NEWS RELEASE

THE VALLEY IN SAN DIEGO TO WELCOME CALIFORNIA'S FIRST DICK'S HOUSE OF SPORT LOCATION

Former Mission Valley Shopping Center Reveals New Merchants and New Name as Transformation into Vibrant Lifestyle Village Continues

SAN DIEGO – May 6, 2026 – DICK'S is bringing its first House of Sport store concept to California with a 158,000-square-foot location at The Valley shopping center in San Diego's Mission Valley. DICK'S House of Sport provides athletes with an expanded assortment of products along with in-store experiences including a climbing wall, multiple golf bays with TrackMan simulators, an outdoor track and field and a multi-sport cage that can be used for baseball, softball, lacrosse and soccer and give athletes an opportunity to try product while measuring and tracking their performance.

DICK'S House of Sport is the latest in a growing roster of top tier tenants flocking to the former Mission Valley Shopping Center, which is being renamed The Valley. Partners Lowe and Real Capital Solutions are in the midst of transforming the 1.1-million-square-foot retail center into a vibrant lifestyle village, with common areas and plazas that provide an engaging place where visitors can spend an hour, or the day, while enjoying the shops, restaurants and gathering spaces.

"We are creating a modern, dynamic retail experience that pulses with energy and creativity, giving visitors compelling opportunities to connect, and more reasons to visit, linger. eat and shop." said Todd Majcher, Lowe executive vice president. "DICK'S House of Sport will amplify that spirit with the wealth of delightful new experiences it will offer guests at the newly renamed Mission Valley shopping center, which will now be called The Valley."

DICK'S House of Sport

DICK'S House of Sport will occupy the 158,000-square-foot historic former Macy's building, making it one of the largest House of Sport locations in the country. Lowe collaborated with the city of San Diego to create a comprehensive redevelopment plan that retains its historic qualities. The blending of original building elements and modern new components has created a

distinctive design that celebrates the past and embraces the future. The interior has been reenvisioned to provide signature interactive House of Sport experiences in a bright and airy two-story environment.

Additional New Retailers at The Valley

Approximately 274,000 square feet of new leases have been completed at The Valley over the past three years.

Now Open:

Sweetgreen, a mission-driven restaurant serving fresh, sustainable, high-quality ingredients sourced from California farms opened a 3,225-square-foot restaurant in September 2025.

MINISO, a global lifestyle brand, with a new 5,000-square-foot store offering toys, collectibles, beauty items, home goods and more, opened in October 2025.

Coming Soon:

Round1 – a premier family entertainment facility with bowling, arcade games, billiards, pickleball, karaoke, kids play area, party rooms and more. In addition, this location will have a YUU Japanese Food Hall, a vibrant culinary destination offering a curated mix of award-winning Japanese restaurants.

Kura Sushi - a Japanese revolving-sushi concept, with more than 100 menu items delivered via conveyor belt in a lively atmosphere that blends innovation and tradition.

The Stand - from fresh daily baked bread and professionally blended proprietary ground beef to locally sourced produce, The Stand blends great food, great service and great value.

EM Coffee House - a Vietnamese-inspired café concept rooted in tradition, quality and community, with Vietnamese-grown beans, phin-drip brews, a ceremonial matcha series and a menu designed for sharing.

Bacio di Latte- a traditional gelato shop with all flavors produced freshly on-site daily using high quality globally and locally sourced ingredients**.**

Candeeland – a playground for kids of all ages offering soft play structures and party and event options.

Pepper Lunch- originated in Tokyo, Pepper Lunch offers fast-casual dining prepared in the Teppanyaki style.

Philz Coffee – a community-centered coffee shop specializing in handcrafted custom blends, brewed to order, one cup at a time.

The Valley

Mission Valley Mall is becoming something new. To mark the property's evolution, the center is being renamed *The Valley*, to embrace its place at the convergence of several vibrant local communities.

"This fresh and distinctive neighborhood village attracts a diverse mix of residents, retail options, entertainment and daily experiences, providing a delightful one-stop destination that includes all the essentials for a joyful life," said Majcher.

With fresh design, curated shops, and experiences designed to inspire, a whole new vision is taking shape at The Valley.

The Valley Reimagined

"Here in the heart of Mission Valley, we're creating a dynamic environment where the retail experience reflects the San Diego community; and where everyday life meets everyday joy," added Majcher. "We are halfway through the renovation which will deliver an enticing place for the community's shopping needs with both new and familiar experiences that excite and inspire."

The renovation at The Valley began in 2025 with the new arrival plaza near Nordstrom Rack and bloomingdale's, The Outlet Store. The updated plaza welcomes visitors with an expansive lawn area bordered by shady seating areas and multiple lounge spaces with firepits. The plaza is further activated at its edges by Cava, Tendergreens, Pesto and Mendocino Farms.

The center of The Valley offers the largest of the new open space areas. This expansive plaza is the central hub of activity, programmed with special events, entertainment and activities to inspire and delight The Valley's guests. Dining options abound along the perimeter of an open meadow with plentiful tables and lounge areas as well as open-air bars and counter seating at the restaurants.

The final phase will refresh shopping promenades, with colorful new walkways, bright cheery planters and plentiful seating areas. All work should be completed by the summer of 2026.

The Valley, set on more than 41 acres in the popular Mission Valley area of San Diego, has maintained its position as a popular retail destination since its debut in 1960, evolving its array of retailers over time to meet changing consumer. Its easily accessible and highly visible

location at 1640 Camino del Rio North offers direct access to major area thoroughfares, I-8, I-805 and Highway 163, and is opposite the San Diego Trolley's Mission Valley Center Station.

Centennial manages the property, providing a full spectrum of management services including property management, marketing and accounting. Project leasing is led by a partnership of Centennial and Retail Insite.

About The Valley

The Valley is a 1.1-million-square-foot open-air retail center located on over 41 acres in the popular Mission Valley area of San Diego. Its name was chosen to honor its heritage and embrace its place at the convergence of several vibrant, local communities. The shopping center provides an easily accessible location opposite the San Diego Trolley's Mission Valley Center Station with direct access to the I-8, I-805 and Highway 163 thoroughfares. With nearly 75 retailers, services, restaurants, and entertainment offerings, The Valley boasts an array of popular brand names that include Target, Nordstrom Rack, Michael's, Bloomingdale's Outlet, 24-Hour Fitness, Yard House, Outback, Buffalo Wild Wings, and the area's coveted AMC Mission Valley 20 theatres. For more information, visit https://thevalleysd.com/

Lowe and Retail Capital Solutions acquired the Mission Valley center in July 2023 and announced their intention to upgrade and reposition it as a walkable, transit-oriented mixed-use village. Lowe leads the project, applying its extensive knowledge and experience in the San Diego market, coupled with its dedicated retail platform Retail reVision, to develop and implement a mixed-use concept that will refresh the existing retail and add complementary uses such as multifamily residential to the expansive property. Leasing for The Valley is led by a partnership of Retail Insite and Centennial which is also engaged by Lowe to handle center management.

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