



Mission Statement

A spectacular shopping, dining and entertainment destination in a unique Main Street setting. A 20-screen Regal Cinema, 3 sit down restaurants and the addition of H&M, A'Gaci, and Paul Mitchell rounds out the perfect mix for family entertainment and shopping venue with more stores and choices to come. Citrus currently ranks #2 in the Westfield Portfolio in terms of household growth percentage through 2018.

Design Guidelines

- **Storefront** – Exact height (Tenant must maintain existing storefront height up to 25'-Max.) Every tenant varies in height and approach similar to a normal city street. Zones are divided into Heritage and Streetscape.
- Heritage storefronts are required to maintain all existing architectural detailing, rebranding only.
- Streetscape storefronts are required to be new storefronts designed as real buildings with real architecture.
- **Glass Height** – Exact height (12' Min to 16' Max, depending on adjacency)
- **Glass Door Height** - Exact height (10')
- **Design Control Zone** – Exact depth (10') hard lid, hard surface flooring, concealed track lighting
- **Transparency Percentage** - Exact number (50% glass, 50% opaque)
- **Signage Height** - Exact height or range (16"- 18" low profile signage, reverse channel halo or illuminated push through letters)
- **Blade Signage** – Creative vertical and well-designed blades encouraged throughout.
- **Window Signage** - 2" frosted 3M film applied to inside face of window.
- **Bulkhead Conditions** – No Mall Bulkhead
- **Neutral Pier Conditions** – Tenant GC to verify and replace if necessary 3/4" black anodized reveal channel at leaseline. Tenant finishes must meet leading edge of reveal.

MEP Criteria

- **Mechanical system type** – RTU
- **Electrical conditions** – 277/480 V
- **Smoke Evac** - None

Permit Process

- **Standard length of process** - Permit time is average 8- 10 weeks (approx. 6 weeks with Private Provider)
- **Need Landlord approved drawings to submit?** - No
- **Precon is required** – Tenant GC to set up meeting with Facilities Manager prior to start.
- **GC required for permit issuance.**
- **Non-Union**

Additional Notes

A second story expression, genuine Architectural detailing, depth and dimensionality is required for all storefronts. Storefronts must be brick, stone, marble etc. No stucco allowed. Lifestyle type center under a roof - themed 'Mainstreet USA'.

- Streetscape
- Heritage
- Citrus Boulevard
- Corner Tenants

