

BY THE NUMBERS

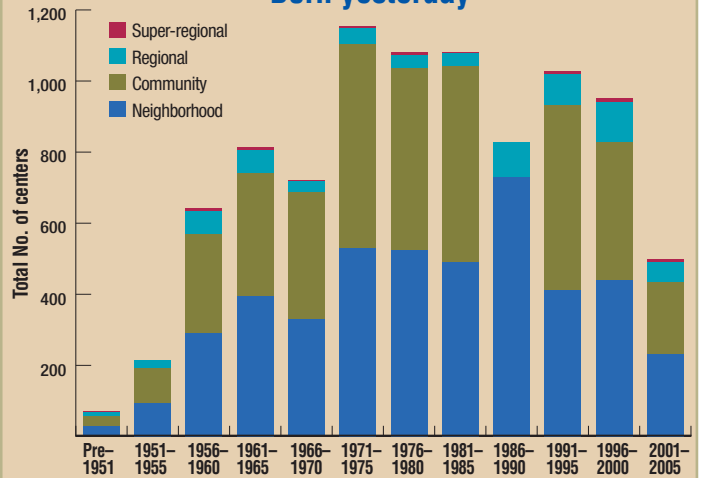
Caffeinated cities

Coffee shops such as Starbucks are the fastest-growing segment of the restaurant industry in terms of numbers of units. And Anchorage, Alaska, is the U.S. city with the most coffee shops per person, at nearly three per 10,000 residents.

		Coffee shops per 10,000 people	Total coffee shops	Population
1	Anchorage, Alaska	2.8	77	274,398
2	Seattle	2.5	628	2.4 million
3	San Francisco	2.2	373	1.6 million
4	Bellingham, Wash.	2.1	37	179,262
5	Portland, Ore.	2.0	419	2 million
6	Bremerton, Wash.	1.9	45	241,570
7	Boulder, Colo.	1.8	55	302,622
8	Olympia, Wash.	1.8	40	225,373
9	San Luis Obispo, Calif.	1.6	41	254,929
10	Santa Rosa, Calif.	1.5	72	468,852

Source: The NPD Group

Born yesterday

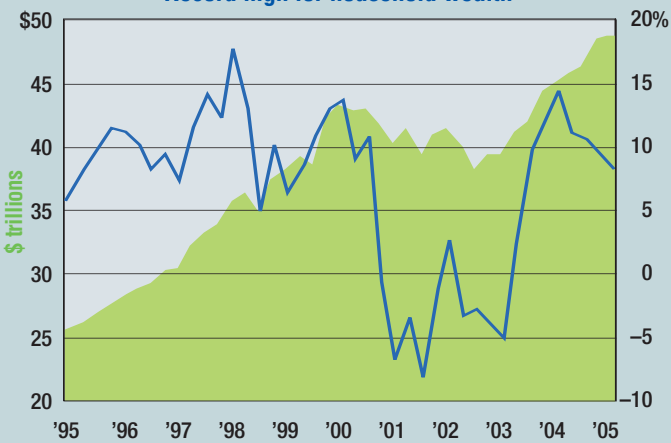


Most of the existing supply of U.S. grocery-anchored shopping centers was built during the late 1980s and early 1990s. Since that peak period, development of new grocery-anchored centers has declined steadily.

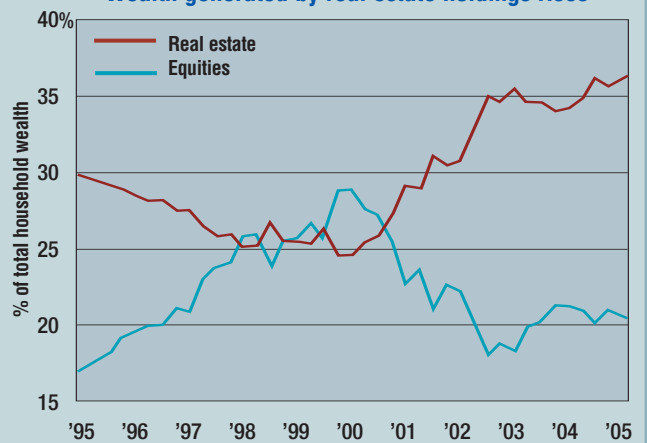
Source: National Research Bureau/CoStar Group

U.S. households wealthier, thanks to property values

Record high for household wealth



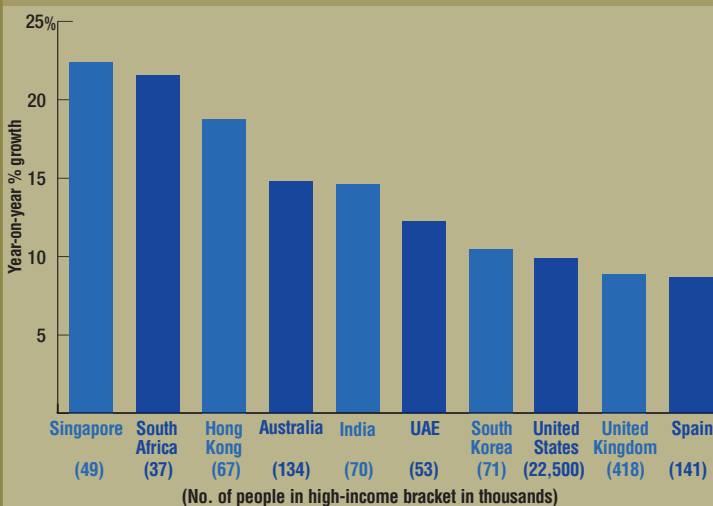
Wealth generated by real estate holdings rises



The net worth of U.S. households hit a record \$48.8 trillion in the first quarter of 2005 despite declining stock values and low savings rates, according to the Federal Reserve Board. Most of that wealth is concentrated in real estate holdings, which accounted for about 36 percent of household net worth for the quarter.

Source: Federal Reserve via ConsumerFlow.com

Striking it rich around the world

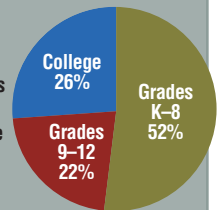


Between 2003 and 2004, GDP growth and stock capitalization drove wealth accumulation around the world, with the Asia-Pacific region leading the pack based on the growth of wealthy individuals, defined as those with at least \$1 million in financial assets. North America exceeded Europe in both the number and affluence of its wealthy individuals.

Sources: CapGemini, Merrill Lynch

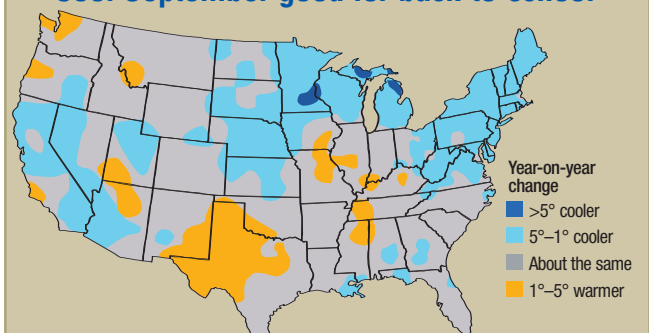
Get 'em while they're young

As the back-to-school season hits fever pitch, retailers catering to the younger end of the spectrum have an advantage over those catering to older students. More than 50 percent of U.S. students are in grades kindergarten through 8, according to government data.



Source: U.S. National Center for Education Statistics

Cool September good for back-to-school



September will be favorable this year for back-to-school sales, with temperatures trending cooler than last year, especially in the Great Lakes and Northeast regions. On the heels of a hot August, the transition to cooler weather in September will certainly drive higher demand for fall categories, especially around the middle of the month.

Source: SDI/Weather Trends