

# CROSSGATES

ALBANY, NEW YORK

The largest fully-enclosed shopping, dining & entertainment destination in New York State and 9th largest in the United States.



# CROSSGATES

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# OUR HISTORY: A CAPITAL REGION INSTITUTION

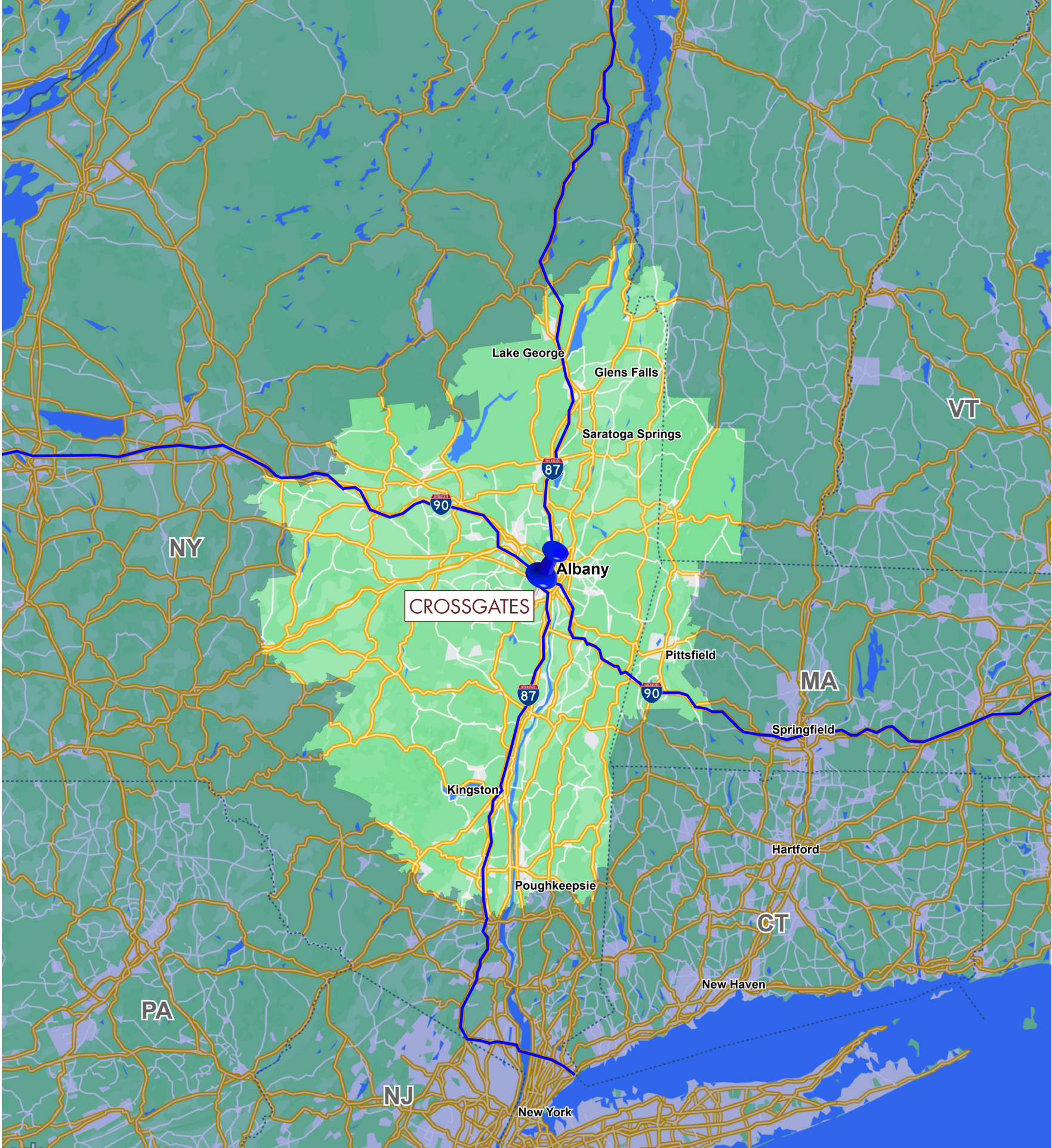
Continued success since 1984.  
Commitment to our community.  
Approaching four decades of dominance and innovation.



# OUR PROPERTY

Crossgates' PRIME LOCATION at the junction of I-87 & I-90, the busiest section of the NYS Thruway, draws customers from around the region and neighboring states of Massachusetts and Vermont.

Crossgates is the largest destination in the Albany region with its own dedicated exit and sees over 295,000 cars pass the center each day.



TRADE AREA POPULATION

**1.6 Million**



TOTAL HOUSEHOLDS

**666,905**



AVERAGE HOUSEHOLD INCOME

**\$102,327**



DAYTIME EMPLOYMENT

**828,732**



**The Apex at Crossgates**

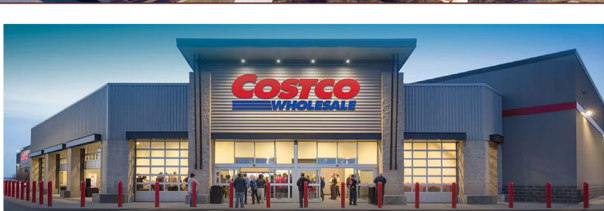
222 Market Rate Residential Units  
 5 Buildings  
 64 Indoor Parking Spaces  
 Projected Completion May 2024

Residential

Costco

Medical Office

Residential



**Costco Wholesale**

200,000 sq ft  
 Projected Opening October 2024



**Western Avenue Medical Office & Surgical Center**

60,000 sq ft  
 4-Story Building  
 Projected Opening November 2025



**Dual Branded Hotel**

192 Rooms  
 Opened in 2018



**The Flats at Crossgates**

4-Story Building  
 24 Market Rate Residential Units  
 26 Indoor Parking Spaces  
 Projected Completion Spring 2024



# OUR EXPERIENCE

**CROSSGATES** is the premier retail, dining, entertainment, and hospitality complex of New York's growing Capital Region. Crossgates offers a dynamic collection of upscale brands and a diverse mix of entertainment, restaurants, several of which cannot be found within 90+ miles.

With 1.7 million square feet of leasable area, Crossgates offers something for the whole family!

<b>Total Sales:</b>	\$388.7 million
<b>Sales PSF:</b>	\$589
<b>Total GLA:</b>	1.7 million sq. ft.



# OUR CUSTOMERS: STUDENTS TO SENATORS

Albany has it all! The capital of New York State, top ranked higher education institutions, world-class healthcare, nanotechnology hub, and booming tourism.



Crossgates' **UNIQUE TENANT MIX** sets it apart from the competition - offering a collection of exclusive retail, dining and entertainment that is unmatched in the market.

## Retail



Coming Soon

## Restaurants

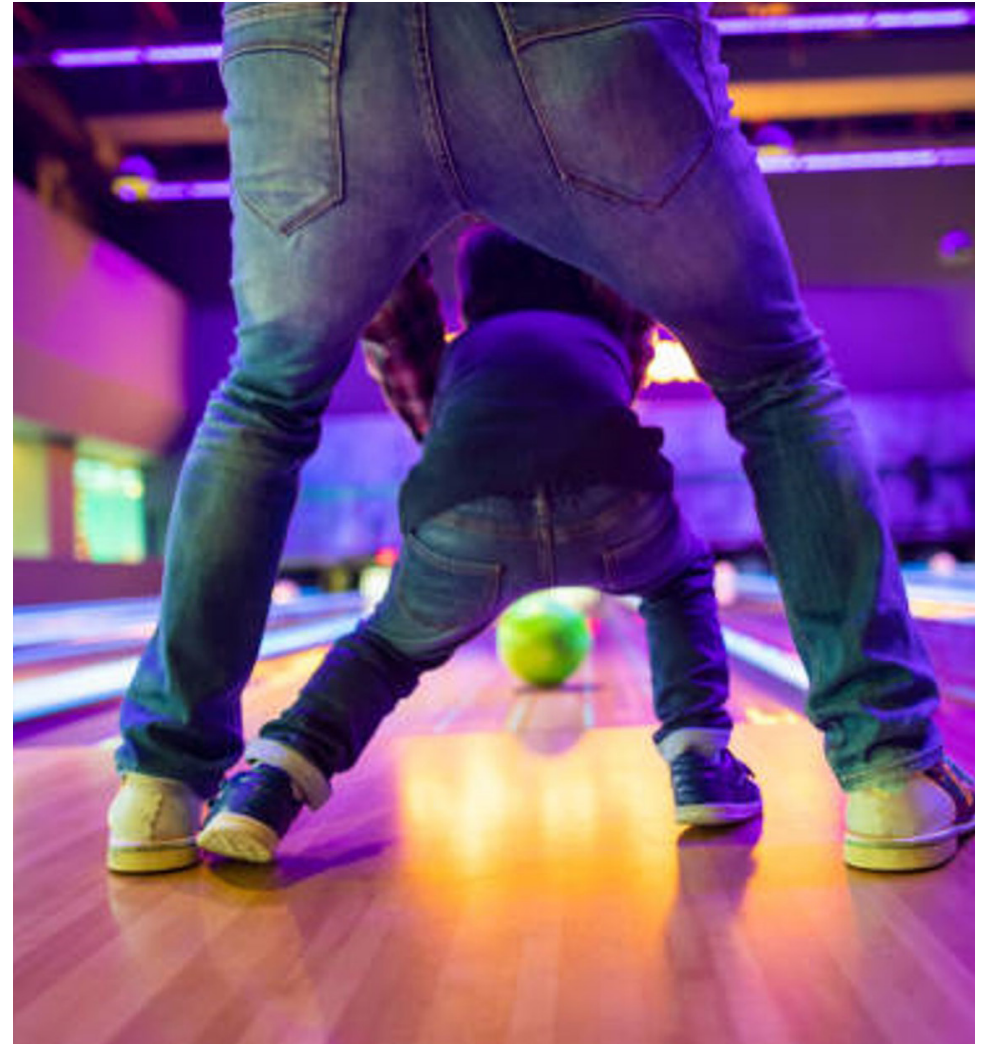


## Entertainment











# OUR VISION: EXPANDING OUR HORIZONS

Not only can you shop, dine, and play at Crossgates, but soon,  
**YOU CAN LIVE!**

Two residential projects are currently under construction adjacent to Crossgates.

The Apex at Crossgates recently broke ground on 222 market-rate rental units. The Apex will include premium fixtures, multi-sport courts, fitness center and yoga studio, dog park and dog grooming, game rooms, and a lighted walking path to Crossgates. Project is scheduled for completion May 2024.

The Flats at Crossgates will include 24 market-rate units. This development will include state-of-the-art fixtures, fitness center and yoga studio, outdoor pool, outdoor entertainment area, and a lighted walking path extending from Homewood Suites/Tru by Hilton to Crossgates. Projected completion of spring 2024.



*The Apex at Crossgates*

Image: United Group



*The Flats at Crossgates*