

# FOREVER 21

## Bankruptcy Sale of Leases

(Subject to Bankruptcy Court Approval)



**Mall/Strip/Urban Locations**  
**4,000 – 150,000 SF**  
**Incredibly Favorable Lease Terms**  
**(Many Percentage Only Leases)**  
**Headquarters and DC too!**

For more information, please contact Spence J. Mehl

212.300.5375 | [smehl@rcsrealestate.com](mailto:smehl@rcsrealestate.com)

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| Store# | Store Name                     | Sq. Ft. | City              | State | Lease Expiration date | Mthly rent | Base Rent PSF | Breakpoint | Annual Breakpoint | Type of Rent |
|--------|--------------------------------|---------|-------------------|-------|-----------------------|------------|---------------|------------|-------------------|--------------|
| 301    | Northwest Arkansas Mall        | 9,328   | Fayetteville      | AR    | 1/31/2028             | 7%         |               |            |                   | %            |
| 342    | Scottsdale Fashion SQ          | 15,371  | Scottsdale        | AZ    | 1/31/2027             | 20,833     | \$16.26       | 12%        | 2,083,333.30      | Fix          |
| 3505   | Tucson Mall                    | 14,677  | Tucson            | AZ    | 1/31/2028             | 16%        |               |            |                   | %            |
| 3542   | Santa Anita                    | 117,817 | Arcadia           | CA    | 12/31/2028            | 10%        |               |            |                   | %            |
| 3525   | Valley Plaza                   | 97,311  | Bakersfield       | CA    | 1/31/2027             | 16%        |               |            |                   | %            |
| 3511   | Los Cerritos                   | 85,691  | Cerritos          | CA    | 1/31/2027             | 50,000     | \$7.00        | 12.0%      | 5,000,000.00      | Fix          |
| 762    | Chino Hills                    | 20,880  | Chino Hills       | CA    | 12/31/2026            | 7.5%       |               |            |                   | %            |
| 10     | Stonewood Center               | 18,031  | Downey            | CA    | 12/31/2027            | 12,500     | \$8.32        | 12.0%      | 1,250,000.00      | Fix          |
| 183    | Imperial Valley Mall           | 13,456  | El Centro         | CA    | 8/31/2029             | 6%         |               |            |                   | %            |
| HQ     | Cal. Market Center/Perm. space | 163,955 | LA                | CA    | 2/28/2034             | 606,198    | \$44.37       |            |                   | Fix          |
| 28     | Northridge Fashion Center      | 23,970  | Northridge        | CA    | 1/31/2027             | 18%        |               |            |                   | %            |
| 167    | Victoria Gardens               | 6,985   | Rancho Cucamonga  | CA    | 1/31/2027             | 16%        |               |            |                   | %            |
| 3538   | Galleria at Tyler              | 153,500 | Riverside         | CA    | 1/31/2031             | 8%         |               |            |                   | %            |
| 132    | Arden Fair                     | 16,157  | Sacramento        | CA    | 1/31/2027             | 10%        |               |            |                   | %            |
| 340    | Weberstown Mall                | 18,168  | Stockton          | CA    | 1/31/2028             | 10%        |               |            |                   | %            |
| 354    | Promenade at Temecula          | 19,124  | Temecula          | CA    | 1/31/2027             | 16%        |               |            |                   | %            |
| 416    | Visalia Mall                   | 12,554  | Visalia           | CA    | 1/31/2027             | 18%        |               |            |                   | %            |
| DC     | Perris DC                      | 656,695 | Perris            | CA    | 11/30/2029            | 338,774    | \$6.19        |            |                   | Fix          |
| 59     | Trumbull Shopping Park         | 21,906  | Trumbull          | CT    | 1/31/2028             | 5%         |               |            |                   | %            |
| 789    | Christiana Mall                | 27,300  | Newark            | DE    | 1/31/2027             | 16%        |               |            |                   | %            |
| 207    | Altamonte Mall                 | 26,285  | Altamonte Springs | FL    | 1/31/2027             | 49,350     | \$22.53       | 20%        | 2,961,005.25      | %/Fix        |
| 188    | Pembroke Lakes Mall            | 13,518  | Pembroke Pines    | FL    | 1/31/2027             | 31,981     | \$28.39       | 16%        | 2,398,600.13      | %/Fix        |
| 742    | Cumberland Mall                | 25,748  | Atlanta           | GA    | 1/31/2027             | 18%        |               |            |                   | %            |
| 192    | Town Center at Cobb            | 23,081  | Kennesaw          | GA    | 1/31/2027             | 5%         |               |            |                   | %            |
| 681    | Southlake Mall, GA             | 23,138  | Morrow            | GA    | 1/31/2028             | 3%         |               |            |                   | %            |
| 165    | Jordan Creek Town Center       | 10,951  | West Des Moines   | IA    | 1/31/2027             | 20%        |               |            |                   | %            |
| 216    | ST.Clair Square                | 11,949  | Fairview Heights  | IL    | 8/31/2029             | 5%         |               |            |                   | %            |
| 255    | Hartem & Irving Plaza          | 14,187  | Norridge          | IL    | 1/31/2032             | 12%        |               |            |                   | %            |
| 297    | North Riverside Park Mall      | 16,107  | North Riverside   | IL    | 1/31/2027             | 7,382      | \$5.50        | 12%        | 738,233.33        | Fix          |
| 761    | Mall of Louisiana              | 26,885  | Baton Rouge       | LA    | 1/31/2027             | 30,514     | \$13.62       | 16%        | 2,288,585.63      | %/Fix        |
| 6011   | Natick Mall                    | 33,288  | Natick            | MA    | 1/31/2027             | 16%        |               |            |                   | %            |
| 115    | Mall In Columbia (MD)          | 8,646   | Columbia          | MD    | 1/31/2027             | 16%        |               |            |                   | %            |
| 759    | Towson Town Center             | 25,210  | Towson            | MD    | 1/31/2027             | 39,664     | \$18.88       | 15%        | 3,173,098.67      | %/Fix        |

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| 97     | Fairlane Town Center                   | 28,473  | Dearborn       | MI    | 1/31/2027             | 4%         |               |            |                   | %            |
| 465    | Outlets of Mississippi (Outlets of MS) | 15,120  | Pearl          | MS    | 1/31/2027             | 8%         |               |            |                   | %            |
| 194    | Northlake Mall                         | 21,086  | Charlotte      | NC    | 1/31/2027             | 5%         |               |            |                   | %            |
| 395    | The Streets at Southpoint              | 19,614  | Durham         | NC    | 1/31/2027             | 37,021     | \$22.65       | 20%        | 2,221,285.50      | %/Fix        |
| 439    | Hamilton Mall                          | 35,169  | Mays Landing   | NJ    | 7/31/2026             | 2%         |               |            |                   | %            |
| 752    | Willowbrook (NJ)                       | 15,555  | Wayne          | NJ    | 1/31/2027             | 20%        |               |            |                   | %            |
| 718    | Woodbridge Center Mall                 | 21,687  | Woodbridge     | NJ    | 1/31/2026             | 8%         | \$0.00        |            |                   | %            |
| 358    | Coronado Center                        | 21,183  | Albuquerque    | NM    | 1/31/2027             | 20%        |               |            |                   | %            |
| 87     | South Shore Mall                       | 16,161  | Bay Shore      | NY    | 1/31/2027             | 8%         |               |            |                   | %            |
| 55     | Staten Island Mall                     | 17,143  | Staten Island  | NY    | 1/31/2027             | 16%        |               |            |                   | %            |
| 79     | Green Acres Mall                       | 14,542  | Valley Stream  | NY    | 1/31/2027             | 12,500     | \$10.31       | 12%        | 1,250,000.00      | Fix          |
| 89     | Palisades Center                       | 33,172  | West Nyack     | NY    | 1/31/2027             | 8%         |               |            |                   | %            |
| 374    | Beachwood Place                        | 9,341   | Beachwood      | OH    | 1/31/2027             | 13%        |               |            |                   | %            |
| 282    | Southpark Mall                         | 16,307  | Strongsville   | OH    | 1/31/2027             | 6%         |               |            |                   | %            |
| 144    | Clackamas Town Center                  | 33,597  | Happy Valley   | OR    | 1/31/2027             | 47,288     | \$16.89       | 16%        | 3,546,583.31      | %/Fix        |
| 463    | Millcreek Mall                         | 18,900  | Erie           | PA    | 1/31/2027             | 4%         |               |            |                   | %            |
| 322    | Park City Center                       | 18,552  | Lancaster      | PA    | 1/31/2027             | 16%        |               |            |                   | %            |
| 431    | Plaza Del Caribe                       | 21,331  | Ponce          | PR    | 1/31/2027             | 12%        |               |            |                   | %            |
| 334    | Plaza Las Americas                     | 37,238  | San Juan       | PR    | 1/31/2027             | 15%        |               |            |                   | %            |
| 261    | Hulen Mall                             | 15,558  | Fort Worth     | TX    | 1/31/2027             | 16%        |               |            |                   | %            |
| 714    | Willowbrook Mall (TX)                  | 19,655  | Houston        | TX    | 1/31/2027             | 42,324     | \$25.84       | 20%        | 2,539,426.00      | %/Fix        |
| 3541   | Deerbrook Mall                         | 44,677  | Humble         | TX    | 1/31/2027             | 16%        |               |            |                   | %            |
| 311    | South Plains Mall                      | 15,419  | Lubbock        | TX    | 2/28/2027             | 12,500     | \$9.73        | 12.0%      | 1,250,000.00      | Fix          |
| 195    | The Shops at La Cantera                | 20,005  | San Antonio    | TX    | 1/31/2027             | 78,003     | \$46.79       | 18.0%      | 5,200,000.00      | Fix          |
| 3529   | North Star Mall                        | 31,290  | San Antonio    | TX    | 1/31/2031             | 58,455     | \$22.42       | 16%        | 4,384,089.00      | Fix          |
| 218    | First Colony Mall                      | 10,022  | Sugar Land     | TX    | 1/31/2027             | 16%        |               |            |                   | %            |
| 749    | Lynnhaven Mall                         | 25,035  | Virginia Beach | VA    | 1/31/2027             | 37,414     | \$17.93       | 16%        | 2,806,043.81      | Fix          |
| 422    | Bellis Fair                            | 10,000  | Bellingham     | WA    | 6/30/2026             | 4%         |               |            |                   | %            |
| 412    | Alderwood Mall                         | 24,320  | Lynnwood       | WA    | 1/31/2027             | 18%        |               |            |                   | %            |
| 225    | Mayfair Mall                           | 8,475   | Wauwatosa      | WI    | 1/31/2027             | 18%        |               |            |                   | %            |

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