

# Is Retail Dead . . . or just Dying?

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Dickens Properties, LLC



**25th Annual LA/OC Market Trends Seminar**



is in the midst of closing 15% of its stores





30 Sears and K-marts are closing



# CVS/pharmacy<sup>®</sup>

shutting down 70 locations across America





plan to close 60 stores





American Apparel plans to close 110 stores

**Even the fancy fashion stores**



**BCBG closing a healthy 120  
including one in Mall of America  
(Minnesota)**

(adieu Radio Shack and its 552 stores)



**Founded 1921**

Now operates as an online website and the name is licensed to approximately 425 independently owned franchise stores

# Even Wal-Mart



**Sam's Club will close 63 stores in 27 States  
Including Industry, Stanton & Sylmar**

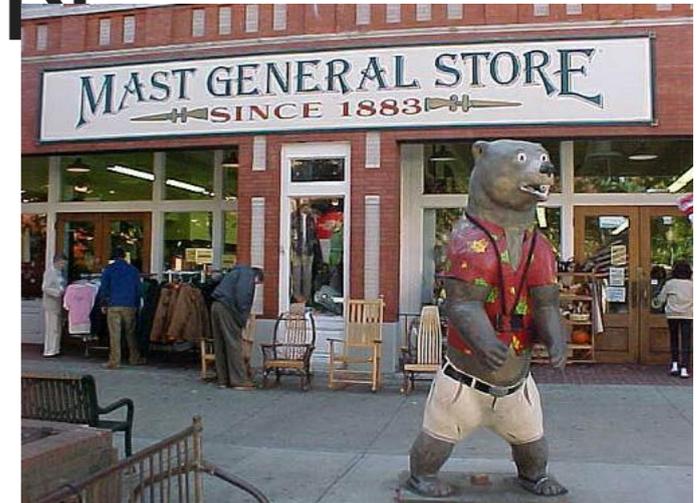
**Several will be used to fulfill Internet orders.**

s are **down 36.7 percent** after peaking in Jan

estimating one in four malls will close in the ne

# RETAIL EVOLUTION

For decades the general store in the middle of town reigned supreme.



That's until it was replaced by stand alone department stores like Macy's, which opened in New York in 1902.

# RETAIL EVOLUTION

Then the first enclosed shopping malls surfaced in the 50s, quickly followed by big box stores like K-Mart, Target and Walmart in the 60s.



**Lakewood Mall - 1951**



**Garden City, Michigan  
March 1, 1962**

# RETAIL EVOLUTION

As TVs added channels, shoppers tuned into the Home Shopping Network in the 80s.



THEN the Internet, with sites like Amazon and eBay.



# Lincoln Mall

## Matteson, IL

(Southwest of Chicago)







**The Source**  
**NEC Orangethorpe Ave. & Beach Blvd.**  
**Buena Park**

# EB-5 ON STEROIDS

- M+D secured \$80 million in foreign funding by way of the EB-5 Immigrant Investor Program.
- Green Cards for investor, spouse and children 21 and under in exchange for foreigners who invest \$500,000 to \$1,000,000 in a U.S. commercial enterprise that creates 10 jobs in the economy within 3 years.
- Thanks to those investors, nearly all businesses scheduled to open later this year are geared toward Koreans.
- The Source was fully funded by EB-5

# The Source

## Buena Park

**Plans 187-foot tall mixed-use development with 250-units**

(Not a Disneyland sketch for Star Wars: Galaxy's Edge)



EXIT

**MAIN ST.**  
PHO & GRILL

**AUTHENTIC VIETNAMESE CUISINE**

**Coming Soon**





# the BAKERY

Baars

Fresh Tea Juice Smoothie

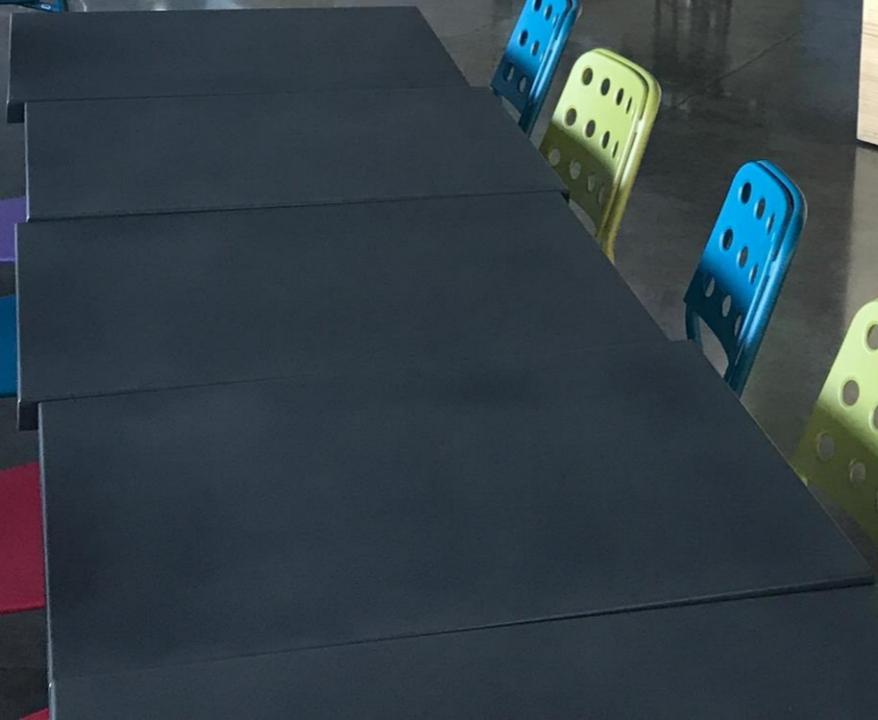
POPEYES 파파이스



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Espresso  
Caramel  
Tea  
Milk  
Bakery

Café

Café



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Scents



Vibration



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Motion





**Where's the value?**

**What's the future?**

**Entertainment facilities**

**Trampoline parks**

**Laser tag**

**Rock climbing**

**Health clubs**

**Swim Schools**

**Unused parking lots**

**Possible mixed use additions or replacements**

**Hotels**

**Offices**