



Delivering Retail projects across the Mid-West
with innovation and Financial strength

A joint development

B THE **BRADFORD**
REAL ESTATE COMPANIES



IM / Bradford Development Partnership

IM Properties and Bradford Real Estate have forged a unique relationship which was founded in 2009 and had the confidence to develop when others could not during the Global Financial Crisis.

The partnership is a unique blend of talented professionals with decades of experience in the United States and UK which has capitalized on financial strength, retail development expertise and a deep understanding of the Chicago market to develop projects to a scale that few others have matched over the period. The team relies upon its vast experience and creative approach to understand and solve the complexities that often arise in the development process.

Innovation and people are at the heart of our platform. We strive to be at the cutting edge of consumer choice; to work with innovative category leading retailers to deliver Class A projects. This approach has seen us deliver a 750,000 sf + program of ground up developments for the leading supermarket chain in Chicago, Mariano's Fresh Market, in an impressive catalogue of 9 supermarkets and other retail operations which represents an investment of \$300 million in the program since 2011. The Partnership has now moved on in scale and ambition with the assembly, purchase and development of 19 acres at Brookfield Wisconsin for the development of 'The Corners' a premier Life-style Center located on the I-94 in Brookfield, Wisconsin.



Mariano's

Mariano's is unlike any other grocery store which brings the freshest high-quality foods from just about everywhere in the world...be it kosher bagels from down the street, or mozzarella from Caserta, Italy. The Mariano's team has created a neighborhood shopping environment with exceptional levels of customer service, filled with amenities such as an Italian coffee shop serving authentic gelato, a wood-fired pizza oven, and sit down sushi bar; not to mention a full-service pharmacy. All at prices so compelling, that their *Shop well. Eat well. Live well.* philosophy has quickly gained traction across the whole of the Chicago MSA.

The first Mariano's opened in Arlington Heights, Illinois in July of 2010. The second 71,248 sf opened in Spring 2011 and was developed by the Bradford IM partnership in Vernon Hills. It was so successful we had to increase parking provision from 280 stalls to over 500 and it became the prototype for all future new construction stores. 34 Mariano's will have opened across Chicago by the end of 2015 and 39 by the end of 2016. Of these, 26 stores will have been new construction 'ground up' developments and the Bradford IM partnership will have delivered 9 of them by the end of 2016.





The Corners, Brookfield, Wisconsin

May 2015 saw the official groundbreaking of 'The Corners' a premium lifestyle center. The development is being undertaken by Brookfield Corners LLC an affiliate of IM Properties and Bradford Real Estate. Located at I-94 and Barker Road in the Town of Brookfield Wisconsin, the 750,000 sf development which has impressive Interstate presence, will open in Q1 2017. It will comprise 400,000 sf of retail and restaurants anchored by a 140,000 sf Von Maur Department store and a 30,000 sf Sendiks Grocery Store. There will be 244 apartments and parking for over 1,700 cars. Von Maur commenced construction of their store in September 2015.





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Bradford Real Estate is based in Chicago and has 30 years of experience in retail development, mainly in the Midwest. Bradford devotes all of its capabilities, expertise and investment into each aspect of a development project. As such, Bradford owned and joint development projects benefit from the architectural, construction, leasing, mapping, management, legal, and financial resources available through the in-house capabilities of the Bradford team. Tenants include established retailers such as Wal-Mart, Sam's Club, Home Depot, Lowe's, Menard's, Meijer, Mariano's, Kohl's, Jewel, PetsMart, Walgreens, CVS, Vitamin Shoppe, Noodles & Company, Starbucks, Chipotle, and McDonald's on a repeat basis.

IM Properties has a 30-year history in all major real estate sectors including retail, industrial and logistics, office and residential, and owns and manages an investment and development portfolio valued in excess of \$1.5 billion across the United Kingdom, Germany and the United States. Investing in the United States has been a continuing focus of the growth of the business since 2007. The company is attracted by the scale and trophy developments that can be achieved in major marketplaces in the US. Investing in the future through new vibrant developments is at the heart of the company's strategy. IM Properties Plc, the UK parent is a subsidiary of IM Group which in addition to real estate has extensive interests in the automotive distribution business throughout northern Europe primarily through its Subaru, Isuzu and other franchises. IM is head-quartered in Coleshill near Birmingham in the UK with its U.S. operations based in Chicago.