

# Kroger | JLL

## A winning partnership

### Relationship History

Kroger engaged JLL in 2010 for a variety of real estate related projects including the disposition of surplus owned and leased grocery store space in the western US.

JLL is currently focused on multiple disposition projects in stages from valuation, strategy, marketing and deal execution. JLL provides brokerage and transaction management support to Kroger in negotiations with Landlords, prospective Tenant's and Buyers to ensure a smooth transaction.

To date successful dispositions have been completed in 15 states for Kroger, Fry's, Dillon's, Smith's, Fred Meyer and City Market divisions among others.

### Results



# Kroger | JLL

## An active partnership

### **Representative transactions completed:**

#### **Leases:**

Phoenix, AZ – Michael's & Marshall's leases, valuation and development Due Diligence.

Vancouver, WA – Sub-lease, Wilco Farm & Garden; 9 years, negotiated direct lease extension.

Las Vegas, NV – Sub-lease, One Stop Flooring; 6 years, creditworthy and non-competitive user.

#### **Lease Terminations:**

Grand Jct., CO – Termination, Encore Clothing, including vacant land transfer.

Sandusky, OH – Termination, 3 party deal with Thor Industries purchasing the leased property.

Bremerton, WA – Termination, St. Francis Hospital clinic as replacement tenant.

#### **Property Sales:**

Chandler, AZ – Sale through media credit intermediary to include deed restriction @ grocery.

Conroe, TX – Sale, Champions Baptist Church, 15% above next offer, established competitive bidding.

Grand Jct., CO – Sale, 100 acre site sold for 35% above market based on value of water rights.

Las Vegas, NV – Sale, Ashley Furniture; purchase & sale (reverse flip) with \$2M in lease savings.

Macomb, MI – Sale, Emagine Theater redeveloped and now operating full-service theater.

Houston, TX – Sale, Yes Prep redeveloped and now operating as a charter school.

Topeka, KS – Sale, MedGrace redeveloped and now operating a subsidized medical office facility.

Mesa, AZ – Sale, Planet Fitness, required purchase & sale of adjacent center to lift REA restriction.



# Kroger / JLL

## Current Listings

#	Status	ST	City	Store #	Address	Vacant space/ SF	Lease Exp.	Months Remaining (4/1/18)	Local Broker
1	ST Lease	OH	Marysville	N-399	1095 W. Fifth St.	61,689	4/30/2020	25	Becky Kegglowitch Prime Retail Advisors becky@primeretailre.com (614) 561-6135
2	ST Lease	AZ	Yuma	Fry-111	11274 S. Fortuna Rd.	29,578*	8/31/2018	5	Tom Pancrazi A.T. Pancrazi Real Estate tom@pancrazi.com 928.782.0000
3	ST Lease	NM	Socorro	SM-499	901 N. California St.	46,755	12/31/2018	9	David Chavez Base 5 Retail david@base5retail.com (505) 807-0605
4	Owned	KS	Hutchinson	DIL - 48	517 E. 30th Ave.	65,378	owned	owned	Steve Martens NAI Martens smartens@martenscos.com 316.262.0000
5	ST Lease	TX	Katy	HOU- 315	1705 Fry Road	63,954	1/31/2021	34	Heather Nguyen Newquest Properties hnguyen@newquest.com 281-477-4358
6	ST Lease	TX	Baytown	HP-265	4533 Garth Rd.	58,530	3/31/2020	24	James Namken Weitzman Group jnamken@weitzmangroup.com 713.781.7111
7	ST Lease	TX	League City	HOU -344	200 Gulf Fwy. S	60,721	8/31/2019	17	Heather Nguyen Newquest Properties hnguyen@newquest.com 281-477-4358
8	ST Lease	MI	Southgate	D-695	13333 Eureka Rd.	64,823	9/30/2020	32	Harry Cohn Cohn Associates harry.cohn@cohncommercial.com (248) 851-5000
9	LT Lease	MI	Commerce	D-368	3010 Union Lake	63,315	1/31/2024	70	Harry Cohn Cohn Associates harry.cohn@cohncommercial.com (248) 851-5000
10	ST Lease	MI	St. Clair Shores	D-614	31145 Harper Ave.	61,689	8/31/2021	41	Harry Cohn Cohn Associates harry.cohn@cohncommercial.com (248) 851-5000
11	ST Lease	MI	Saginaw	D-410	3860 Dixie Hwy.	50,000	7/31/2021	40	Harry Cohn Cohn Associates harry.cohn@cohncommercial.com (248) 851-5000