

GELLERT MARKETPLACE

DALY CITY, CALIFORNIA



Premier Bay Area Grocery-Anchored Center

Jones Lang LaSalle Americas, Inc. ("JLL"), California Real Estate License #01223413



Presented by Jones Lang LaSalle Americas, Inc.,
California Real Estate License #01223413

INVESTMENT SALES & ADVISORY

Eric Kathrein
Managing Director
eric.kathrein@jll.com
+1 415.510.6961
CA DRE# 01896107

Geoff Tranchina
Senior Managing Director
geoff.tranchina@jll.com
+1 310.694.3180
CA DRE# 01896107

Gleb Lvovich
Senior Managing Director
gleb.lvovich@jll.com
+1 949.798.4115
CA DRE# 01496699

Andrew Spangenberg
Associate
andrew.spangenberg@jll.com
+1 415.228.3086
CA DRE# 02211367

Allie Repaskey
Senior Analyst
allie.repaskey@jll.com
+1 720.737.7815
CA DRE# 02228486

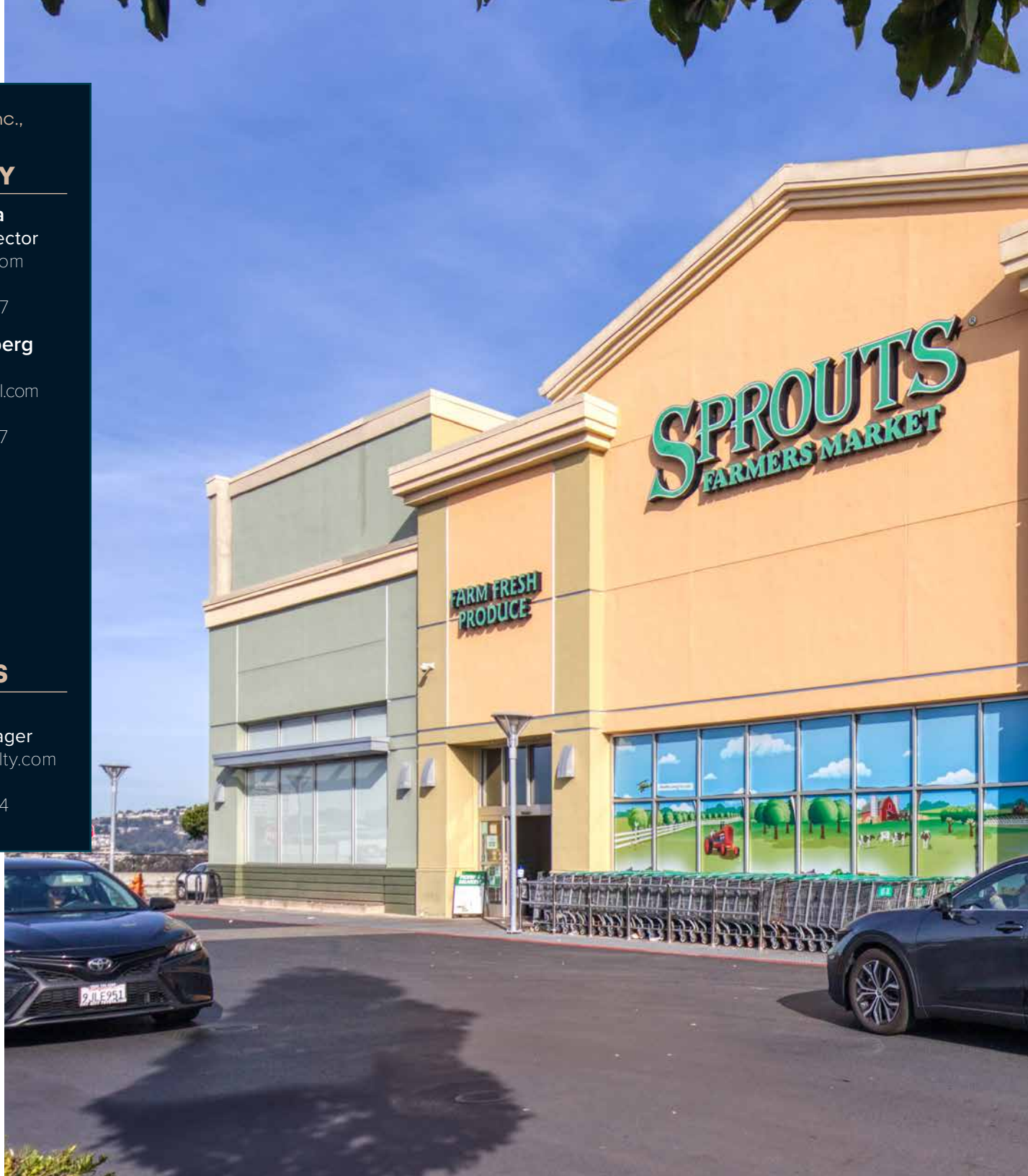
Crosspoint Realty Services, Inc.,
California Real Estate License #00840486

MARKET LEASING SPECIALISTS

Carter Hemming
Managing Principal
chemming@crosspointrealty.com
+1 415.288.6888
CA DRE# 01123464

Emily Murtha
Senior Leasing Manager
emurtha@crosspointrealty.com
+1 415.288.6888
CA DRE# 01891284

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GELLERT MARKETPLACE

The Offering

Jones Lang LaSalle Americas, Inc., (“JLL”), as exclusive advisor, is pleased to present the opportunity to acquire the 100% fee simple interest in Gellert Marketplace (the “Property”), a trophy, best-in-class grocery-anchored center located in Daly City, California.

Anchored by a top-performing Sprouts Farmers Market location, Gellert Marketplace boasts 152,057 square feet of premier retail space. The property is 98.8% leased to a robust mix of national and credit tenants including HomeGoods, Total Wine, PetSmart, and Skechers, delivering stable cash flow with a 5.2-year WALT and average sales exceeding \$1,000 per square foot. Strategically located along Interstate 280, Gellert Marketplace benefits from its irreplaceable position in a premier infill San Francisco Peninsula location. The property is also served by a 60’ pylon sign showcasing all major anchors, and experiences high visibility to over 153,000 vehicles daily. The submarket is characterized by strong retail fundamentals, exceptional consumer spending power, and limited new supply.

This is the **first opportunity** since its original development to acquire this trophy grocery-anchored center with embedded value through below-market rents and minimal near-term capital requirements.

Executive Summary

The Premier San Francisco Peninsula Shopping Center **Anchored by #1 Sprouts Farmers Market in the Chain**

→ Sprouts Sales Growth: +12.6% YoY | +31% Since 2021

Extremely High Performing Tenants with **Average Sales Exceeding \$1,000 PSF**

→ Every tenant with an option has elected to exercise their contractual renewal

Infill Position within Extremely High Barrier-to-Entry Market

- 404,311 population within 5-miles
- \$165,853 Average HH Income

Dominant Center Serving Expansive Trade Area

- Primary customers traveling from San Francisco, Daly City, South San Francisco, San Bruno, Millbrae, and Pacifica
- Benefits from highly restrictive formula chain ordinance in nearby San Francisco*

Incredibly Low **Market Vacancy of 1.7%** (Neighborhood Centers)

- Median months to lease: 7.7 | 0 SF delivered in the last 12 months

Excellent Access, Signage (60' Pylon Sign), and Visibility to Interstate 280

- Over 153,000 vehicles per day | 4.5 million vehicles per month

* Sec. 303.1 of the San Francisco Planning Code



* HomeGoods sign is a rendering.

SPROUTS
FARMERS MARKET



Trophy Grocery-
Anchored Center with
#1 Sprouts in the Chain

Attractive Assumable
Insurance Company
Loan

Stabilized Center with
Highly Productive
Tenants

Strong Leasing
Momentum
Demonstrated by
Repositioning

Irreplaceable Position
Along I-280 with
Unobstructed Visibility

Premier Infill San
Francisco Peninsula
Location

Unmatched
Retail Submarket
Fundamentals

SPROUTS
FARMERS MARKET

HomeGoods
Coming Soon!

SKECHERS

Total Wine
& MORE

PETSMART

Bassett

NICK & GREEK

**See's
CANDIES**

BMO

sleep number.

STARBUCKS

Dignity Health

Trophy Grocery-Anchored Center with #1 Sprouts in Chain

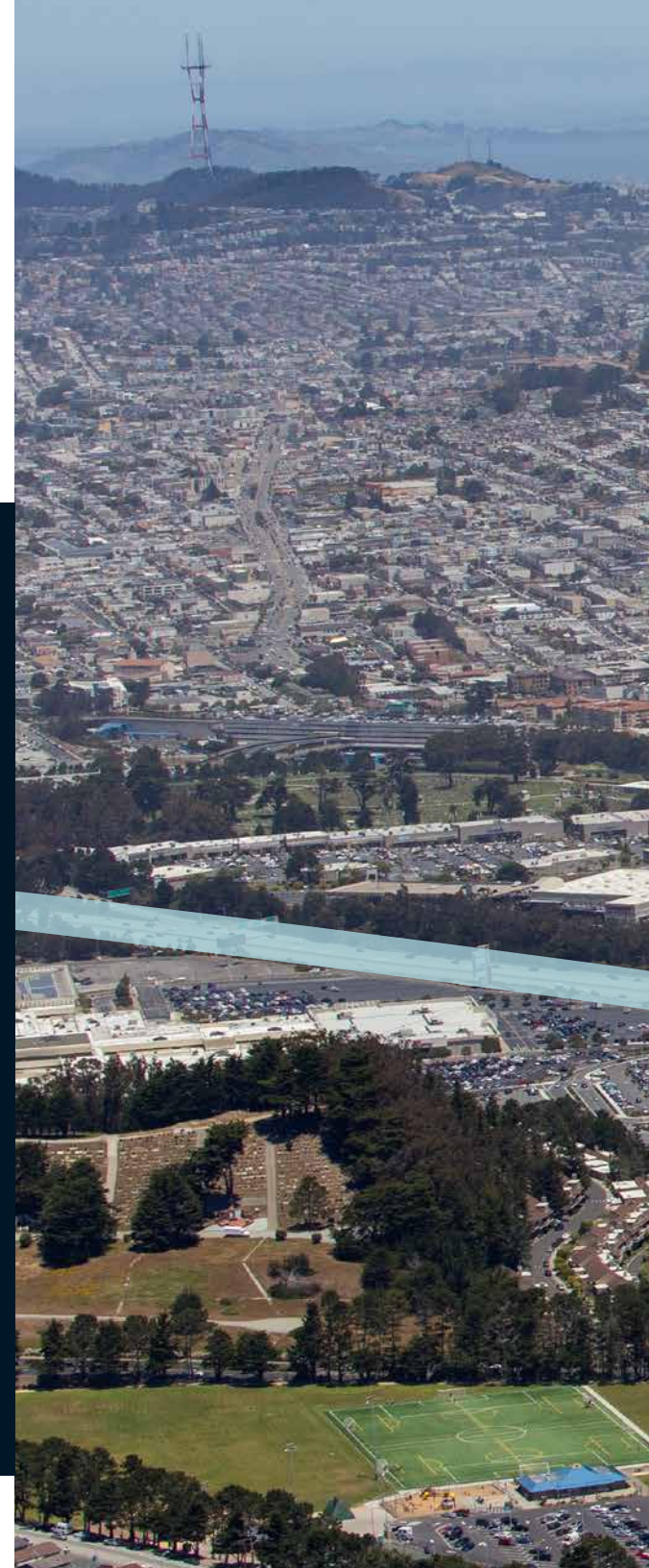
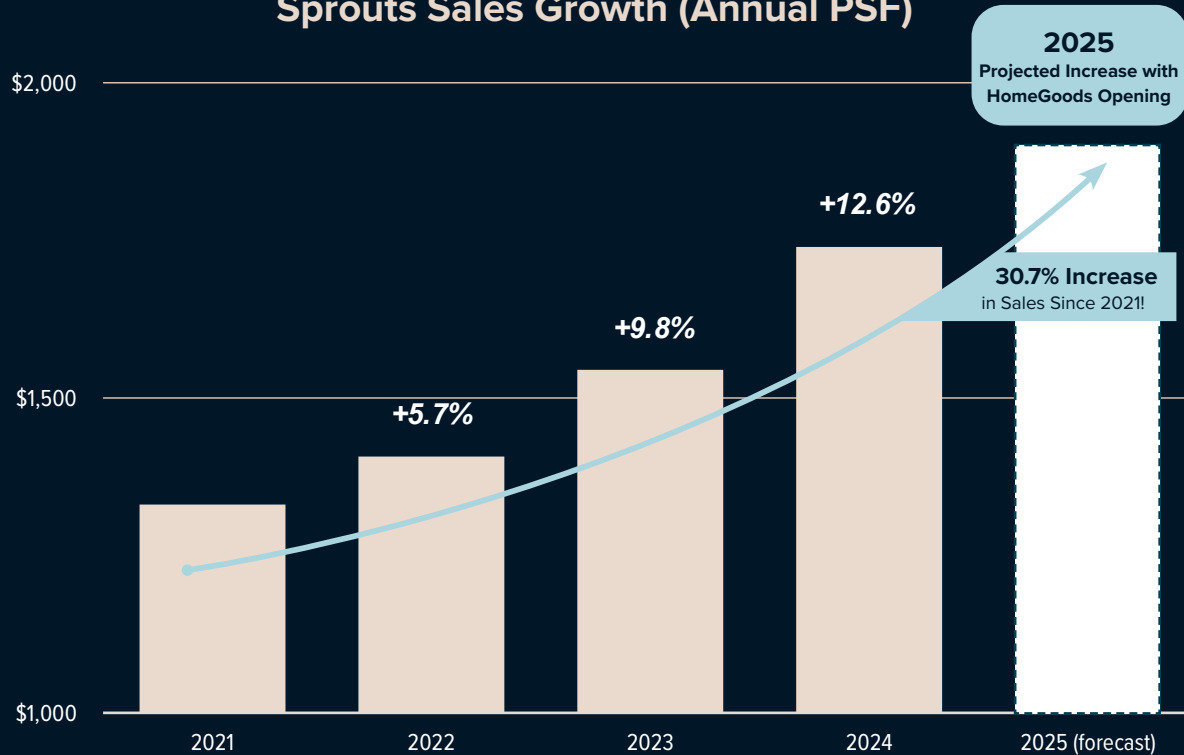
Gellert Marketplace is anchored by an extremely productive Sprouts (30.7% increase in sales since 2021), indicating its dominant market position and strong financial performance. With over 2.6M visits annually, the property has a track record of generating robust revenue and attracting a large and affluent customer base. These numbers are poised to benefit upon HomeGoods grand opening in November 2025.

SPROUTS
FARMERS MARKET
#1 Store in Sprouts Chain

30.7%
Increase in Sales
Since 2021

12.6%
Increase in Sales
YoY

Sprouts Sales Growth (Annual PSF)



San Bruno Mountain
State & County Park

Daly City

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DALY CITY, CALIFORNIA

INTERSTATE
280
153,000+ VPD

Gellert Blvd 24,700+ VPD

Colma

Investment Summary

Price:	Best Offer
Year 1 NOI:	\$6,796,320
10-Year CAGR:	2.4%

Property Summary

Address:	301 Gellert Blvd, Daly City, CA
Cross Streets:	Gellert Blvd and Serramonte Blvd
Total Building Area:	152,057 square feet
Site Area:	12.19 acres 530,996 LSF
Occupancy:	98.8% leased
WALT (Oct-25):	5.2 years
Parcel Numbers:	091-541-340, 091-541-350, 091-541-360

Attractive Assumable Insurance Company Loan

The acquisition of Gellert Marketplace with an assumable insurance company loan offers stability during market volatility. With a low all-in interest rate of 5.84% and full-term interest-only, the loan structure enhances cash flow and provides financial flexibility through maturity in February 2031. The loan is fully assumable pending certain loan metric conditions.



\$58.0m
Loan



5.84%
Interest Rate



Full Term
Interest Only



Feb-31
Maturity



Stabilized Center with Highly Productive Tenants

Gellert Marketplace ranks as one of the highest performing shopping centers nationally, with top ranking locations for many tenants based on annual customer visits and sales. Aggregate sales at Gellert Marketplace are strong and will continue to increase once HomeGoods opens for business. Many of the top performing tenants include Sprouts Farmers Market, Habit Burger & Grill, and Nick the Greek.

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MARKETPLACE

\$1,000+ PSF
Average Sales

SPROUTS
FARMERS MARKET

+12.6% YoY Sales Growth

the
Habit
BURGER GRILL

+4.2% YoY Sales Growth

NICK THE GREEK

+6.7% YoY Sales Growth



Strong Leasing Momentum Demonstrated by Repositioning

Gellert Marketplace has consistently demonstrated its ability to attract and retain category-leading tenants. The repositioning of the anchor space, transitioning seamlessly from Bed Bath & Beyond to HomeGoods, will significantly increase foot traffic at the center. Furthermore, Skechers has successfully tripled their store size to accommodate their increased space requirements due to exceptional performance and growing consumer demand. The execution of over 36,000 SF of new leases has further diversified and enhanced the center's tenancy. These strategic leasing moves have positioned the property for increased foot traffic and sustained long-term value.

OVER 36,000 SF OF RECENT LEASES

HomeGoods® 24,400 SF (Nov-25)

SKECHERS 10,042 SF (Apr-25)
(Expanded 3x prior SF)

Chicha San Chen 1,885 SF (Nov-25)

See's CANDIES 1,365 SF (Nov-24)

NICK & THE GREEK 1,201 SF (Jan-22)

Irreplaceable Position Along I-280 with Unobstructed Visibility

Gellert Marketplace is situated in the heart of Daly City's retail corridor, right off Interstate 280 and adjacent to the regionally drawing Serramonte Center. Direct access off exit ramp 47A and strategically placed signage, including a 60' pylon sign showcasing all anchors, ensures effortless access and high visibility for customers. Gellert Marketplace out-positions competitive centers like 280 Metro Center and Serra Center, which require navigating under the highway. This advantageous location establishes the property as the area's premier one-stop destination for daily consumer needs.

Premier Infill San Francisco Peninsula Location with Outstanding Demographics

Gellert Marketplace is located in Daly City, a premier San Francisco Peninsula location with outstanding demographics. Within a 5-mile radius, the area has a population of 404,311 and an impressive average household income of \$165,853. The low unemployment rate of 3.7% and substantial consumer spending power of \$21.6B further highlight the area's economic strength, desirability, and affluence.

Within 5-Miles:

404,311

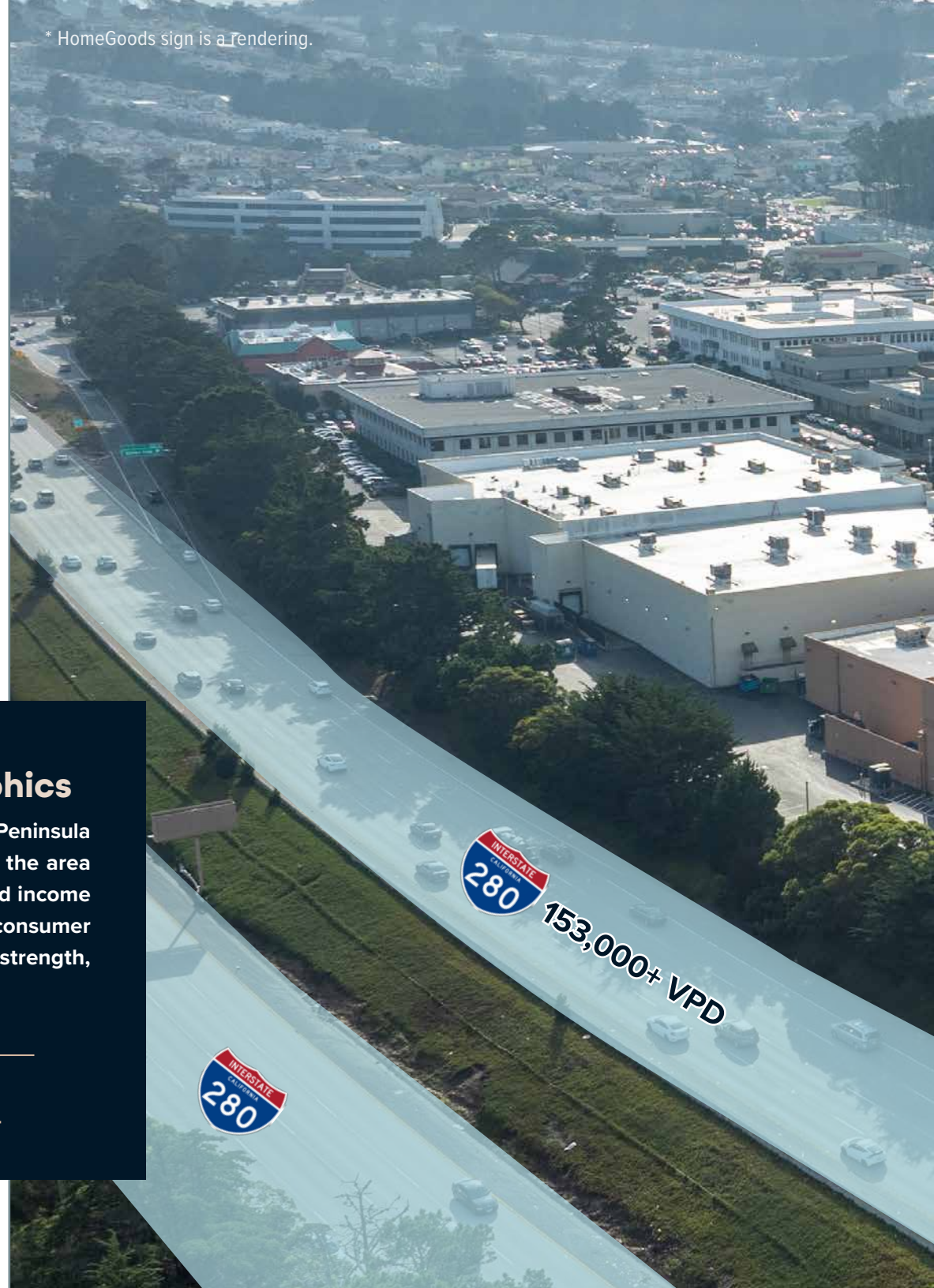
Population

\$165,853

Average Household
Income

\$21.6B

in Spending Power



Gellert Blvd 24,700+ VPD

60' Pylon Sign with
Unobstructed Visibility

Serramonte Blvd 27,500+ VPD



Signage

Downtown San Francisco

San Bruno Mountain
State & County Park

Daly City

SERRA CENTER

serramonte

TARGET

TARGET

1/2 mile

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MARKETPLACE
DALY CITY, CALIFORNIA

Unparalleled Retail Submarket - Two Target Locations to Absorb Consumer Demand

The extraordinary success of retailers in this area is exemplified by Target opening a second store within half a mile of its original location - once the highest-volume Target in the western US - to absorb the overwhelming demand. Gellert Marketplace is located between the two stores.



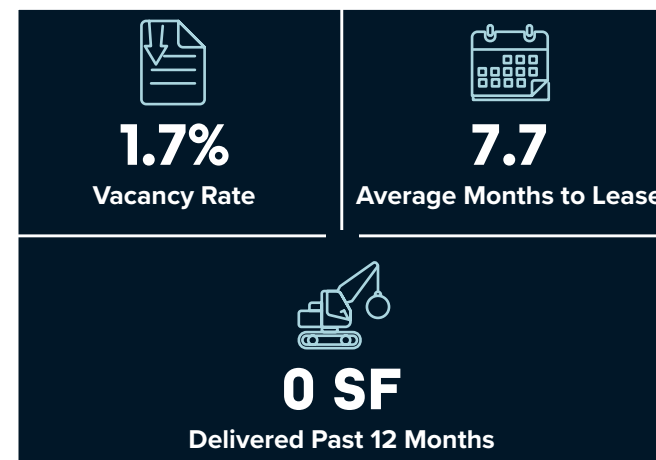
Source: PlacerAI



Formula Retail Restriction in Nearby San Francisco Pushes National Retailers to Daly City Creating Enormous Tenant Demand

Unparalleled Retail Submarket - Virtually Zero Vacancy & Perpetual Demand From Market Leading Retailers

Daly City benefits from a unique combination of factors that create an exceptionally strong retail environment. Its dense, affluent population and strategic position as the gateway to San Francisco, coupled with San Francisco's highly restrictive formula chain ordinance, have resulted in a submarket boasting perennially low vacancy rates and consistent tenant demand. The pattern of success at Gellert Marketplace extends across the market, with virtually every major retailer reporting their local stores among the highest performing in their respective chains. Gellert Marketplace, strategically positioned within this thriving retail ecosystem, offers unparalleled opportunities for retailers to tap into this exceptional consumer demand and achieve outstanding sales productivity.



Source: CoStar



#	Accessor's Parcel Number	Land SF	Acres
1	091-541-340	297,515	6.83
2	091-541-350	201,247	4.62
3	091-541-360	32,234	0.74
TOTAL SITE AREA		530,996	12.19

Tenant Roster

Suite	Tenant	Area (SF)	% of GLA
301	Sprouts	27,000	17.8%
303C	HomeGoods	24,413	16.1%
303A	Skechers	10,042	6.6%
305A	Habit Burger & Grill	2,322	1.5%
305B	AT&T	4,267	2.8%
307	Panera Bread	4,500	3.0%
309A	Sleep Number	2,147	1.4%
309B	Nick the Greek	1,201	0.8%
309C	See's Candies	1,365	0.9%
309D	Chicha San Chen	1,885	1.2%
311	Total Wine & More	28,580	18.8%
315	PetSmart	26,150	17.2%
317	Bassett Furniture	8,900	5.9%
321A	BMO	4,316	2.8%
321B	Starbucks	1,200	0.8%
325	GoHealth Urgent Care	2,000	1.3%
CELL1	AT&T Wireless	-	0.0%
CELL2	Verizon Wireless	-	0.0%
OCCUPIED TOTAL		150,288	98.8%
303B	Vacant Storage	1,769	1.2%
VACANT TOTAL		1,769	1.2%
PROPERTY TOTAL		152,057	100.0%

Site Plan



Serramonte Blvd (27,500 VPD)

Gellert Blvd (24,700 VPD)



(153,000 VPD)



Junipero Serra Fwy



Leased
Vacant

305A

305B

307

309A

309B

309C

309D

321B

325

321A

SPROUTS
FARMERS MARKET

27,000 SF

301

HomeGoods

24,413 SF

303C

10,042 SF
303A

303B

Total Wine
& MORE

28,580 SF

311

PETSMART

26,150 SF

315

Bassett

8,900 SF

317

Daly City Market Overview

Daly City is approximately 8 miles south of San Francisco and is accessible by Interstate 280, State Route 1, and BART, which connects the Peninsula to San Francisco, East Bay, and South Bay. Daly City covers 7.7 square miles and continues to be a desirable destination for businesses and residents due to its proximity to San Francisco and prime location within the Bay Area. Over 404,311 reside within a 5-mile radius with an average household income of \$165,853.

Key Facts (within 5-Miles)



404,311

Population

130,535

Households

41.3

Median Age

3.7%

Unemployment
Rate

\$21.6B

Consumer
Spending Power

Household



\$165,853

Average
Household Income

\$122,180

Median
Household Income

\$1,261,042

Average
Home Value

Education



21.13%

High School
Graduate

22.42%

Some College

32.93%

Bachelor's, Associate, or
some Degree



Daly City Retail Market

Daly City is a vibrant retail destination, benefiting from San Francisco's dense population base and steady influx of visitors, driving consistent demand for a variety of retail offerings. The city's retail landscape is characterized by a mix of large shopping centers, neighborhood strip malls, and local businesses catering to its multicultural community.

3.8% Average Rent Increase (Neighborhood Centers 2025 – 2028)

Vacancy Rate: **1.2%**

Neighborhood Vacancy Rate (2025 Q2 QTD): **1.7%**

5.5 million SF of inventory

Median Months to Lease: **7.7**

0 SF delivered in the last 12 months

(CoStar, 2025)

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Eric Kathrein
Managing Director
eric.kathrein@jll.com
+1 415.510.6961
CA DRE# 01896107

Geoff Tranchina
Senior Managing Director
geoff.tranchina@jll.com
+1 310.694.3180
CA DRE# 01896107

Gleb Lvovich
Senior Managing Director
gleb.lvovich@jll.com
+1 949.798.4115
CA DRE# 01496699

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Associate
andrew.spangenberg@jll.com
+1 415.228.3086
CA DRE# 02211367

Allie Repaskey
Senior Analyst
allie.repaskey@jll.com
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Carter Hemming
Managing Principal
chemming@crosspointrealty.com
+1 415.288.6888
CA DRE# 01123464

Emily Murtha
Senior Leasing Manager
emurtha@crosspointrealty.com
+1 415.288.6888
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* HomeGoods sign is a rendering.



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