



TOWN & COUNTRY VILLAGE

**A RARE NORTHERN CALIFORNIA DUAL-GROCERY
ANCHORED COMMUNITY CENTER**

INVESTMENT SUMMARY



Jones Lang LaSalle Americas, Inc. ("JLL"),
Real Estate License #01223413

THE OFFERING

Jones Lang LaSalle Americas, Inc. (“JLL”), as exclusive advisor, is pleased to present the opportunity to acquire Town & Country Village Shopping Center (the “Property”). Town & Country Village is a rare dual grocery-anchored community center located in Sacramento, California.

Encompassing 216,320 square feet, the Property is anchored by best-in-class grocers, Trader Joe’s and Sprouts Farmers Market, and offers a diverse lineup of essential needs, off-price, service, and fast casual restaurant tenants. This impressive tenant roster provides an investor a diversified income stream with 22% of the NOI derived from grocery tenants, 90% of the NOI derived from credit and national tenants, and 60% of the NOI derived from anchor and jr. anchor tenants.

Town & Country Village offers an exciting opportunity to acquire the premiere grocery-anchored center in Sacramento, the capital of California, and one of the top growth markets in the United States.

OFFERING SUMMARY

PRICE	BEST OFFER
YEAR-1 NOI	\$3,608,083
YEAR-3 NOI	\$4,300,542
10 YEAR CAGR	3.81%

PROPERTY SUMMARY

ADDRESS	2601-2651 & 2717-2805 Marconi Avenue 2900-2928 Fulton Avenue 2605-2936 El Paseo Lane
CITY	Sacramento, CA
CROSS STREETS	Fulton & Marconi
GLA (SF)	216,320
OCCUPANCY (%)	88.5%
WALT	5.27 Years
SITE AREA (ACRES)	18.95
YEAR BUILT / Renovated	1950 / 1997-2004
PARKING	968 Spaces / 4.47 per 1,000 RSF





DUAL GROCERY-ANCHORED



TRADER JOE'S

Trader Joe's has been a tenant at the center since 1991.



CATEGORY LEADING CO-ANCHORS

**BED BATH &
BEYOND**

ULTA
BEAUTY

five BELOW
T.J. maxx

ROSS
DRESS FOR LESS





THE OFFERING



POSITIONED AT THE MAIN INTERSECTION OF THE TRADE AREA

Marconi and Fulton is one of Sacramento's premiere retail intersections providing regional access and visibility to over 60,000 vpd



GROWING NOI & VALUE-CREATION OPPORTUNITIES

3.8% 10-year CAGR
Significant lease-up and mark-to-market opportunities



FLEXIBLE EXIT STRATEGY

Separately parceled allowing for flexible exit strategy and ability to reduce basis over time

THE OFFERING



IRREPLACEABLE IN-FILL SACRAMENTO LOCATION

Town & Country Village holds an irreplaceable location within a mature, in-fill residential neighborhood

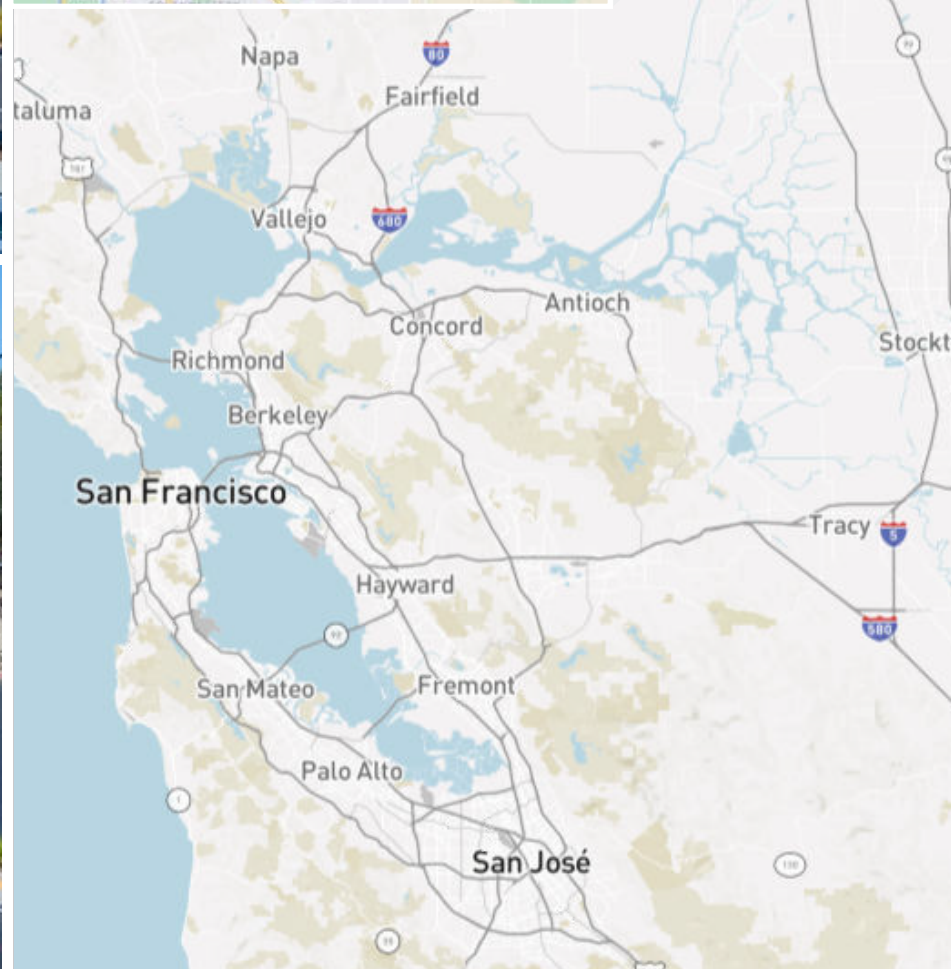
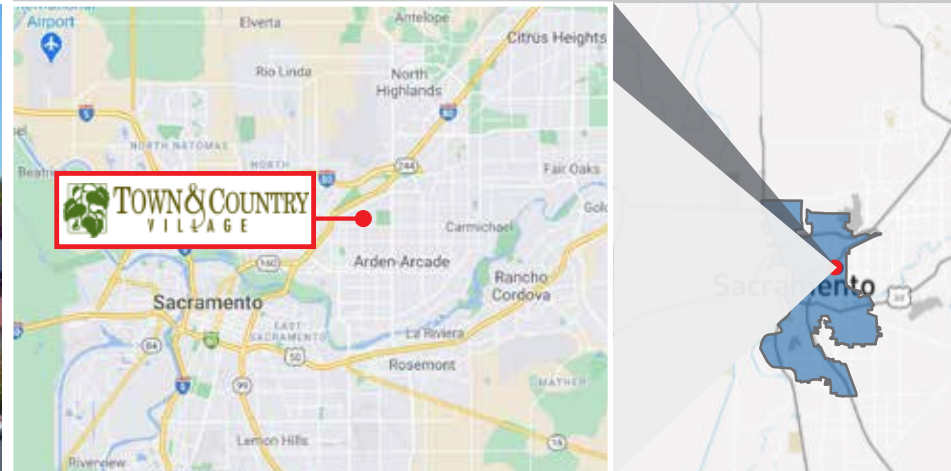


HYPER IN-MIGRATION TO SACRAMENTO

- Due to urban to suburban flight Sacramento's housing market is booming with hyper in-migration
- Sacramento MSA is forecast to be the #1 growth market for housing sales and price in 2021
- In 2020 Sacramento was the ranked #3 city the United States for in-flow of tech workers



Source: Realtor.com, LinkedIn Economic Research



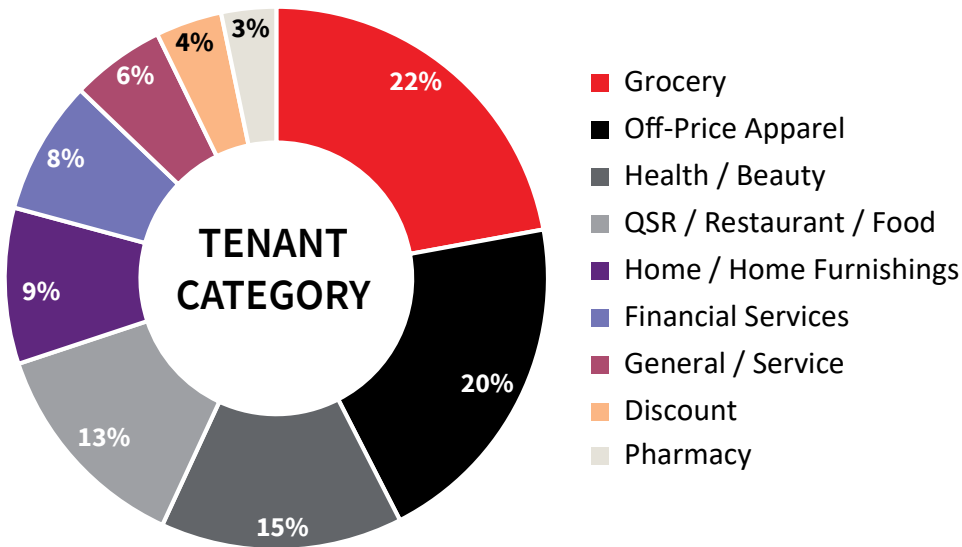
THE OFFERING



STABLE INCOME FROM DIVERSE TENANT LINEUP

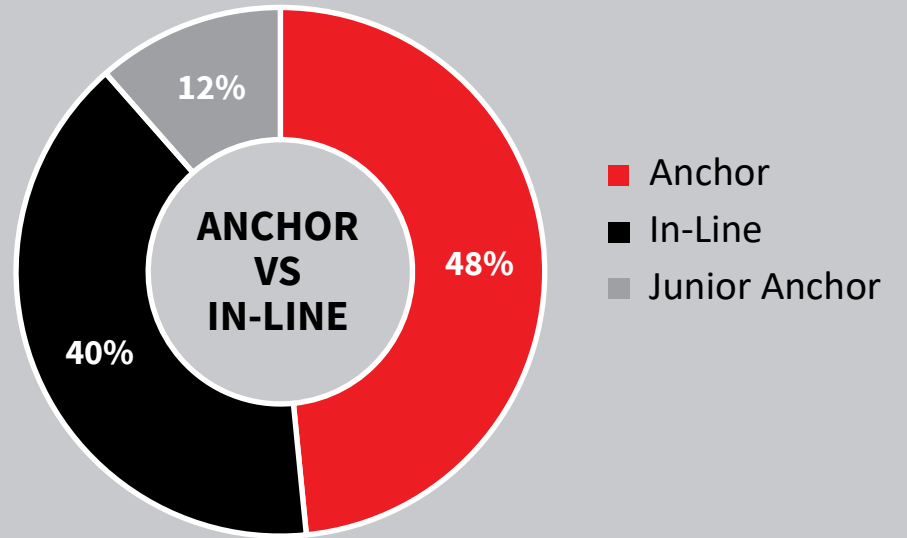
Town & Country Village provides a phenomenal and stable income from a diverse roster of essential, credit, and national tenants.

22% OF NOI FROM GROCERY TENANTS

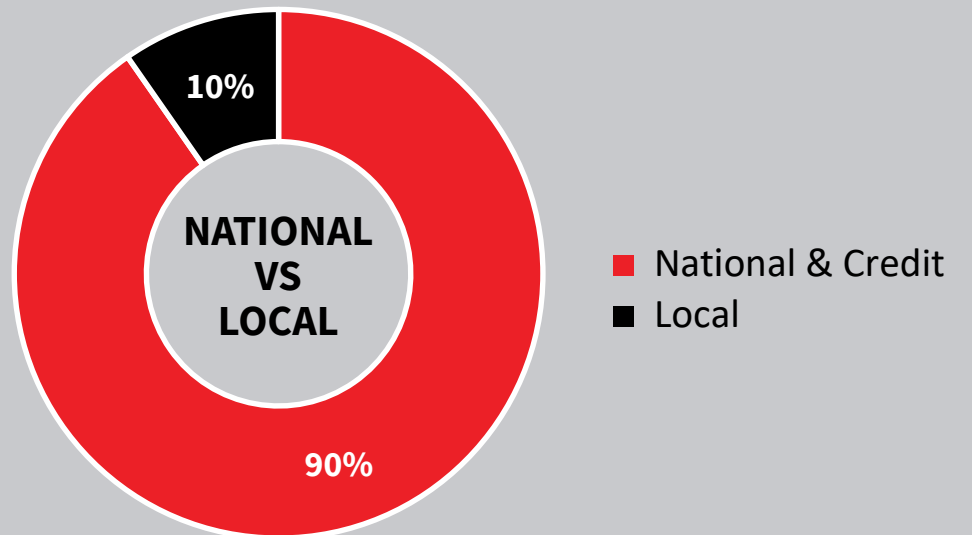




60% OF NOI FROM ANCHOR & JR ANCHOR TENANTS



90% OF NOI FROM NATIONAL & CREDIT TENANTS



SITE PLAN



PARCEL MAP

Suite	Tenant	GLA
A1	CITIBANK	3,992
A2	PAPA MURPHY'S TAKE & BAKE	1,387
A3	SHERIFF'S SERVICE CENTER (MTM)	1,250
A4	BANK OF AMERICA	5,200
B1	SPROUTS FARMERS MARKET	29,891
B1B	FIVE BELOW	9,185
C1A	ULTA	12,063
C2	TJ MAXX	25,000
C3	BED BATH & BEYOND	24,000
C3A	BED BATH & BEYOND ADDITIONAL SPACE	1,000
C4	ROSS DRESS FOR LESS	25,000
E6	EYEGLOSS WORLD	4,611
E8	CAPITAL CONFECTIONS (MTM)	1,957
F1	NOAH'S NEW YORK BAGELS	1,850
F2	JAMBA JUICE	1,182
F3	JERSEY MIKE'S SUBS	1,264
F4	ANDERSON BROTHERS PHARMACY	4,585
F5	RAMEN 101	1,560
F6	PAUL'S WATCH REPAIR	682
F7	CRUMBL COOKIES	1,475
F10	GREAT CLIPS	1,120
F11	I LOVE TERIYAKI	1,950
F12	EDIBLE ARRANGEMENTS	1,400
F13	TRADER JOE'S	13,472
F14	SACTOWN THREADING PLACE	800
F15	BEE'S NAILS	800
F16	MIRACLE EAR	800
F19	WELLBOUND*	3,600
G2	FIVE GUYS	3,058
G4	SATELLITE WELLBOUND *	6,782
G5	MATTRESS FIRM	4,181
TOTAL LEASED SF		195,097
B3	VACANT	15,743
E5	VACANT	1,043
F8	VACANT	2,100
F18	VACANT	2,337
TOTAL AVAILABLE SF		21,223
TOTAL SF		216,320



*Satellite Wellbound will be relocating from suite F19 to suite G4 on January 1, 2022.

AERIAL FACING WEST

 HOUSING

 NEARBY RETAIL CENTERS

DOWNTOWN SACRAMENTO

Sacramento Regional Transit

80

CAPITOL CITY FREEWAY

THE EISLEY

HOWE COMMUNITY PARK

SANTA ANITA

VIENNA WOODS

MARCONI GARDENS

ALISTER MACKENZIE GOLF COURSE

PARK HILLS

TOWN & COUNTRY WEST SHOPPING MALL

SHERMAN ACRES

FULTON POINT SHOPPING CENTER

MUELLER CORNER CENTER

THE MIDWAY SHOPPING CENTER

TAYLOR CENTER

FULTON AVENUE

TOWN & COUNTRY VILLAGE

COUNTRY CLUB ESTATES

CREEKSIDE PARK

MORRIS APARTMENTS

VILLAGE COMMONS APARTMENTS

DUNMOVIN HEIGHTS

MARCONI AVENUE

DEL PASO COUNTRY CLUB

FAIRWAY ESTATES

MARCONI/FULTON SUBMARKET OVERVIEW

Town & Country Village is one of Sacramento's original and most iconic retail shopping destinations. It's located at the heavily trafficked intersection of Fulton Avenue and Marconi Avenue with exposure to over **60,000** cars per day. Being $\frac{3}{4}$ miles from Highway 80 provides for a broad customer reach, there are over **190,000** people within a 10 minute drive time.

Over the last several years, the intersection has undergone major improvements with street beautification, improved walkability, and major investment in redevelopment of properties including those completed at Town & Country, reasserting the intersection as a regional shopping hub.





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Presented by Jones Lang LaSalle Americas, Inc. California Real Estate License #01223413

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