

Shopping Centers And Other Retail Properties Investment Development Financing And Management

Shopping Centers and Other Retail Properties Investment, Development, Financing, and Management John Wiley & Sons

From the Introduction: Let me first explain what this book is not about. It is not about every place on the Strip where you can possibly shop. Neither have I restricted myself to talking about shopping exclusively on the Strip. There is a discussion of some of the highlights of shopping throughout the valley as well. As far as the Strip goes, I have limited the discussion to those areas that are large retail centers that resemble traditional malls. Many of the larger casinos have a certain amount of shopping in them. Examples include the Bellagio, Monte Carlo, the MGM and Mandalay Bay to name a few. But the retail stores at these hotels are limited in number, and many of the stores can be found elsewhere in the larger shopping centers. This is especially true in places like the Bellagio. If you are staying on the Strip, you may want to limit your shopping interests to the main retail venues, but if you are interested in the full range of retail centers in the valley, you will find other parts of the book interesting as well. Some of these shopping venues are located near hotels in other parts of the Las Vegas area, so if you are staying off the Strip, one of these venues may be near you. I have also tried to include the highlights of these shopping sites, other than specific retail stores and restaurants. Even without buying anything, many of these shopping venues are an attraction all by themselves.

Loved and hated, visited and avoided, seemingly everywhere yet endlessly the same, malls occupy a special place in American life. What, then, is this invention that evokes such strong and contradictory emotions in Americans? In many ways malls represent the apotheosis of American consumerism, and this synthetic and wide-ranging investigation is an eye-popping tour of American culture's values and beliefs. Like your favorite mall, One Nation under Goods is a browser's paradise, and in order to understand America's culture of consumption you need to make a trip to the mall with Farrell. This lively,

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fast-paced history of the hidden secrets of the shopping mall explains how retail designers make shopping and goods "irresistible." Architects, chain stores, and mall owners relax and beguile us into shopping through water fountains, ficus trees, mirrors, and covert security cameras. From food courts and fountains to Santa and security, Farrell explains how malls control their patrons and convince us that shopping is always an enjoyable activity. And most importantly, One Nation Under Goods shows why the mall's ultimate promise of happiness through consumption is largely an illusion. It's all here—for one low price, of course.

A Guide for Small Business Owners

Shopping Centers, 1959

The Planning of Shopping Centers (Classic Reprint)

Mall Maker

Shopping Center and Store Leases

A Better Retail Investment?

Dubbing malls "the new Main Streets of America," the author catalogs the various types of malls, profiles those who design, develop, work in, and shop in them, and speculates on the mall's future

In the age of multichannel commerce, shopping malls and department stores are faced with difficult challenges coupled with new and promising perspectives. The objective for a winning concept is to optimize the quality of stay by indulging visitors so they spend as much time as possible on site. The customer must conceive the visit as an all-around inspiring experience which engages the senses beyond the consumption of goods. This occurs by diversifying the offer with cultural institutions, a variety of dining opportunities and exciting leisure activities. Architectural quality as well as the targeted use of design is playing an increasingly important role. This richly illustrated volume with its detailed planning material presents the newest trends and developments in the context of current projects from around the world.

Please note that the content of this book primarily consists of articles available from Wikipedia or other free sources online. Pages: 27. Chapters: Amsterdam Walk, Arbor Place

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Mall, Atlantic Station, Avondale Mall, Briarcliff Plaza, Buckhead Atlanta (mixed-use development), Cobb Center, Cobb Galleria Centre, Cumberland Mall, Discover Mills, Gallery at South DeKalb, Greenbriar Mall, Gwinnett Place Mall, Lenox Square, Mall at Stonecrest, Mall of Georgia, Northlake Mall (Atlanta), North DeKalb Mall, North Point Mall, Peachtree Center, Perimeter Mall, Phipps Plaza, Rhodes Center, Southlake Mall (Atlanta), South Point (shopping mall), The Forum at Ashley Park, The Forum on Peachtree Parkway, Town Center at Cobb, Underground Atlanta, Union Station (Shannon Mall). Excerpt: Lenox Square is an upscale enclosed super regional shopping mall located in the Buckhead District of Atlanta, Georgia. Lenox Square comprises more than 1,545,000 square feet (140,000 m) of retail space, with 250 stores on four levels, including a large food court. The mall is home to three anchor stores: Macy's, Bloomingdale's, and Neiman Marcus. The mall is owned by Simon Property Group and has been owned by the Indianapolis-based developer since 1998, along with the neighboring Phipps Plaza shopping center. Lenox Square opened to the public on August 3, 1959. Originally, it operated as an open-air shopping center, much like a typical lifestyle center. The mall's original anchors were Rich's and Davison's, two of the most famous and acclaimed department stores in the area, as well as grocery chain Colonial Stores. The mall originally opened with 60 stores. Over the next few decades, the mall underwent four expansions, since competition would arise from the opening of many shopping malls in the suburbs. The most recent renovation included the expansion of the Neiman Marcus store by 52,000 square feet (4,800 m) and the addition of 36,000 square feet (3,300 m) of new retail space. Lenox Square...

Federal Register

How to Lease Space in Shopping Centers

Quad-City Shopping Centers, Downtowns and Other Retail Areas

Federal Trade Commission Decisions

Retail Apocalypse

Evaluation of Information Technology Application in Retail Marketing in Hong Kong

This dissertation, "Shopping Centres and On-street Shops: the Benefits to Developers and Local Shoppers" by Yuen-ting, Tai, 鄧穎, was obtained from The University of Hong Kong (Pokfulam, Hong Kong) and is being sold

pursuant to Creative Commons: Attribution 3.0 Hong Kong License. The content of this dissertation has not been altered in any way. We have altered the formatting in order to facilitate the ease of printing and reading of the dissertation. All rights not granted by the above license are retained by the author. Abstract: Shopping is a daily necessary activity to most of the people in Hong Kong. From the old days when people went shopping in the bazaars to the recent days when most people go shopping in shopping centres, the dominant mode of shopping changed. The effects brought by different kinds of shopping facilities to people are worth studying. It is not difficult to observe the trend that old retail developments in old districts are mainly shopping streets while new retail developments in new towns are mainly shopping centres. Some voices from the public are pushing the retaining of old street shops and old street cultures despite the property developers tend to build shopping centres in their new projects. The benefits from shopping streets and shopping centres to shoppers and developers have been studied in this dissertation by empirical and conceptual background study, survey to shoppers and shop operators and information provided by property agents and employees of private developers. From socialization point of view, the comprehensive tenant mix and comfortable shopping environment in shopping centres attract shoppers to stay longer in shopping centres than in shopping streets which increase the chance of interaction among shoppers thus improve their level of social lives. However, the stability of shops and shop operators in shops at shopping streets is beneficial to building up community strength within the neighbourhood. The relationships among shoppers and shop operators and among shop operators in shopping streets are stronger than that in shopping centres. For the benefits other than socialization aspect, shops in shopping streets provide cheaper goods due to the relatively lower rents and lower overhead costs in shopping streets while shopping centres provide better accessibility and better facilities due to their better management. For the benefits to developers, developing shopping centres is beneficial to them in the ways of increasing their rental income when leasing retail premises and boosting the selling prices of residential properties where shopping centre is a bundle of the development. In some of the projects of official organizations, such as Urban Renewal Authority, we can see that benefits from these two shopping facilities can be merged together. For example, the design of shopping streets and the buildings around and setting up greenery areas along shopping streets can improve the air-conditioning problem and improve the attractiveness of staying to shoppers. Private developers also introduced old shops to their shopping centres. Product prices of old shops remain the same in shopping centre as in shopping streets. However, the relationship among shoppers and shop operators cannot be copied easily even if the old shop signs are the same. Time is needed for building the strength within a community. DOI: 10.5353/th_b5334757 Subjects: Shopping centers - China - Hong Kong Stores, Retail - China - Hong Kong

A very popular hypothesis of late is that grocery-anchored shopping centers perform better and are less risky than other retail investments. This hypothesis is primarily based on three notions: 1) grocery stores are unique in their ability to attract shoppers on a regular basis, often two to three times a week. This provides a grocery-anchored shopping center with consistent traffic that benefits the in-line tenants; 2) Grocery stores represent a non-cyclical business. People need to eat whether the economy is strong or weak, therefore, grocery-anchored shopping centers can rely on a minimum level of traffic regardless of economic conditions; 3) Many retailers have experienced significant sales leakage to the Internet. This has recently led to the concept of replacing large stores with small showrooms. However, the Internet has not impacted the grocery store business as significantly. Although some grocers have attempted to implement online stores, the model has been difficult to implement and unsuccessful. Therefore, many investors view grocery-anchored shopping centers as a hedge to the threat of online shopping faced by other retailers. These three characteristics have led many core investors to allocate capital to grocery-anchored shopping centers since they are viewed as stable and low-risk investments relative to other real estate alternatives. The purpose of this Thesis is to evaluate the performance of grocery-anchored shopping centers relative to other real estate investments, primarily in terms of asset prices and capitalization rates. This Thesis will attempt to determine whether investors pay more for grocery-anchored shopping centers and whether a potential price premium is warranted based on actual performance. This Thesis will also measure the volatility of grocery-anchored shopping center prices compared to other retail and non-retail investments to help determine the relative risk of these investments.

Investigates allegedly discriminatory practices against small business firms with respect to acquisition and rental of shopping center space.

The Extraordinary Career of a Luxury Retail

Malls & Department Stores

Retail Crime

Investment, Development, Financing, and Management

Shopping Centers and Other Retail Properties

FTC News Summary

Retail real estate properties and their marketplaces are in a constant state of change. The emergence of such new and growing warehouse clubs, factory outlet malls, and other powerful discount formats provide traditional shopping centers and malls with competitive challenges. These value and discount retail formats generate higher sales per square foot and have lower construction costs than many traditional retail properties. Combined with the slow growth in retail sales and the increasing alternatives to in-store retail, the market hangs over the future of retail marketplaces and the retail formats that will be the leaders of the future. Megatrends i

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allows the reader to analyze and forecast changes in the retail marketplace. The book presents a simple model to analyze and shopping center investment returns. It then examines the financing of retail properties and securitization of their mortgages, operations of retail properties. Finally, the book analyzes new retail marketplaces and the international retail arena.

In this candid memoir, A. Alfred Taubman explains how a dyslexic Jewish kid from Detroit grew up to be a billionaire retailing intimate of European aristocrats and Palm Beach socialites, a respected philanthropist and, at age 78, a federal prisoner. With wit of humor and genius, Taubman shows how selling fine art and antiques really isn't that different from marketing root beer or offers penetrating insights into that quintessential palace of commerce, the luxury shopping mall. Alfred Taubman may not have modern shopping center but, in the words of *The New Yorker*, "he perfected it." Taubman's life has been a storybook success with unique challenges. A pioneer builder and innovative real estate developer, he was also a brilliant land speculator, operator of a restaurant chain, and owner of a major department store company. But what seemed like the pinnacle of his career, buying a venerable art auction house Sotheby's, would lead to his conviction in an international price fixing scandal. Despite the twists Taubman's life and business philosophy can be summed up in one evocative phrase: Threshold Resistance. Understanding and force—breaking down the barriers between art and commerce, between shoppers and merchandise, between high culture and been his life's work.

Inhaltsangabe:Abstract: Why are traditional German department stores close to bankruptcy in a time when so many new shopping a similar offering of goods are being built? Is this phenomenon just a problem of German companies or do other countries have situation? For comparison, the situations in different countries, Germany and Spain are picked. Most of the literature in the field management is written about US American companies. Thus, this thesis cannot totally ignore it. E-commerce, despite its growth not part of this comparison, as both retail formats are faced with the same opportunities and threats by it. The starting point difficult situation Karstadt was facing in the last two years and the story about the successful department store concept of Spain; hence these two companies play a major role throughout this thesis. The introduction provides the reader with an overview. Furthermore, the question is addressed, if department stores and shopping centers can be compared. The main body of this thesis three parts, which are structured after the same pattern: country level, industry level and company level. First, data is collected analysis. Chapter 2 gathers all relevant information about Germany and Spain and then narrows down to the history of department shopping centers. The company data is shown in its own chapter 3, as a major part of this thesis should be the company comparison and El Corte Inglés. The market leaders in the respective markets are shown in case studies and complemented by data of the that emphasizes the final analysis and conclusion. The theoretical background of company analysis is given in chapter 4. Again about the macro environment concentrates on the country level. Then, the micro environment forces comparing the attractiveness are explained. The last part contains the fundamentals of the internal environment analysis, which reflects the company level findings are used to construct profiles, point out differences between the different countries, industries and companies, and improving the existing management strategies of the given companies. The conclusion not only provides a summary of the thesis

forecast and identifies sources and possibilities for further [...]

The History of Shopping Centers

Why Did Chapter 11 Fail to Save 34,000 Jobs? : Hearing Before the Subcommittee on Commercial and Administrative Law of the Judiciary, House of Representatives, One Hundred Eleventh Congress, First Session, March 11 2009

Shopping Centres and On-Street Shops

Shopping Centers: U.S.A.

America's Marketplace

Decisions and Orders of the National Labor Relations Board

Winner of the Lewis Mumford Prize for Best Book Published in American City & Regional Planning History 1995-1997. From the 1920s to the 1950s, Los Angeles did for the shopping center what New York and Chicago had done for the skyscraper. In a single generation, the American retail center shifted from the downtown core to the regional shopping center. This rise of the regional shopping center is one of the most significant changes to the American city in the twentieth century, and no other American city has done as much as Los Angeles to spur that change. Ten years in the making, City Center to Regional Mall is a sweeping yet detailed account of the development of the regional shopping center. Richard Longstreth takes an historical perspective, relating retail development to broader architectural, urban, and cultural issues. His story is far from linear; the topics he covers include the emergence of Hollywood as a downtown in miniature, experiments with the shopping center as an amenity of planned residential developments, the branch department store as a landmark of decentralization, the evolution of off-street parking facilities, and the obscure origins of the pedestrian mall as a spine for retail complexes. Longstreth takes seriously the task of looking at retail buildings--one of the most neglected yet common building types--and the economics of real estate in the American city. He shows that Los Angeles in the period covered was a harbinger of American metropolitan trends during the second half of this century. Over 250 illustrations, culled from a wide variety of sources, constitute one of the best collections of old LA photographs published anywhere.

This how-to book explains the nuts and bolts of shopping center development. Case studies describe what works and explain how others developed some of today's hot projects, including lifestyle centers, main street and mixed-use centers, and rehabs of failed malls. Lavishly illustrated with photos and site plans throughout.

This dissertation, "Asset Enhancement of Shopping Centres" by Pui-man, Tse, 譚佩文, was obtained from The University of Hong Kong (Pokfulam, Hong Kong) and is being sold pursuant to Creative Commons: Attribution 3.0 Hong Kong License. The content of this dissertation has not been altered in any way. We have altered the formatting in order to facilitate the ease of printing and reading of the dissertation. All rights not granted by the above license are retained by the author. Abstract: "It must be kept in mind that architects do not design malls for architects; they design them for developers and retailers that are interested in creating malls and other shopping centres to attract consumers and keep them coming back."(Richards, 1990) Concept of shopping centre (SC) originally emerged in nineteenth-century and the concept changes over time due to the ever-changing needs and perception from the customers. Shopping centre originated from an isolated and scattered of shops and developed into nowadays large commercial retail properties. They do not only provide leisure and entertainment for the public, but also a place of where provide business opportunity for investment and profit-making for the retailers and developers. However, any single property will be decayed and deteriorated over time. In order to upkeep the standard of the shopping centres, rehabilitation or renovation work has to be carried out in order to upgrade the appearance, facilities and equipment of shopping centres so as to maintain their attractiveness and competitive and keep customers coming back. The research topic concentrates on the renovation projects carried out by The Link Real Estate Investment Trust (The Link REIT) inside public housing estates commercial properties after the privatization in 25 November 2005. After the privatization, renovation work of shopping centres becomes one of the main tasks of The Link REIT. Despite series of political pressure and criticism towards the management of The Link regarding their renovation work and rental policies, The Link REIT continues to expand their renovation projects to various public housing estates shopping centre. It provides a useful and interesting case to study the purpose of renovation on shopping centre. The privatization is a divestment exercise of the Hong Kong Housing Authority (HKHA), over 180 retails and car park properties were sold to The Link. After seven years of operation, 25 shopping centres are completed with different scope of renovation work, while others are in various planning stages. Base on the shopping centre hierarchy definite by The Link REIT, 3 details case studies will be carried out. The studies compare the data and changes before and after the renovation work, analysis will be made to compare the operating result during HKHA era so as to examine whether The Link could achieve the purpose of their renovation projects. DOI:

10.5353/th_b4834340 Subjects: Shopping centers - Remodeling - China - Hong Kong

Victor Gruen, Architect of an American Dream

City Center to Regional Mall

Grocery-anchored Shopping Centers

The Malling of America

Malls and the Seductions of American Shopping

Shopping Center Development Handbook

This dissertation, "Factors Affecting the Success of Shopping Centres in Hong Kong" by Sau-wan, Wong, 黃秀雲, was obtained from The University of Hong Kong (Pokfulam, Hong Kong) and is being sold pursuant to Creative Commons: Attribution 3.0 Hong Kong License. The content of this dissertation has not been altered in any way. We have altered the formatting in order to facilitate the ease of printing and reading of the dissertation. All rights not granted by the above license are retained by the author. Abstract: Shopping centre is very important in our daily life. It consists of retail stores and leisure facilities for public to spend their time as well as maximises their quality of lives. Many decades ago, the majority of shopper preferred to shop in street fronting outlets and the open food markets. After a well development of retail business, there was a move away from the open markets to shopping centres. In the past two decades, the economy of Hong Kong has undergone a remarkable transformation, which continues to grow strongly recent years. The development of a shopping centre has got dynamic changes as well. The demand for an improved quality of life is increasing so that the basic shopping environment cannot satisfy shoppers. Apart from having good shopping environment in shopping centres, shoppers expect to take other advantages such as receiving exciting experience and having diversification of tenant mix. In fact, a successful shopping centre should be accommodated in a multi-purpose building where integrated with different facilities, for example shopping, entertainment, dining, and recreation. It aims to reduce the travel time of shoppers and provide what they actually need. Four shopping centres, APM, New Town Plaza, Telford Plaza and Maritime Square, are selected in this dissertation. Seven factors including location and visibility, accessibility, size, design and layout, anchor tenant, tenant mix and promotion which affect the success of shopping centres in Hong Kong are chosen after study the literature review. Nevertheless, numerous scholars argued the relative importance of the factors, for example, Beddington (1982) and Abratt et al.(1985) emphasized that the success of a shopping centre was affected by the tenant mix which was the single most important determinant. Abghari and Hanzaee (2011) opined that the tenant mix is an influential factor of a shopping centre while other factors are less important. Consequently, two hypotheses were established in this study. In this research, the importance of the factors for successful shopping centres was studied in details and this would be useful for owners and management operators of shopping malls. Total twelve research questions were analyzed through conducting surveys for tenants and shoppers, and they were categorized into two categories which were to find out the dominant factors affecting the success of shopping centres and to rank those factors in order to find out the most crucial factor. After performing the thorough data analysis, it was found that "accessibility" and "tenant mix" were the dominant factors affecting the success of shopping centres where "accessibility" was the most crucial factor. Recent years, with the development and improvement of transportation network, the importance of "accessibility" factor has gradually increased. Actually,

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"accessibility" was the main reason to attract people to visit shopping centres, which could increase the pedestrian flow and sales volume of the malls. In addition, shoppers were not willing to spend time on travelling so that "accessibility" became more important. On the other hand, the findings of this survey showed that "tenant mix" was less important than "accessibility" due to the similar tenant mix and homogenous shopping centres in Hong Kong, and it also showed that "promotion" was the least important affecting the success of shopping centres. It was becau...

Are there potentials in central city revitalization? What role will the federal government play in determining future retail locational choices? Shopping center development has never been more popular-or more hazardous than it is today. Retail distribution in the United States has greater efficiency than anywhere else in the world, a tribute to the adaptability and rationalization of systems which have characterized the field. The pressures of the future, however, require greater exertion if they are to be adequately met. The industry drive to the new "middle markets" may change the face of small city America-or it may lead to a blind alley. As central cities, aided by EDA (Economic Development Administration) and UDAG (Urban Development Action Grant), gird up for revitalization in the face of reduced real buying power, these issues take on increased vigor. A whole new legal fabric is evolving in the development of major commercial facilities. Does it mark the path of the future-or is it an ineffectual last gasp effort to reshape the basic overwhelming trend lines of American life? How do we get a grasp on these parameters? Whether city planner, economic or marketing consultant, investor, or developer-much of our future depends on the answers. The authorities brought together for these specially sponsored papers are the best in the business-and provide key insights into this dynamic field. Demographics and consumer response that challenge marketing and planning professionals are also included.

This complete manual guides you through every step of leasing a space in any shopping center. Learn how the shopping center business works, how to find the best location, and how to get the best rent deal. Find out how to: § Negotiate successfully with leasing agents § Exploit specialty leasing opportunities: carts, kiosks and temporary leases § Understand your total rent and negotiate a better rent deal § Reduce your Overage Rent or Percentage Rent § Understand your Common Area Maintenance (CAM) fees and see how to reduce those expensive costs § Avoid those hidden and expensive lease charges § Get those special lease clauses to protect your business investment in the future § Improve your chances at success with better lease terms and lower rent Draw on the author's 20 years of experience to improve the terms of your shopping center lease. This book brings you valid and proven methods of getting better lease terms, whether you are a first-timer renting your first space, or an experienced retailer seeking ways to reduce your rent expenses on your next lease.

Megatrends in Retail Real Estate

From Main Street to Mall

International Evidence and Prevention

Asset Enhancement of Shopping Centres

The Rise and Fall of the American Department Store

Shopping Centre Development (RLE Retailing and Distribution)

Excerpt from Shopping Towns USA: The Planning of Shopping Centers The shopping center is one of the few new building types created in our time. It also represents one of the rare instances in which a number of individual

business enterprises, in banding together, are ready' to submit to certain over-all rules in order to further their common welfare. About the Publisher Forgotten Books publishes hundreds of thousands of rare and classic books. Find more at www.forgottenbooks.com This book is a reproduction of an important historical work. Forgotten Books uses state-of-the-art technology to digitally reconstruct the work, preserving the original format whilst repairing imperfections present in the aged copy. In rare cases, an imperfection in the original, such as a blemish or missing page, may be replicated in our edition. We do, however, repair the vast majority of imperfections successfully; any imperfections that remain are intentionally left to preserve the state of such historical works. The shopping centre has become an established feature of urban structure over the past thirty years. Development of centres has been rapid and little attempt has been made to consider the development process and the problems caused by it. There is a growing awareness that centres are not always wholly beneficial to their host cities and that some public policy control is necessary. This book examines the shopping centre development process and analyses the control policies which have been taken and which are needed. It draws on material from throughout the developed world. First published 1985.

*The shopping mall is both the most visible and the most contentious symbol of American prosperity. Despite their convenience, malls are routinely criticized for representing much that is wrong in America—sprawl, conspicuous consumption, the loss of regional character, and the decline of Mom and Pop stores. So ubiquitous are malls that most people would be surprised to learn that they are the brainchild of a single person, architect Victor Gruen. An immigrant from Austria who fled the Nazis in 1938, Gruen based his idea for the mall on an idealized America: the dream of concentrated shops that would benefit the businessperson as well as the consumer and that would foster a sense of shared community. Modernist Philip Johnson applauded Gruen for creating a true civic art and architecture that enriched Americans' daily lives, and for decades he received praise from luminaries such as Lewis Mumford, Winthrop Rockefeller, and Lady Bird Johnson. Yet, in the end, Gruen returned to Europe, thoroughly disillusioned with his American dream. In *Mall Maker*, the first biography of this visionary spirit, M. Jeffrey Hardwick relates Gruen's successes and failures—his work at the 1939 World's Fair, his makeover of New York's Fifth Avenue boutiques, his rejected plans for reworking entire communities, such as Fort Worth, Texas, and his crowning achievement, the enclosed shopping mall. Throughout Hardwick illuminates the dramatic shifts in American culture during the mid-twentieth century, notably the rise of suburbia and automobiles, the death of downtown, and the effect these changes had on American life. Gruen championed the redesign of suburbs and cities through giant shopping malls, earnestly believing that he was promoting an American ideal, the ability to build a community. Yet, as malls began covering the landscape and downtowns became more depressed, Gruen became painfully aware that his dream of overcoming social problems through architecture and commerce was*

slipping away. By the tumultuous year of 1968, it had disappeared. Victor Gruen made America depend upon its shopping malls. While they did not provide an invigorated sense of community as he had hoped, they are enduring monuments to the lure of consumer culture.

An Attempted Escape from Everyday Life

Shopping in Las Vegas

Ten Principles for Rethinking the Mall

Retail Development

The Benefits to Developers and Local Shoppers

Circuit City Unplugged

*The geography of American retail has changed dramatically since the first luxurious department stores sprang up in nineteenth-century cities. Introducing light, color, and music to dry-goods emporia, these "palaces of consumption" transformed mere trade into occasions for pleasure and spectacle. Through the early twentieth century, department stores remained centers of social activity in local communities. But after World War II, suburban growth and the ubiquity of automobiles shifted the seat of economic prosperity to malls and shopping centers. The subsequent rise of discount big-box stores and electronic shopping accelerated the pace at which local department stores were shuttered or absorbed by national chains. But as the outpouring of nostalgia for lost downtown stores and historic shopping districts would indicate, these vibrant social institutions were intimately connected to American political, cultural, and economic identities. The first national study of the department store industry, *From Main Street to Mall* traces the changing economic and political contexts that transformed the American shopping experience in the twentieth century. With careful attention to small-town stores as well as glamorous landmarks such as Marshall Field's in Chicago and Wanamaker's in Philadelphia, historian Vicki Howard offers a comprehensive account of the uneven trajectory that brought about the loss of locally identified department store firms and the rise of national chains like Macy's and J. C. Penney. She draws on a wealth of primary source evidence to demonstrate how the decisions of consumers, government policy makers, and department store industry leaders culminated in today's Wal-Mart world. Richly illustrated with archival photographs of the nation's beloved downtown business centers, *From Main Street to Mall* shows that department stores were more than just places to shop.*

This dissertation, "Evaluation of Information Technology Application in Retail Marketing in Hong Kong" by Tung-wing, Albert, Kwong, ???, was obtained from The University of Hong Kong (Pokfulam, Hong Kong) and is being sold pursuant to Creative Commons: Attribution 3.0 Hong Kong License. The content of this dissertation has not been altered in any way. We have altered the formatting in order to facilitate the ease of printing and reading of the dissertation. All rights not granted by the above license

are retained by the author. Abstract: Hong Kong is renowned for its name of shopping paradise in the past several decades. It not only has the attractive street markets, but also has the different styles, themes and levels of shopping malls. Indeed, the retail industry of Hong Kong serves both visitors and Hong Kong local people as well. From the figures of Hong Kong Retail Management Association, it recorded HK\$494,456 million dollars overall retail sale in 2013 and 267,703 person were employed as the workforce under retail as at December 2013. In the past two decades, many large, trendy and featured shopping malls were built, and they were mostly developed and owned by the major developers as a long term investment for rental return. However, as Hong Kong is just a small city, thus this leads to keener competitions between the shopping malls in order to attract shoppers to increase the turnover of the shop tenants inside, thus the rental receivables to the developers in turn. In order to attract more shoppers, other than the asset enhancements, improvements and renovation projects carried out by the shopping malls within a short period of time to have a fresh feeling to the shoppers and improve the deficiencies of the malls, many new and innovative marketing activities were carried out by them as well, such as placing 100 number of full height Doraemon mascots (a famous Japanese cartoon character) outside the shopping mall, arranging a 20 meter height inflatable Holland designer rubber duck to be display on the sea outside the shopping mall, organizing overnight cheering up activities for the student at the eve of the announcement of public exam, providing overnight live broadcasting of World Cup, etc. Besides the above, many information technologies were incorporation in the shopping malls nowadays so as to provide a convenience, better feelings and involvement to the shoppers. Other than retail, telecommunications in Hong Kong is also the leading edge in the world. The mobile penetration rate is 238.6 percent by February 2014, that means every Hong Kong people has over two mobile phones; in which, around 72% is using 3G/4G, it means around two-third of mobile subscribers are using smartphones. For the marketing of the shopping malls, they also provide many information technology applications in order to attract the shoppers. For example, sophisticated webpage design, mobile apps, Facebook, Weibo, Twitter, Instagram, were made for their shopping mall. In this paper, we will evaluate of using such information technology applications in the retail marketing under the context of shopping malls in Hong Kong. DOI: 10.5353/th_b5334651 Subjects: Shopping malls - Technological innovations - China - Hong Kong America's Marketplace: The History of Shopping Centers is being released to the general public for the first time. Prior to this, the publication was only available to the 55,000 members of the publisher as the trade and professional association of the shopping center industry. America's Marketplace: The History of Shopping Centers book is a colorful historic account of the retail and shopping center industry that mushroomed in the 1950s.

The Mall

Hearings Before a Subcommittee of the Select Committee on Small Business, United States Senate, Eighty-sixth Congress, First Session, on Alleged Discriminatory Practices Against Small-business Concerns in Suburban Shopping Centers. April 28 and 29,

1959

Threshold Resistance

Architecture, the Automobile, and Retailing in Los Angeles, 1920-1950

Ten Principles for Rebuilding Neighborhood Retail

Special Report - Highway Research Board

This book covers best practices and proven techniques for a wide range of retail project types and settings. Each aspect of the development process is explained in detail, from market analysis and financing to product design and operations.

Originally published: Piscataway: Center for Urban Policy Research, Rutgers, State University of New Jersey, 1981.

Shopping centers and other forms of retail properties continue to be among the soundest real estate investments in North America. But retail property is a highly specialized field of real estate development with a unique and complex set of legal, financial, development, management, and marketing variables about which investors and developers must possess a sound working knowledge. Now this book arms you with that knowledge, and much more. The most comprehensive, authoritative, up-to-date resource of its kind, Shopping Centers and Other Retail Properties covers every vital aspect of negotiating, buying, selling, developing, managing, and marketing shopping centers and other retail properties. Editors John R. White and Kevin D. Gray, of the leading real estate consulting firm Landauer Associates, and an all-star team of experts in the field of shopping center and retail property development, share everything they know about: * All important legal issues * Investment and feasibility analysis * Valuation requirements and performance measures * Planning, designing, and renovating retail properties * Developing and investing in local and community shopping centers, highway retail centers, and regionals and super regionals * Operating and managing retail centers * Mortgage financing and financing through public and private equity issues * Space marketing and lease terms * Macro and micro market analysis * And much more Shopping Centers and Other Retail Properties is an indispensable working resource for both new and experienced retail property investors and developers as well as those who work with them, including attorneys, accountants, analysts, appraisers, planners, managers, brokers, and consultants. "Timely insights into an industry undergoing tremendous change."-- For both newcomers and seasoned professionals in retail property investment, this book provides a wealth of vital information on every aspect of developing and managing shopping centers and retail properties. Written by an all-star team of specialists in the field, Shopping Centers and Other Retail Properties: * Provides expert guidance on financing, developing, operating, and managing shopping centers and other retail properties * Covers analysis of retail market demand, investment and feasibility analysis, appraisal, mortgage financing, financing by equity, new planning formats, and much more * Serves as an indispensable working

resource for investors, developers, attorneys, accountants, analysts, appraisers, planners, managers, brokers, and consultants "An authoritative work that will be immensely useful to anyone interested in retail real estate." -- "Retail developments have become the key investments now targeted in real estate. No two people have commanded more respect for expertise than this book's editors. There are many, many books attempting to guide readers in this field. In my experienced view, none compares to the excellence and usefulness of this text." --

Factors Affecting the Success of Shopping Centres in Hong Kong

Shopping Towns USA

Shopping Malls in the Atlanta Metro Area

One Nation Under Goods

U.S.A.

This edited collection provides an original and comprehensive take on retail crime and its prevention, by combining international data and multidisciplinary perspectives from criminologists, economists, geographers, police officers and other experts. Drawing on environmental criminology theory and situational crime prevention, it focusses on crime and safety in retail environments but also the interplay between individuals, products and settings such as stores, commercial streets and shopping malls, as well as the wider context of situational conditions of the supply chain in which crime occurs. Chapters offer state-of-the-art research on retail crime from a range of countries such as Australia, Brazil, Israel, Italy, Sweden, the UK and the USA. This methodological and well-researched study is devoted to both academics and practitioners from a variety of disciplines and backgrounds whose common interest is to prevent retail crime and overall retail loss. The chapters 'Crime in a Scandinavian Shopping Centre' and 'Perceived Safety in a Shopping Centre' are published open access under a CC BY 4.0 license at link.springer.com.

Amsterdam Walk, Arbor Place Mall, Atlantic Station, Avondale Mall, Briarcliff Plaza, Buckhead Atlanta (Mixed Shopping Centers

Comparative Analysis of Department Stores and Shopping Centers in Germany and Spain

An Inside Look at the Great Consumer Paradise