

CASCADE

Citi Center

ATLANTA, GA

OCTOBER
19TH - 21ST

AUCTION DATE

ten-x   JLL



 JLL

PROPERTY OVERVIEW

ADDRESS

590 CASCADE AVE SW,
ATLANTA, GA 30310

ACREAGE

7.9 ACRES

AS-IS NOI

\$731,000

ZONING

MIXED RESIDENTIAL &
COMMERCIAL (MRC-1)

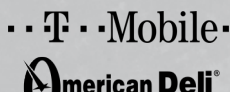
SQUARE FEET

108,617 SF

OCCUPANCY

100%

TENANTS



DEMOGRAPHICS SUMMARY

	1-Mile	3-Mile	5-Mile
Population			
Total Population (2020)	15,260	110,054	317,049
Projected Total Population (2025)	16,162	116,122	342,137
Projected Growth 2020-2025	6%	6%	8%
Average Household Income			
Average Household Income (2020)	\$48,208	\$49,397	\$77,830
Projected Avg. HH Income (2025)	\$52,451	\$55,060	\$89,423
Projected Growth (2020 - 2025)	9%	11%	15%



INVESTMENT HIGHLIGHTS

ATLANTA MSA

KROGER
ANCHORED

INVESTMENT GRADE
TENANCY

RARE, IN-FILL
RE-DEVELOPMENT OPPORTUNITY

ROBUST CATALYSTS FOR
LONG-TERM SUBMARKET GROWTH

IMMEDIATE ACCESS
TO THE ATLANTA
BELTLINE

SUPER-REGIONAL
CONNECTIVITY

EXISTING
MIXED-USE ZONING

ATLANTA MSA



SOUTHEAST'S ECONOMIC ENGINE

9TH LARGEST U.S. METRO

OVER 6 MILLION RESIDENTS

4TH FASTEST GROWING U.S. METRO (2010-2019)

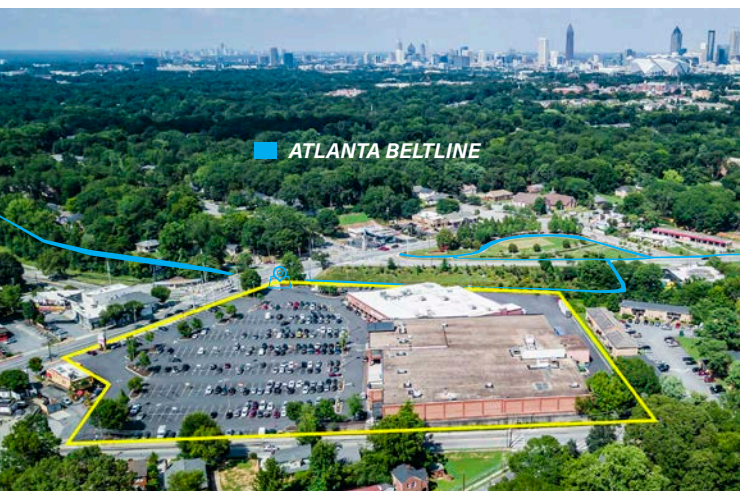
6.5% PROJECTED 5-YEAR POPULATION GROWTH

15 FORTUNE 500 HEADQUARTERS



GEORGIA: #1 STATE FOR BUSINESS
7TH CONSECUTIVE YEAR RECEIVING AWARD

#1 MOVING DESTINATION IN THE NATION
PENSKE TRUCK RENTALS



ROBUST CATALYSTS FOR LONG-TERM SUBMARKET GROWTH

WESTSIDE BELTLINE GROWTH STORY








Westside Trail Rendering

Cascade Citi Center is immediately adjacent to the Westside Beltline Trail, with an access point leading directly into the parking lot.

The Center benefits from a direct connection to a 3-Mile multi-use portion of the broader Atlanta Beltline, an infamous trail that connects 45 neighborhoods to various green spaces, 33 miles of total trails & other transit. As showcased by some of the on-going new developments below, this will continue to serve as a long-term catalyst for future growth and development on the Westside of Atlanta.

SURROUNDING, TRANSFORMATIONAL WESTSIDE DEVELOPMENTS

 <p>WESTSIDE RESERVOIR PARK</p> <ul style="list-style-type: none"> • Less than 3 miles North of the property • \$26.5 Million Westside Park will be the home to Atlanta's largest green space totaling more than 280 acres 	 <p>QUARRY YARDS</p> <ul style="list-style-type: none"> • 2 miles North of the property • \$400 Million mixed use development (850 residential units, 300 key hotel, 600K SF of office/retail) located on 70 acres adjacent to the Bankhead MARTA station 	 <p>LEE + WHITE DEVELOPMENT</p> <ul style="list-style-type: none"> • Less than 1 mile Southeast of the property • \$65 Million expansion of the 14 building, 426,000 SF mixed-use project located on 23 acres with Beltline frontage and easy accessibility to West End MARTA station 	 <p>THE MET</p> <ul style="list-style-type: none"> • 1.2 miles East of the property • Transformation of a 1.1 Million square foot warehouse into a mix of creative space, office, retail/restaurant, filming/photography and event space, etc. 	 <p>WEST END MALL RE-DEVELOPMENT</p> <ul style="list-style-type: none"> • 1 mile East of the property • \$400 Million vision to transform the aging mall into office space, hotels and affordable housing that sits on 12.5 acres
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IMMEDIATE ACCESS & FRONTAGE TO THE ATLANTA BELTLINE

The Atlanta Beltline is a multi-use pedestrian walkway that circles the city of Atlanta, which has spurred significant development throughout the city.

33 Miles of multi-use trails

1,300 Acres of New Public Parks

\$10 BILLION Est. Economic Impact

Cascade Citi Center is located on the Westside Beltline Trail.

3 Miles of multi-use portion of the Atlanta Beltline

40 Acres of Greenway Space

Nearly \$800 M of projected re-developments



Westside Trail Rendering

CASCADE Citi Center

INVESTMENT GRADE TENANCY

Cascade Citi Center is anchored by strong, investment grade tenants, Kroger and Ross Stores (dba dd's Discounts), which make up 93% of the property's GLA.

93%
OF THE GLA

Investment
Grade



BBB

S&P Global

BBB+



Baa1

MOODY'S

A2



PLACER A.I. DOMINANCE



Kroger at Cascade Citi Center is one of the most prolific grocery stores in the state as evidenced by geo-fencing data.

1.3 MILLION Estimated customer visits (FY 2019)

RANKS #3 Most visited grocery store within a 5-mile radius (out of 20)

TOP 79% Most visited Kroger store in the United States

STRONG ANCHOR TENURE



The anchors at Cascade Citi Center have a strong weighted average tenure exceeding 20 years.

EXCEPTIONAL HISTORICAL OCCUPANCY

The property boasts a 99% average occupancy over the last decade.

RECENT PARKING LOT WORK



The front and rear parking lots were milled and overlaid in September 2019.

ROBUST TRAFFIC COUNTS



Nearly 45,000 vehicles pass by the Property each day along White St., Donnelly Ave. and Cascade Ave.

WESTSIDE ATLANTA BELTLINE

The Westside Atlanta Beltline has a direct access point leading into the parking lot of the Property.

SUPERIOR INGRESS / EGRESS

The Property benefits from 4 points of ingress / egress, including one signalized access point off of Cascade Ave. plus direct connection to the Westside Atlanta Beltline.

White St - 1,740 VPD

Donnelly Ave - 5,765 VPD

Cascade Ave - 37,332 VPD



Unowned



Unowned

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