



*An Exclusive Investment Opportunity
100,064 Square Feet Safeway Anchored Offering*

A photograph of the Osborne Shopping Center. The main building is a two-story brick structure with large windows. A prominent Safeway logo is mounted on the upper level. Below it, a Navy Federal credit union sign is visible. The ground floor features a large glass entrance with a 'Welcome to Safeway' sign. People are seen walking and pushing shopping carts in the foreground. The sky is overcast.

Osborne Shopping Center

7605 Crain Highway (Route 301) • Upper Marlboro, Maryland

petco



grooming

B-200

NOV
ART
FICI
FREE

Executive Summary

JLL Capital Markets is pleased to exclusively present for sale, Osborne Shopping Center (the “Property”), a 100,064 square foot, grocery-anchored shopping center located in Upper Marlboro, Prince George’s County, MD. The Property is anchored by Safeway and Petco and offers the ability to immediately add value through the lease up of approximately 7,000 square feet of shop space. Situated along the highly trafficked Route 301 in close proximity to Joint Base Andrews, with over 17,000 people living and working on the base, Osborne Shopping Center is well positioned to capture the surrounding population.

INVESTMENT HIGHLIGHTS

- High-Performing Safeway Anchored Center
- Essential businesses comprise 93% of the Property revenues, resulting in a collection rate over 95% throughout the coronavirus pandemic
- 10+ Years Weighted-Average Remaining Lease Term
- Great Visibility & Access Along a Major Retail Thoroughfare
- Three single-tenant outparcels for future spin-off opportunities
- Exceptional Population Growth & Strong Income Levels

Investment Highlights



13+ yrs
OF SAFEWAY'S
LEASE TERM REMAINING

SAFeway ANCHORED OPPORTUNITY

CLOSE PROXIMITY TO CAPTIVE AUDIENCE

UPPER MARLBORO, MD
IS AN AFFLUENT BEDROOM
COMMUNITY LESS THAN

10 miles

FROM WASHINGTON, DC



17,000

PEOPLE LIVE OR WORK ON
JOINT BASE ANDREWS

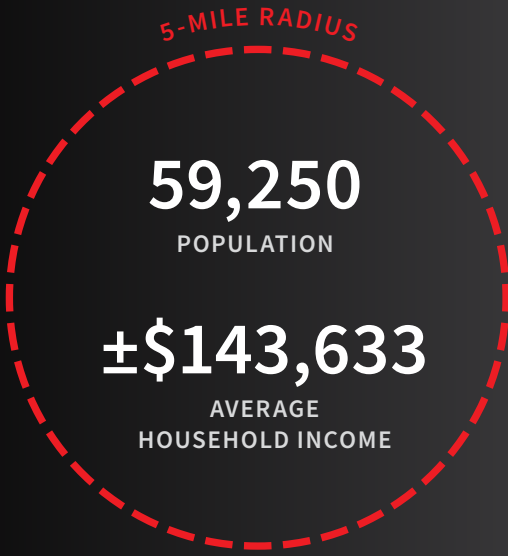


301 **32,160**
VEHICLES PER DAY

GREAT VISIBILITY & ACCESS ALONG A MAJOR RETAIL THOROUGHFARE
Strong traffic counts within retail epicenter • Multiple signalized traffic points

BEST-IN-CLASS OUTPARCEL LINEUP

EXCEPTIONAL POPULATION GROWTH & STRONG INCOME LEVELS



10%+
UPPER MARLBORO
POPULATION GROWTH
SINCE 2010

Property Description

Property Summary

PROPERTY ADDRESS	7605 Crain Highway (Route 301), Upper Marlboro, MD 20772
PROPERTY TYPE	Grocery-Anchored Shopping Center
YEAR BUILT	2014
CONSTRUCTION TYPE	Steel and masonry
FAÇADE	Exterior walls are a combination of EIFS veneer and decorative masonry split-faced block with aluminum / glass storefronts.
# OF BUILDINGS	Five: Main retail building (Safeway), Taco Bell outparcel, Wine & Spirits / Dunkin Donuts outparcel building, Popeye's outparcel and Bojangles outparcel
RENTABLE AREA	100,064 square feet
OCCUPANCY	93%
FRONTAGE	±550 linear feet on Crain Highway (Route 301)
ACCESS	Multiple points of ingress / egress from Crain Highway (Route 301) and South Osborne Road
TRAFFIC COUNTS	±32,160 VPD on Crain Highway (Route 301)
SIGNAGE	One (1) pylon sign at the main entrance on Crain Highway (Route 301) and one (1) monument sign on South Osborne Road
LAND AREA	23.50 acres
ZONING	C-S-C — Commercial Shopping Center

Property Systems

HEATING & COOLING	Multiple HVAC roof top units serve the tenant spaces
ELECTRICAL	Each suite is individually metered for electricity
PLUMBING	Each suite is individually metered for water service
LIFE SAFETY	Each suite contains fire sprinklers
ROOF	Taco Bell, Bojangles and Popeye's are ground leases; these tenants are therefore responsible for roof and structure

Site Plan



Suite B1, adjacent to Safeway, is occupied by Sally Beauty. Tenant's lease expired on October 31, 2020 and is month-to-month. Tenant is assumed vacant and not included in the cash flows.

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