

CAFARO

A PRIME OPPORTUNITY FOR GROWTH



Over the course of seven decades, Cafaro has grown to become one of the largest privately held shopping center owners in the United States. As pioneers in the industry, we have built our success by dominating markets and offering retailers prime opportunities for growth. No one is better positioned than Cafaro to offer the right locations to fuel that growth.

Our portfolio stretches from coast to coast, encompassing more than 50 development projects. Since our inception, we have developed over 30 million square feet of space. These strategically located properties are fresh, modern, scrupulously maintained and attentively managed.

For over 75 years we have remained faithful to the tenets on which we were founded. Our dynamic mix of powerful anchors, specialty stores, restaurants, hotels, entertainment attractions and other popular tenants is a product of our reputation for dealing honestly and efficiently with retailers. A combination of instinct, technology and research enables us to reach out and create legions of loyal, consistent shoppers. As a privately-owned business, we are able to make decisions expeditiously.

The result: long-term tenant relationships and strong occupancy levels throughout our portfolio.



CAFARO

The Undisputed Leader in
Middle Market Development



From open-air centers, to malls, to hybrids, to residential communities, our projects are entering a new dynamic generation, evolving to meet the changing needs of their markets and the demands of the shopping center industry.

Based on a philosophy of managed growth, we have invested hundreds of millions of dollars in our portfolio, reinventing, remerchandising and re-energizing our properties, making them more relevant and delivering what customers want. Prudent renovation and reconfiguration is easy for us because we know our markets so well. We select and scale our projects in ways that make sense for the marketplace, combining experience, intuition and vision to produce projects our shoppers and tenants need now and will need in the future.



We are constantly moving forward, exploring and adopting new ideas and technologies that will transform the in-person experience of shopping, dining and relaxing, propelling our company into the future.

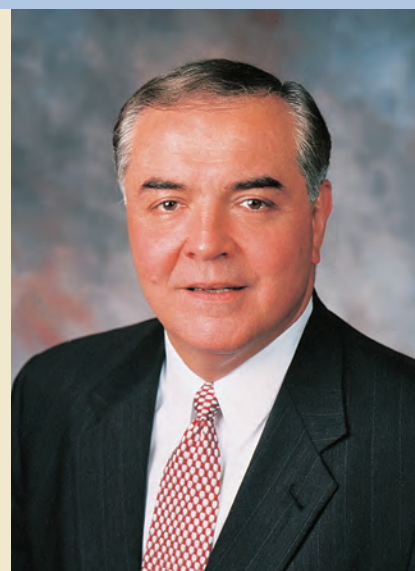
AN EXTRAORDINARY HISTORY

We are tremendously proud to have achieved over 75 years of accomplishment in the field of retail development. Many ventures never make it this far, much less with the track record of consistency and success of Cafaro.



“Paving the Way”

Our founder, William M. Cafaro, believed in making friends, not just deals. When he and his brother John founded their company in 1949, their goal was to know and serve markets with the retailers they wanted and needed. Solidifying relationships, they paved the way for the company’s successful growth.



“Building”

*His son, Anthony Cafaro, Sr., built over 20 million square feet of commercial real estate during the 1970's and 1980's, and later developed shopping centers in the Pacific Northwest, as well as the company's first open-air lifestyle center. Recently, Mr. Cafaro co-authored a biography of his father, entitled *The Life and Legacy of William M. Cafaro – “A Man for all Seasons”*.*



“Maximizing”

Today, the third-generation takes great pride in its rich legacy. Co-Presidents, William A. Cafaro and Anthony Cafaro, Jr., bring their unique talents, business vision and techniques to lead our company, while maintaining the integrity and philosophy to which they were born. They have solidified reinvestment in the properties, renovating and using technology to propel the company into the future. Diversifying the company's portfolio, a new era of upscale residential projects begins.

1940

1950

1960

1970

1980

1990

2000

2010

TODAY

1930

William M. Cafaro and his brother John open the Ritz Bar in Youngstown, Ohio.



The Cafaro Building, Youngstown, Ohio.

1949

The Cafaro Company is born. It builds its first shopping center in Sharon, Pennsylvania. The development, management and leasing of non-grocery retailers becomes the company's core business.

1942

The Cafaro brothers begin developing grocery stores for the Kroger Company.

1967

Cafaro's first mall outside Ohio, Fort Saginaw Mall, is built in Michigan. Other malls quickly follow.

1969

William Cafaro's son, Anthony, joins the company full-time. As a pioneer and industry leader, Cafaro builds more than 20 million square feet of commercial real estate over the next two decades.



Eastwood Mall's Center Court. (Circa 1985)

1965

American Mall in Lima, Ohio becomes the company's first enclosed shopping mall. That same year, Cafaro builds a new corporate headquarters in Youngstown.

1970

The State of Iowa gets its first shopping mall with the opening of Kennedy Mall in Dubuque.



South Hill Mall, Puyallup, Washington. (Circa 1990)

1987

Target Corporation asks Cafaro to develop retail centers in the Pacific Northwest. Cafaro opens a west coast office in Washington state.



Eastwood Field, Eastwood Mall Complex, Niles, Ohio.

1999

Cafaro introduces a sports-entertainment complex to its Eastwood Mall Complex in Niles, Ohio. Eastwood Field is a 6,400-seat stadium for the Mahoning Valley Scrappers, a minor-league affiliate of the Cleveland Guardians.

2009

A third generation of the Cafaro family formally takes control of the company. William A. Cafaro and Anthony Cafaro, Jr. share leadership responsibilities as Co-Presidents.

2006

Cafaro completes multi-million dollar renovation of Eastwood Mall, introducing a large saltwater aquarium inside the mall, commencing a portfolio-wide renovation project that rejuvenated all mall properties.



Marine life in the Eastwood Mall aquarium.

2019

From a humble beginning, William Cafaro's Ritz Bar, the firm he founded reaches its 70th anniversary. Planning for new development and growth continues.

2019

Eastwood Mall celebrates its 50th Anniversary by hosting a Gala Celebration attended by thousands of friends and family.



2016

The Cafaro Corporate Headquarters moves to a new, state-of-the-art facility in Niles, Ohio, adjacent to the Eastwood Mall.



Eastwood Office Centre, Niles, Ohio.

2020

The Eastwood Event Centre opens for business. The 30,000 square foot facility incorporated into the Eastwood Mall is designed to host major social and business events.



2020

Kennedy Mall celebrates its 50th Anniversary.



2024

The firm founded by William Cafaro reaches its 75th Anniversary. The company continues to expand and diversify its development projects.

2022

Cafaro diversifies its portfolio by developing residential properties. Ground is broken for Attain at Towne Centre (Fredericksburg, Virginia) and the Villas at Sandy Creek (Sandusky, Ohio).



Attain groundbreaking, Spotsylvania Towne Centre

CAFARO

— Est. 1949 —

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