

# THE MAYFAIR COLLECTION

## WAUWATOSA, WISCONSIN

Phase 3 Now Under Construction Steps from Whole Foods & Nordstrom Rack



JOIN THESE  
GREAT RETAILERS  
AND BUSINESSES



Plus: Over 1,000 Proposed  
Luxury Apartments!

A DEVELOPMENT BY



100 South Wacker Drive, Suite 950 | Chicago, Illinois 60606  
www.hsacommercial.com



# WHAT IS THE MAYFAIR COLLECTION?

Driving Highway 45, one will notice the emergence of The Mayfair Collection in Wauwatosa, Wis., the 400,000-square-foot fashion shopping center home to premium promotional fashion brands like Nordstrom Rack and Saks Fifth Avenue OFF 5TH. The Mayfair Collection is the first phase of The District, a 69-acre mixed-use community that features shopping, restaurants, residences, and more all combined in a dynamic, walkable environment just up the street from the Nordstrom-anchored Mayfair Mall.

**Proposed Future Residential Development  
Up to 1,000 luxury apartment units**

**THE MAYFAIR COLLECTION  
PHASE III**



tj-maxx DSW VERSONA ACCESSORIES canhart OLD NAVY Saks Fifth Avenue OFF 5TH OshKOSH baby carter's TORRID NORDSTROM rack DICK'S SPORTING GOODS OFF AISLE by KOMES ULTA JEWELRY MERCANTILE M W OSGOOD'S

HomeGoods verde WHOLE FOODS MARKET

ABV GRACE 1,150 sq ft Retail / Fast Casual Restaurant HOMEWOOD SUITES Hilton SMOKE & SHACK HOLEY MOLEY



Burleigh Street



Highway 45 141,000 VPD

WEST BUILDING ANCHOR



EAST BUILDING ANCHOR



THE MAYFAIR COLLECTION  
 PHASE III - NOW UNDER CONSTRUCTION



INTERIOR END CAPS



PROJECT STREETSCAPE

# THE MAYFAIR COLLECTION

PHASE III - NOW UNDER CONSTRUCTION

48,000 SF OF NEW RETAIL SPACE AT THE HEART OF THE HIGHLY-SUCCESSFUL MAYFAIR COLLECTION DEVELOPMENT

## CENTRALITY

JUST NORTH OF MAYFAIR MALL WHERE NORDSTROM RECENTLY OPENED

## REGIONALITY

REACH ALL OF METRO MILWAUKEE'S AFFLUENT AREAS FROM ONE STORE

## CO-TENANCY



## PROMINENCE

DRAMATIC CLEAR HEIGHTS AND FLAGSHIP SIGNAGE OPPORTUNITIES ATOP THE FIVE-STORY BUILDING

Highway 45 141,000 VPD



Proposed Future Residential Development Up to 1,000 luxury apartment units

THE MAYFAIR COLLECTION PHASE III  
Retail Space from 3,600 SF to 25,000 SF

THE MAYFAIR COLLECTION PHASE III  
Retail Space from 3,600 SF to 25,000 SF

Full-Service Restaurant 9,200 SF

Retail / Fast Casual 1,200 SF to 9,200 SF

Retail Anchor 33,188 SF (div.)

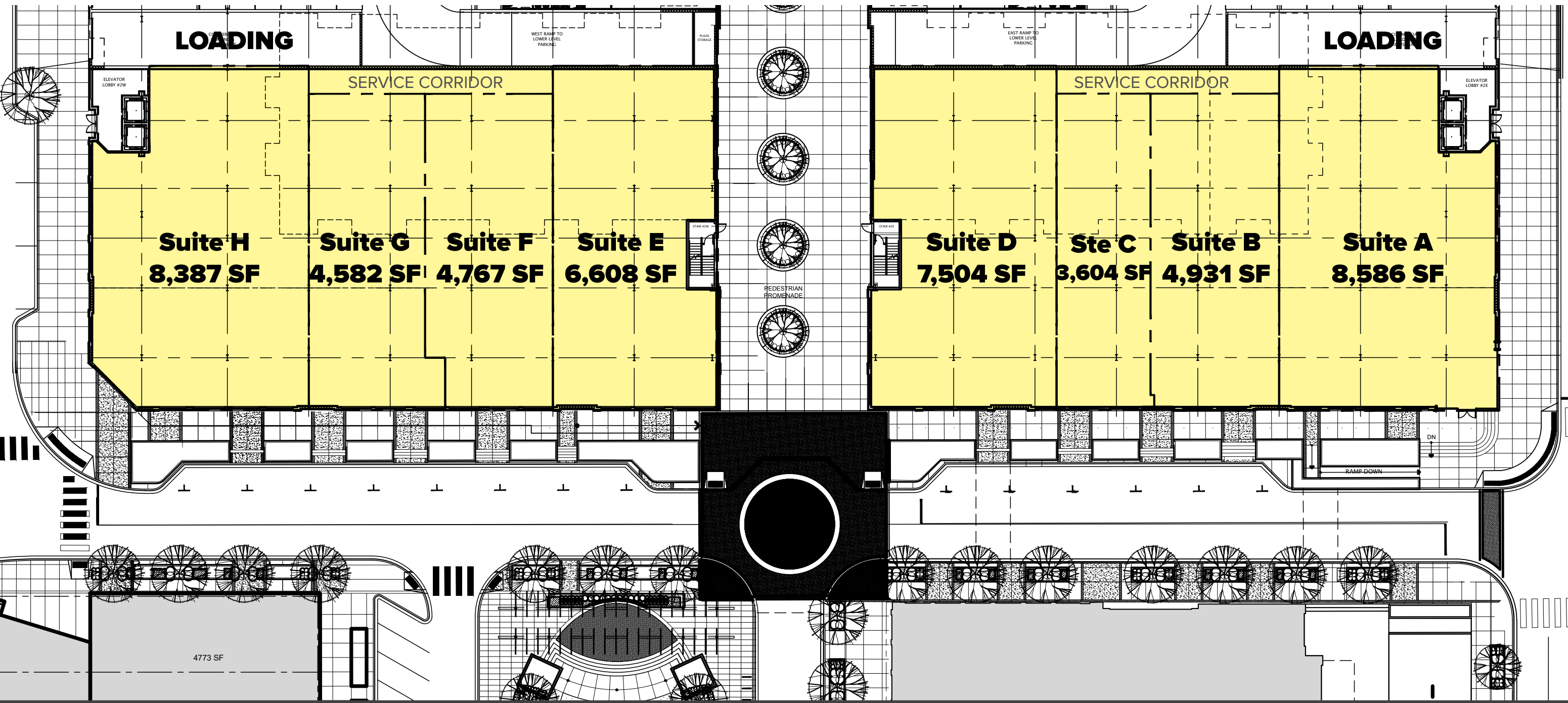
Burleigh Street

# THE MAYFAIR COLLECTION

PHASE III - NOW UNDER CONSTRUCTION

## PROMINENCE

DRAMATIC 22-FOOT CLEAR HEIGHTS WITH MEZZANINE POTENTIAL AND FLAGSHIP SIGNAGE OPPORTUNITIES FOR ANCHOR TENANTS ATOP THE FIVE-STORY BUILDING



# THE MAYFAIR COLLECTION

WAUWATOSA, WISCONSIN

## Regionality

### MAYFAIR MALL TRADE AREA

Located at US Highway 45 and Burleigh Street, The Mayfair Collection is at the center of a thriving and productive retail corridor that features premier national retailers and restaurants. With a tenant line-up including Nordstrom Rack, Saks Off 5th, and Dick's Sporting Goods, The Mayfair Collection has instantly become a central shopping destination for the Milwaukee area.

The following Mayfair area retailers are shown on the map to the right:

- |                    |                            |
|--------------------|----------------------------|
| 1. REI             | 8. Barnes & Noble          |
| 2. Home Depot      | 9. Best Buy                |
| 3. Target          | 10. Crate + Barrel         |
| 4. Lowe's          | 11. The Cheesecake Factory |
| 5. Meijer          | 12. Kohl's                 |
| 6. Macy's          | 13. Apple Store            |
| 7. Container Store | 14. Nordstrom              |

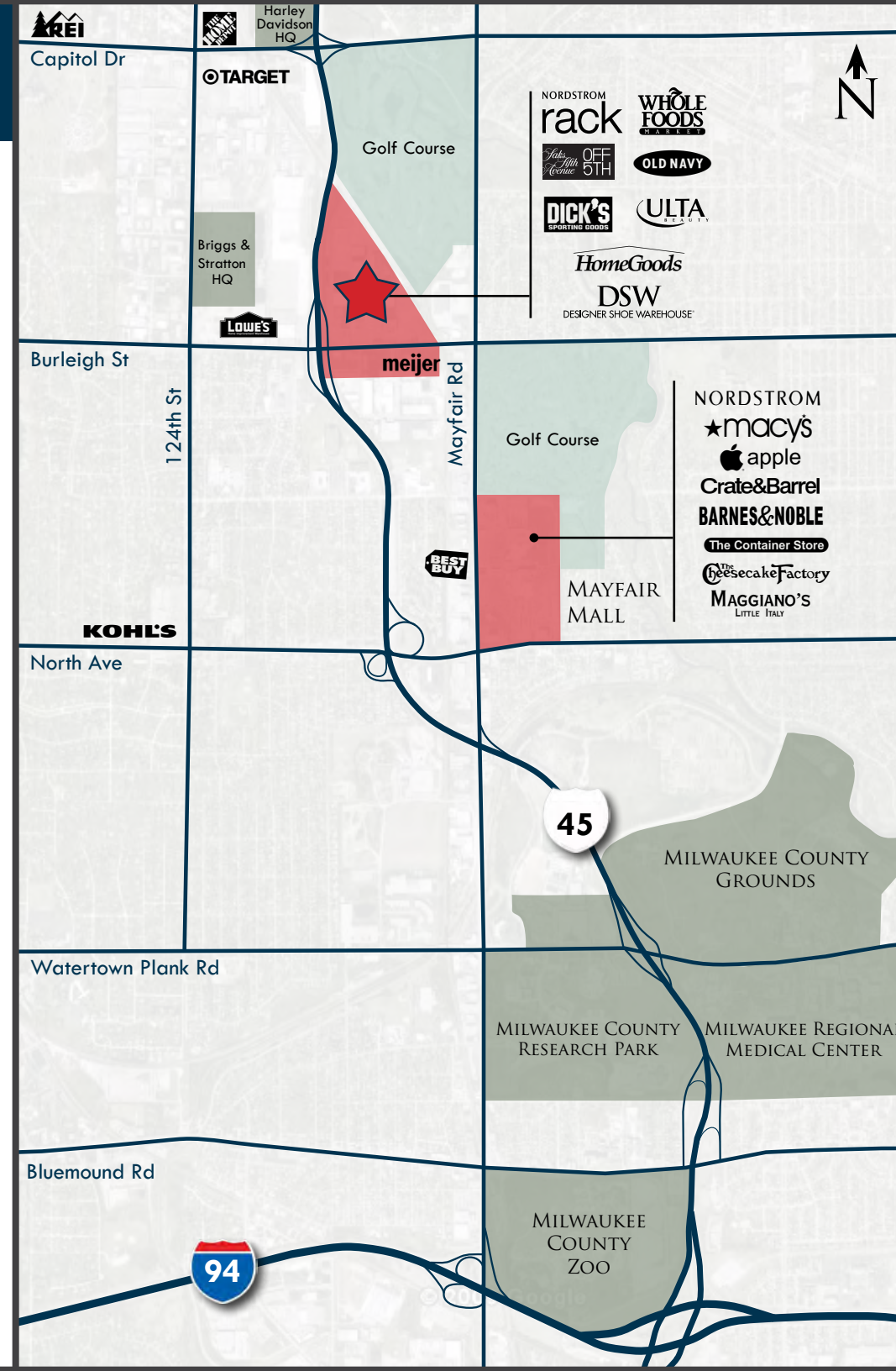
### MILWAUKEE COUNTY RESEARCH PARK

- 175 acres of county property
- Home to over 115 businesses including 70 high-tech companies
- Major tenants include United Healthcare, Alterra, and GE Healthcare

### MILWAUKEE REGIONAL MEDICAL CNTR

The Milwaukee Regional Medical Center (MRMC) is a consortium of 6 health care institutions providing a full range of health care services to the residents of Wisconsin. The health care consortium includes the following providers:

- |   |   |
|---|---|
| • Children's Hospital                                 | • Curative Care Network                       |
| • Froedtert Hospital                                  | • Milwaukee County Behavioral Health Division |
| • Medical College of Wisconsin                        |   |
| • BloodCenter of Wisconsin's Blood Research Institute |   |



# THE MAYFAIR COLLECTION

WAUWATOSA, WISCONSIN

## Regionality

### REACH ALL OF METRO MILWAUKEE'S AFFLUENT AREAS FROM ONE STORE

Because of its central location and convenient access to the regional interstate system, The Mayfair Collection is uniquely positioned to serve customers throughout all of metro Milwaukee.

### 20 MINUTE DRIVE TIME



**1,183,279**

2016 Population



**489,390**

2016 Households



**166,063**

2016 Households Earning \$75k+



**\$72,189**

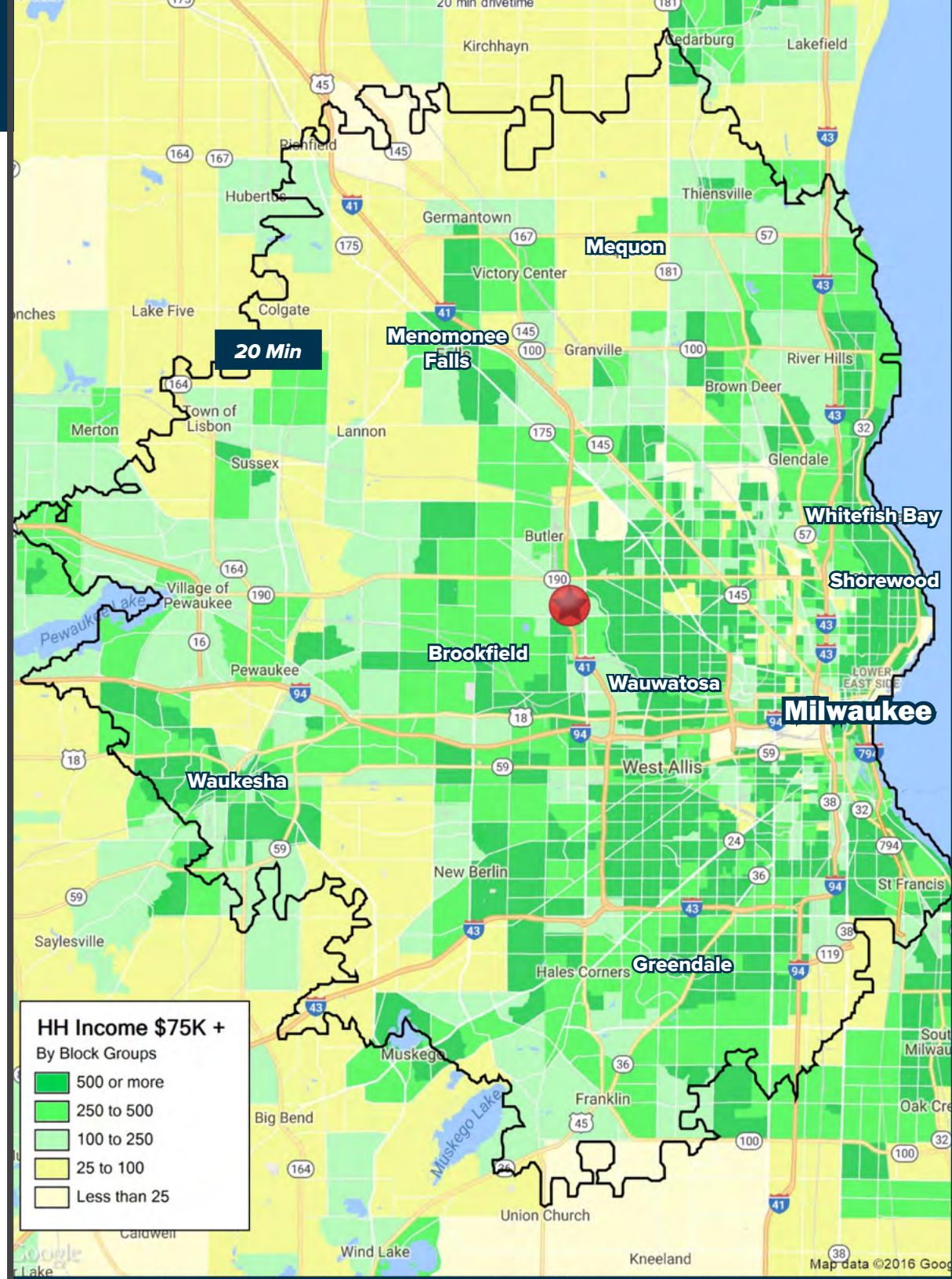
Average Household Income



**751,811**

Total # of Employees

Source: Regis Sites USA





# THE MAYFAIR COLLECTION

WAUWATOSA, WISCONSIN

OWNED / DEVELOPED BY

**HSA**  
COMMERCIAL REAL ESTATE

RESIDENTIAL DEVELOPMENT BY

 **Fiduciary**  
REAL ESTATE DEVELOPMENT, INC

ARCHITECTURE

**TOA**  
ARCHITECTURE

**CHRIS THOMAS**

312.519.9624

[cthomas@toadesigns.com](mailto:cthomas@toadesigns.com)

RETAIL LEASING

**HSA**  
COMMERCIAL REAL ESTATE

**TIM BLUM**

312.683.7256

[tblum@hsacommercial.com](mailto:tblum@hsacommercial.com)

CONTRACTOR

 **PREMIER**  
DESIGN + BUILD GROUP

**ALEC ZOCHER**

847.297.4200

[info@pdbgroup.com](mailto:info@pdbgroup.com)

**BRENTON SCHRADER**

312.458.4392

[bschrader@hsacommercial.com](mailto:bschrader@hsacommercial.com)

*Above information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing may be withdrawn without notice.*