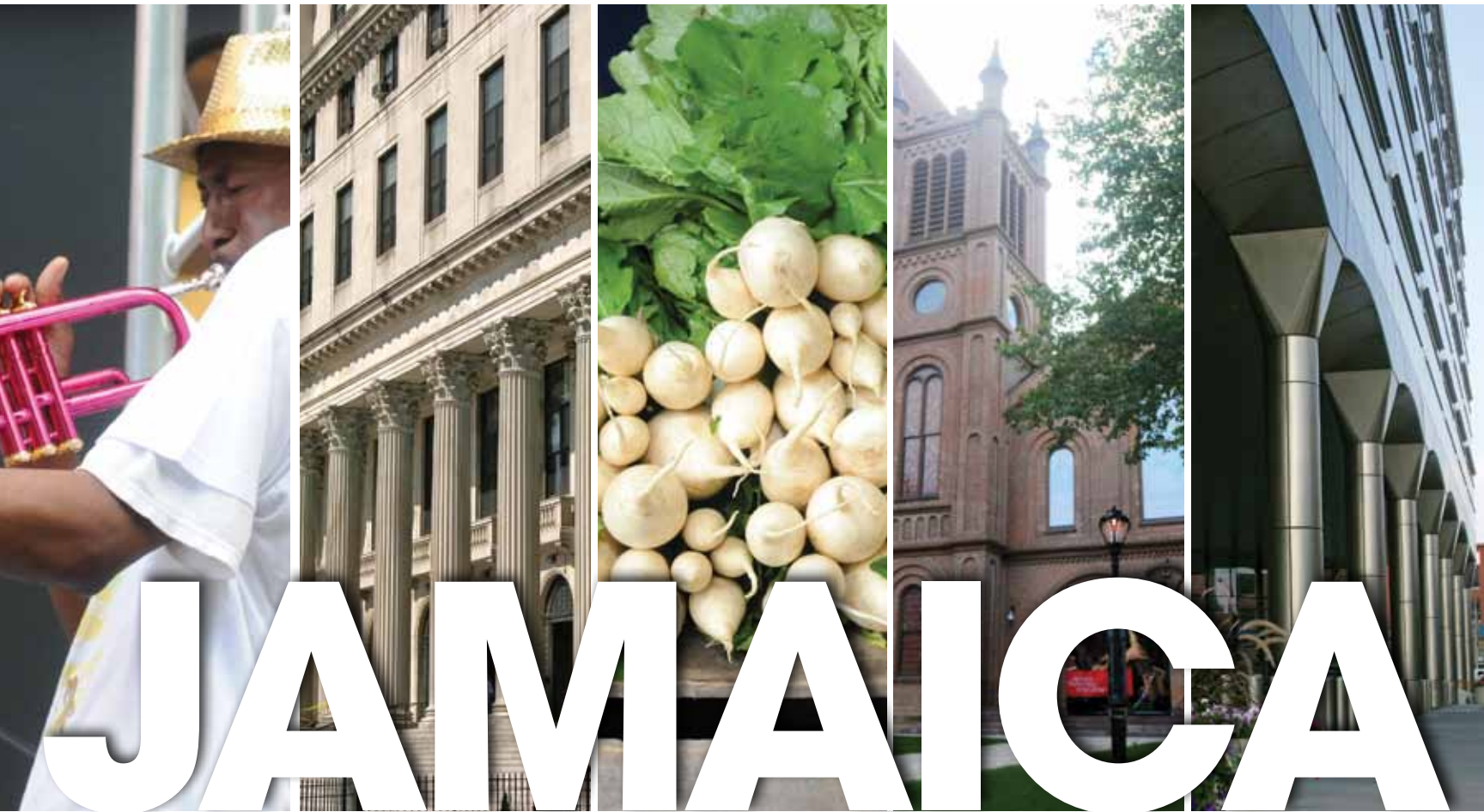


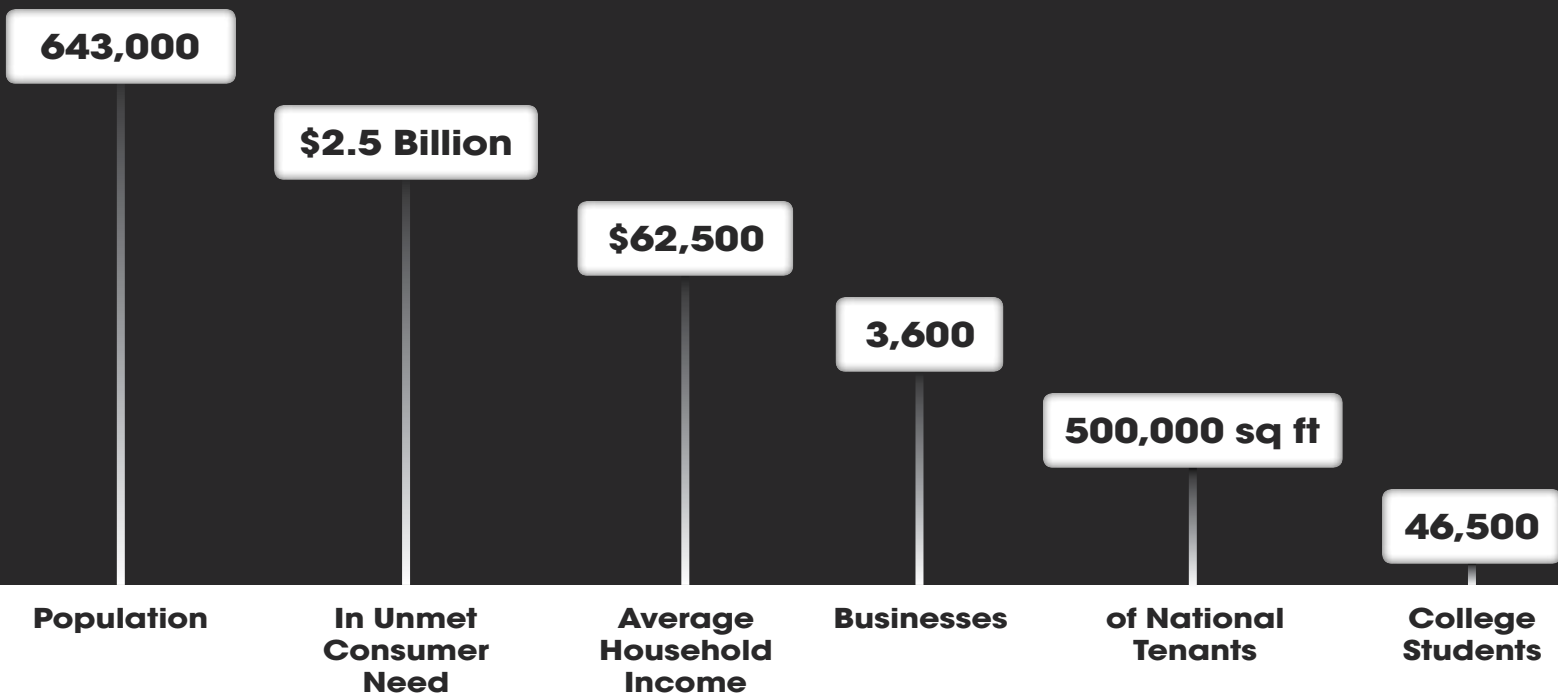
DOWNTOWN



JAMAICA

NEW YORK

DESTINATION: JAMAICA



Welcome to Downtown Jamaica

Downtown Jamaica is the premier shopping district in Queens. One of the most diverse communities in New York City, Jamaica is the commercial, civic, cultural and transportation center of the borough. It is centered along the 1-mile Jamaica Avenue shopping district. New to Jamaica is Moda, a mixed-use project offering an upscale housing option with 365 units. Jamaica is a dynamic place to shop, live, work and be entertained.

3 Business Improvement Districts

2 Medical Centers

3 Universities

3 Performing Arts Centers

214,000 Daily Train and Subway Riders

As an established shopping destination surrounded by some of the most affluent neighborhoods in NYC and accessible from throughout the region, Downtown Jamaica is primed for additional new retail investment. Many national chains have already established a presence in the downtown and are taking advantage of this thriving market.

DOWNTOWN JAMAICA NEW YORK

POPULATION

GROWTH

RESIDENTS:

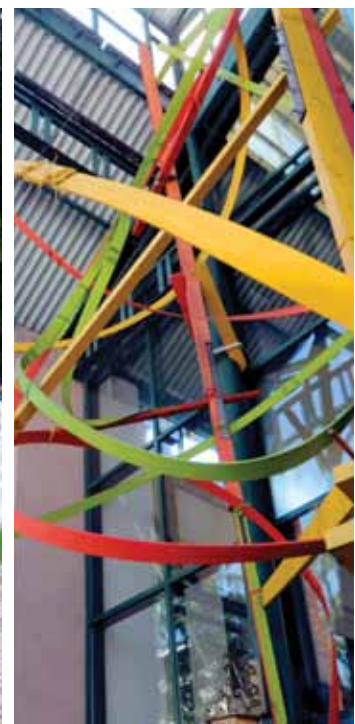
- 643,000 people
- \$62,500 median family income (23% higher than the rest of New York)

WORKFORCE:

- 158,000 working in Downtown
- Of those, over 36% in professions including management, law, medicine, academics and scientific research
- 3 Universities with over 46,500 students and 3,200 faculty members
- 2 Medical Centers, employing over 7,500 health care professionals

DOWNTOWN JAMAICA

- Nearly \$1.8 billion of public and private money was invested in Downtown Jamaica between 2000-2008
- An unprecedented 368-block rezoning of Downtown, creating new development rights to include:
 - 5,200 units of housing
 - 2.1 million sf of retail space
 - 1.8 million sf of commercial office space
 - 1,000-2,000 hotel rooms
- 500,000 sf of new national tenants opened in Downtown between 2000-2009
- Over 3,600 businesses in Downtown
- Moda—a recently completed, upscale, mixed-use project—offers 346 housing units, 20,000 sf of community space, and 50,000 sf of retail



ACCESS

UNPARALLELED TRANSIT ACCESS

- Pedestrian counts that rival some of Manhattan's busiest shopping districts, including the 34th Street corridor
- Direct connection to the Long Island Railroad and AirTrain Station
- Connection to the E, J and Z subway lines, and F train serving Downtown
- 49 bus lines
- Easy highway accessibility via the Grand Central Parkway and the Van Wyck Expressway

CULTURE

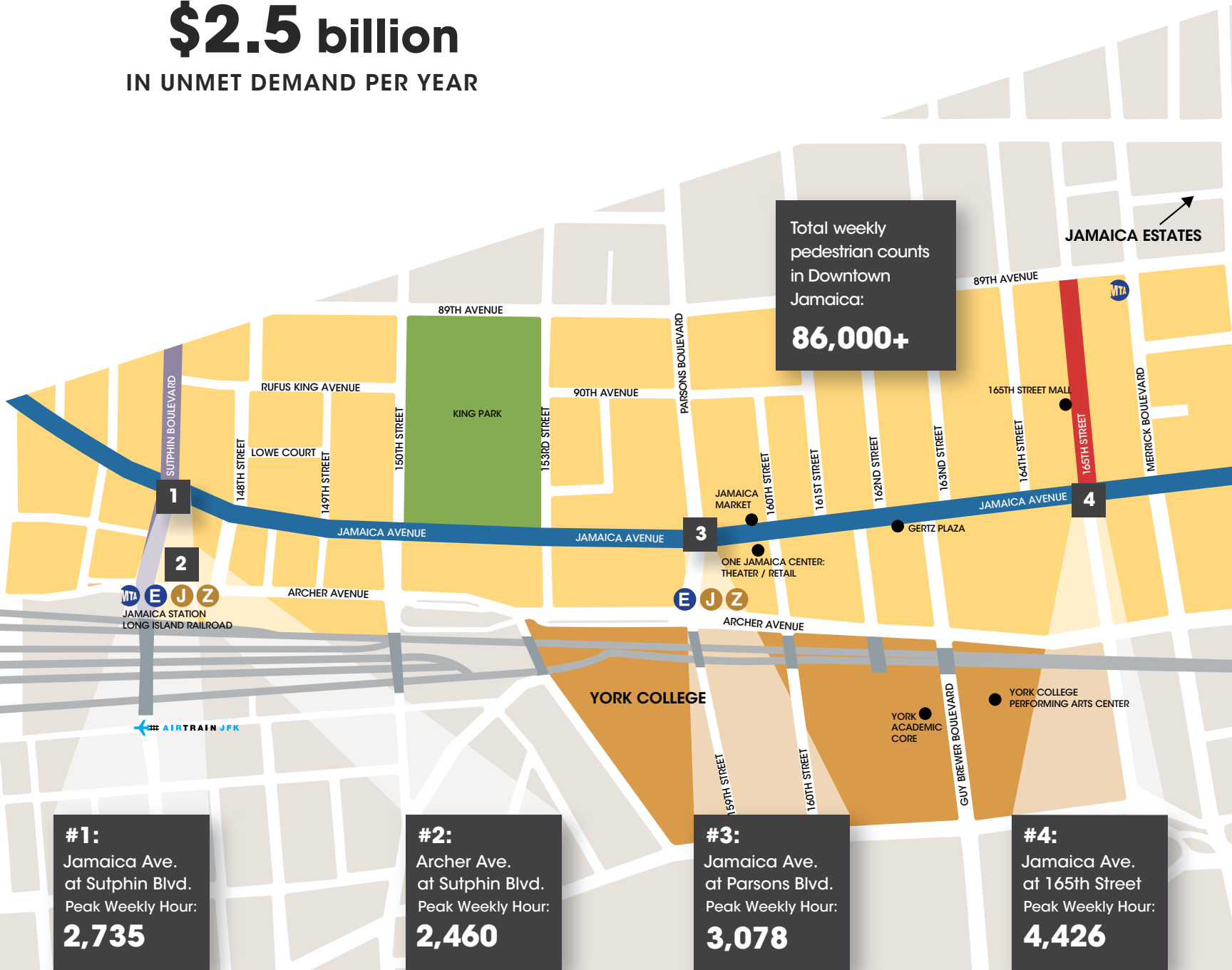
THREE MAJOR PERFORMING ARTS CENTERS

- Jamaica Performing Arts Center—a \$22M, 400-seat venue available for first-class events
- York College Performing Arts Center—a state-of-the-art facility with 2,100 seats, fully equipped to handle Broadway productions
- Jamaica Center for Arts & Learning—a 38 year-old multidisciplinary urban arts center serving over 28,000 people
- Other attractions include:
 - Numerous artist studio spaces and galleries created by chashama
 - Rufus King Historic House Museum
 - Central Branch of the Queens Library (largest circulation in the US)
 - 12-screen movie theatre located in the heart of the Downtown area



POTENTIAL

DOWNTOWN JAMAICA REMAINS
VASTLY UNDERSERVED WITH
\$2.5 billion
IN UNMET DEMAND PER YEAR





DOWNTOWN JAMAICA NEW YORK



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