



Imagine taking a stroll alongside a scenic tree-lined street. You pause to do a little shopping before continuing to a nearby cafe to meet up with friends. Afterwards, you walk upstairs to your loft and call it a night. Sound like the picturesque setting of a movie? Close—it's a dynamic new mixed-use concept called Perkins Rowe.

Located in Baton Rouge, La., Perkins Rowe mixes the past and present to create the lifestyle of the future. Shops, cafes, restaurants, offices and residential living are carefully intertwined with entertainment venues to create a village environment where everything is a short stroll away.

The architecture is a blending of urban contemporary and old South. The goal was to create "urban authenticity," where the natural evolution of a downtown area is recreated.

Perkins Rowe opens in fall 2007. To take a virtual tour of this "city within a city," visit [www.PerkinsRowe.com](http://www.PerkinsRowe.com).

### Perkins Rowe

**Location:** Baton Rouge, La.

**Size:** More than 2 million sq. ft., when complete, of retail, restaurants, office, residential, medical, hotels, theater and grocery

**Developer:** JTS

**Major tenants:** 85% pre-leased, a short list of Perkins Rowe tenants includes Cinemark Theatres, The Fresh Market, Barnes & Noble, Z Gallerie, Guess, Anthropologie, Bally Total Fitness, BCBG Max Azria, Kona Grill, California Pizza Kitchen, Urban Outfitters, J.Crew and Sur La Table.

**Status:** Completion date for Phase 1 is fall 2007; completion date for Phase 2 is fall 2008.



Shops on Main, a development by Regency Centers and Boyer Properties, is designed to be the premier shopping destination for residents in Northwest Indiana. Schererville and the surrounding communities continue to thrive as the location of choice for affluent residents in Northwest Indiana due to their quality of schools, cost of living and proximity to downtown Chicago. Shops on Main will represent an opportunity for these residents to dine and shop at upscale retailers and restaurants in a pedestrian-friendly environment not currently available in Northwest Indiana.

A carefully thought-out and functional layout ensure that shoppers will have the convenience of a quick shopping trip as well as the opportunity to spend the entire day amongst the terrific shops, restaurants and social gathering areas.

### Shops on Main

**Location:** Schererville, Ind. (southeast corner of Route 41 and Main Street)

**Size:** 350,000 sq. ft.

**Developer:** Regency Centers and Boyer Properties

**Major tenants:** Lease negotiations are being finalized with Chico's, White House/Black Market, Coldwater Creek, Lane Bryant, and numerous other upscale restaurants and retailers, including a national bookstore, soon to be announced.

**Status:** Construction to start fall 2007, with an anticipated completion date of fall 2008.

For an incomparable shopping and leisure experience, Pearland Town Center offers, among its 1.2 million total sq. ft., a 710,000-sq.-ft., open-air lifestyle center anchored by Dillard's and Macy's. Conveniently located at FM 518 and Highway 288, Pearland Town Center will be situated on 147 acres of premium retail space within the greater Houston metropolitan corridor.



The signature open-air, mixed-use destination will provide a distinctly different lifestyle experience, featuring unique design elements and architecture influenced by Pearland's heritage. Canopies, trellises, awnings and colonnades will frame the facade of the storefronts. Pearland Town Center's warm and inviting pedestrian environment will be

highlighted by tree-lined boulevards, convenient curbside parking, beautiful landscaping, a decorative water feature, a community events pavilion and walking paths.

The Courtyard by Marriott will add yet another reason for Pearland Town Center to become one of Houston's leading destinations. The 110-room, four-story hotel will be located above the lifestyle center near Macy's. The multi-family residential component of the development will be located above the retail, providing residents with the comforts of home and the convenience of urban living.

### Pearland Town Center

**Location:** Houston (Pearland), Texas

**Size:** 1.2 million-sq.-ft. mixed-use center, featuring a 710,000-sq.-ft. open-air lifestyle center, Courtyard by Marriott, premium office space and a multi-family residential component.

**Developer:** CBL & Associates Properties

**Major tenants:** Anchored by Dillard's and Macy's; and featuring Barnes & Noble along with more than 90 specialty retailers and restaurants including Chico's, White House/Black Market, Ann Taylor Loft, Coldwater Creek, 346 Brooks Bros., Eddie Bauer and junior apparel retailers American Eagle/aerie, Aeropostale, Buckle, Forever 21, Hollister and PacSun.

**Status:** Currently under construction and scheduled to open in August 2008.



More information, including leasing details, about this project is available online! Visit [www.chainstoreage.com/realstate](http://www.chainstoreage.com/realstate).

The city of Burr Ridge, Ill., wanted to create its first and only central gathering place. Collaborating with village officials, Opus designed Burr Ridge Village Center, a mixed-use development that integrates retail, residential, office and public space.



Opus used new urbanism principles—human-scale design and pedestrian orientation—to design the center. Therefore, everything will be located within a five-minute walk, and there will be a variation in design themes, strong architectural elements, a defined street grid, public art, welcoming outdoor spaces and screened but easily accessible parking and service areas.

Another unique yet challenging aspect of this development is vertical stacking (e.g. first-floor retail and second-floor residential). Opus' design-build approach, experience and in-house capabilities made it easy to address early-stage conflicts with structural, mechanical and architectural issues, and provide feasible solutions from marketing, construction and eventually residents' perspectives.

Another special aspect of this center will be Kohler's Waters Spa and store. This will be one of three spas in the world outside of Kohler, Wis., and St. Andrews, Scotland.

### Burr Ridge Village Center

**Location:** Burr Ridge, Ill., a suburb located 15 minutes west of Chicago

**Size:** 20-acre, mixed-use/lifestyle center with 200,000 sq. ft. of retail, 33,000 sq. ft. of office condominiums and 193 residential units

**Developer:** Opus Northwest; designed by Opus Architects & Engineers

**Major tenants:** Ann Taylor, Ann Taylor Loft, Acorn, Banana Republic, Clarks Shoes, Coldwater Creek, Eddie Bauer, Kohler and Kohler Waters Spa, Limited Too, Lucy, Swoozie's, Starbucks Coffee, Yankee Candle, Chico's, White House/Black Market, J Jill, Topaz, Cooper's Hawk, Sunglass Hut

**Status:** Construction started in May 2006 and the retail grand opening is scheduled for early November 2007. The residential component will be ready for occupancy starting in early 2008.

Trinity Town Center is a true lifestyle center, comprised of 16 buildings and a parking garage, which is destined to become the Main Street for the Trinity area. Easily accessible from Pasco, Pinellas and Hillsborough counties, Trinity Town Center will provide upscale dining, shopping and entertainment

currently unavailable in the area. The pedestrian plaza, which includes a signature Clock Tower and band shell, will feature year-round entertainment, art exhibitions and outside dining and will quickly become one of the most popular gathering places in the region.

The unique blend of shopping, dining and office space, when combined with chef-driven restaurants and an elegant outdoor setting, makes this location truly special.

The Trinity area is one of the fastest-growing communities in Florida. The average household income within one mile of the town center is in excess of \$100,000, within three miles is in excess of \$73,000 and within five miles is in excess of \$60,000.

### Trinity Town Center

**Location:** Trinity area of Pasco County, Fla. (northeast corner of Little Road and Trinity Boulevard)

**Size:** 200,000 sq. ft. of retail, office, restaurants and financial services

**Developer:** Owner is Trinity Town Center, LLP; developer is Quality Holdings of Florida, Inc., and construction company is South Capital Construction, Inc. Architect is Collman & Karsky Architects and engineer is Spring Engineering.

**Major tenants:** Old Harbor Bank; a collection of chef-driven fine dining; casual gathering spots; and unique retail shops. In lease negotiations with national retail tenants, a hospital, health club and medi-spa.

**Status:** Construction is under way, with Phase 1 scheduled for occupancy in October 2007 and Phase 2 scheduled for occupancy beginning February 2008. All phases will be complete by August 2008.

More information, including leasing details, about this project is available online! Visit [www.chainstorage.com/realestate](http://www.chainstorage.com/realestate).

The District at Desert Star will feature numerous restaurants and cafes, specialty shops and entertainment venues, as well as several large-format stores and department stores. In total, there will be more than 125 merchants within the project.

The retail center will also contain two major components: an inner 'lifestyle' section with shops, restaurants and at

least one department store, and a surrounding array of large-format stores offering everything from electronics to home goods, aligning with the current Vestar "District" development theme. Guests will have the option to shop and relax in the lifestyle portion, or park directly in front of one of the large-format retailers or department stores.

The lifestyle portion of the center will also feature significant spaces for residents and their visitors to see and be seen, hold family outings, and enjoy town-center amenities such as outdoor fireplaces, pop-jet fountains, a video wall, a performance stage, shaded walkways, lush landscape and extensive pedestrian walkways.

### The District at Desert Star

**Location:** North Las Vegas, Nev.

**Size:** 1.2 million sq. ft.

**Developer:** Vestar Development Co., Athena Group and Celebration Centers of America

**Major tenants:** To be determined

**Status:** The center is anticipated for completion late 2009.

