



Jones Lang LaSalle Americas, Inc. ("JLL"),  
real estate license #01223413



# *The Fig Collection* AT HIGHLAND PARK



# EXECUTIVE SUMMARY

JLL has been exclusively retained by Ownership to offer the opportunity to acquire The Fig Collection at Highland Park, CA - a portfolio of three properties totaling 41,283 square-foot with retail, multi-housing, and office uses. The Properties include 5711-5713 N. Figueroa Street (two retail suites), 5715-5717 N. Figueroa Street (two office suites above three retail suites and a basement floor music studio space), and 5900-5908 N. Figueroa Street/111 S. 59 Ave (four retail suites and 12 newly renovated apartment units adjacent to a catering service building). Located in the trendy and desirable neighborhood of Highland Park, the Properties are positioned with excellent visibility on N. Figueroa Street, trafficked by 23,000 VPD. The Fig Collection offers investors the opportunity to acquire a generational collection of assets with stable cash flows and strong rent growth along the main thoroughfare of Los Angeles' fastest evolving and highly coveted submarket, Highland Park.

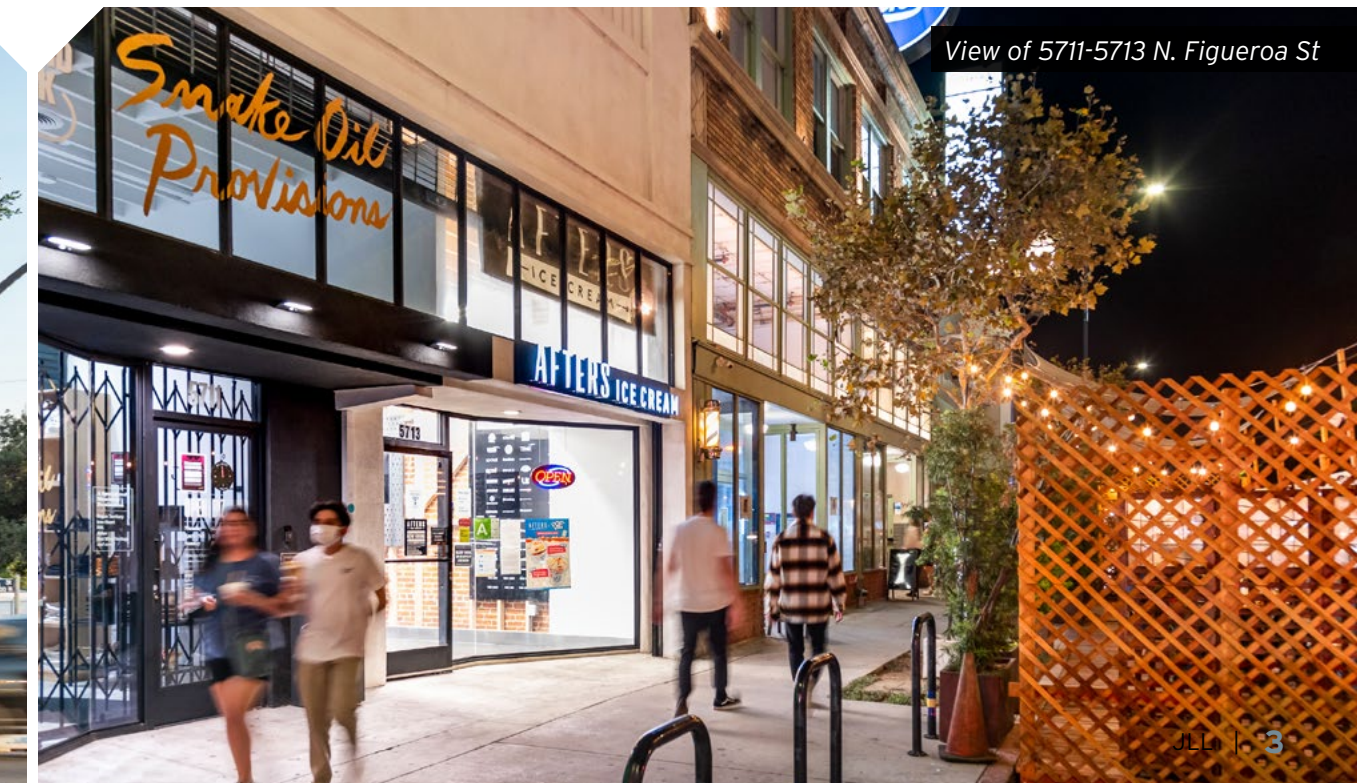
Home to a number of LA's hippest retail tenants, Highland Park is rapidly experiencing a revitalization not unlike that seen previously in the now thriving and trendy neighborhoods of Silver Lake, Los Feliz, and West Hollywood. Situated along Figueroa Street, the neighborhood's main artery, the Portfolio offers investors a rare opportunity to acquire three recently fully remodeled properties, anchored by some of Los Angeles' trendiest retail and restaurant tenants. With 6.2 years of weighted average remaining lease term on the retail and office portions, and impressive appreciating property values, these assets offer a strong investment opportunity of scale for buyers interested in creating a footprint on a burgeoning and rapidly growing Prime Urban corridor. Offering 12 apartment units and over 36,000 SF of 100% leased retail and office space, The Fig Collection at Highland Park offers savvy investors a highly sought-after opportunity to acquire a collection of stabilized and well-tenanted assets in a hot neighborhood with significant appreciation potential.

View of 5900-5908 N. Figueroa St



View of 5711-5713 and 5715-5717 N. Figueroa Ave

View of 5900-5908 N. Figueroa St



View of 5711-5713 N. Figueroa St

# OFFERING OVERVIEW

|   |                                     |   |  |
|---|-------------------------------------|---|--|
| PROPERTY/ADDRESS<br><b>5711-5713 N. Figueroa Street</b> | BUILDINGS<br><b>1</b>               | PROPERTY/ADDRESS<br><b>5715-5717 N. Figueroa Street</b> | BUILDINGS<br><b>1</b>  |
| ASSET CLASS<br><b>Retail</b>                            | SQUARE FOOTAGE<br><b>2,250 SF</b>   | ASSET CLASS<br><b>Retail &amp; Office</b>               | SQUARE FOOTAGE<br><b>Retail: 13,575 SF<br/>Office: 7,500 SF<br/>Total: 21,075 SF</b> |
| OCCUPANCY<br><b>100%</b>                                | YEAR BUILT/RENOVATED<br><b>1905</b> | OCCUPANCY<br><b>100%</b>                                | YEAR BUILT/RENOVATED<br><b>1928</b>  |
| SITE SIZE<br><b>0.09 AC</b>                             | ZONING<br><b>LAC4</b>               | SITE SIZE<br><b>0.17 AC</b>                             | ZONING<br><b>LAC4</b>  |
| APN<br><b>5492-001-014</b>                              |                                     | APN<br><b>5492-001-015</b>                              |  |



**5715-5717 N. FIGUEROA STREET**

**5711-5713 N. FIGUEROA STREET**

**COMPASS & ARRIVE ENTERPRISES  
7,500 SF**

**AFTERS ICE CREAM  
1,125 SF**

**OTONO  
3,840 SF**

**SNAKE OIL PROVISIONS  
1,125 SF**

**BLIND BARBER  
3,660 SF**

**LEMONTREE STUDIOS  
7,515 SF  
(BASEMENT FLOOR)**

|  |   |
|--|---|
| PROPERTY/ADDRESS<br><b>5900-5908 N. Figueroa Street,<br/>111 S. 59 Ave</b> | BUILDINGS<br><b>2</b>   |
| ASSET CLASS<br><b>Retail &amp;<br/>Multi-family</b>                        | SQUARE FOOTAGE<br><b>Multi: 5,215 SF<br/>Retail: 11,303 SF<br/>Total: 16,518 SF</b> |
| OCCUPANCY<br><b>100%</b>   | YEAR BUILT/RENOVATED<br><b>1922</b>   |
| SITE SIZE<br><b>0.35 AC</b>  | PARKING<br><b>23</b>  |
| ZONING<br><b>LAC2</b>  | APN<br><b>5492-015-010</b>  |



# INVESTMENT HIGHLIGHTS

## DIVERSIFIED REAL ESTATE INVESTMENT OPPORTUNITY

Spanning across three asset classes, the portfolio offers investors the opportunity to acquire stable properties with a diverse tenant base. Specialized suites with considerable amount of tenant capital invested into the spaces indicate strong commitment to their Highland Park locations.

## STABLE CASH FLOWS WITH SUBSTANTIAL CONTRACTUAL RENT GROWTH

The buildings are collectively 100% leased to stable, well-performing tenants that offer significant levels of contractual lift. Two spaces feature tenants with rent steps ranging from 7% to 18% over the initial two years of our analysis. The combined retail and office portions offer a combined weighted average remaining lease term of 6.2 years, not including tenant options.

## EXPANDING RESIDENTIAL POPULATION

With 595 units either recently coming available or soon to be developed, the expanding residential population in Northeast Los Angeles is likely to drive demand for retail and office in the desirable Highland Park neighborhood. The area stands to benefit from macroeconomic trends that continue to push people further from urban cores as residents seek dwellings with more space and place less weight on office proximity.

## SHIFTING DEMOGRAPHICS

The neighborhood of Highland Park has seen rapid revitalization in recent years, reflected in rising incomes and local housing prices. Average household incomes in a 3-mile radius have climbed to over \$106,000. In September 2021, Highland Park home prices were up 27.9% year-over-year, selling for a median price of \$1.1M. Over the last 10 years, Highland Park home prices have seen gains greater than 126%.

## PROXIMITY TO TRANSPORTATION

The Properties are located along the 110-Freeway between Pasadena and Downtown Los Angeles, offering a daily traffic count north of 105,000 vehicles. Each are positioned within 10 minutes of both Downtown's and Pasadena's growing employment hubs, with over 500,000 and 74,000 jobs, respectively. The Metro Gold Line stop is immediately adjacent to two of the properties and within one block of 5900 N Figueroa Street, providing access into DTLA within 15 minutes.

## IRREPLACEABLE HIGHLAND PARK LOCATION

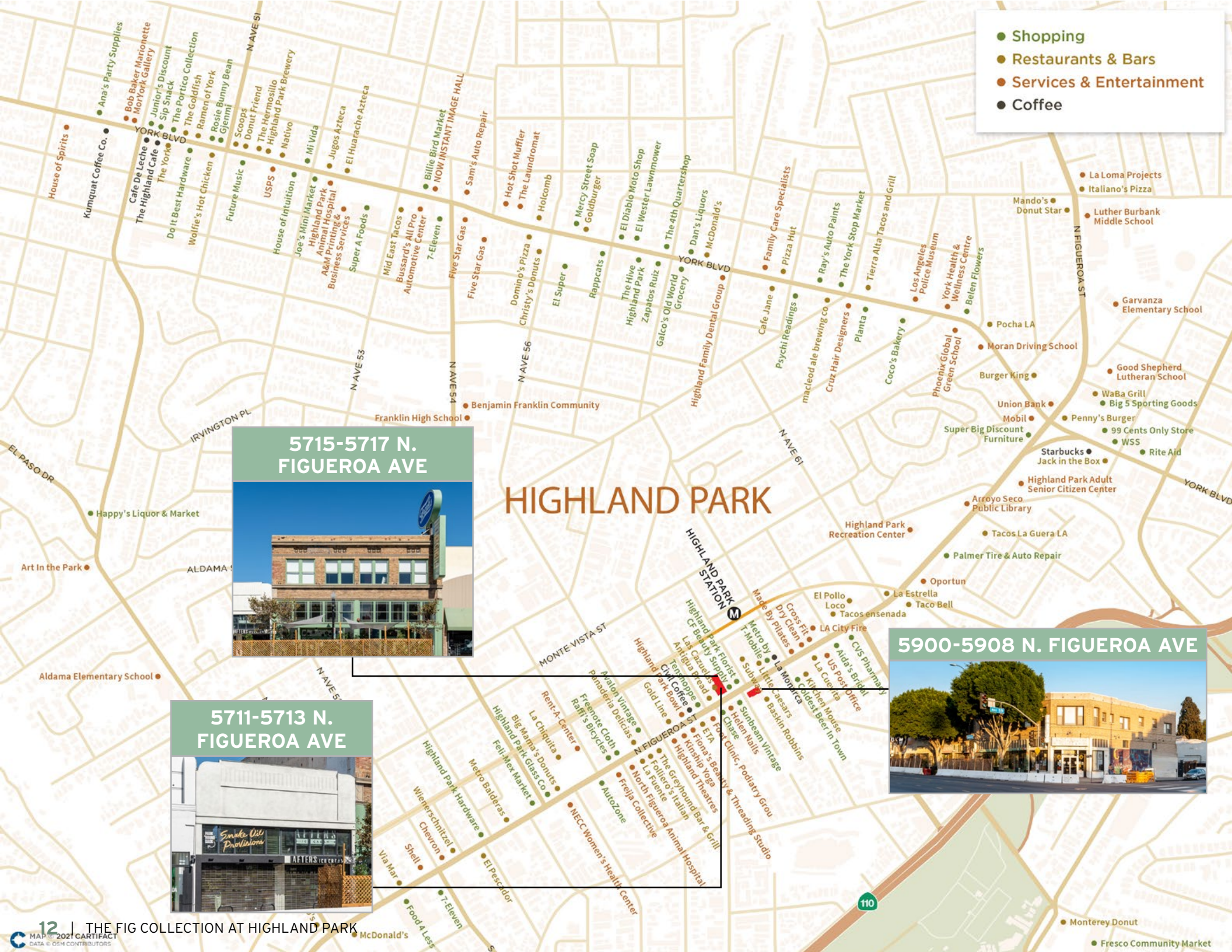
The Fig Collection is located on N Figueroa Street (23,000 VPD), Highland Park's main thoroughfare which hosts a variety of trendy retail and restaurants. With a Walkscore of 93, the street sees over 1.7 million estimated annual visitors within the 3-block destination spanning between the subject properties.





# The Fig Collection

## AT HIGHLAND PARK



- Shopping
- Restaurants & Bars
- Services & Entertainment
- Coffee

### INVESTMENT SALES ADVISORY

**GEOFF TRANCHINA**  
 Managing Director  
 CA DRE #01435512  
 +1 310 694 3180  
 geoff.tranchina@am.jll.com

**TIM KURUZAR**  
 Director  
 CA DRE #01778384  
 +1 424 901 8206  
 tim.kuruzar@am.jll.com

**BRYAN LEY**  
 Managing Director  
 CA DRE #01458927  
 +1 310 407 2120  
 bryan.ley@am.jll.com

**JACK DOCKHAM**  
 Analyst  
 +1 310 595 3615  
 jack.dockham@am.jll.com

### DEBT ADVISORY

**MATT STEWART**  
 Senior Director  
 matt.stewart@am.jll.com  
 +1 310 407 2140  
 License #: CA-01956812



us.jll.com/capitalmarkets  
 2029 Century Park East, 30th Floor  
 Los Angeles, California 90067  
 310.407.2100

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\*\*The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage."