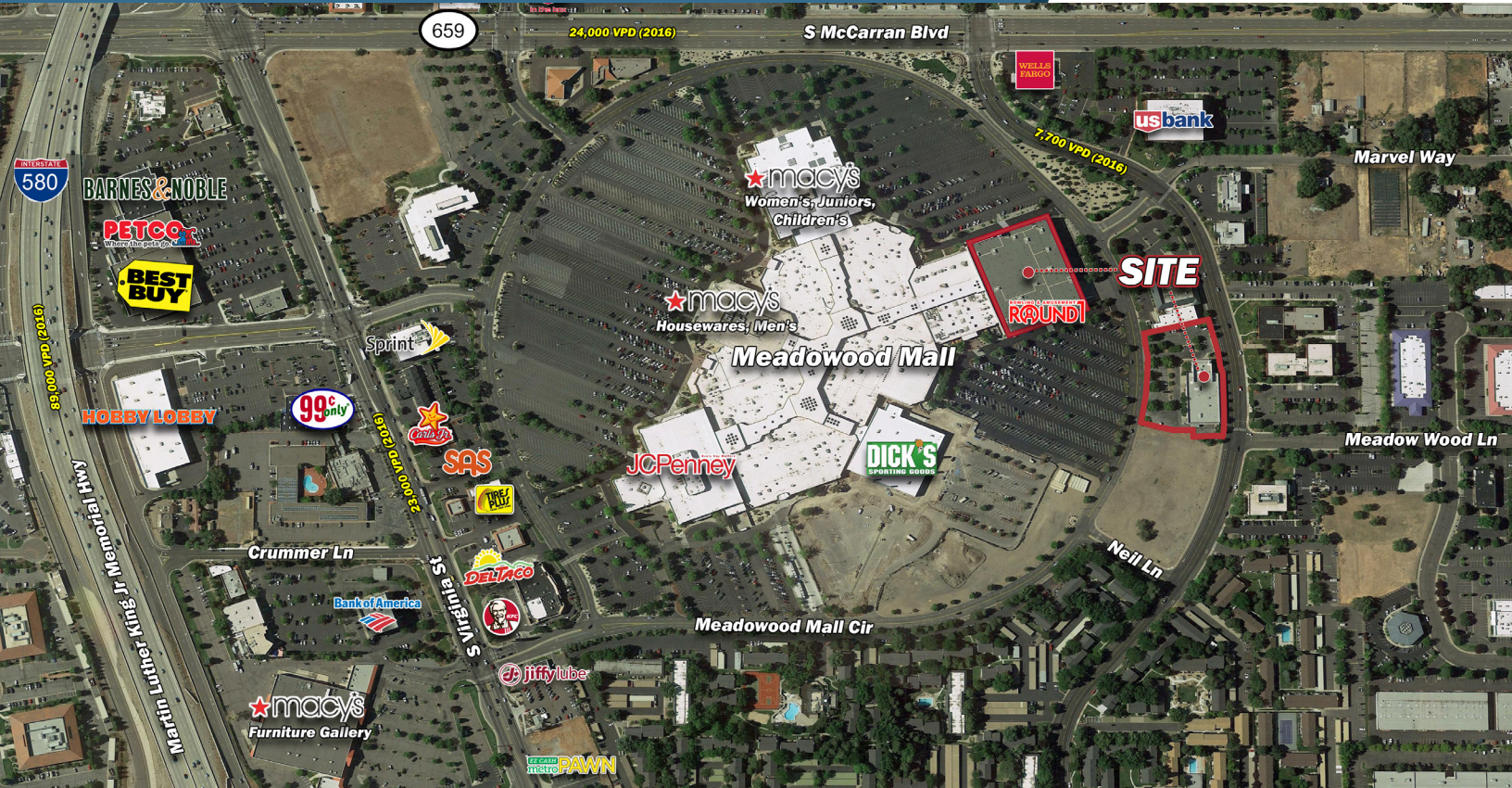


REDEVELOPMENT OPPORTUNITY/ PAD OPPORTUNITY

5400 Meadowood Mall Circle, Reno, NV 89502



AVAILABLE

| | |
|---------------------|------------------|
| Space 2 - 51,900 SF | 1st & 2nd Floors |
| Space 3 - 10,200 SF | 1st Floor |
| Space 4 - 49,700 SF | 1st & 2nd Floors |
| Space 5 - 18,050 SF | Pad |

DEMOGRAPHICS

| | 3 Mile | 5 Mile | 10 Mile |
|-----------------------|----------|----------|----------|
| 2018 Total Population | 71,995 | 170,919 | 373,308 |
| 2018-2023 Growth | 1.08% | 1.30% | 1.34% |
| Avg. HH Income | \$65,433 | \$71,536 | \$74,494 |
| Total Households | 29,069 | 71,768 | 145,827 |

Year: 2018 | Source: ESRI

TRAFFIC COUNTS

| | |
|--------------------|------------|
| S McCarran Blvd | 24,000 VPD |
| S Virginia St | 23,000 VPD |
| Meadowood Mall Cir | 7,700 VPD |

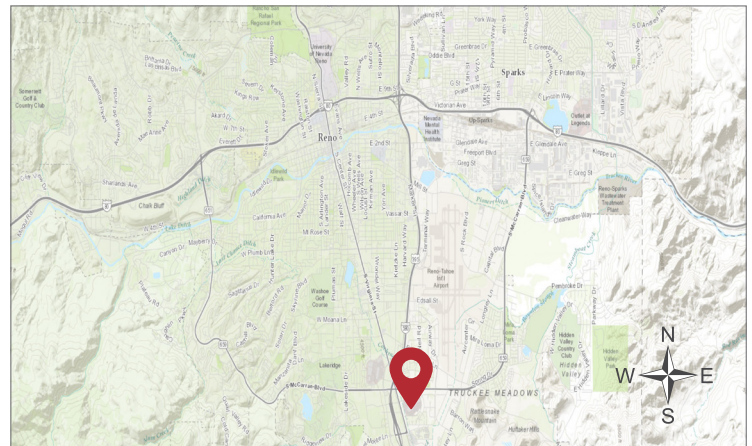
Year: 2016 | Source: Nevada DOT

CONTACT

Tami Lord | tami.lord@srsre.com
DL: 303.390.5244 | C: 702.232.8869
LIC #B-1001815

DESCRIPTION

- Meadowood Mall is the only enclosed mall in northern Nevada
- Centrally located and anchored with 3 department stores
- Join new to market entertainment user
- Freestanding pad available
- Space divisible



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leasing@seritage.com

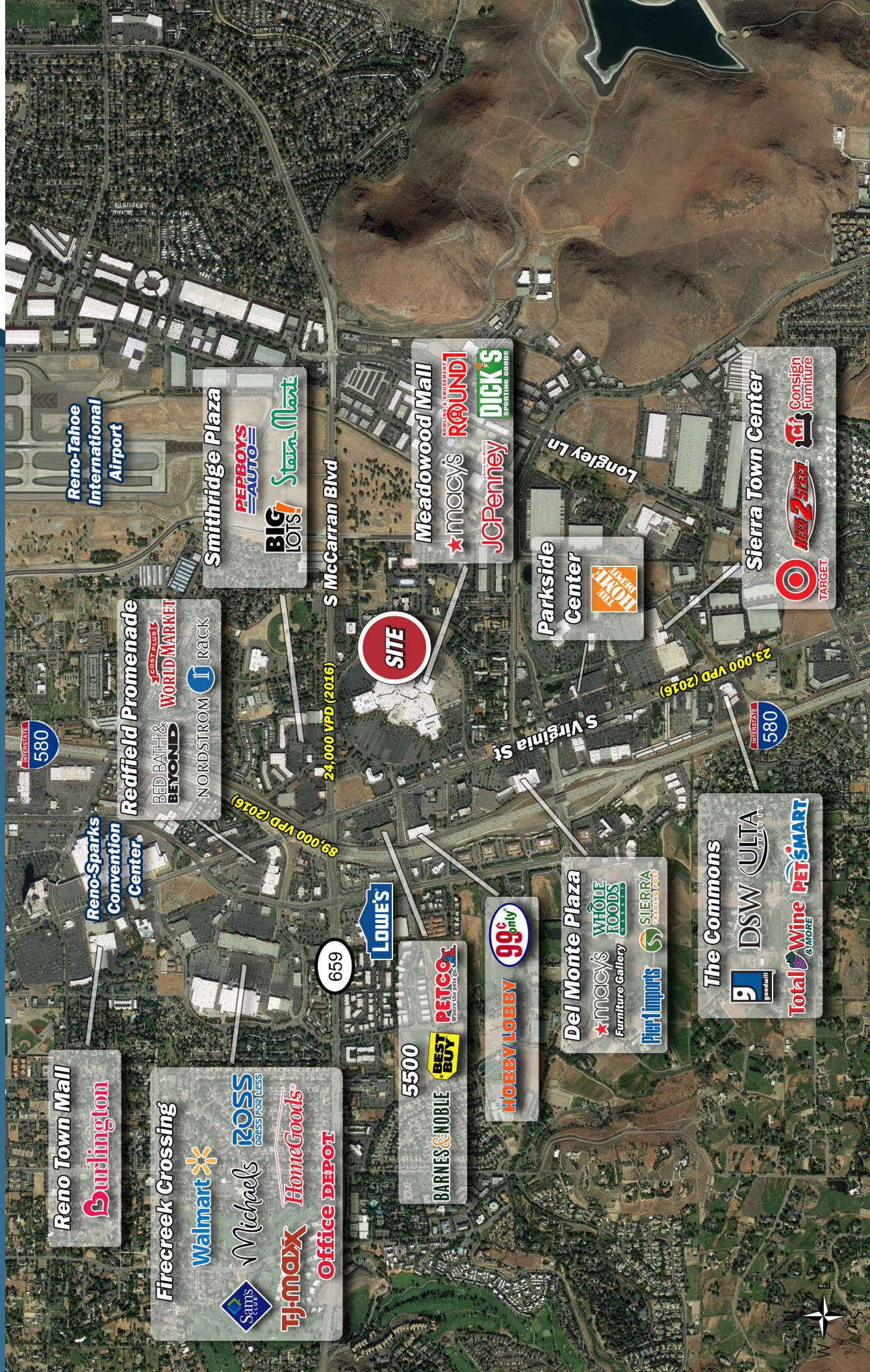
SRS Real Estate Partners | 2850 W Horizon Ridge Parkway, Suite 200 | Henderson, NV 89052 | 303.572.1800

This information contained herein was obtained from sources deemed to be reliable; however SRS Real Estate Partners makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

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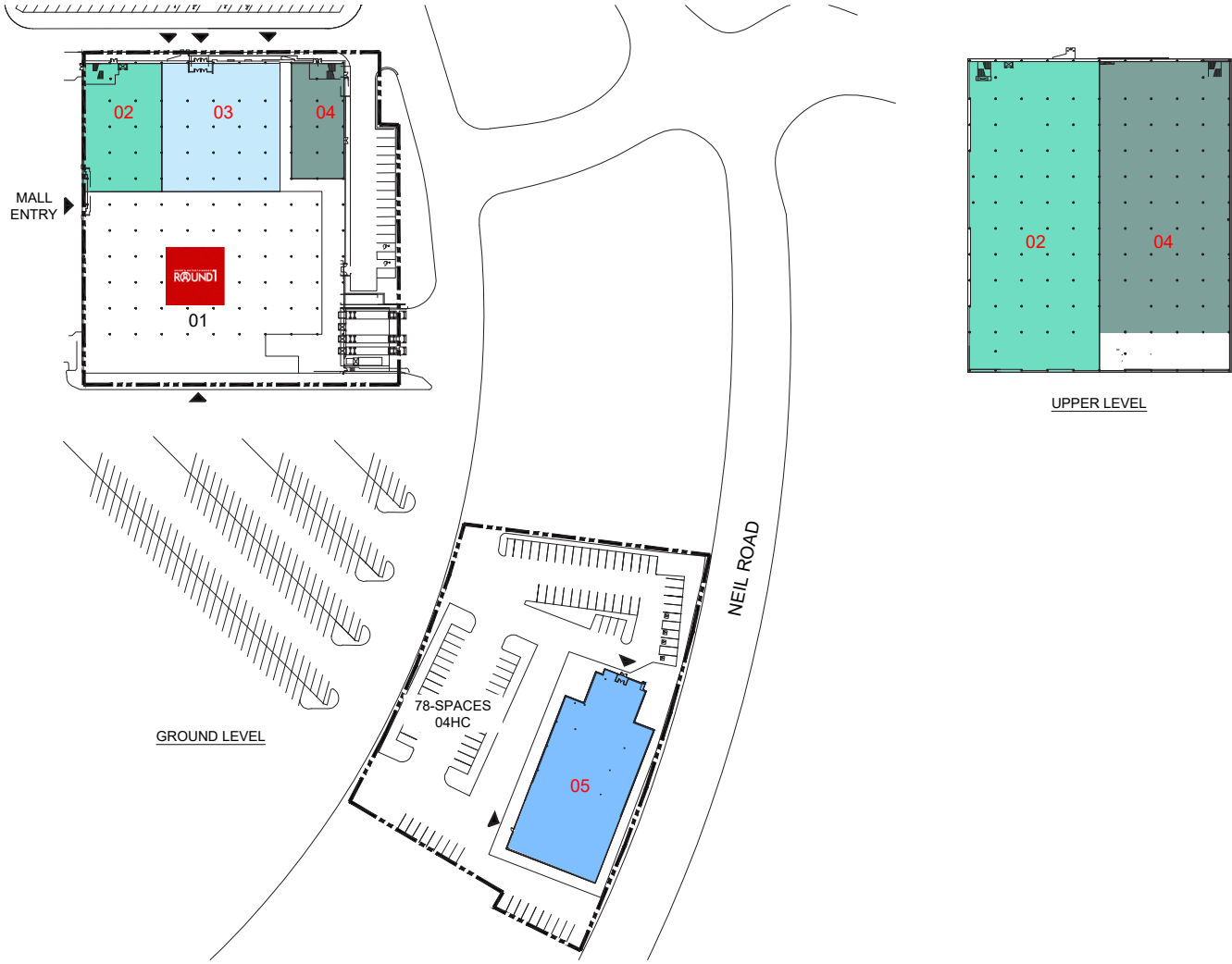
REDEVELOPMENT OPPORTUNITY/ PAD OPPORTUNITY

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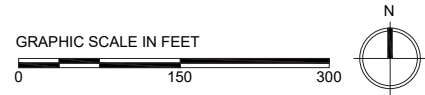
REDEVELOPMENT OPPORTUNITY/ PAD OPPORTUNITY

5400 Meadowood Mall Circle, Reno, NV 89502



RENO, NV - 169,150 SF

| | | | |
|----------------|-----------|----------------|-----------|
| ○ 01 ROUND 1 | 41,300 SF | ● 04 AVAILABLE | 47,700 SF |
| ● 02 AVAILABLE | 51,900 SF | ● 05 AVAILABLE | 18,050 SF |
| ● 03 AVAILABLE | 10,200 SF | | |



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REDEVELOPMENT OPPORTUNITY/ PAD OPPORTUNITY

5400 Meadowood Mall Circle, Reno, NV 89502



| | 3 miles | 5 miles | 10 miles |
|------------------------------------------------------|----------|----------|----------|
| Population | | | |
| 2000 Population | 63,345 | 138,631 | 283,698 |
| 2010 Population | 66,150 | 152,566 | 335,978 |
| 2018 Population | 71,995 | 170,919 | 373,308 |
| 2023 Population | 76,315 | 182,916 | 400,164 |
| 2000-2010 Annual Rate | 0.43% | 0.96% | 1.71% |
| 2010-2018 Annual Rate | 1.03% | 1.39% | 1.29% |
| 2018-2023 Annual Rate | 1.17% | 1.37% | 1.40% |
| 2018 Male Population | 50.1% | 50.9% | 50.3% |
| 2018 Female Population | 49.9% | 49.1% | 49.7% |
| 2018 Median Age | 36.6 | 39.1 | 37.9 |
| Households | | | |
| 2000 Households | 26,616 | 59,173 | 111,969 |
| 2010 Households | 27,071 | 64,905 | 132,894 |
| 2018 Total Households | 29,069 | 71,768 | 145,827 |
| 2023 Total Households | 30,672 | 76,546 | 155,876 |
| 2000-2010 Annual Rate | 0.17% | 0.93% | 1.73% |
| 2010-2018 Annual Rate | 0.87% | 1.23% | 1.13% |
| 2018-2023 Annual Rate | 1.08% | 1.30% | 1.34% |
| 2018 Average Household Size | 2.46 | 2.33 | 2.53 |
| Housing Units | | | |
| 2018 Total Housing Units | 32,435 | 80,534 | 160,366 |
| 2018 Owner Occupied Housing Units | 11,861 | 31,407 | 77,786 |
| 2018 Renter Occupied Housing Units | 17,208 | 40,360 | 68,040 |
| 2018 Vacant Housing Units | 3,366 | 8,766 | 14,539 |
| Race and Ethnicity | | | |
| 2018 White Alone | 67.8% | 71.8% | 72.9% |
| 2018 Black Alone | 2.6% | 2.7% | 2.6% |
| 2018 American Indian/Alaska Native Alone | 1.3% | 1.5% | 1.3% |
| 2018 Asian Alone | 5.9% | 6.0% | 6.4% |
| 2018 Pacific Islander Alone | 0.7% | 0.7% | 0.7% |
| 2018 Hispanic Origin (Any Race) | 37.6% | 29.0% | 26.6% |
| Income | | | |
| 2018 Median Household Income | \$43,842 | \$45,193 | \$52,145 |
| 2018 Average Household Income | \$65,433 | \$71,536 | \$74,494 |
| Per Capita Income | \$27,094 | \$30,825 | \$29,772 |
| 2018 Population 25+ by Educational Attainment | | | |
| Total | 48,624 | 117,992 | 255,286 |
| High School Graduate | 19.7% | 18.8% | 20.1% |
| GED/Alternative Credential | 4.2% | 4.1% | 4.3% |
| Some College, No Degree | 24.5% | 23.9% | 25.1% |
| Associate Degree | 6.2% | 6.8% | 7.5% |
| Bachelor's Degree | 17.7% | 19.3% | 18.6% |
| Graduate/Professional Degree | 9.1% | 12.1% | 11.4% |
| Daytime Population | | | |
| 2018 Total Daytime Population | 107,196 | 260,199 | 399,442 |
| Workers | 70,856 | 173,488 | 212,958 |
| Residents | 36,340 | 86,711 | 186,484 |

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Seritage Growth Properties is a publicly-traded, self-administered and self-managed REIT with 211 wholly-owned properties and 26 joint venture properties totaling approximately 37.5 million square feet of space across 48 states and Puerto Rico. The Company was formed to unlock the underlying real estate value of a high-quality retail portfolio it acquired from Sears Holdings in July 2015. Pursuant to a master lease, the Company has the right to recapture certain space from Sears Holdings for retenanting or redevelopment purposes. The Company's mission is to create and own revitalized shopping, dining, entertainment and mixed-use destinations that provide enriched experiences for consumers and local communities, and create long-term value for our shareholders.



SRS