

# 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	ST	LED	Mthly rent	Base Rent PSF	Breakpt	Annual Breakpoint	Type of Rent
301	Northwest Arkansas Mall	9,328	Fayetteville	AR	1/31/2028	7%				%
287	San Tan Village	12,975	Gilbert	AZ	1/31/2027	\$12,500	\$11.56	12%	1,250,000.00	Fix
342	Scottsdale Fashion SQ	15,371	Scottsdale	AZ	1/31/2027	\$20,833	\$16.26	12%	2,083,333.30	Fix
750	Park Place	18,449	Tucson	AZ	1/31/2027	10%				%
3505	Tucson Mall	14,677	Tucson	AZ	1/31/2028	16%				%
3542	Santa Anita	117,817	Arcadia	CA	12/31/2028	10%				%
2193	Outlets at Tejon	12,397	Arvin	CA	1/31/2029	\$12,500	\$12.10	12%	1,800,000.00	Fix
3525	Valley Plaza	97,311	Bakersfield	CA	1/31/2027	16%				%
2187	Gran Plaza Outlets	15,000	Calexico	CA	1/31/2029	\$12,500	\$10.00	12%	1,250,000.00	%/Fix
3511	Los Cerritos	85,691	Cerritos	CA	1/31/2027	\$50,000	\$7.00	12%	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%	1,250,000.00	Fix
183	Imperial Valley Mall	13,456	El Centro	CA	8/31/2029	6%				%
HQ	Cal. Market Center/Perm. spa	163,955	Los Angeles	CA	2/28/2034	\$606,198	\$44.37			Fix
28	Northridge Fashion Center	23,970	Northridge	CA	1/31/2027	18%				%
DC	Perris DC	656,695	Perris	CA	11/30/2029	\$338,774	\$6.19			Fix
167	Victoria Gardens	6,985	Rancho	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%				%
343	StonesTown Galleria	9,640	San Francisco	CA	1/31/2027	13%				%
340	Weberstown Mall	18,168	Stockton	CA	1/31/2028	10%				%
354	Promenade at Temecula	19,124	Temecula	CA	1/31/2027	16%				%
797	The Oaks Mall	7,975	Thousand Oaks	CA	6/30/2026	\$8,333	\$12.54	12%	833,333.34	Fix
672	Monte Vista Crossings (F21	18,000	Turlock	CA	1/31/2028	12%				%
416	Visalia Mall	12,554	Visalia	CA	1/31/2027	18%				%
124	Southwest Plaza	13,302	Littleton	CO	1/31/2027	\$4,079	\$3.68	6%	815,856.00	%/Fix
176	Park Meadows	31,596	Littleton	CO	1/31/2027	\$70,828	\$26.90	18%	4,722,222.22	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	FL	1/31/2027	\$49,350	\$22.53	20%	2,961,005.25	%/Fix
259	The Oaks Mall	28,195	Gainesville	FL	1/31/2027	\$21,546	\$9.17	14%	1,846,772.50	%/Fix
260	Coastland Center	19,805	Naples	FL	1/31/2027	\$24,789	\$15.02	14%	2,124,793.57	%/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%				%
352	Augusta Mall	16,101	Augusta	GA	1/31/2027	16%				%
604	Peachtree Mall	10,979	Columbus	GA	1/31/2027	\$6,386	\$6.98	8%	957,917.95	%/Fix
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%				%
2192	The Outlet Shoppes at	10,644	Woodstock	GA	1/31/2033	13%			\$200,000/annual m	%/Fix

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165	Jordan Creek Town Center	10,951	West Des	IA	1/31/2027	20%				%
216	ST.Clair Square	11,949	Fairview Heights	IL	8/31/2029	5%				%
255	Harlem & 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
780	Northbrook Court	11,071	Northbrook	IL	1/31/2027	6%				%
419	Eastland Mall	17,472	Evansville	IN	1/31/2027	12%				%
761	Mall of Louisiana	26,885	Baton Rouge	LA	1/31/2027	\$30,514	\$13.62	16%	2,288,585.63	%/Fix
734	Oakwood Center	25,000	Gretna	LA	1/31/2027	16%				%
2119	Dartmouth Mall	11,472	Dartmouth	MA	10/31/2028	\$16,667	\$17.43	10%	2,000,000.00	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
97	Fairlane Town Center	28,473	Dearborn	MI	1/31/2027	4%				%
428	Apache Mall	12,686	Rochester	MN	1/31/2027	13%				%
346	St. Louise Galleria	11,798	St. Louis	MO	1/31/2027	16%				%
465	Outlets of Mississippi	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
717	Carolina Place	18,486	Pineville	NC	1/31/2027	18%				%
302	Westroads Mall	30,796	Omaha	NE	1/31/2027	16%				%
375	Deptford Mall	20,243	Deptford	NJ	1/31/2027	\$12,500	\$7.41	12%	1,250,000.00	Fix
6004	Freehold Raceway Mall	19,586	Freehold	NJ	1/31/2027	\$12,500	\$7.66	12%	1,250,000.00	Fix
439	Hamilton Mall	35,169	Mays Landing	NJ	7/31/2026	2%				%
752	Willowbrook (NJ)	15,555	Wayne	NJ	1/31/2027	20%				%
358	Coronado Center	21,183	Albuquerque	NM	1/31/2027	20%				%
270	Galleria at Sunset	9,900	Henderson	NV	1/31/2027	16%				%
773	Meadows Mall	16,957	Las Vegas	NV	1/31/2027	\$19,882	\$14.07	13%	1,825,269.15	%/Fix
338	Legends At Sparks (REMO-F21 RED)	25,639	Sparks	NV	1/31/2027	6%				%
87	South Shore Mall	16,161	Bay Shore	NY	1/31/2027	8%				%
481	Fashion Outlets of Niagara	19,059	Niagara Falls	NY	1/31/2027	\$12,500	\$7.87	12%	1,250,000.00	Fix
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%				%
213	Valley River Center	12,466	Eugene	OR	1/31/2027	\$12,500	\$12.03	12%	1,250,000.00	Fix
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%				%
757	Mall at Robinson	15,833	Pittsburgh	PA	1/31/2028	4%				%

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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%				%
679	Warwick Mall	15,844	Warwick	RI	1/31/2028	\$12,500	\$9.47	12%	1,250,000.00	Fix
489	Westgate Mall	11,662	Amarillo	TX	1/31/2028	4%				%
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%	1,250,000.00	Fix
3529	North Star Mall	31,290	San Antonio	TX	1/31/2031	\$58,455	\$22.42	16%	4,384,089.00	Fix
195	The Shops at La Cantera	20,005	San Antonio	TX	1/31/2027	\$78,003	\$46.79	18%	5,200,000.00	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%				%
332	Spokane Valley Mall	13,793	Spokane Valley	WA	1/31/2027	16%				%
162	Fox River Mall	14,369	Appleton	WI	1/31/2027	8%				%
225	Mayfair Mall	8,475	Wauwatosa	WI	1/31/2027	18%				%

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