

SAC CENTRAL

SACRAMENTO · CALIFORNIA

INVESTMENT SUMMARY



HIGH PERFORMING NEIGHBORHOOD CENTER WITH IMMEDIATE VALUE ADD UPSIDE

THE OFFERING

Jones Lang LaSalle (“JLL”), as exclusive advisor, is pleased to present the opportunity to acquire Sacramento Central Shopping Center (the “Property” or “Sac Central”), a high-performing neighborhood center located in Sacramento, California.

Ideally situated in an affluent Sacramento submarket, Sac Central features 129,761 square feet of retail space along the heavily trafficked Howe Avenue and Hurley Way (50,000+ VPD). The Property is 79% leased to a diverse mix of national tenants including Ross Dress for Less, Marshalls, Rainbow, Dutch Bros Coffee, and El Pollo Loco among others, providing stable cash flow with numerous opportunities to reposition suites and increase NOI. With its low land basis and infill location in a growing region, the Property has embedded long term value that a new owner has the potential to unlock.

Sac Central represents an unique opportunity to acquire an established neighborhood center with immediate upside.

INVESTMENT SUMMARY

| | |
|-----------------|-------------|
| PRICE | Best Offer |
| YEAR 1 NOI | \$1,687,250 |
| NOI CAGR (10-Y) | 7.0% |

PROPERTY SUMMARY

| | |
|---------------------|--|
| ADDRESS | 1250 Howe Ave, Sacramento, CA |
| CROSS STREETS | Howe Avenue and Hurley Way |
| TOTAL BUILDING AREA | 129,761 square feet |
| SITE AREA | 11.16 acres 486,128 LSF |
| OCCUPANCY | 78.9% leased |
| WALT (OCT-2025) | 3.6 years |
| PARCEL NUMBER | 285-0201-025, 285-0201-024, 285-0201-022 |



**HIGH PERFORMING
CENTER FEATURING A
ROBUST LINEUP OF
NATIONAL TENANTS**



**IMMEDIATE OPPORTUNITIES
TO SIGNIFICANTLY
INCREASE NOI & ADD VALUE
THROUGH LEASE-UP AND
MARK-TO-MARKET OF
IN-PLACE RENTS**



**INFILL LOCATION
WITH EXTENSIVE
FRONTAGE ON ACTIVE
THOROUGHFARES**



**ATTRACTIVE BASIS
SIGNIFICANTLY BELOW
THE COST OF
REPLACEMENT**



**LONG-TERM COVERED
LAND PLAY WITH
FAVORABLE ZONING**



**AFFLUENT SUBMARKET
WITH GROWING
POPULATION AND
EXCEPTIONAL CONSUMER
SPENDING DATA**

INVESTMENT HIGHLIGHTS

HIGH PERFORMING CENTER FEATURING A ROBUST LINEUP OF NATIONAL TENANTS

Sac Central Shopping Center, strategically located at Howe Ave and Hurley Way in Sacramento, CA, is a thriving retail destination drawing 2M annual visits from 505.2K unique visitors. The property features a diverse tenant lineup anchored by high performing and long-standing national anchors, Ross Dress for Less and Marshalls, both of which have maintained a strong presence at the center for over 45 years. Sac Central ranks in the 76th percentile of neighborhood centers nationally and is one of the top visited centers within a 5-mile radius.

PROPERTY RANKING BY ANNUAL VISITS

Nationwide

2,684 / 11,521

76%



California

673 / 1,741

61%



5 Mi

4 / 15

76%



Source: Placer Labs, Inc (Placer.ai.com) | Visitor Data from Mar 2024 - Feb 2025

ROSS
DRESS FOR LESS®

SINCE 1980 (45+ YEARS)

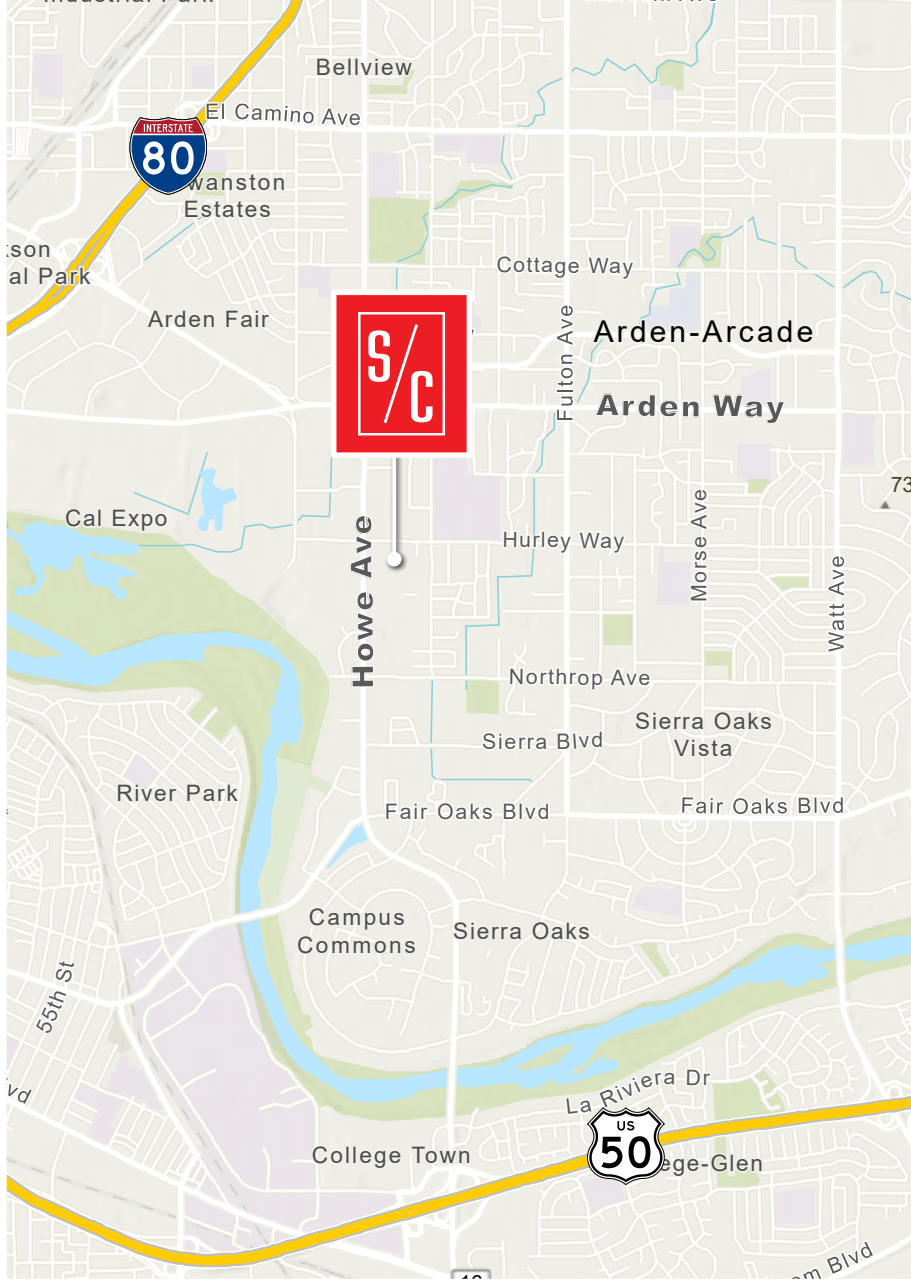
Marshalls

SINCE 1980 (45+ YEARS)

SALLY.

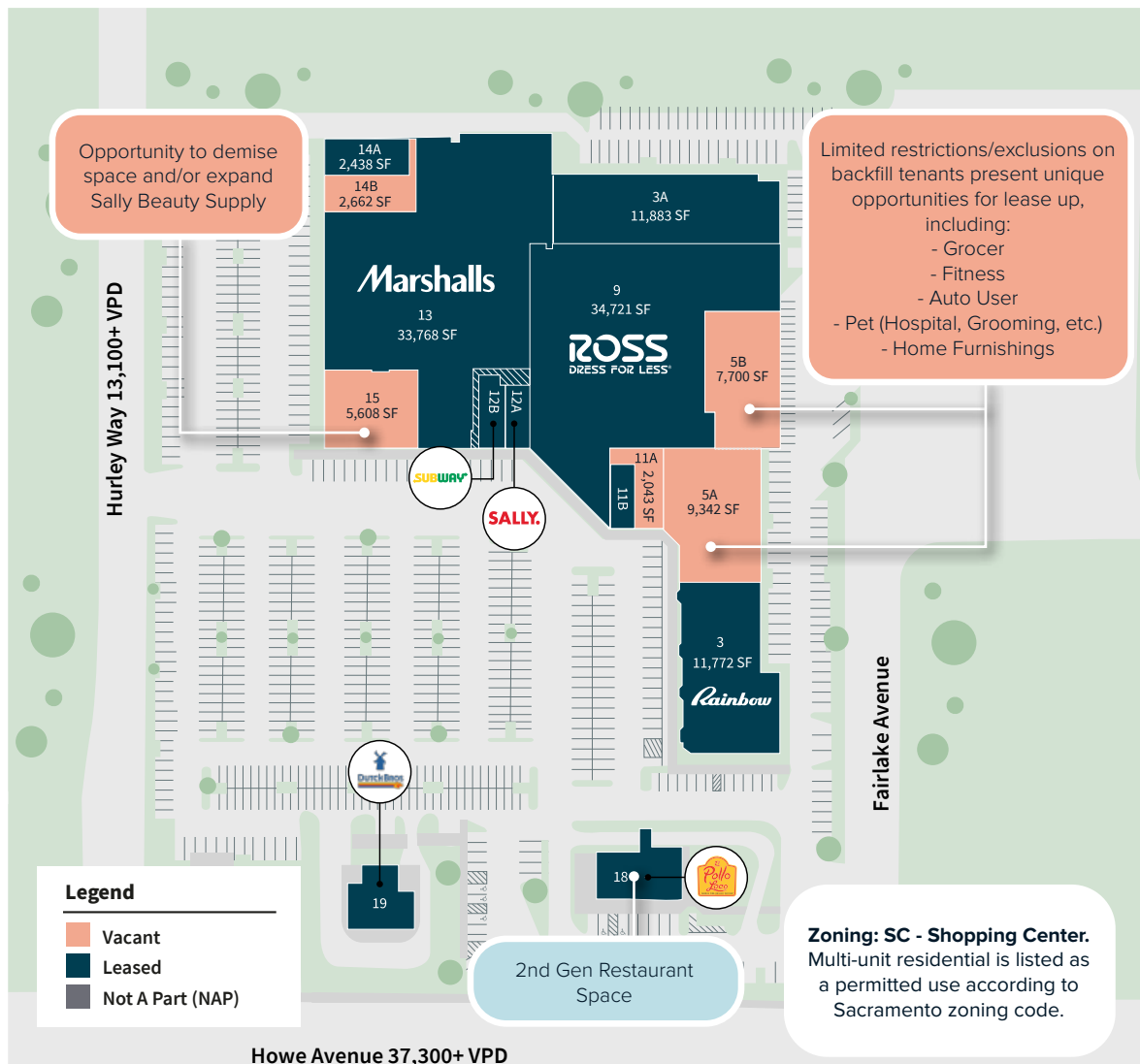
SINCE 1991 (34 YEARS)





INFILL LOCATION WITH EXTENSIVE FRONTAGE ON ACTIVE THOROUGHFARES, HOWE AVE & HURLEY WAY

Sac Central is positioned with almost 1,200 linear feet of frontage on main Arden-Arcade thoroughfares, Howe Ave and Hurley Way (50,000+ VPD). The Property sits between major east-west routes I-80 and US Hwy 50 providing access to a regional trade area from Sacramento to greater Northern California and beyond.



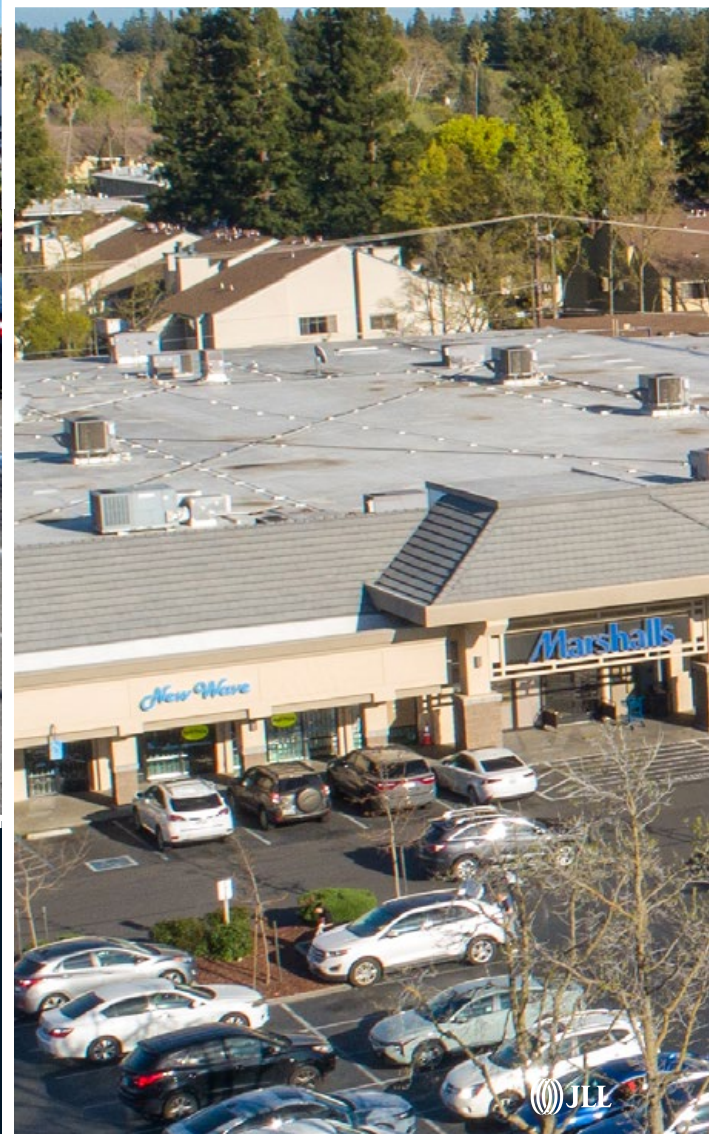
IMMEDIATE OPPORTUNITIES TO INCREASE NOI & ADD VALUE THROUGH STRATEGIC LEASING

Currently 79% leased, investors have a significant opportunity to add-value through immediate lease-up as well as mark-to-market rents, which currently average 88.1% of market



LONG-TERM COVERED LAND PLAY WITH FAVORABLE ZONING

Sac Central represents an attractive covered land play with a very low land basis and favorable zoning that permits residential development by right. Zoning allows for multi-unit residential development with few restrictions giving investors the long-term potential to add density and unlock the Property's embedded value.



ATTRACTIVE BASIS SIGNIFICANTLY BELOW THE COST OF REPLACEMENT

The Property can be purchased significantly below its estimated replacement cost and at an attractive land basis. The new basis will offer investors strong downside protection and future upside by exploring ways to repurpose existing buildings while exploring the potential for new uses.



AFFLUENT SACRAMENTO SUBMARKET WITH GROWING POPULATION AND EXCEPTIONAL CONSUMER SPENDING DATA

Sac Central is ideally positioned within a premier Sacramento suburban market, catering to an affluent customer base that has historically outpaced the national average in every demographic and major retail category.



149,445
POPULATION



61,379
HOUSEHOLDS



\$655,905
AVERAGE HOME VALUE



\$114,030
AVERAGE HOUSEHOLD
INCOME



\$7.0B
SPENDING POWER
(3-MILE RADIUS)



43.44%
BACHELOR'S DEGREE

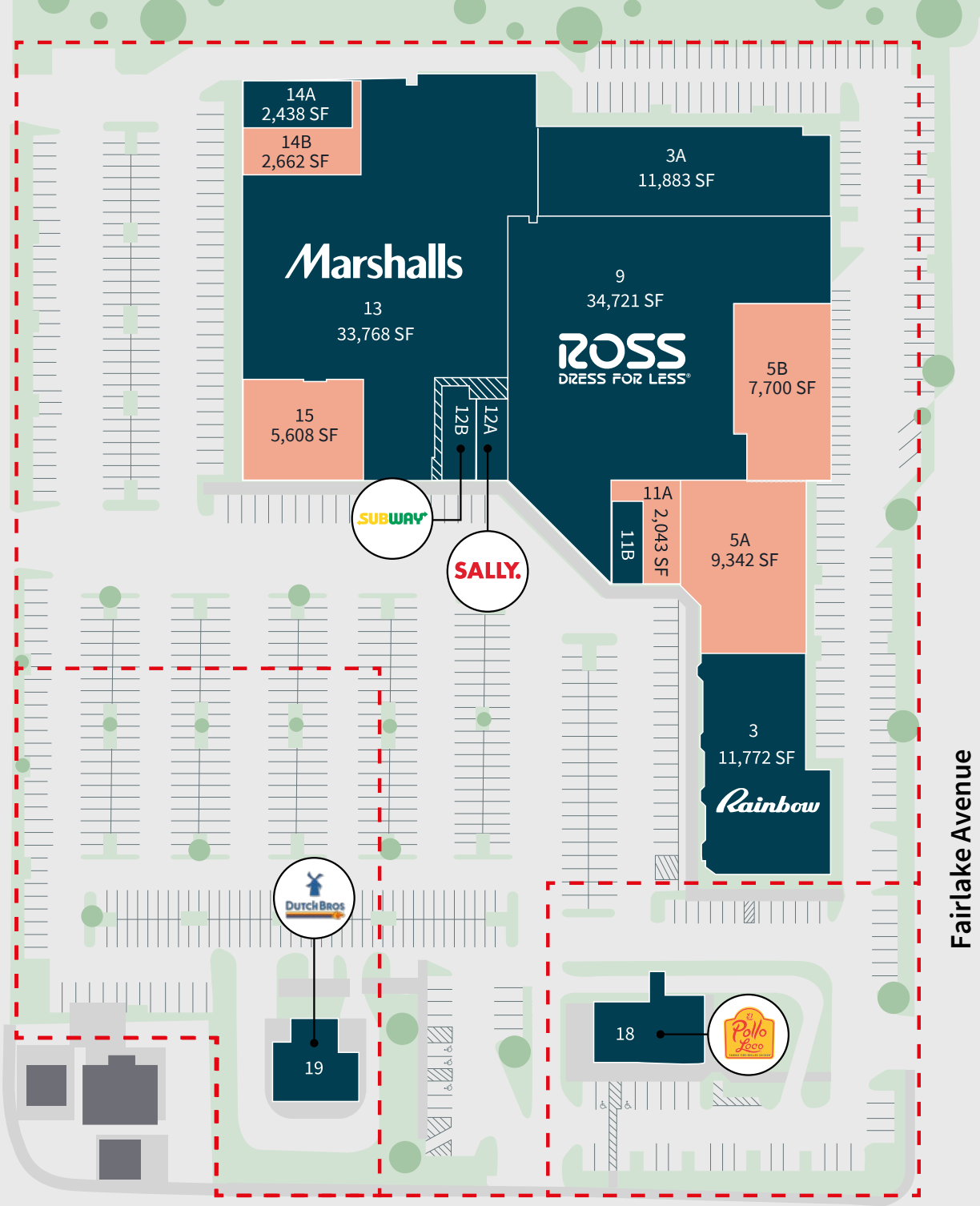
SITE PLAN

Hurley Way 13,100+ VPD

Fairlake Avenue

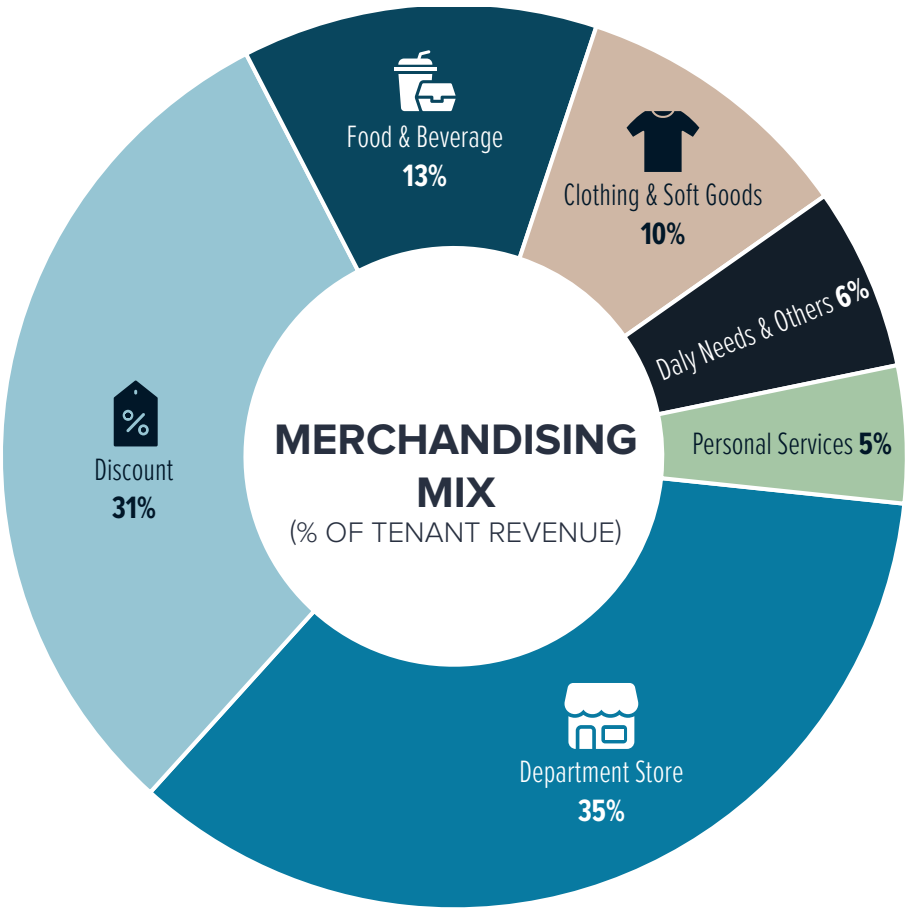
Legend

- Vacant
- Leased
- Not A Part (NAP)



TENANT ROSTER

| SUITE | TENANT | AREA (SF) | % OF GLA |
|-----------------------|-----------------------|----------------|---------------|
| 3 | Rainbow Shops | 11,772 | 9.1% |
| 3A | Great Escape Games | 11,883 | 9.2% |
| 9 | Ross Dress for Less | 34,721 | 26.8% |
| 11B | Premier Nails and Spa | 1,200 | 0.9% |
| 12A | Sally Beauty Supply | 1,367 | 1.1% |
| 12B | Subway | 1,367 | 1.1% |
| 14A | Oasis Laundry | 2,438 | 1.9% |
| 13 | Marshalls | 33,768 | 26.0% |
| 16 | SAFE Credit Union | 64 | 0.0% |
| 18 | El Pollo Loco | 2,976 | 2.3% |
| 19 | Dutch Bros Coffee | 850 | 0.7% |
| OCCUPIED TOTAL | | 102,406 | 78.9% |
| 5 | Vacant | 17,042 | 13.1% |
| 11A | Vacant | 2,043 | 1.6% |
| 14B | Vacant | 2,662 | 2.1% |
| 15 | Vacant | 5,608 | 4.3% |
| VACANT TOTAL | | 27,355 | 21.1% |
| PROPERTY TOTAL | | 129,761 | 100.0% |



SACRAMENTO OVERVIEW

KEY FACTS



2.46M

Population

38.9

Median age

825K

Total Households

2.71

Average Household Size

EDUCATION



18.4%

High School Diploma

49.2%

Bachelor's, Associate, or some Degree

13.9%

Graduate/Professional Degree

INCOME



\$94K

Median Household Income

\$131K

Average Household Income

\$47K

Per Capita Income

MARKET OVERVIEW

With a well-educated population, a strong local economy, an affordable cost of living, and its proximity to major areas such as San Francisco, Silicon Valley, Central Valley, and the North Bay, Sacramento's growth has been boosted following the pandemic. The Sacramento Metropolitan Statistical Area (MSA) boasts a population of 2.5 million, making it the fifth most populated MSA in California. With multiple rail lines, airports, and a deep-water port, Sacramento offers an ideal location for businesses operating in the area.

BUSINESS



88K

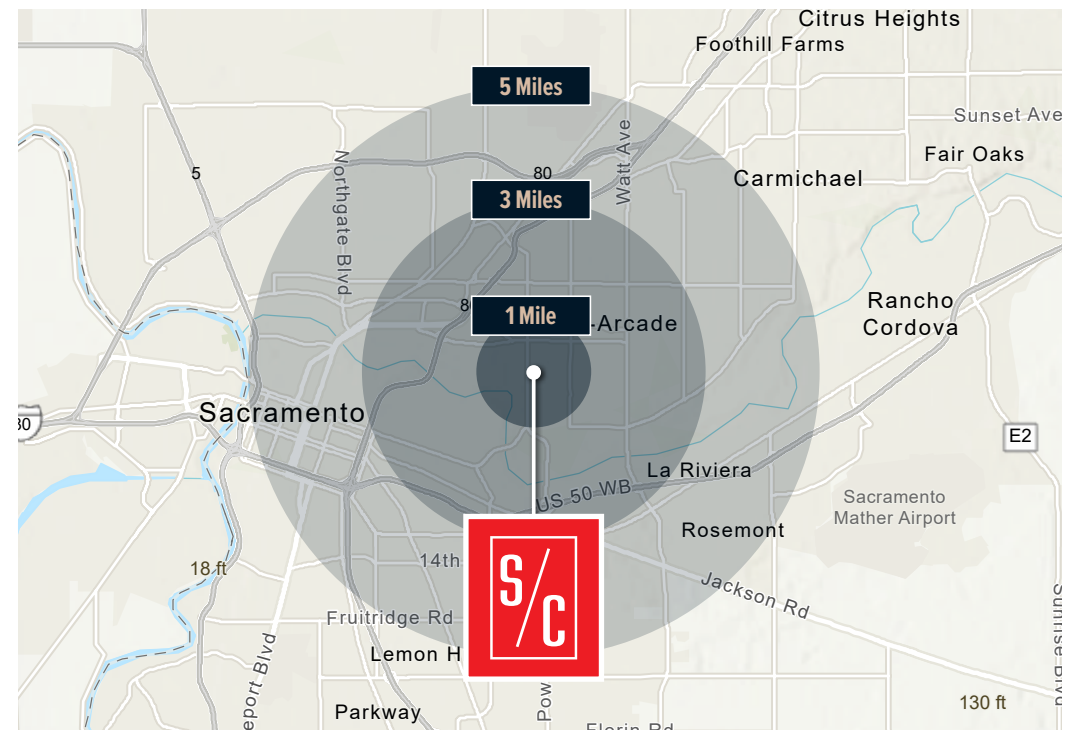
Total Businesses

935K

Total Employees

STRONG DEMOGRAPHICS

| | 3 Miles | 5 Miles | 10 Miles | Sacramento-Roseville-Folsom MSA |
|--|-----------|-----------|-----------|---------------------------------|
| Population Summary | | | | |
| 2010 Total Population | 127,128 | 355,844 | 1,088,063 | 2,149,127 |
| 2024 Total Population | 149,445 | 407,247 | 1,231,592 | 2,466,648 |
| 2029 Total Population | 152,147 | 417,411 | 1,262,301 | 2,532,331 |
| 2024 Total Daytime Population | 177,601 | 535,184 | 1,280,744 | 2,452,327 |
| 2024 Total Households | 61,379 | 158,995 | 443,684 | 891,740 |
| Median Household Income | | | | |
| 2024 Household Income Less than \$75,000 | 50% | 49% | 45% | 39% |
| 2024 Household Income \$75,000-\$99,999 | 12% | 14% | 15% | 13% |
| 2024 Household Income \$100,000-\$149,999 | 16% | 17% | 19% | 19% |
| 2024 Household Income \$150,000-\$199,999 | 9% | 9% | 10% | 12% |
| 2024 Household Income \$200,000 or greater | 13% | 12% | 11% | 17% |
| Average Household Income | | | | |
| 2024 Average Household Income | \$114,030 | \$109,690 | \$110,265 | \$131,015 |
| 2024 Average Home Value | \$655,905 | \$603,687 | \$575,892 | \$665,730 |
| Bachelor's Degree or Higher | 43% | 39% | 33% | 39% |



ARDEN/WATT/HOWE MARKET OVERVIEW

Located approximately 6 miles northeast of downtown Sacramento, Arden is a vibrant submarket that has evolved from an agricultural hub to a diverse suburban community. Known for its convenient location and amenities, Arden Arcade is home to several notable features including the Cal Expo Fairgrounds, Papa Murphy’s Park (home to Sacramento Republic FC), and the expansive Arden Fair Mall. The submarket boasts a strong retail and service sector, with numerous national retailers, restaurants, and hotels catering to both locals and visitors. Covering approximately 16 square miles, Arden Arcade offers a mix of housing options and neighborhoods, reflecting its transition from rural farmland to suburban development. Its location provides easy access to downtown Sacramento via Highway 160 and Interstate 80, as well as to other parts of the region. Its proximity to Sacramento, coupled with its own amenities and more affordable housing options, makes it an attractive location for families and professionals seeking a balance between urban convenience and suburban living. makes it an attractive location for families and professionals seeking a balance between career opportunities and lifestyle.

KEY STATISTICS

149,445

Total population

61,379

Total Households

36.6

Median Age

\$7.0B

Annual
Consumer Spending

HOUSEHOLD

\$114,030

Avg HH Income

\$75,234

Median HH Income

\$655,905

Avg Home Value

EDUCATION

16.81%

High School
Graduate

18.14%

Some
College

43.44%

Bachelor’s, Associate,
or some Degree

Sac Central holds a main-and-main location positioned between to I-80 and HWY-50 making it attractive to both investors and tenants. The Property is ideally positioned with excellent accessibility from major thoroughfares, creating a broad trade area with proximity to downtown Sacramento, as well as other parts of the region.

ARDEN/WATT/HOWE RETAIL MARKET

The Arden retail market is a vibrant and diverse business community benefiting from its strategic location and wide array of shopping options. The area offers an extensive shopping landscape, anchored by the sprawling Arden Fair Mall, which houses numerous national retailers and restaurants. This major retail hub is complemented by various strip malls and shopping centers scattered throughout. Arden's excellent transportation infrastructure, including easy access to Highway 50 and Interstate 80, supports strong consumer traffic. Sac Central exemplifies the area's prime retail locations, positioned along a major corridor with high visibility and accessibility. Arden's proximity to downtown Sacramento and its position as a major employment center contribute to increased foot traffic, making it an attractive destination for both shoppers and retailers alike. The area's ongoing development and demographic changes continue to shape its retail landscape, ensuring a mix of established businesses and new retail opportunities.



ARDEN/WATT/HOWE RETAIL BY THE NUMBERS

- **2.8%** 10-Yr Average Rent Increase
- Sacramento Vacancy rate: **5.9%**
- Neighborhood Center Vacancy Rate: **4.2%**
- **12 million SF** of inventory
- Median Months to Lease: **9.7**
- **91,000 SF delivered** in the last 12 months
- Only 5,400 SF under construction, less than **0.01% of total inventory**

Source: CoStar



SAC CENTRAL



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