

THE SHOPPES

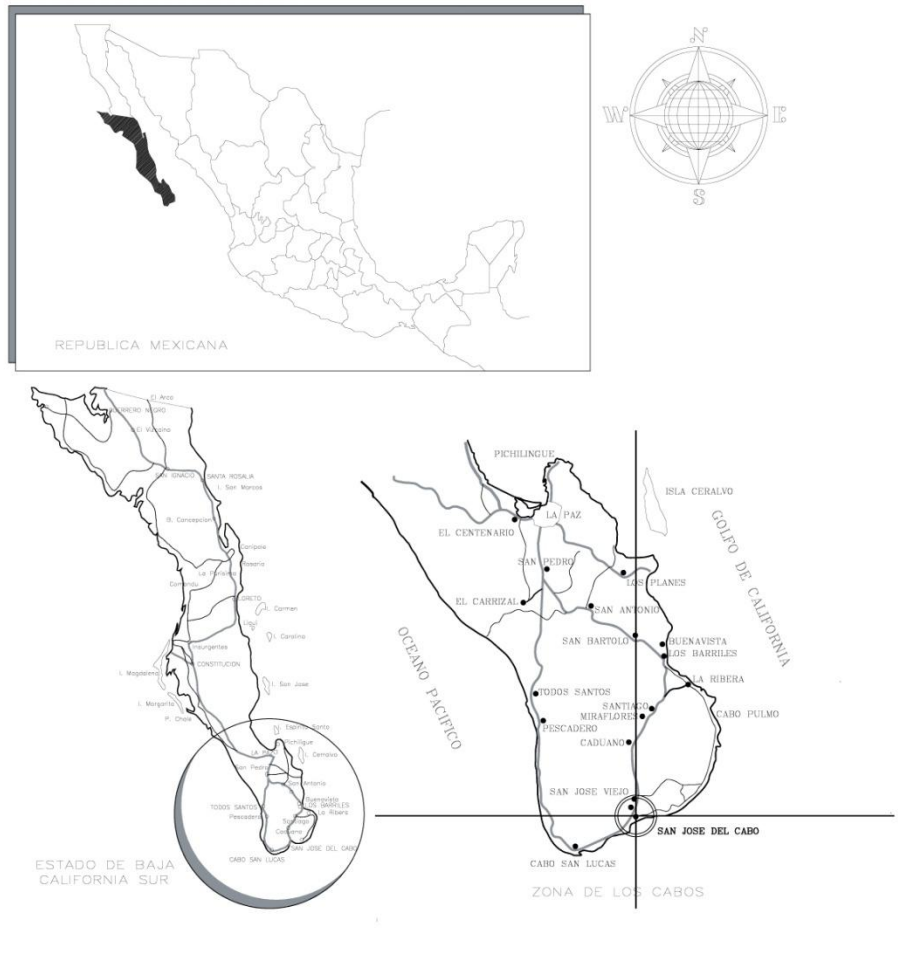
AT PALMILLA



LOS CABOS' SHOPPING OASIS
WWW.THESHOPPES.COM.MX

LOCATION

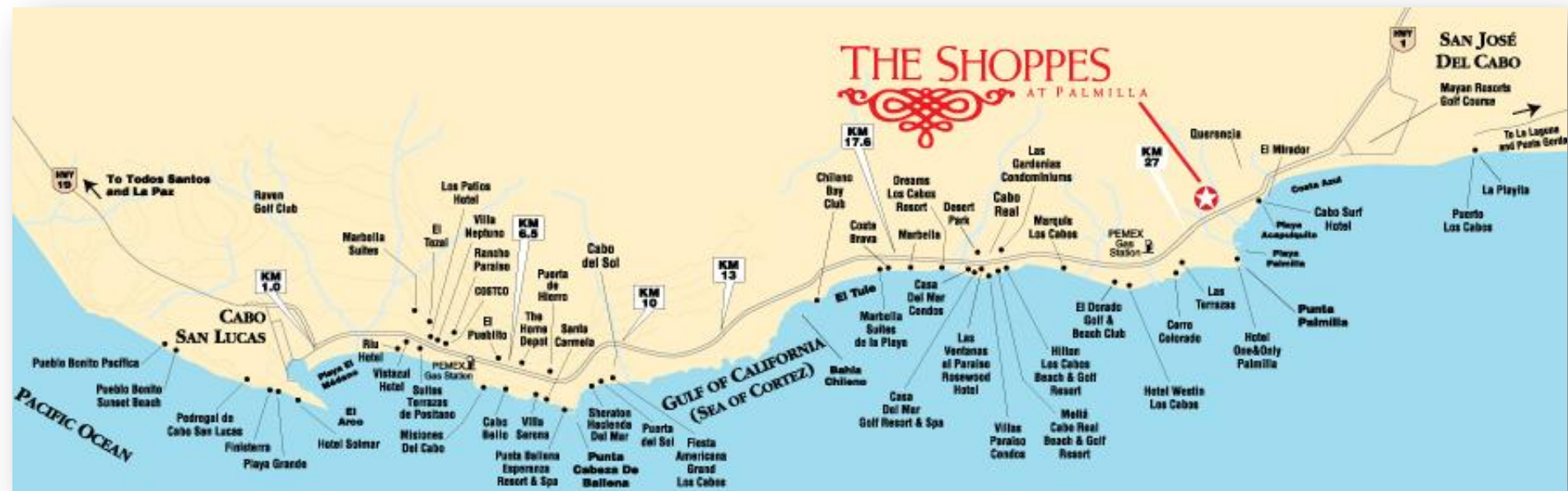
UBICACION



The Shoppes at Palmilla, Commercial Center and Executive Offices, is an International Shopping Center and Dining experience, appealing to the well traveled and sophisticated clientele of Los Cabos. It is strategically located across from the prestigious One and Only Palmilla Resort, in the center of Los Cabos trade area serving both San Jose del Cabo and Cabo San Lucas. Highway access and excellent signage for a fully interchange.

The Shoppes at Palmilla, Centro Comercial y Oficinas Ejecutivas, es una deleitante experiencia, enfocada al turismo premier y la sofisticada clientela de Los Cabos. Está estratégicamente localizado frente al prestigioso One and Only Palmilla Resort, en el centro del area comercial de Los Cabos sirviendo tanto a San José del Cabo como a Cabo San Lucas. Excelente visibilidad y acceso desde la carretera en ambos sentidos.

MARKET MERCADO



Our luxury shopping center is located in the most exclusive area of Los Cabos with ultra affluent homes, near of all the high end and most secluded residential areas in Los Cabos such as Villas del Mar, Espiritu del Mar, Querencia, El Dorado, Puerto Los Cabos and Cabo del Sol among others.

Nuestro lujoso centro comercial está localizado, en el área más exclusiva de Los Cabos con casas de super lujo, cerca de los desarrollos residenciales más exclusivos de Los Cabos como Villas del Mar, Espíritu del Mar, Querencia, El Dorado, Puerto Los Cabos y Cabo del Sol, por mencionar solo algunos.

Carretera Transpeninsular KM 27.5 San José del Cabo, Baja California Sur, México. FROM MX 624.144.6999 FROM USA 949.340.0101

CENTER HIGHLIGHTS

NUESTRAS INSTALACIONES



Our customers are primarily tourists, second home-owners and visitors who come many times per year by private or commercial jet. Also, many owners place their homes in rental programs expanding our reach to new customers on a consistent basis. The Shoppes at Palmilla, Commercial Center and Executives Offices, is designed to cater to the lifestyle of the ultra high end customer and pamper them with a quiet ambience and the most exquisite Ocean and golf course view.

Taxi Service - ATM Machine - Business Center - Ample Parking - Complimentary round transportation within the Palmilla area

Nuestros clientes son principalmente turistas, propietarios de casas de descanso y visitantes que vienen varias veces por año ya sea en avión comercial o privado. Inclusive algunos propietarios inscriben sus residencias en programas de rentas expandiendo nuestra gama de clientes continuamente. The Shoppes at Palmilla, Centro Comercial y Oficinas Ejecutivas, está diseñado para reflejar el estilo de vida de nuestro cliente de ultra clase consintiéndolos con un ambiente tranquilo y la más exquisita vista al mar y al campo de golf.

Servicio de Taxi - Cajero Automático - Centro de Negocios - Amplio Estacionamiento - Transportación de cortesía en el área de Palmilla.

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SITE PLAN

PLANTA ARQUITECTONICA



The brilliant colors found in and around Mexico are very much the life force one will find at The Shoppes at Palmilla and Executive Offices. Our ambiance is one of an outdoor plaza with hacienda styling, couples strolling down arching hallways which offer a cozy-glow in the evening. Ideal for: bakery, coffee shop, gourmet deli, ice cream shop, travel agency, gift shop, boutiques, florist, surf shop, selective men's and women's apparel, book store, art gallery, jewelry store, fashion eye wear, shoe store, salon, executive offices and other complimentary uses. Open plaza with boutique carts and other commercial retail uses.

Los brillantes colores alrededor de todo México llenan de vida a The Shoppes at Palmilla. Nuestro ambiente es el de una plaza estilo Hacienda, con parejas paseando por nuestros pasillos de arcos ofreciendo una noche acogedora y llena de brillos. Ideal para: pastelerías, cafés, delis gourmet, neverías, agencias de viajes, tiendas de regalos, boutiques, florerías, artículos de surf, moda para damas y caballeros, librerías, galerías de arte, joyerías, moda en lentes, estéticas, zapaterías, oficinas ejecutivas con todos los servicios. Plaza abierta con quiscos de uso comercial.

BRAND MIX

NUESTRAS MARCAS



COMMERCIAL:

Antigua de Mexico furnishings
BBVA Bancomer, foreign unit
Casa Vieja Boutique
Casa Paulina Home Décor
“Chaiya” Thai restaurant
EAT Deli & Organic Restaurant
La Ceiba Furniture
Manuel's Creative Cuisine
Nicksan Japanese Restaurant
Pepita Haut Couture
Pez Gordo Galeria
“Republic” Chinese canteen
SAX Jewels & Style Boutique
Señor Sweets

... Commercial Continuation
Snell Real Estate
Sol Dorado mexican arts
Sugar & Spice Boutique
The Good Gen in Mexico by Dr. Moon

OFFICES:

BCH Abogados
Beck International
Bufete Troncoso, Attorneys at Law
Pikoff & Associates
Quintess Luxury Destination Club
Rolling Forecast Solutions, LLC
Snell & Wilmer Law
Tax Accounting Services
USA Consular Agent in Los Cabos

The Shoppes at Palmilla, Shopping Center and Executive Offices, offers internationally recognizable brand names, culinary delights, fine art galleries of the most splendid in the region, designer clothing & accessories and handmade artesian crafts are among the favorites and all these have quickly become an overall and incomparable shopping and dining experience, on the top of that, our business level offers a wide variety of professional services such as attorneys, architects, account services and consular services among others.

The Shoppes at Palmilla, Centro Comercial y Oficinas Ejecutivas, ofrece marcas de reconocimiento internacional, delicias culinarias, finas galerias de arte de lo mas esplendido de la region, ropa y accesorios de diseñador asi como artesanias hechas a mano hacen de su visita una experiencia incomparable, y ademas de eso, en nuestras oficinas se encuentran despachos de servicios como abogados, arquitectos, servicios contables y servicios consulares entre otros.

TOURIST TRENDS

INDICADORES TURISTICOS



TOURISTS	
Domestic flights	452,035
International flights	1,012,144
Cruise Ships	819,000
TOTAL	<u>2,283,179</u>

HOTELS	
Location	Hotel rooms
Cabo San Lucas	4,805
The corridor	2,529
San José del Cabo	1,883
TOTAL	<u>9,217</u>

The Los Cabos International Airport is the 3rd most active tourism airport in all of Mexico (just behind Cancun and Mexico City) where 89% of International flights come from United States. Also Los Cabos is the 2nd most visited destination for cruise ships (behind Cancun). Table above shows the 2008 activity report. In addition, The Shoppes at Palmilla is located in the corridor right in the middle of the Los Cabos Golden Zone surrounded by 5 star resorts, grand tourism and luxury boutique hotels. Table shows the rooms hotels available in the destination as per 2008.

El aeropuerto internacional de Los Cabos, es el tercero más activo para el turismo todo México (solo después de Cancún y Cd. de Mex.) donde el 89% de los vuelos internacionales proceden de los Estados Unidos. Los Cabos también es el 2do puerto más visitado por los cruceros (después de Cancún). La tabla de arriba muestra el reporte de la actividad turística para 2008. Aunado a ello, The Shoppes at Palmilla está localizado justo en el corredor turístico en la zona dorada de toda la actividad rodeado de resorts 5 estrellas y gran turismo así como hotel boutiques de lujo, La tabla muestra la oferta hotelera disponible hasta 2008.

DEMOGRAPHICS

INDICADORES DEMOGRAFICOS



Development	Home units	House hold average income	Origin	Age
Puerto Los Cabos	231	\$500,000 - \$5,000,000	80% USA	45 - 65
Cabo del Sol	1700	\$500,000 - \$5,000,000	80% USA	40 - 60
Punta Ballena	109	\$1,000,000 - \$5,000,000	85% USA	40 - 60
Esperanza	119	\$1,000,000 - \$5,000,000	80% USA	40 - 60
Capella	117	\$1,000,000 - \$5,000,000	90% USA	40 - 55
Pedregal	1000	\$2,000,000 - \$10,000,000	95% USA	40 - 60
Palmilla	1300	\$2,000,000 - \$15,000,000	98% USA	55 - 65
Querencia	350	\$2,000,000 - \$15,000,000	90% USA	50 - 65
Hacienda	243	\$5,000,000 - \$20,000,000	95% USA	45 - 55
Villas del Mar	172	\$15,000,000 - \$50,000,000	98% USA	50 - 60
El Dorado	196	\$10,000,000 - \$100,000,000	100% USA	45 - 60

The Shoppes at Palmilla, Commercial Center and Executive Offices, is strategically located in the middle of all the high end and most secluded residential areas. Palmilla and El Dorado are some of the most ultra affluent second home residential enclaves in the world as it shows in the average household income per year on the table above.

The Shoppes at Palmilla, Centro Comercial y Oficinas Ejecutivas, está estratégicamente localizado en el medio de las más exclusivas y privadas áreas residenciales. Palmilla y El Dorado son de los residenciales de ultra clase en el mundo como puede observarse en el ingreso anual promedio de la tabla de arriba.

MARKETING STRATEGIES

ESTRATEGIAS DE MERCADOTECNIA



The Marketing Program is designed to increase awareness for both the shopping center and its tenants in the targeted trade area of Los Cabos. There is a variety of custom advertising along with a heavy emphasis on public relations and events. We are also working directly on continually cultivating personal relationships with the local hotel concierge staffs, event coordinators and the people that have influence with the destinations management companies here in the area.

El programa de mercadotecnia está diseñado para incrementar nuestra presencia en Los Cabos tanto del centro comercial como de sus arrendatarios. Tenemos una diversidad de publicidad con un marcado énfasis en las relaciones públicas y los eventos especiales. También estamos trabajando directamente en cultivar continuamente las relaciones personales con los equipos de concierge de los hoteles, coordinadores de eventos y las personas de influencia en las compañías Administradoras de Destinos (DMC's) en Los Cabos.

MARKETING SUPPORT

APOYOS DE MERCADOTECNIA

*Coming soon...
a treatment of kings with a
presidential taste!*



When opening a store at The Shoppes at Palmilla, we provide the following marketing tools:

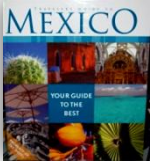
- ✓OPENING SUPPORT: Press releases, listing and links on shopping center website empowered by e-partners.
- ✓VISITORS PROGRAM: We have created specialized packages that target hotels, Destination Management Companies and private rental programs.
- ✓ADVERTISING, PROMOTION AND MARKETING EFFORTS: E-newsletter with collateral distribution through concierge, PR and Property Managers. Magazines and E-Marketing, special events, sales and strategic partnership all focused on driving traffic to the center.

Al aperturar una tienda en The Shoppes at Palmilla, proveemos las siguientes herramientas de mercadotecnia:

- ✓APOYO DE APERTURA: Publicados de prensa, listados y vinculos en el sitio web del centro comercial impulsado por alianzas electronicas.
- ✓PROGRAMA DE VISITANTES: Hemos creado paquetes especiales para los hoteles, compañías Administradoras de Destinos (DMC's) y programas de rentas privadas.
- ✓PUBLICIDAD, PROMOCION Y ESFUERZOS DEMERCADOTECNIA: revista electronica con distribucion colateral en concierges, Relaciones Públicas, Administradores de Propiedades, Revistas y Mercadotecnia Electrónica, eventos especiales, ventas y alianzas estratégicas enfocados a atraer trafico al centro comercial.

ACCOLADES

RECONOCIMIENTOS EN PRENSA



TRAVELERS GUIDE TO MEXICO 2007

“Facing the One and Only Palmilla Resort is an exclusive 30-store open-air shopping center geared to The Corridor crowd, with luxury shops and even a spa.”



LOS CABOS MAGAZINE spring 2007

“Shop-Dine-Relax is the motto flying from the flag poles throughout The Shoppes at Palmilla, the upscale ocean view shopping plaza seen from the highway at the Palmilla resort. This is definitely the place for an intimate and relaxed shopping experience like no other with the finest array of world-class merchandise.”



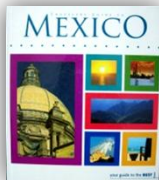
CABO NOCHE MAGAZINE summer 2007

“Exclusive boutique shopping oasis”



LOS CABOS VISITORS GUIDE 2008

“There are no factory outlet stores in Los Cabos, and no huge department stores. What Los Cabos does have is a very unique variety of shopping areas. Elegant boutiques and sophisticated plaza The Shoppes at Palmilla await in Los Cabos.”

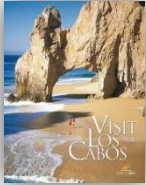


TRAVELERS GUIDE TO MEXICO 2008

“This upscale hacienda-style mini-mall located across from the Palmilla Resort is designed for the worldly well-traveled visitor and Los Cabos resident, offering internationally recognizable brand names”

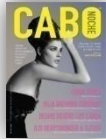
ACCOLADES

RECONOCIMIENTOS EN PRENSA



VISIT LOS CABOS 2008

“Deluxe shopping, extravaganza dining of the utmost taste and refinement, so bring your wallet and make sure your credit cards are not maxes out. You can spend a day or two getting ready for the shop-till-you-drop experience”



CABO NOCHE MAGAZINE spring 2008

“The Shoppes at Palmilla, Los Cabos shopping oasis and international dining experience.”



UP SOUTH, fall 2008

“John Pentz, dynamic business man and developer of large and important shopping centers share with us the most important aspect that makes his shopping centers successful: patience in finding the tenants, be it retailers or adequate physical persons as well as the ability to look for new design firms, with better and more interesting designs, taking as a given that the architectural designs and project must be unique”



CABO NOCHE MAGAZINE winter 2008

“The Shoppes at Palmilla for the high end and most sophisticated clientele”



UP SOUTH, winter 2008

“A Taste of Art is an event held at The Shoppes at Palmilla showcasing original artwork in its rawest form, exclusively featuring local Mexican artist, some of which can be seen in action at the event pairing the fresh cuisines of famed restaurant Nick San and their culinary masterpieces with the exclusive wines from the award winning wine label Roganto.”

ACCOLADES

RECONOCIMIENTOS EN PRENSA



BAJA TRAVELERS 2008 - 2009

“A respectful Real Estate entrepreneur, John Pentz takes pride in being polite in all of his dealings. Consummate professionalism, combined with hard work and a passion for innovative projects have made him one of the top developers in Cabo. Despite incredible success, Pentz doesn't take anything for granted and considers every business opportunity to be a blessing.”



VISIT LOS CABOS 2009

“A deluxe shopping and dining complex catering to discriminating shoppers.”



LOS CABOS VISITORS GUIDE 2009

“In Los Cabos, shopping opportunities are countless, but if you're looking for more than just a purchase, The Shoppes at Palmilla offers a sophisticated and upscale experience for the most discriminating visitors and residents of Los Cabos. This exclusive shopping plaza, located on the Tourist Corridor, within the high-end Palmilla development, features a fine selection of men's and women's fashions, luxury jewelry, antiques and furniture, as well as fine arts and crafts. You can spend a day at the spa, visit the art gallery and meet a friend for a cup of gourmet coffee. To ideally wrap up the evening, fine dining establishments offer a variety of culinary specialties in a pleasant atmosphere.”



GRINGO GAZETTE, march 2009

“We have a schizophrenic shopping center/supporter of the arts at The Shoppes at Palmilla, which is at the Palmilla bridge, it's a pretty upscale shopping center worthy of being compared to Rodeo Drive” ... “It's the perfect setting, and many charities are taking advantage of owner John Pentz's generosity.”



DESTINO MAGAZINE, spring 2009

“Fun-filled day for friends, families and ma proud students event held at the beautiful Shoppes at Palmilla plaza. Children and parents alike enjoyed seeing all of the creativity that found its way to the event and all while savoring the tasty and complimentary food” .. “More than a day to simply showcase the work of Todd Clouser's students, Arts Day Out is designed to include as many kids, from as varied a background as possible and allow them to interact with other likeminded youth.”

OPPORTUNITY

OPORTUNIDAD



México is the most popular international destination for U.S. and Canadian citizens and is also the eighth most visited country in the world, counting 19.6 million Americans and 841,000 Canadians among its visitors in 2006. Concanaco, the Mexican Chamber of Commerce for Tourism and Services, reported that México's overall tourism grew by 7.30% in 2007, outpacing the country's impressive total economic growth of 6.30 %. Americans and Canadians are not just vacationing, but taking up residence. According to the Dallas Morning News, one million Americans now live in México at least part-time, and a substantial number of those have invested in Mexican real estate. The National Association of Realtors has reported that \$30 billion in Mexican real estate has already been purchased by American and Canadian investors, and México City-based Softec Consultoria reported that 18,000 Mexican properties totaling \$6.4 billion were sold to North Americans last year. Expectations are for continued growth, with Softec forecasting that 35,000 vacation home units valued at \$17 billion will be sold to foreigners in the year 2012 and Los Cabos is the #1 retirement community in all México. **With our turn key retail spaces and our full equipped offices NOW is your opportunity to become part of Los Cabos' shopping oasis and to be part of this successful collection of shopping centers throughout México "THE SHOPPES, your Destination Shopping Oasis".**

México es el destino internacional mas visitado por ciudadanos Estadounidenses y Canadienses. México es el octavo país más visitado en el mundo, contando 19.6 millones de Americanos y 841,000 canadienses visitantes en 2006. Concanaco reportó que el turismo Mexicano creció 7.3% en 2007 sobrepasando impresionantemente el crecimiento total del país del 6.3%. Estadounidenses y Canadienses no solo vacacionan, sino lo toman como residencia. De acuerdo con el noticiero "Dallas News" un millon de americanos vive hoy en México al menos parcialmente, y un número substancial tiene inversiones en Bienes Raices. La Asociación Nacional de Bienes Raices reportó la compra de \$30 billones en Bienes Raices por Estadounidenses y Canadienses. La consultoría Softec report que 18,000 propiedades totalizando \$6.4 billones fue vendida a Estadounidenses solo el año pasado. Se espera continúe el crecimiento con un pronostico de Softec de 35,000 casas de descanso valuadas en \$17 billones vendidas a extranjeros para el 2012 y Los Cabos es el destino #1 en comunidades de descanso en todo México. **Con nuestros locales listos para operar y locales para oficinas completamente equipados ahora es su oportunidad de formar parte del Oasis de Compras de Los Cabos y de pertenecer a esta exitosa coleccion de centros comerciales a través de México "The Shoppes, un Oasis de Compras".**

THE SHOPPES

AT PALMILLA



FOR LEASING OR MORE INFORMATION PLEASE CONTACT OUR PROFESSIONALS:

The Shoppes at Palmilla

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