



GARRETT  
RANCH

YOU'LL WANT TO BE A PART OF IT.





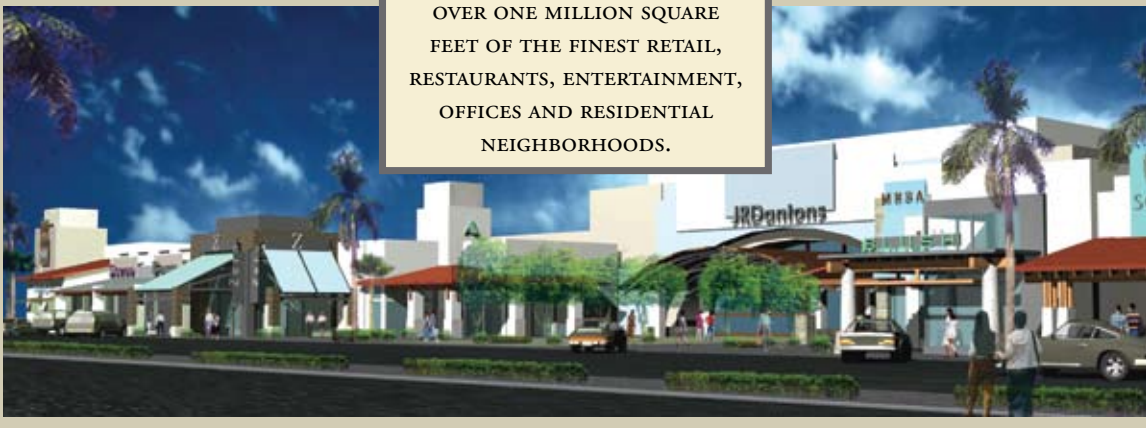
# GARRETT RANCH

LOCATION:

Highway 74 (Florida at Warren) in Hemet, Southern Riverside County, California



WHEN COMPLETE, THIS UNIQUE  
DESTINATION WILL INCLUDE  
OVER ONE MILLION SQUARE  
FEET OF THE FINEST RETAIL,  
RESTAURANTS, ENTERTAINMENT,  
OFFICES AND RESIDENTIAL  
NEIGHBORHOODS.



Introducing Garrett Ranch, a stunning 200-acre, mixed-use suburban village planned for the rapidly growing City of Hemet in the San Jacinto Valley, Southwest Riverside County, California.



*This premier retail and residential setting has been designed to meet the immediate and future needs of the community and surrounding areas.*



*Young families and active retirees are finding a high quality of life in the community, one that offers an alternative lifestyle to the overcrowded Orange and Los Angeles Counties*



*A dramatic departure from the traditional shopping center, Garrett Ranch will be a pedestrian-friendly development comprised of unique themed retail, dining and entertainment districts.*



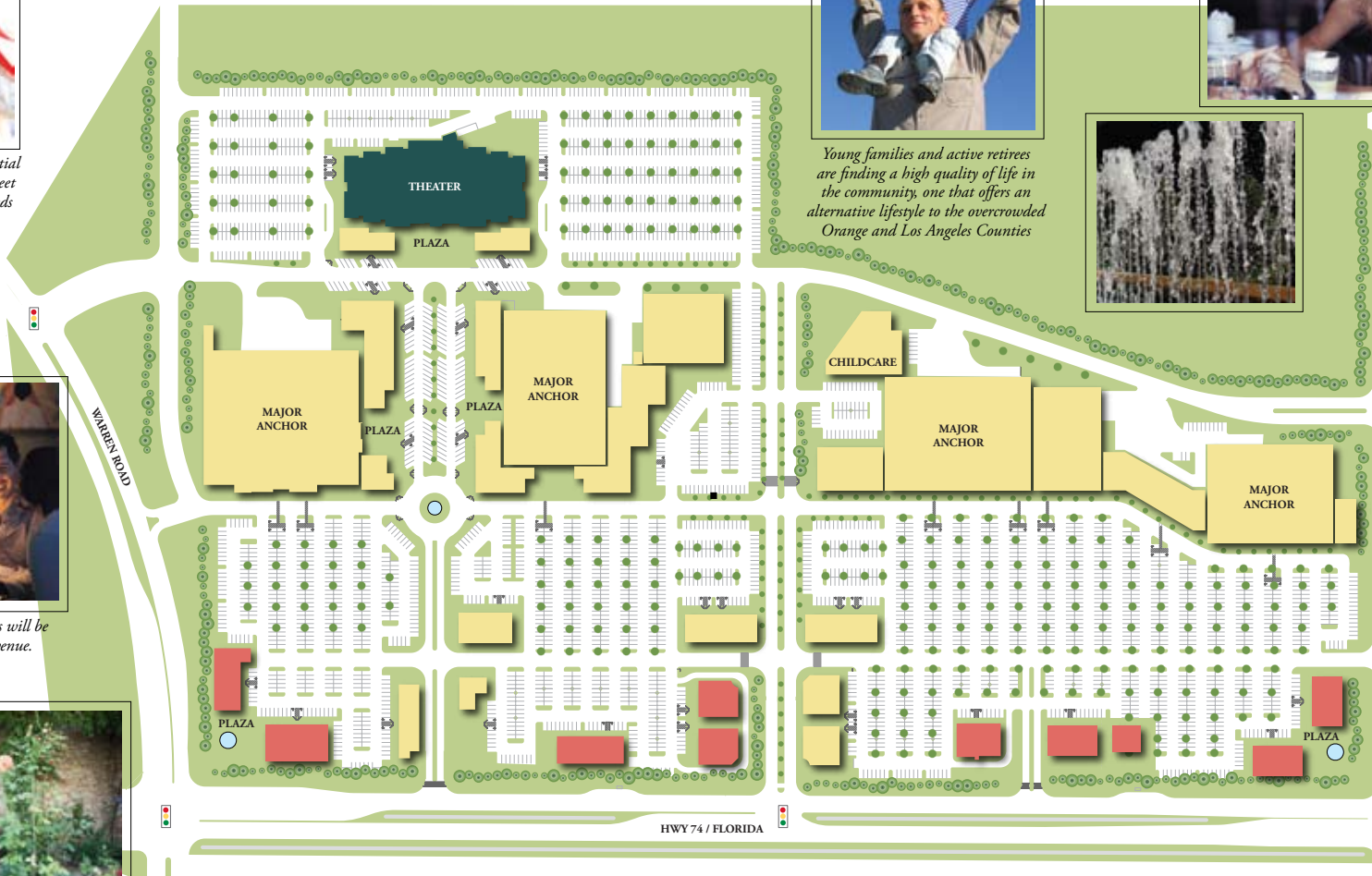
*A grouping of prominent restaurants will be front and center along Florida Avenue.*



*Inviting tree-lined boulevards, covered paseos, dazzling water features and bold architectural elements will combine to create a destination unlike any other.*



*A state-of-the-art, multi-plex cinema will be located at the north end of the boulevard.*



- RESTAURANT
- RETAIL
- THEATER / ENTERTAINMENT

**PROJECT SPECIFICS:**

**Size:** 200 acres total  
**Phase I:** 70 acres encompassing a 720,000 square foot regional power center.  
 Focus will be entertainment and dining, with a large national department store as the anchor.  
 Other tenants will include lifestyle and big box.  
*Opening late 2010*

**Phase II:** 130 acres will be developed into additional commercial properties, parks and single-family homes.

**Trade Area Demographics (10 mile):**

Population:	202,200
Households:	77,100
Projected 5 yr HH growth	14,6%
Average HH income:	\$49,800
Median Age:	37.5

*Sources: US Census Bureau; Claritas, Inc; Speer Consulting, LLC.*

ARCHITECT: NADEL ARCHITECTS SAN DIEGO  
 DEVELOPERS: THE GARRETT GROUP, LLC  
 WWW.THEGARRETTANCH.COM



### *All-encompassing*

With unique shopping districts, pedestrian-friendly boulevards, magnificent water features and inspired architecture, Garrett Ranch will set the new standard for retail destinations in the rapidly growing San Jacinto Valley.

Garrett Ranch will be the area's best collection of new, highly desired retail, affording customers a one stop opportunity, not

available elsewhere in the market, to dine, see a movie and shop.

The main retail boulevard will offer a downtown shopping experience with department stores, 200,000 sf of boutiques, fashion, home furnishings, cafés, shops and services, all with convenient storefront parking.

### *Green*

It is the aim of the developers to obtain a LEED (Leadership in Environmental and Energy Design) status for Garrett Ranch and encourages all tenants to work within LEED standards.



### *First Rate*

- #1 Top 7 Markets Household Growth
- #1 Top 10 Markets Employment Growth
- #1 fastest-growing county in California; second-fastest in the nation

### *Opportunity*

- Home to an estimated 202,200 residents in a 10 mile radius
- Population gains expected to be more than double the pace anticipated for the state
- Benefits from immediate adjacency to the SR 79 Expressway, planned for 2012
- Per capita retail expenditure levels are 37% above county levels, and 28% higher than the state
- The closest major retail center, The Promenade Mall, is over 20 miles away, leaving Hemet's \$2.1 Billion market severely underserved



LEASING INFORMATION

STEPHEN KING  
951-308-2008  
SKING@THEGARRETTGROUP.NET

JOHN POTTS  
951-308-2076  
JPOTTS@THEGARRETTGROUP.NET



GARRETT  
RANCH

[WWW.THEGARRETTTRANCH.COM](http://WWW.THEGARRETTTRANCH.COM)

GARRETT RANCH IS A DEVELOPMENT OF THE GARRETT GROUP, LLC  
[WWW.THEGARRETTGROUPLLC.COM](http://WWW.THEGARRETTGROUPLLC.COM) ■ 951-506-6556