



FAIRCHILD STUDIO X MACERICH

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# Retail's New Rhythm: Fast-Paced & Fun at Macerich

LEASING and DEVELOPMENT Velocity at Top Properties



Pindustry is HiFi's first "eatertainment" anchor offering 34,000 square feet of food and fun on two levels, plus a roof deck with views of the iconic Flatiron mountains.



## FLATIRON CROSSING GETS LOUD —INSIDE AND OUTSIDE

With HiFi, Macerich is turning up the volume for all of Flatiron Crossing — its thriving retail property in fast-growing Broomfield, Colo., between Denver and Boulder.

Now under construction adjacent to the enclosed center, HiFi at Flatiron Crossing is the re-envisioned, 25-acre mixed-use outdoor hub for "All Things Fun." HiFi blends luxury multifamily living and unique shopping with best-in-class F&B and entertainment, all connected by lush green spaces for year-round programming.

Pindustry will be HiFi's first "eatertainment" anchor offering 34,000 square feet of food and fun. Pindustry is a proven draw for fun times with friends and co-workers, date nights and more. HiFi will be Pindustry's second Colorado location.

Macerich's investment in HiFi is spurring significant leasing momentum at Flatiron Crossing as a whole. New retailers signed and coming to the enclosed center include Abercrombie & Fitch, Anthropologie, LEGO and SweetPlay. Lululemon is building a new, expanded prototype. Victoria's Secret is also expanding, and Bath & Body Works is relocating with a new prototype. "Flatiron Crossing — both inside and outside — is undergoing a major renaissance," said Michael Guerin, Executive



▲ HiFi will open in phases beginning in 2027.

▼ CATCH Scottsdale will open this fall at Scottsdale Fashion Square.

Vice President of Leasing, Macerich. "Along with new concepts, existing tenants are investing in their presence here to capitalize on HiFi's energy and excitement. Coming soon: anchor replacement news that will further change the game at this market-dominant property."

## UPSCALE F+B ADDS MORE LUXURY TO SCOTTSDALE FASHION SQUARE

At Macerich's luxury powerhouse Scottsdale Fashion Square, more is always more. Up next, opening this fall near Éléphante, is CATCH Scottsdale featuring simple yet elegant seafood, sushi and steak. The restaurant will span 11,700 square feet providing a stunning dining oasis and offer quintessential menu items the brand has become known for. Society Swan, the first location of this brand-new American brasserie from Fox Restaurant Concepts, will also debut this fall.

Din Tai Fung will open at Scottsdale Fashion Square in 2026, joining new Maje, Sandro, James Perse and Zadig & Voltaire stores in the south wing.

Already a glamorous dining destination, Scottsdale Fashion Square's luxury wing boasts Arizona's only Nobu, Francine, Ocean 44 and Toca Madera, complementing luxury brands including Louis Vuitton and the newly opened Louis Vuitton men's concept, Prada, Dior, Gucci, Christian Louboutin and the newest luxury retailer coming soon, Loewe.







The major redevelopment of Green Acres includes a striking new grand entrance and an attractive streetscape with outward-facing tenants.



Outdoor dining, fresh outdoor green spaces and attractive common areas are all part of the exciting Green Acres redevelopment.

Fine jewelry concept, Mejuri, now open at Tysons Corner Center.



IT'S 'GO-TIME' FOR GREEN ACRES REDEVELOPMENT

This month, Macerich is breaking ground on its exciting, 400,000 square-foot redevelopment of Green Acres in Valley Stream, N.Y.. Located where upscale Long Island suburbs meet New York City energy, the 100-acre Green Acres campus is perfectly positioned for added success.

The redevelopment includes a new 80,000 square-foot store for outstanding regional grocer ShopRite and incorporates tearing down or repurposing former department stores to open sightlines and make way for more top brands. The project will include a new grand entrance along with an attractive streetscape showcasing outward facing shops, restaurants, entertainment and service uses with openings beginning in 2026.

New-to-market dining and entertainment are important aspects of how Macerich is elevating Green Acres — starting with newly signed Shake Shack, Panda Express and Dave's Hot Chicken. With more than 18 million annual visitors, Green Acres is the number-two most-visited center in Macerich's portfolio. The property currently delivers more than \$1 billion in annual sales. Recent additions to Green Acres include Primark and Uniqlo.

Since acquiring Green Acres in 2013, Macerich opened Green Acres Commons, the adjacent power center that currently includes BJ's Restaurant & Brewhouse, Walmart, Ulta, 24 Hour Fitness, DICK'S Sporting Goods and more.

"With this powerful redevelopment, Green Acres will be an even more compelling

opportunity for great brands to connect with their customers," said Richard Madramuthu, Vice President of Leasing, Macerich. "It all starts now."

**TYSONS CORNER CENTER —RETAIL IN MOTION**

At Macerich's Tysons Corner Center in Northern Virginia just outside D.C., the momentum — and the excitement — are constant.

This outstanding property — consistently one of the nation's top-performing retail destinations — is well known for bringing new, high-profile concepts to customers. Recently opened stores include fine jewelry concepts gorjana and Mejuri, and Swiss watchmaker Tudor. Coming soon to the center are Reformation, Skims, Travis Mathew and Rivian as well as expanded flagship stores for Zara and Uniqlo. These brands join an already dynamic retail mix that boasts Vuori, Buck Mason, Hobbs London and Mango.

Up next at Tysons: more restaurants and more entertainment in the property's redeveloping east end, including a market-first location for Level99. "The leasing velocity at Tysons Corner Center is incredible, solidifying the center as the powerhouse in the market," said Hillary Muss, Vice President of Leasing, Macerich. "The best brands continue to choose Tysons and all our top Macerich properties."