

BONNER MALL

SITE DESCRIPTION

Municipal Jurisdiction: Ponderay, Idaho

Size: 16.5 ACRES (718,740 SF)

Frontage: The site has 344 feet of frontage along Highway 95 and 1,384 feet of frontage on Bonner Mall Way.

Abutting Properties:

North: Various parcels including Emerald Automotive, a vacant lot, and a mini storage facility.

South: Bonner Mall Way, which separates the subject from McDonald's, Monarch Inn, Les Schwab, and SandPoint Furniture. Located at the southwestern corner of the subject parcel is a Pizza Hut. There is also Horizon Credit Union located near the southern boundary of the subject.

East: Railroad tracks, which separates the subject from Hwy. 200.

West: Highway 95 North, which separates the subject from a Nissan dealership, a Ford dealership, Kentucky Fried Chicken, and Canyon Mall (a strip retail center).

Utilities: All services are available to the subject property.

Traffic Counts: According to the Idaho Transportation Department, (Jack Andrews) 208-772-1220) the average daily traffic is as follows:

	<u>Annual Average</u> <u>Daily Traffic</u>
US 95, North of intersection with Highway 200:	15,000
Highway 200, North of intersection with US 95:	11,000

Averages are based on a 2007 count

General Description: The subject is a rectangular shaped enclosed community shopping mall. A Yokes Pac & Save occupies the anchor space at the West end of the mall. Adjacent to the Yokes is a Staples store. An enclosed concourse leads east and is lined with smaller shop tenants.

A JCPenney store is located at approximately the middle of the mall and is accessed by customers only from the Interior concourse. Further east of the JC Penney space, the mall concourse leads to a six plex movie theater. There are three mall entrances to access the concourses.

Year Built: Phased 1984, 1986, and 1989.

Size: Gross building area (GBA): 209,834
Gross leaseable area (GLA): 194,273

GLA allocation:

Yoke's:	62,058
Staples:	23,575
JC Penney:	22,204
6-plex theater:	12,000
Sears:	20,740
Dollar Store:	13,160
Shop Space (including pad):	40,536
Total:	194,273

Anchor Ratio: 79.14% (including junior anchors)

Exterior Walls: Painted block. Painted 2008.

Exterior Doors: Customer doors are double-pane glass in aluminum frames. There are dock high loading doors at the rear of the Yokes, JC Penney, and Staples spaces.

Windows: Located at Yokes storefront and at concourse entrances; sealed, double-pane glass in aluminum frames.

Roof: Flat single ply roofing system supported by steel joists, but the roof was replaced in recent years.

Heating and Air Conditioning: The subject's retail area is serviced by rooftop mounted HVAC units.

Fire Sprinkler: Wet-type in all tenant spaces and concourses.

Floor Coverings: Varies according to tenant space. Vinyl and carpeting are typical in the retail spaces while the concourses have tan and brown colored ceramic floor tile

SITE DESCRIPTION (continued)

- Interior Finish:** The interior finish of the spaces varies. In general the flooring is wall to wall carpet or tile, the ceilings are suspended acoustical tile, and the walls are painted wallboard.
- The primary colors of the interior halls are brown and tan. Decorative wood paneling is found along some walls and as trim to the ceiling. There is a large skylight at the center of the mall concourse, which provides decoration and some natural light.
- Interior Walls:** Typically painted gypsum wallboard
- Ceilings:** Drop ceilings with acoustical tile.
- Interior Lighting:** Suspended fluorescent fixtures.
- Plumbing:** Each of the tenant spaces have one or two restrooms. There are also common restrooms located off the mall concourse at the rear of the mall.
- Signage:** There are signs affixed to the concourse wall above each suite. Signs for the anchors are affixed to the exterior of the building. There are pylon signs showing the name of the mall on both Highway 200 and Highway 95. The Highway 95 sign has a digital display.
- Accessibility:** The subject property can be accessed by Bonner Mall Way, a public street running at the south boundary of the subject. Bonner Way runs between Highway 95 and Highway 200. The Highway 200 side provides primary access to the mall. Overall, access is good.
- Exposure:** The subject has extensive frontage along Bonner Mall Way. The primary exposure comes from the Western end of the subject property at Highway 95, where the mall has excellent visibility. They also have visibility along its Eastern end with exposure from Highway 200.
- Site Improvements And Landscaping:** Perimeter landscaping with concrete walkways and curbs.
- Parking:** The parking provided amounts to 5.0 spaces per 1,000 SF of GLA.