

Premier Shopping
Destination.

GLENDALE, WI

BAYSHORE

The Heart of the North Shore

PREMIER SHOPPING & DINING
DESTINATION IN THE HEART OF
MILWAUKEE'S AFFLUENT NORTH
SHORE.

REGIONALLY LOCATED OFF
I-43 & SILVER SPRING DR.

Affluent
Suburb

THE YARD IS THE HEARTBEAT OF
BAYSHORE, ACTING AS THE FOUR
SEASONAL FOCAL POINT FOR
COMMUNITY EVENTS &
GATHERINGS WITHIN THE NORTH
SHORE.

Outdoor
Shopping

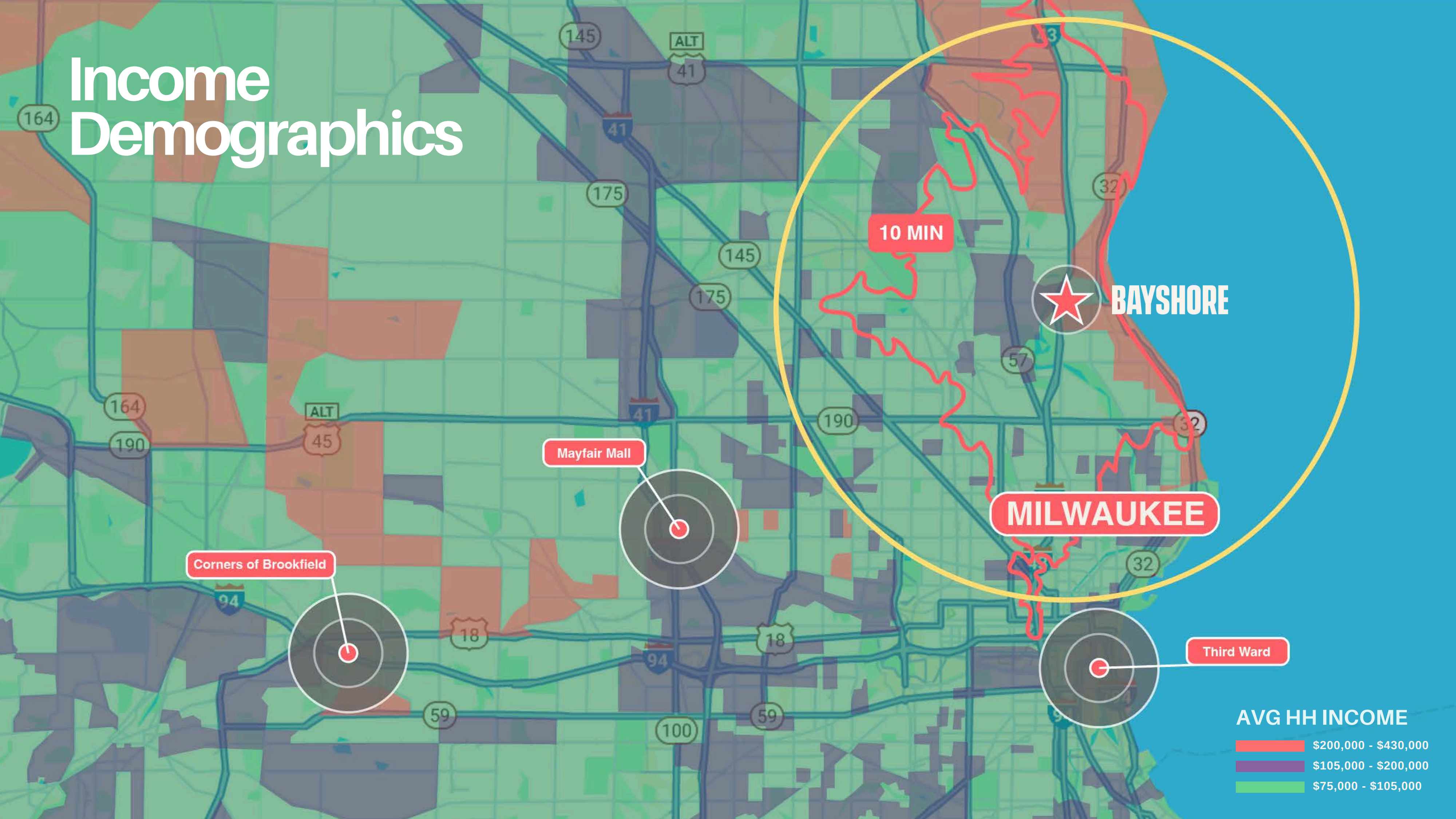
MILWAUKEE'S TOP MIXED-USE
DESTINATION FEATURES
UPSCALE SHOPPING, DINING, AND
ENTERTAINMENT, PLUS 250,000 SF
OF OFFICE SPACE AND NEARLY
500 UPSCALE RESIDENTIAL UNITS.

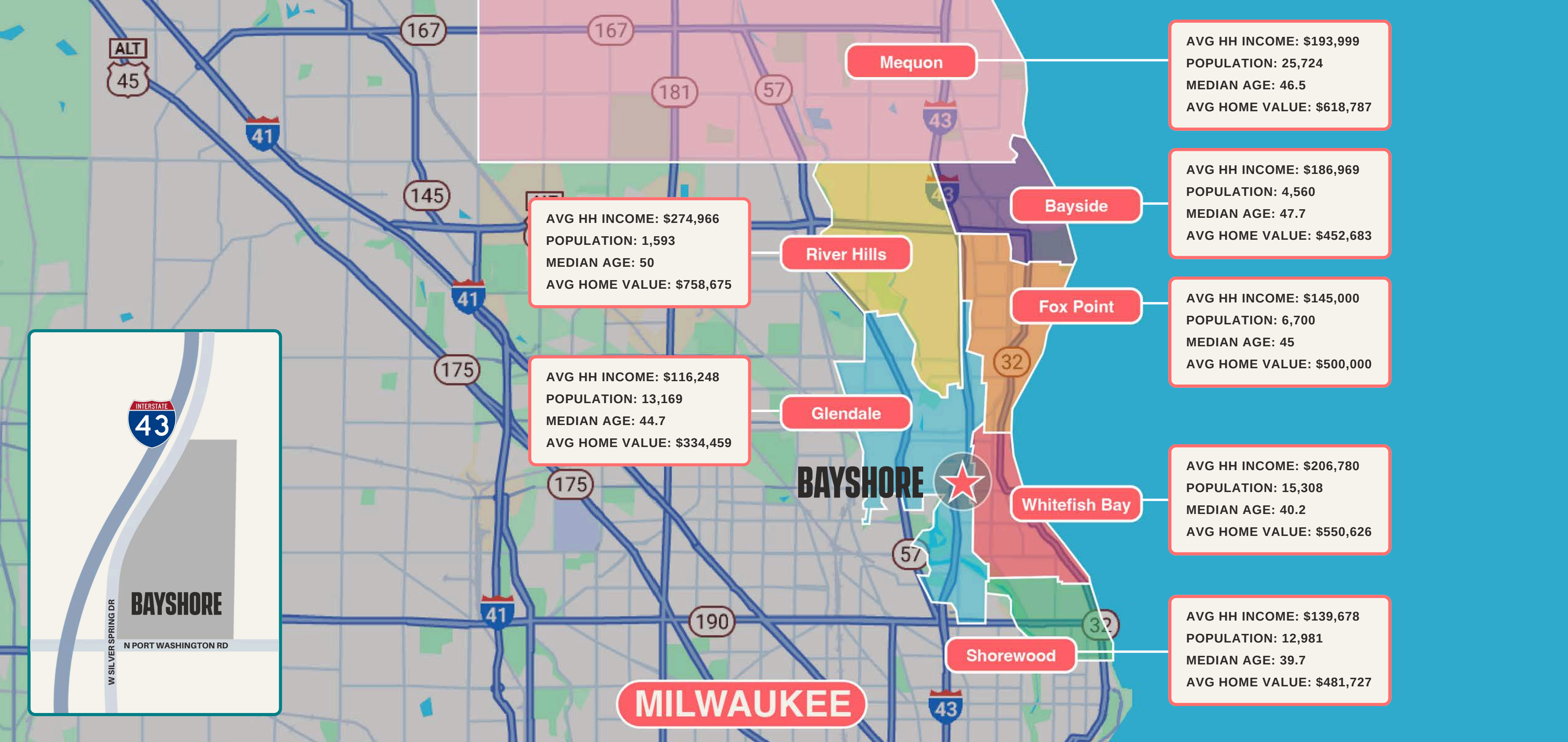
CLOSE PROXIMITY TO
MILWAUKEE'S MAJOR TRAFFIC
GENERATORS: LAKE MICHIGAN,
UW-MILWAUKEE, ASCENSION
HEALTHCARE, NORTHWESTERN
MUTUAL, AND OTHERS.

Locally
Inspired

Dining
Options

Income Demographics





| | | | | | | | |
|------------|------------------|-----------------|------------|------------|------------|-------------------|---------------------|
| Trade Area | 11,367 | 257,939 | 195,020 | 36.1 | 91,800 | \$125,173 | 123 |
| | TOTAL BUSINESSES | TOTAL EMPLOYEES | POPULATION | MEDIAN AGE | HOUSEHOLDS | AVERAGE HH INCOME | SQ MILES TRADE AREA |



LAKE MICHIGAN

- 1 TRADER JOE'S
- 2 TARGET
- 3 KOHL'S
- 4 APPLE
- 5 ULTA BEAUTY
- 6 ACX CINEMAS
- 7 Total Wine & More
- 8 ERIK'S
- 9 The Cheesecake Factory
- 10 california pizza kitchen
- 11 CHIPOTLE MEXICAN GRILL

350+ LUXURY APARTMENTS

N LYDELL AVE

W SILVER SPRING DR
30,813 VPD

I-43
111,555 VPD

N PORT WASHINGTON RD
22,475 VPD

Bayshore

| | | | | | | |
|---------------------------|----------------------|-------------------|--------------------|--------------------|----------------------|-------------------|
| 1.37 M | 4,117 | 424 | 695,137 | 182,533 | 957,000 | 6.4 M |
| PASSING VEHICLES PER WEEK | TOTAL PARKING SPACES | RESIDENTIAL UNITS | SQ FT RETAIL SPACE | SQ FT OFFICE SPACE | SQ FT TOTAL PROPERTY | VISITORS PER YEAR |

Anchor Tenants

ANCHOR



TRADER JOE'S



KOHL'S



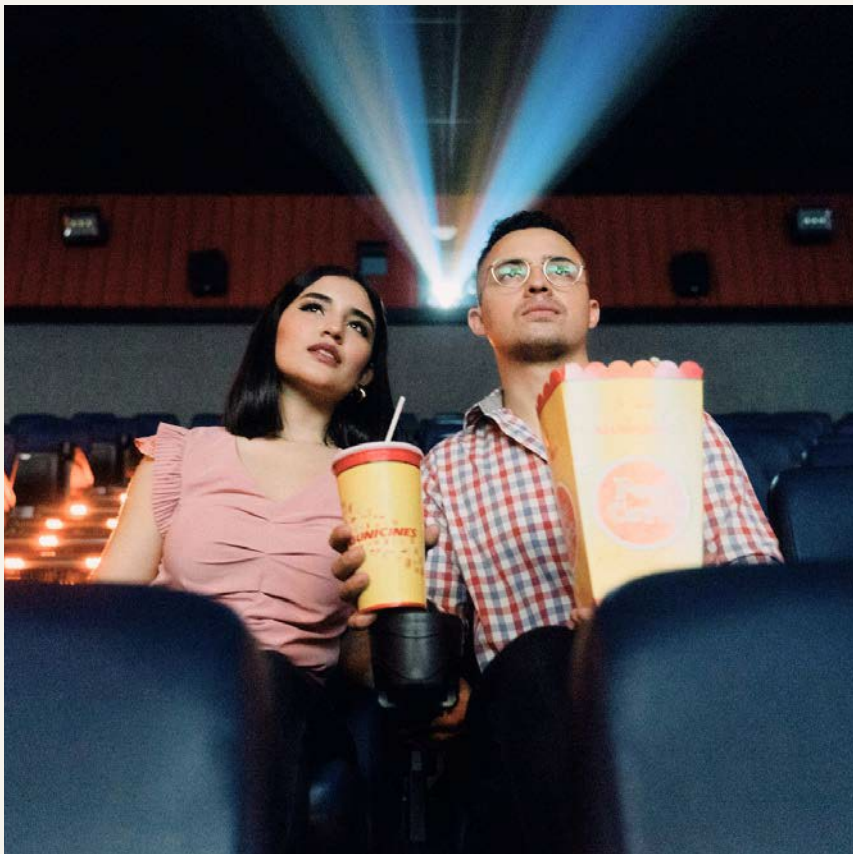
TARGET



Total Wine & More



Apple



ACX CINEMAS



BARNES & NOBLE



ULTA BEAUTY



EVEREVE



Sur La Table



Bath & Body Works®



aversa
for her



OLD NAVY



The
cheesecake Factory



BACKLOT
PIZZA + KITCHEN



BUCHANAN'S



california
pizza kitchen



crumbl
cookies



CHIPOTLE
MEXICAN GRILL



Culver's



FreshFin



MALLARDS



MOCHINUT

The Bayshore Experience.

BAYSHORE THRIVES AS A COMMUNITY HOTSPOT WITH OVER 100 YEARLY EVENTS AT THE YARD, INCLUDING SOUNDS OF SUMMER, FAMILY FLICKS, FITNESS SESSIONS, MAKER'S MARKET, AND THE BEER LOVER'S FESTIVAL. SEASONAL EVENTS LIKE SEASON TO SPARKLE ENHANCE ENGAGEMENT. WITH A COMBINED SOCIAL MEDIA AUDIENCE OF OVER 22,000 AND ACTIVITIES GENERATING OVER \$4 MILLION IN PR VALUE, BAYSHORE'S INFLUENCE IS AMPLIFIED BY 10,000+ BONUS CLUB E-NEWSLETTER SUBSCRIBERS.



Contact

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CYPRESS

OWNED & MANAGED BY
CYPRESS EQUITIES

Broker Disclosure to Non-Residential Customers

PRIOR TO NEGOTIATING ON YOUR BEHALF THE BROKERAGE FIRM, OR AN AGENT ASSOCIATED WITH THE FIRM, MUST PROVIDE YOU THE FOLLOWING DISCLOSURE:

DISCLOSURE TO CUSTOMERS

YOU ARE A CUSTOMER OF THE BROKERAGE FIRM (HEREINAFTER FIRM). THE FIRM IS EITHER AN AGENT OF ANOTHER PARTY IN THE TRANSACTION OR A SUBAGENT OF ANOTHER FIRM THAT IS THE AGENT OF ANOTHER PARTY IN THE TRANSACTION. A BROKER OR A SALESPERSON ACTING ON BEHALF OF THE FIRM MAY PROVIDE BROKERAGE SERVICES TO YOU. WHENEVER THE FIRM IS PROVIDING BROKERAGE SERVICES TO YOU, THE FIRM AND ITS BROKERS AND SALESPERSONS (HEREINAFTER AGENTS) OWE YOU, THE CUSTOMER, THE FOLLOWING DUTIES:

- THE DUTY TO PROVIDE BROKERAGE SERVICES TO YOU FAIRLY AND HONESTLY.
- THE DUTY TO EXERCISE REASONABLE SKILL AND CARE IN PROVIDING BROKERAGE SERVICES TO YOU.
- THE DUTY TO PROVIDE YOU WITH ACCURATE INFORMATION ABOUT MARKET CONDITIONS WITHIN A REASONABLE TIME IF YOU REQUEST IT, UNLESS DISCLOSURE OF THE INFORMATION IS PROHIBITED BY LAW.
- THE DUTY TO DISCLOSE TO YOU IN WRITING CERTAIN MATERIAL ADVERSE FACTS ABOUT A PROPERTY, UNLESS DISCLOSURE OF THE INFORMATION IS PROHIBITED BY LAW.
- THE DUTY TO PROTECT YOUR CONFIDENTIALITY. UNLESS THE LAW REQUIRES IT, THE FIRM AND ITS AGENTS WILL NOT DISCLOSE YOUR CONFIDENTIAL INFORMATION OR THE CONFIDENTIAL INFORMATION OF OTHER PARTIES.
- THE DUTY TO SAFEGUARD TRUST FUNDS AND OTHER PROPERTY HELD BY THE FIRM OR ITS AGENTS.
- THE DUTY, WHEN NEGOTIATING, TO PRESENT CONTRACT PROPOSALS IN AN OBJECTIVE AND UNBIASED MANNER AND DISCLOSE THE ADVANTAGES AND DISADVANTAGES OF THE PROPOSALS.

PLEASE REVIEW THIS INFORMATION CAREFULLY. AN AGENT OF THE FIRM CAN ANSWER YOUR QUESTIONS ABOUT BROKERAGE SERVICES, BUT IF YOU NEED LEGAL ADVICE, TAX ADVICE, OR A PROFESSIONAL HOME INSPECTION, CONTACT AN ATTORNEY, TAX ADVISOR, OR HOME INSPECTOR. THIS DISCLOSURE IS REQUIRED BY SECTION 452.135 OF THE WISCONSIN STATUTES AND IS FOR INFORMATION ONLY. IT IS A PLAIN-LANGUAGE SUMMARY OF THE DUTIES OWED TO A CUSTOMER UNDER SECTION 452.133(1) OF THE WISCONSIN STATUTES.

CONFIDENTIALITY NOTICE TO CUSTOMERS

THE FIRM AND ITS AGENTS WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO THE FIRM OR ITS AGENTS IN CONFIDENCE, OR ANY INFORMATION OBTAINED BY THE FIRM AND ITS AGENTS THAT A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL, UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE FIRM TO DISCLOSE PARTICULAR INFORMATION. THE FIRM AND ITS AGENTS SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER THE FIRM IS NO LONGER PROVIDING BROKERAGE SERVICES TO YOU.

THE FOLLOWING INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:

1. MATERIAL ADVERSE FACTS, AS DEFINED IN WIS. STAT. § 452.01(5G) (SEE "DEFINITION OF MATERIAL ADVERSE FACTS").
2. ANY FACTS KNOWN BY THE FIRM OR ITS AGENTS THAT CONTRADICT ANY INFORMATION INCLUDED IN A WRITTEN INSPECTION REPORT ON THE PROPERTY OR REAL ESTATE THAT IS THE SUBJECT OF THE TRANSACTION.

TO ENSURE THAT THE FIRM AND ITS AGENTS ARE AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST THAT INFORMATION BELOW. AT A LATER TIME, YOU MAY ALSO PROVIDE THE FIRM OR ITS AGENTS WITH OTHER INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.

NON-CONFIDENTIAL INFORMATION (THE FOLLOWING INFORMATION MAY BE DISCLOSED BY THE FIRM AND ITS AGENTS): _____

(INSERT INFORMATION YOU AUTHORIZE TO BE DISCLOSED, SUCH AS FINANCIAL QUALIFICATION INFORMATION.)

CONFIDENTIAL INFORMATION: _____

DEFINITION OF MATERIAL ADVERSE FACTS

A "MATERIAL ADVERSE FACT" IS DEFINED IN WIS. STAT. § 452.01(5G) AS AN ADVERSE FACT THAT A PARTY INDICATES IS OF SUCH SIGNIFICANCE, OR THAT IS GENERALLY RECOGNIZED BY A COMPETENT LICENSEE AS BEING OF SUCH SIGNIFICANCE TO A REASONABLE PARTY, THAT IT AFFECTS OR WOULD AFFECT THE PARTY'S DECISION TO ENTER INTO A CONTRACT OR AGREEMENT CONCERNING A TRANSACTION OR AFFECTS OR WOULD AFFECT THE PARTY'S DECISION ABOUT THE TERMS OF SUCH A CONTRACT OR AGREEMENT.

AN "ADVERSE FACT" IS DEFINED IN WIS. STAT. § 452.01(1E) AS A CONDITION OR OCCURRENCE THAT A COMPETENT LICENSEE GENERALLY RECOGNIZES WILL SIGNIFICANTLY AND ADVERSELY AFFECT THE VALUE OF THE PROPERTY, SIGNIFICANTLY REDUCE THE STRUCTURAL INTEGRITY OF IMPROVEMENTS TO REAL ESTATE, OR PRESENT A SIGNIFICANT HEALTH RISK TO OCCUPANTS OF THE PROPERTY; OR INFORMATION THAT INDICATES THAT A PARTY TO A TRANSACTION IS NOT ABLE TO OR DOES NOT INTEND TO MEET HIS OR HER OBLIGATIONS UNDER A CONTRACT OR AGREEMENT MADE CONCERNING THE TRANSACTION.

NOTICE ABOUT SEX OFFENDER REGISTRY

YOU MAY OBTAIN INFORMATION ABOUT THE SEX OFFENDER REGISTRY AND PERSONS REGISTERED WITH THE REGISTRY BY CONTACTING THE WISCONSIN DEPARTMENT OF CORRECTIONS ON THE INTERNET AT [HTTP://WWW.DOC.WI.GOV](http://www.doc.wi.gov) OR BY TELEPHONE AT 608-240-5830.