### Table 8-5  U.S. Open Air Shopping Centers with 200,000 Square Feet or More of GLA: Center Size, Center Sales, and Operating Results

<table>
<thead>
<tr>
<th>Number of Centers in Sample: 112</th>
<th>Average</th>
<th>Median</th>
<th>Lower Decile</th>
<th>Upper Decile</th>
<th>Lower Decile</th>
<th>Upper Decile</th>
<th>Number Reporting</th>
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<tbody>
<tr>
<td>Center Size</td>
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<tr>
<td>Total floor space (GLA and all other floor area)</td>
<td>328,906</td>
<td>301,570</td>
<td>218,453</td>
<td>694,067</td>
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<td>Owned gross leaseable area</td>
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<td>176,914</td>
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<tr>
<td>Dollars per Square Foot of GLA</td>
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<td></td>
<td></td>
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<tr>
<td>All tenants</td>
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<td>$200.93</td>
<td>$192.68</td>
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<tr>
<td>Dollars per Square Foot of GLA</td>
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<td></td>
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<tr>
<td>Total Operating Receipts</td>
<td>$164.41</td>
<td>$104.72</td>
<td>$90.04</td>
<td>$124.43</td>
<td>100.00%</td>
<td>100.00%</td>
<td>100.00%</td>
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<td>12.51</td>
<td>11.53</td>
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<td>11.50</td>
<td>6.26</td>
<td>20.50</td>
<td>77.54</td>
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<tr>
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<td>1.76</td>
<td>1.53</td>
<td>0.49</td>
<td>4.81</td>
<td>8.03</td>
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<td>CAM charges (excluding administration fee)</td>
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<td>1.41</td>
<td>0.46</td>
<td>4.58</td>
<td>9.04</td>
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<td>1.28</td>
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<td>Insurance revenue</td>
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<td>0.10</td>
<td>0.03</td>
<td>0.32</td>
<td>0.62</td>
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<td>Marketing/promotion fund (excluding merchants assn.)</td>
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<td>0.11</td>
<td>0.00</td>
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<tr>
<td>Revenue from common area utilities</td>
<td>0.07</td>
<td>0.05</td>
<td>0.00</td>
<td>1.75</td>
<td>0.33</td>
<td>0.05</td>
<td>11.07</td>
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<td>Revenue from tenant space utilities</td>
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<td>0.00</td>
<td>1.75</td>
<td>0.33</td>
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<tr>
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<td>Total miscellaneous Income</td>
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<td>0.49</td>
<td>0.05</td>
<td>3.43</td>
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| Net Operating Balance            | $11.46  | $10.52 | $5.10 | $32.69 | 71.17% | 55.00% | 66.17% | 112 |

Note: GLA for operating results is adjusted as described in Chapter 2.
Note: Because data are means, medians, and deciles, detailed amounts do not add to totals. No median figures are shown if fewer than five values were reported for any income or expense category, and no lower and upper decile amounts are shown if fewer than ten values were reported.

(Continued on next page)
<table>
<thead>
<tr>
<th>Number of Centers in Sample: 112</th>
<th>Average</th>
<th>Median</th>
<th>Lower Decile</th>
<th>Upper Decile</th>
<th>Median</th>
<th>Lower Decile</th>
<th>Upper Decile</th>
<th>Number Reporting</th>
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</thead>
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<tr>
<td>Total floor space (GLA and all other floor area)</td>
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<td>$301,570</td>
<td>$218,463</td>
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<tr>
<td>Total Operating Expenses</td>
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<tr>
<td>Dollars per Square Foot of GLA</td>
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<td>Percent of Total Receipts</td>
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<td></td>
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<td>3.63</td>
<td>0.42</td>
<td>4.47</td>
<td>10.45</td>
<td>112</td>
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<td>Parking lot, mall, other common areas</td>
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<td>0.97</td>
<td>0.40</td>
<td>2.04</td>
<td>0.83</td>
<td>3.76</td>
<td>14.19</td>
<td>112</td>
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<td>0.61</td>
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<td>0.18</td>
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<td>0.01</td>
<td>0.23</td>
<td>0.02</td>
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<td>0.16</td>
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<td>0.14</td>
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<td>Other building maintenance/repair</td>
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<td>0.06</td>
<td>0.01</td>
<td>0.24</td>
<td>0.38</td>
<td>0.49</td>
<td>2.25</td>
<td>81</td>
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<td>0.00</td>
<td>0.11</td>
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**Note:** GLA for operating results is adjusted as described in Chapter 2.

**Note:** Because data are means, medians, and deciles, detailed amounts do not add to totals. No median figures are shown if fewer than five values were reported for any income or expense category, and no lower and upper decile amounts are shown if fewer than ten values were reported.
## Table 8.6: U.S. Open Air Shopping Centers In the East: Center Size, Center Sales, and Operating Results

<table>
<thead>
<tr>
<th>Number of Centers in Sample</th>
<th>Average</th>
<th>Median</th>
<th>Lower Decile</th>
<th>Upper Decile</th>
<th>Median</th>
<th>Lower Decile</th>
<th>Upper Decile</th>
<th>Number Reporting</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total floor space (GLA and all other floor area)</td>
<td>147,807</td>
<td>141,054</td>
<td>38,111</td>
<td>295,297</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Owned gross leasable area</td>
<td>141,118</td>
<td>130,826</td>
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<td>294,660</td>
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<tr>
<td>Centre Sales</td>
<td>Dollars per Square Foot of GLA</td>
<td></td>
<td></td>
<td></td>
<td></td>
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<td>$313.35</td>
<td>$195.75</td>
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<tr>
<td>Operating Results</td>
<td>Dollars per Square Foot of GLA</td>
<td>Percent of Total Receipts</td>
<td></td>
<td></td>
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<tr>
<td>Total Operating Receipts</td>
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<td>$12.67</td>
<td>$7.72</td>
<td>$26.48</td>
<td>$10.20%</td>
<td>$5.60%</td>
<td>$16.00%</td>
<td>$10.00%</td>
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<tr>
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<td>9.62</td>
<td>6.14</td>
<td>19.49</td>
<td>78.95</td>
<td>67.26</td>
<td>88.72</td>
<td>70</td>
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<td>6.02</td>
<td>19.49</td>
<td>77.94</td>
<td>66.45</td>
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<tr>
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<td>13.34</td>
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<tr>
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<td>0.47</td>
<td>3.47</td>
<td>9.37</td>
<td>5.41</td>
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<td>0.42</td>
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<td>0.06</td>
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<td>$19.42</td>
<td>$10.79%</td>
<td>$5.68%</td>
<td>$16.00%</td>
<td>$10.00%</td>
</tr>
</tbody>
</table>

Note: GLA for operating results is adjusted as described in Chapter 2.  
Note: Because data are means, medians, and deciles, detailed amounts do not add to totals. No median figures are shown if less than five values were reported for any income or expense category, and no lower and upper deciles amounts are shown if fewer than ten values were reported.

(Continued on next page)
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<th>Number of Centers in Sample: 70</th>
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<th>Lower Decile</th>
<th>Upper Decile</th>
<th>Median</th>
<th>Lower Decile</th>
<th>Upper Decile</th>
<th>Number Reporting</th>
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</tr>
<tr>
<td>Total floor space (GLA and all other floor area)</td>
<td>147,807</td>
<td>141,264</td>
<td>38,111</td>
<td>285,297</td>
<td></td>
<td></td>
<td></td>
<td>70</td>
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<tr>
<td>Capital Size: Dollars per Square Foot of GLA</td>
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<td>$30.21</td>
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<td>2.93</td>
<td>8.81</td>
<td>4.80</td>
<td>18.16</td>
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<td>0.04</td>
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<td>0.00</td>
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<td>0.00</td>
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<td>28</td>
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<td>Total building maintenance/repair</td>
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<td>0.69</td>
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<td>0.27</td>
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<td>0.15</td>
<td>0.09</td>
<td>0.01</td>
<td>0.04</td>
<td>0.08</td>
<td>0.05</td>
<td>3.83</td>
<td>30</td>
</tr>
<tr>
<td>Other professional services (excluding legal and audit)</td>
<td>0.05</td>
<td>0.04</td>
<td>0.00</td>
<td>0.03</td>
<td>0.20</td>
<td>0.01</td>
<td>1.19</td>
<td>46</td>
</tr>
<tr>
<td>Other general and administrative</td>
<td>0.05</td>
<td>0.04</td>
<td>0.00</td>
<td>0.03</td>
<td>0.20</td>
<td>0.01</td>
<td>1.19</td>
<td>46</td>
</tr>
<tr>
<td>Net operating Income</td>
<td>$9.13</td>
<td>$8.25</td>
<td>$5.22</td>
<td>$10.42</td>
<td>$69.79</td>
<td>47.84</td>
<td>79.62</td>
<td>70</td>
</tr>
</tbody>
</table>

Note: GLA for operating results is adjusted as described in Chapter 2.
Note: Because data are means, medians, and deciles, detailed amounts do not add to totals. No median figures are shown if fewer than five values were reported for any income or expense category, and no lower and upper decile amounts are shown if fewer than ten values were reported.