



NEW HAVEN
MARKETPLACE
Ontario, CA

OPPORTUNITY TO PURCHASE A NEWLY CONSTRUCTED CORE SHOPPING CENTER IN CALIFORNIA'S BOOMING INLAND EMPIRE





▲ Investment Overview

JLL has been exclusively retained by Ownership to offer qualified investors the exciting opportunity to acquire the fee simple interest in New Haven Marketplace (the “Property”), a 95,020 square foot newly constructed shopping center located in the master planned community of Ontario Ranch. The Property features a diverse tenant roster which includes a recently built Stater Bros. Market. Construction of New Haven Marketplace was completed in 2021 providing investors with modern architecture & design, and an elevated merchandising mix that is expertly integrated within a traditional grocery-anchored shopping center.



PROPERTY OVERVIEW

Address:	SWC Ontario Ranch Rd. & Haven Ave., Ontario, CA 91761
Rentable Building Area:	95,020 SF
Occupancy:	100%
Land Area:	10.06 acres
Year 1 NOI:	\$2,966,958
Year Built/Renovated:	2020/2021
Parcels:	8
Parking Count/Ratio:	552 (5.81 spaces/ 1,000 SF)



CLICK TO VIEW ON GOOGLE MAPS

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
POPULATION			
2021 Total Population	9,562	88,187	202,303
2026 Projected Population:	11,088	96,377	216,844
Population Growth 2021-2026:	15.9%	9.3%	7.2%
HOUSEHOLD			
2021 Total Households:	2,574	23,971	55,703
HH Growth 2021-2026:	16.3%	8.9%	7.0%
Median Housing Value:	\$506,198	\$554,538	\$552,638
HOUSEHOLD INCOME			
Average Household Income:	\$113,239	\$121,178	\$114,963





▲ Investment Highlights

TOP-PERFORMING GROCERY LOCATION WITH A DOMINANT BRAND

Stater Bros reportedly generates top tier sales at their New Haven Marketplace location. The grocer operates 171 stores exclusively in Southern California and is the largest private employer in Riverside and San Bernardino County (Inland Empire).

STRONG IN-PLACE, LONG TERM TENANCY

New Haven Marketplace currently has a weighted average lease term of +/-13.2 years and 85.5% of the GLA leased through 2026, providing investors a secure long-term income stream. Tenants Include:

- **Stater Bros** (45,204 SF – leased through Oct. 2040)
- **Chase Bank** (3,320 SF – leased through Oct. 2040)
- **Carl's Jr.** (2,999 SF – leased through Feb. 2041)
- **Pacific Dental** (3,000 SF – leased through Jun. 2031)
- **Starbucks** (2,400 SF – leased through Nov. 2030)



GROCERY-ANCHORED SHOPPING CENTER WITH DOWNSIDE PROTECTION

47% of the GLA is leased by Stater Bros. with over 18 years of primary lease term remaining, providing security and a recession resistant “daily needs” draw to the property. As the original tenant to kick off the development, Stater Bros. pays a below market rent of only \$1.25 PSF/ Month, offering investors downside protection and long-term upside.

AFFLUENT POPULATION BASE WITH DISPOSABLE INCOME

Ontario Ranch is one of the most affluent communities in the Inland Empire, with average household incomes exceeding \$121,178 within a 3-mile radius. The median home price in Ontario Ranch is \$554,538. This level of affordability paired with elevated income levels creates a strong net positive living indicator, resulting in a high disposable income among its residents.





TOTAL SITE CONTROL WITH PARCELIZATION OPPORTUNITY

The entire site is owned and includes eight (8) separate parcels consisting of two (2) single-tenant pad buildings, four (4) outparcel multi-tenant pad buildings, two (2) multi-tenant shops buildings and one (1) single-tenant box. This offers investors the flexibility to sell off parcels to lower basis or take advantage of cap rate arbitrage.

PARCEL SALE COMPARABLES

ADDRESS	PRICE	PSF	CAP RATE	SALE DATE	GLA
CHASE BANK					
24799 Alicia Parkway Laguna Hills, CA	\$5,280,000	\$1,196	4.50%	Feb '21	4,415
12991 Beach Blvd Garden Grove, CA	\$7,000,000	\$2,011	5.00%	Jun '20	3,480
CARLS JR					
611 Douglas Dr Oceanside, CA	\$2,725,000	\$859	4.24%	Apr '21	3,171
344 W Manchester Blvd Inglewood, CA	\$3,450,000	\$1,165	4.24%	Feb '20	2,962
SINGLE TENANT GROCERS					
Vons 4145 30th St San Diego, CA	\$27,700,000	\$631	4.50%	Apr '20	43,889
Albertsons 23072 Alicia Pkwy Mission Viejo, CA	\$10,300,000	\$240	4.75%	Jul '19	43,000

▲ Investment Highlights

RARE OPPORTUNITY TO ACQUIRE A NEWLY COMPLETED SHOPPING CENTER FROM A MASTER DEVELOPER

The best shopping centers in the Inland Empire are owned by large master developers/homebuilders, making opportunities like New Haven Marketplace virtually non-existent. The property's 2020/2021 construction virtually eliminates capital expenses during the hold period.

UNIQUE ENVIRONMENT & CURATED TENANCY

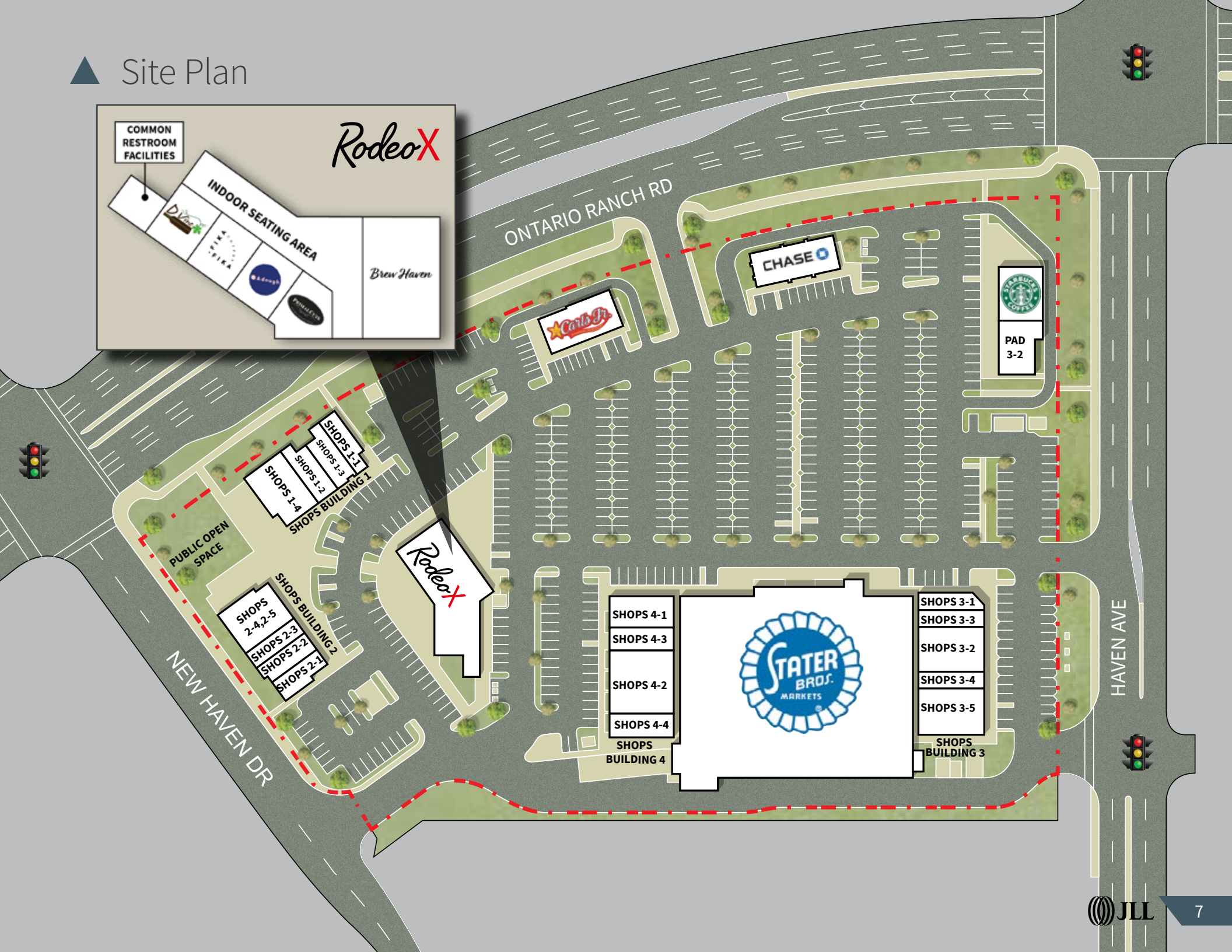
New Haven Marketplace was developed using a thoughtful approach to architecture/design and tenancy that are keys to the projects long-term success. The best retail tenants will continue to flock to the asset creating a strong competitive advantage over competing centers.

EPICENTER OF RESIDENTIAL GROWTH

Ontario Ranch is currently the largest master-planned community in Southern California, spanning 8,000+ acres, 13 square miles and over 47,000 homes upon completion. Major developers such as Brookfield, KB Homes and Lennar have played a major part in enhancing the residential landscape surrounding New Haven Marketplace. Currently, 4,065 homes have been built, the project is averaging 800-1,000 new permits per year, and over 12,000 units are planned or under development within 1-mile of the property alone.



▲ Site Plan



San Fernando

Relative Value to OC

 **CLICK TO SEE MAP**

ONTARIO
EMPLOYMENT: 85,100
MEDIAN HOME VALUE: ±\$565K

CHINO
EMPLOYMENT: 42,200
MEDIAN HOME VALUE: ±\$644K

FULLERTON
EMPLOYMENT: 64,300
MEDIAN HOME VALUE: ±\$830K

ANAHEIM
EMPLOYMENT: 157,000
MEDIAN HOME VALUE: ±\$777K

IRVINE
EMPLOYMENT: 138,900
MEDIAN HOME VALUE: ±\$1.0M

RANCHO CUCAMONGA CLASS A/B OFFICE

SAN BERNARDINO CLASS A/B OFFICE

ONTARIO CLASS A/B OFFICE

RIVERSIDE CLASS A/B OFFICE

CALIFORNIA STATE UNIVERSITY, FULLERTON

NEW HAVEN MARKETPLACE

14 MINUTES TO THE 91 FREEWAY
20 MINUTES TO 241 TOLL ROAD

CORONA
EMPLOYMENT: 80,200
MEDIAN HOME VALUE: ±\$651K

IRVINE BUSINESS COMPLEX

UNIVERSITY OF CALIFORNIA, IRVINE

DRIVE TIMES - PROXIMITY TO OC

DESTINATION	DISTANCE	DRIVE TIME
Ontario Airport	5.4 mi	15 min
Disneyland	35.0 mi	40 min
UC Irvine	38.4 mi	40 min
Newport Beach	39.0 mi	40 min
John Wayne Airport	39.5 mi	45 min



▲ Ontario Ranch has Completed 4,065 New Homes, with 2,381 Units Under Construction and ±47,000 Units To Be Completed by 2040

HOMES BUILT

COMMUNITY	# OF HOMES
A New Haven by Brookfield	1,003
B Canvas By Brookfield	188
C neuhouse by LandSea	±25
D Cascade by Pulte	±74
F Emerald Park by Brookfield	265
F Avenida by Dr Horton	224
F Landmark by Lennar	±165
G Grand Park by Lennar	330
H Shadtree by LandSea	432
I Park Place by Lewis Homes	1,304
J Esperanza by Lennar	55
TOTAL	4,065

UNDER CONSTRUCTION

COMMUNITY	# OF HOMES
B Canvas By Brookfield	348
C neuhouse by LandSea	±325
D Cascade by Pulte	±20
E Concord by KB	105
F Landmark by Lennar	±10
F Cambridge Court by Woodside	165
I Park Place by Lewis Homes	178
K Future Community by Brookfield (expected 2023)	400
L Future Community (received entitlements Aug 2021)	362
M Future Community by Shea (expected 2022)	468
TOTAL	2,381



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MARKETPLACE

Investment Advisors

Gleb Lvovich

Managing Director
JLL Capital Markets
+1 949 798 4115
gleb.lvovich@am.jll.com
CA Lic # 01496699

Bryan Ley

Managing Director
JLL Capital Markets
+1 310 407 2120
bryan.ley@am.jll.com
CA Lic # 01458927

Geoff Tranchina

Managing Director
JLL Capital Markets
+1 310 694 3180
geoff.tranchina@am.jll.com
CA Lic # 01435512

Daniel Tyner

Director
JLL Capital Markets
+1 949 798 4125
daniel.tyner@am.jll.com
CA Lic # 01959818

Analytical Support

Conor Quinn

Associate
JLL Capital Markets
+1 949 527 4993
conor.quinn@am.jll.com
CA Lic. # 02073016

Gréta Kieras

Production Associate
JLL Capital Markets
+1 949 798 4136
greta.kieras@am.jll.com
CA Lic. # 02111877

Debt Advisor

Greg Brown

Senior Managing Director
JLL Capital Markets
+1 949 798 4129
gregf.brown@am.jll.com
CA Lic. #01335204





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