

TYSONS West



CONFIDENTIAL EXECUTIVE SUMMARY



Executive

SUMMARY



Jones Lang LaSalle, as exclusive advisor, is pleased to present the opportunity to acquire Tysons West – a 97% leased, 166,094 square foot, Walmart and LA Fitness Club Studio-anchored shopping center in flourishing Tysons, Virginia.

Tysons West presents a generational opportunity to acquire an exceptional asset featuring a **HIGH VOLUME & TOP PERFORMING WALMART, A SECURE & SYNERGISTIC RENT ROLL BOLSTERED BY LA FITNESS CLUB STUDIO – THE TOP FITNESS OFFERING IN THE SUBMARKET, AND AN AFFLUENT AND HIGH GROWTH LOCATION IN THE WASHINGTON, DC SUBMARKET, TYSONS, VA.**

PROPERTY OVERVIEW

PROPERTY ADDRESS	1500 Cornerside Blvd, Tysons, VA 22182
OCCUPANCY	97%
YEAR BUILT / RENOVATED	2013
WALT	9.9
SQUARE FEET	166,094
# OF BUILDINGS	1
PARKING	653 Spaces 3.9 Parking Ratio
MAJOR TENANTS	Walmart, LA Fitness Club Studio
TRAFFIC COUNT	115,000 via Route 7 & Dulles Toll Road

ANCHORED BY #1 FORTRESS RETAILER, *Walmart*



Walmart BY-THE-NUMBERS

#1

FORTUNE 500 COMPANY
| AA2/AA MOODY'S & S&P
CREDIT RATINGS

\$611BN

2023 REVENUE | LARGEST
RETAILER IN THE WORLD
BY REVENUE

82% 2023

STOCK INCREASE
WAL-MART STORES, INC.
CORPORATE GUARENTEE
LOCATION

WALMART TYSONS, VA HIGHLIGHTS



11.6 Year Tenure &

8.4 YEAR WALT



10+ Yr Operating History

& RECENTLY RENOVATED IN 2024



8x5 Yr Remaining Options

10% RENT BUMPS EVERY OTHER OPTION



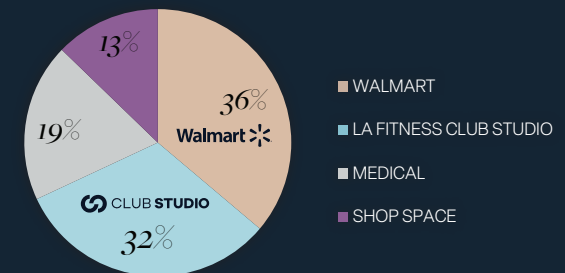
2.3 Million Annual Visits

300,000 INCREASE SINCE 2022



81st Percentile in VA

SHOPPING CENTER RANKINGS



SYNERGISTIC & SECURE RENT ROLL, *Bolstered by Recently Opened Luxury Gym*



74% OF RENTAL REVENUE IS DERIVED FROM ESTEEMED NATIONAL/REGIONAL CONCEPTS, WITH 33% OF REVENUE DERIVED FROM #1 FORTUNE 500, WALMART



7.4 YR. TENURE & 9.9 YR. WALT
ONLY 6% OF GLA HAS LEASE EXPIRATIONS IN THE NEXT 5 YEARS



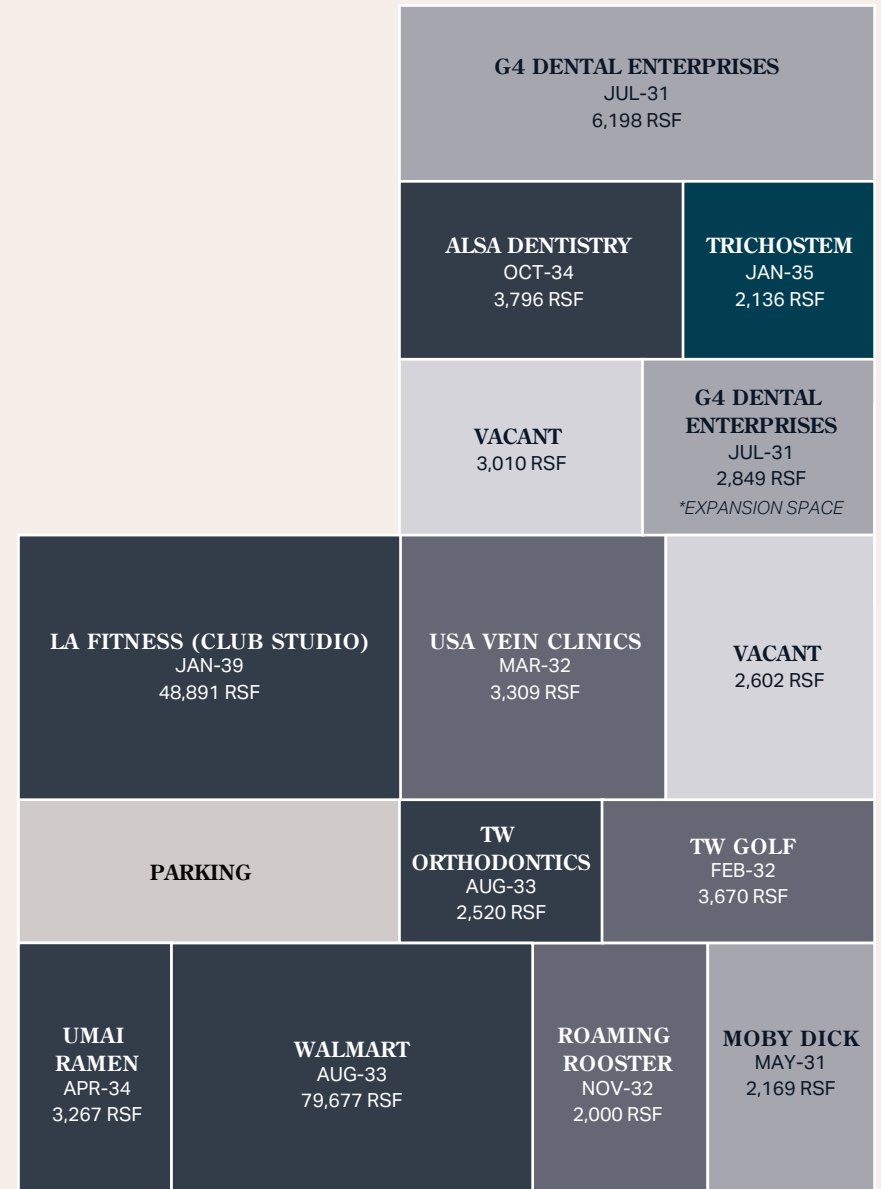
LIMITED NEED FOR NEAR-TERM CAPITAL EXPENDITURES



OUTSTANDING VISIBILITY AND CONSUMER EXPOSURE VIA ADJACENCY TO REGIONAL THOROUGHFARES ROUTE 7 & DULLES TOLL ROAD, YIELDING 115,000 VPD



LA FITNESS CLUB STUDIO IS LA FITNESS' PREMIER CONCEPT; THIS LOCATION IS SUPERIOR IN DESIGN, FITNESS EQUIPMENT QUALITY, AND CONSUMER EXPERIENCE COMPARED TO IT'S LIMITED COMPETITION EQUINOX AND LIFETIME FITNESS



BEST-IN-MARKET TENANCY

Amplifies Performance



 CLUB STUDIO

*#1 Gym
in the US by*

exercise.com

NEAREST LUXURY GYM:

2 MILES

(EQUINOX TYSONS CORNER)



Walmart 

*Nearest
Location*

11.1 MILES



 ROAMING
ROOSTER

*Rated Best
Chicken
Sandwich by*

The Washington Post

NEAREST LOCATION: **14.9 MILES**



mobydick
HOUSE OF KABOB

*Nearest
Location*

4.5 MILES



TWG
TYSONS WEST GOLF

*Ranked
Among Best
Clubfitters*

Golf Digest

NEAREST GOLF-SPECIFIC
SPORTING GOODS LOCATION:

1.5 MILES

Unmatched, Blue Chip Location

IN HIGHLY AFFLUENT TYSONS, VIRGINIA



Trophy 3 Mile Demographics

OF 88,000 RESIDENTS WITH
\$241,200 AVERAGE HOUSEHOLD
INCOMES



Tysons Boasts 12.5% Trailing Growth

WITH 9.5% FUTURE 5 YEAR
AVERAGE HOUSEHOLD INCOME



3 Mile Demographics

HOME VALUES OF **\$962,000**

81% COLLEGE ATTAINMENT

88% WHITE COLLAR
EMPLOYMENT



9,100 Units

TYSONS, VA IS THE FASTEST
GROWING NORTHERN, VA
SUBMARKET WITH 9,100
UNITS RECENTLY DELIVERED,
UNDER CONSTRUCTION, OR
APPROVED



TYSONS West

Investment Sales Advisors

JORDAN LEX

Managing Director
202.533.2517
jordan.lex@jll.com

DEAN SANDS

Managing Director
202.802.1959
dean.sands@jll.com

BILL MOYLAN

Managing Director
401.465.0550
bill.moylan@jll.com

DANNY NAUGHTON

Director
202.777.2316
daniel.naughton@jll.com

Financing Advisors

SUSAN CARRAS

Senior Managing Director
202.533.2526
susan.carras@jll.com

EVAN PARKER

Senior Director
802.839.9556
evan.parker@jll.com

Jones Lang LaSalle Americas, Inc. or its state-licensed affiliate ("JLL") has been engaged by the owner of the property to market it for sale. Information concerning the property described herein has been obtained from sources other than JLL, and neither Owner nor JLL, nor their respective equity holders, officers, directors, employees and agents makes any representations or warranties, express or implied, as to the accuracy or completeness of such information. Any and all reference to age, square footage, income, expenses and any other property specific information are approximate. Any opinions, assumptions, or estimates contained herein are projections only and used for illustrative purposes and may be based on assumptions or due diligence criteria different from that used by a purchaser. JLL and owner disclaim any liability that may be based upon or related to the information contained herein. Prospective purchasers should conduct their own independent investigation and rely on those results. The information contained herein is subject to change. The Property may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. © 2024. Jones Lang LaSalle IP, Inc. All rights reserved.

About JLL

For over 200 years, JLL (NYSE: JLL), a leading global commercial real estate and investment management company, has helped clients buy, build, occupy, manage and invest in a variety of commercial, industrial, hotel, residential and retail properties. A Fortune 500 company with annual revenue of \$20.9 billion and operations in over 80 countries around the world, our more than 103,000 employees bring the power of a global platform combined with local expertise. Driven by our purpose to shape the future of real estate for a better world, we help our clients, people and communities SEE A BRIGHTER WAYSM. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit [jll.com](https://www.jll.com).

