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SLATTEN RANCH

INVESTMENT SUMMARY

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

PREMIER VALUE-ADD COMMUNITY CENTER IN AN AFFLUENT EAST BAY SUBMARKET



# THE OFFERING

Jones Lang LaSalle (“JLL”), as exclusive advisor, is pleased to present the opportunity to acquire the 100% fee simple interest in Slatten Ranch Shopping Center (the “Property” or “Slatten Ranch”), a Target shadow anchored community center in Antioch, California.

Strategically positioned with over 1,400 feet of linear frontage along Highway 4, Slatten Ranch has outstanding visibility and access to over 100,000 vehicles per day. The Property is 72% leased to a diverse mix of national retailers including Burlington, Harbor Freight, Five Below, Sephora, and a complementary selection of other daily needs retailers, providing stable cash flow with immediate value-add potential.

The Property is shadow anchored by one of the most visited Target locations in the country (ranked #20 in chain / 98th percentile nationally). Slatten Ranch draws from a thriving regional trade area with strong demographics, underscoring the asset’s long-term growth potential and supporting the ability to continue to attract high quality tenancy.

***Slatten Ranch is one of the region’s dominant community shopping center with value-add upside.***

## INVESTMENT SUMMARY

Price	Best Offer
Year 1 NOI	\$2,037,509
10-Year CAGR	6.3%

## PROPERTY SUMMARY

Address	5709-5759; 5779-5789 Lone Tree Way, Antioch, CA
Cross Streets	Highway 4, Lone Tree Way, Slatten Ranch Road
Total Building Area	118,187 square feet
Site Area	10.43 acres   454,331 LSF
Year Built	2004 / renovated 2014
Occupancy	72.4% leased
WALT (Oct-25)	6.6 years
Parcel Numbers	056-340-002-7, 056-340-003-5, 056-340-005-0





HARBOR FREIGHT

five BELOW

SALLY.

CHAMPS  
SPORTS

carter's®

SEPHORA

EUROPEAN  
WAX  
CENTER

TARGET  
(NAP)

FEET OF FRONTAGE |  
(68,500+ VPD)



M  
MEN'S WEARHOUSE

PANDA EXPRESS  
CHINESE KITCHEN

SLATTEN RANCH ROAD



MT DIABLO

SAN FRANCISCO

OAKLAND

WALNUT CREEK



LONE TREE WAY (31,900+ VPD)



BRENTWOOD





PITTSBURG

ANTIOCH

CALIFORNIA  
160

SLATTEN RANCH

CALIFORNIA  
4

HWY 4 (68,500+ VPD)

SLATTEN RANCH ROAD



# INVESTMENT HIGHLIGHTS







## RARE INSTITUTIONAL-QUALITY COMMUNITY CENTER WITH IMMEDIATE VALUE-ADD OPPORTUNITIES

Slatten Ranch offers the rare opportunity to invest in a regionally dominant community center with significant value-add potential. Currently 72% leased, the Property offers immediate upside through lease-up of just two vacant suites totaling ±32,000 square feet.

## SUCCESSFUL RECENT LEASING ACTIVITY WITH OVER 60,000 SQUARE FEET OF NEW LEASES SIGNED

Slatten Ranch has consistently attracted category-dominant tenants. Over the past four years, the Property has experienced a complete remerchandising of the tenant mix. With over 60,000 square feet of new leases signed in that time, the center's tenancy has been upgraded in every category, significantly enhancing customer experience.

Previous tenants included Bed Bath & Beyond, Cost Plus, Pier 1, Lane Bryant, Barnes & Noble, and Mimi's Cafe.

	23,000 SF (Jun-25)
	9,920 SF (Aug-22)
	17,750 SF (May-22)
	5,015 SF (Dec-21)
	4,373 SF (Aug-21)
	6,581 SF (Apr-25)

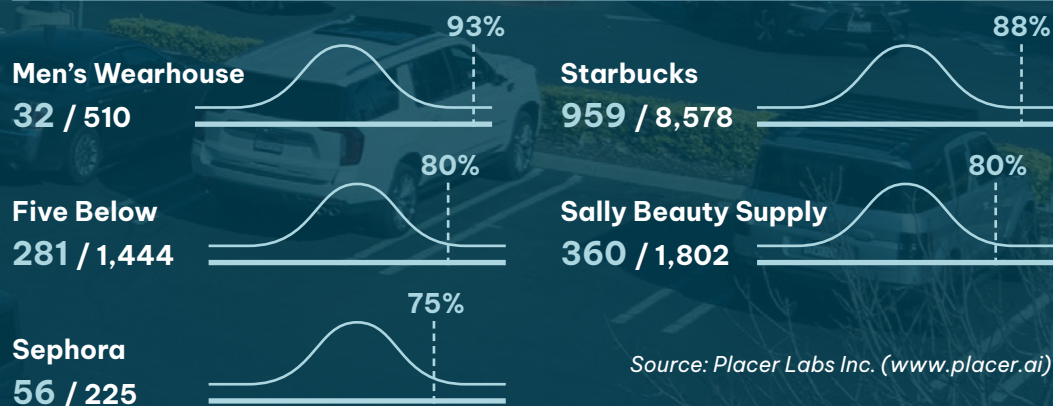




## HIGH PERFORMING NATIONAL & CREDIT TENANCY WITH 6.6 YEARS OF WALT REMAINING

Slatten Ranch is primarily leased to national & credit tenants comprising 94% of in-place income. 25% of current tenancy have remained at the center for 10+ years and continue to see strong performance. Additionally, tenants such as Five Below, Starbucks, Sephora, Men's Wearhouse, and Sally Beauty are among the highest performing locations in their respective national chains by annual customer visits.

### TENANT RANKINGS BY ANNUAL VISITS (NATIONWIDE)



Source: Placer Labs Inc. ([www.placer.ai](http://www.placer.ai))



## IRREPLACEABLE POSITION ALONG HIGHWAY 4 WITH UNOBSTRUCTED VISIBILITY AND DIRECT ACCESS TO OVER 100,000 VEHICLES PER DAY

Slatten Ranch is positioned with 1,400 feet of linear frontage along the Exit 33 on ramp of Highway 4, a major East Bay thoroughfare. The center's two large pylon signs at the north and south side of the center are visible to over 100,000 vehicles per day. The Property is easily accessible from the freeway exit and provides ease of circulation with ingress/egress on Lone Tree Way and Slatten Ranch Road.

1,400 LINEAR FEET OF FRONTAGE

**Burlington**  
Coming Soon!

LONE TREE WAY (31,900+ VPD)







(NAP)

## SHADOW ANCHORED BY ONE OF THE HIGHEST PERFORMING TARGETS NATIONWIDE

Slatten Ranch benefits from being shadow anchored by one of the highest performing Target locations nationwide. This powerhouse retailer significantly enhances the center's regional draw, attracting a steady stream of shoppers from all across Contra Costa County and the greater Bay Area.

### TARGET RANKINGS BY ANNUAL VISITS



Source: Placer Labs Inc. ([www.placer.ai](http://www.placer.ai))



## HIGHLY ATTRACTIVE LAND BASIS SIGNIFICANTLY BELOW REPLACEMENT COST

The Property can be purchased significantly below its estimated replacement cost as well as an attractive land basis. The new basis will offer investors strong downside protection and long-term upside by exploring ways to further merchandise the tenant mix and create a premier Bay Area retail destination.







## EXCEPTIONAL VISITOR FOOT TRAFFIC AND REGIONALLY-DRAWING TRADE AREA WITH STRONG SUBMARKET DEMOGRAPHICS

The Property's convenient access and synergistic merchandising mix attracts 6.7M annual visits from 603.3K unique visitors and is poised to increase with lease-up of the vacant anchor suite. The center's daily needs offerings shadow anchored by Target create a consistent regionally-drawing trade area.



**6.7M**  
Annual Visits



**603K**  
Unique Visitors



**\$162,319**  
Average Household Income



**\$6.0B**  
Consumer Spending Power

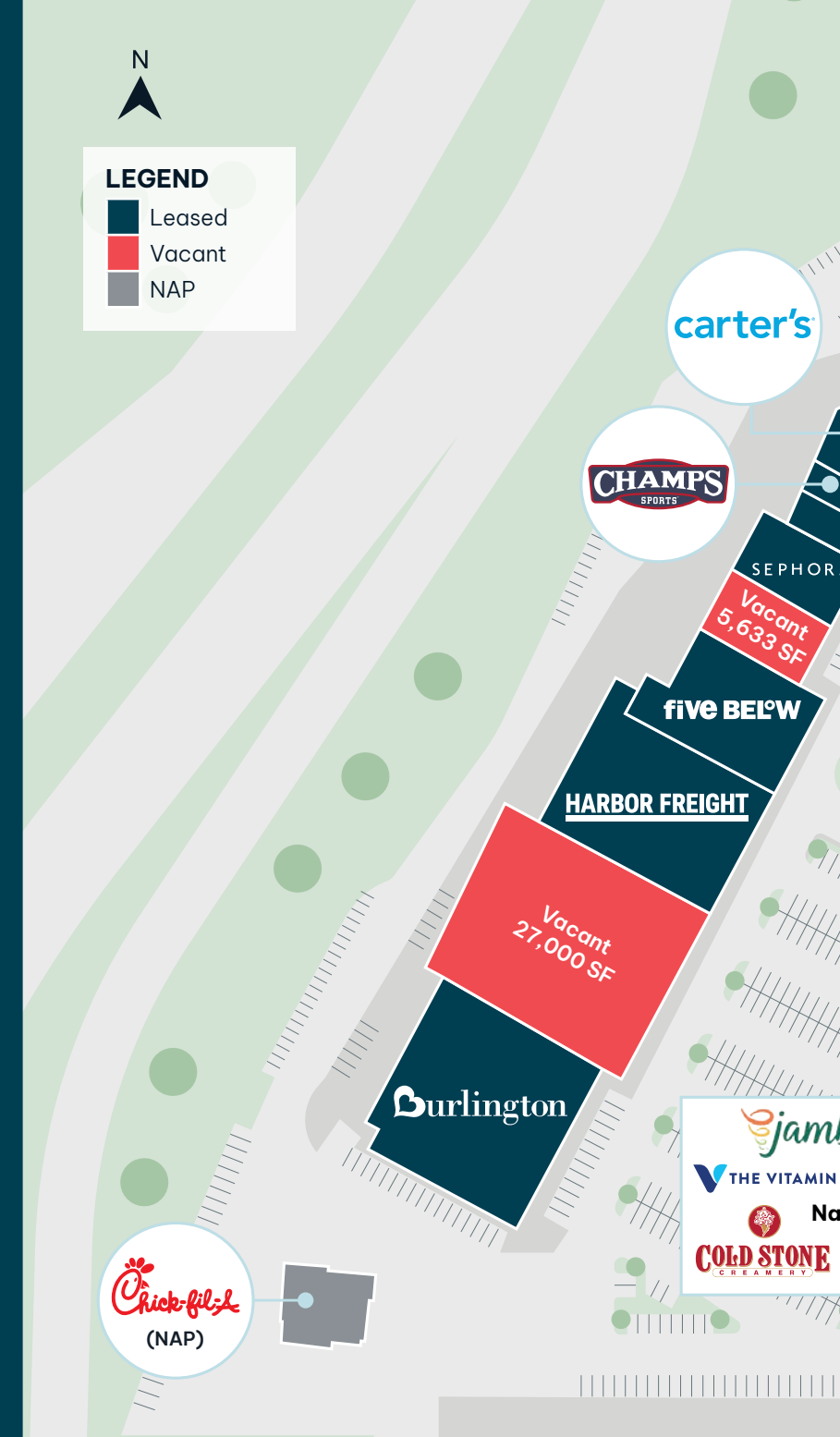




# TENANT ROSTER

Suite	Tenant	Area (SF)	% of GLA	Lease Expires
5709	Burlington	23,000	19.5%	Jan-32
5729	Harbor Freight	17,750	15.0%	May-35
5739	Five Below	9,920	8.4%	May-32
5749-B	Sephora	4,373	3.7%	Jan-32
5759-A	Sally Beauty	1,400	1.2%	Dec-28
5759-D	Champs Sports	5,015	4.2%	Dec-31
5759-E	Carter's	3,837	3.2%	Jul-28
5759-G	Bawarchi's Restaurant & Bar	1,625	1.4%	Jan-29
5759-H	European Wax Center	1,400	1.2%	Jun-30
5779-A	The Vitamin Shoppe	3,000	2.5%	Dec-28
5779-C	T-Mobile	1,500	1.3%	Nov-26
5779-D	Jamba Juice	1,300	1.1%	Nov-28
5779-E	Nails Club	1,200	1.0%	Oct-29
5779-F	Cold Stone Creamery	1,200	1.0%	Jan-29
5779-G	Starbucks	1,500	1.3%	Feb-34
5789-A	Panda Express	2,540	2.1%	Dec-33
5789-D	Men's Wearhouse	5,000	4.2%	Feb-29
<b>LEASED TOTAL</b>		<b>85,560</b>	<b>72.4%</b>	
5749-A	Vacant	5,627	4.8%	
5719*	Vacant	27,000	22.8%	
<b>VACANT TOTAL</b>		<b>32,627</b>	<b>27.6%</b>	
<b>PROPERTY TOTAL</b>		<b>118,187</b>	<b>100.0%</b>	

\* Currently leased to Total Wine & More, but assumed vacant due to ongoing legal matters. Lease agreement includes provisions for mutual termination.







Slatten Ranch features top performing national locations for many tenants in their respective chains.

## TENANT SALES PSF

SEPHORA **SALLY.**

\$1,604 (2024)

\$833 (2024)



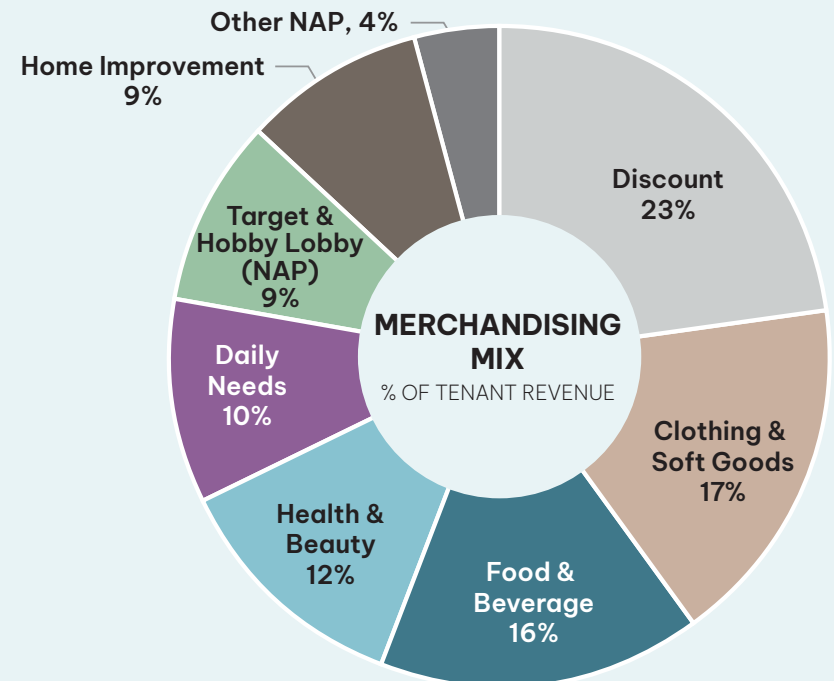
\$1,682 (2023)



\$1,076 (2023)



94% of tenant income from  
*National & Credit Tenants*





# EAST BAY OVERVIEW

The East Bay is the largest geographic location in the Bay Area encompassing two counties, more than 50 cities and nearly 1,000 square miles. The East Bay includes major cities such as Oakland, Fremont, Hayward, Richmond, Concord, and Berkeley. The area is known for its vibrant culture, diverse population, and a mix of urban and suburban environments. It offers a variety of amenities, including a rich culinary scene, cultural attractions, and outdoor activities. The East Bay attracts early-stage companies and raises billions per year in public R&D investments in life sciences, clean energy, artificial intelligence, and software.



**2.8M**  
Population  
(2022)



**1.26M**  
Employment  
(2022)



**\$259.7B**  
Gross Regional  
Product  
(2022)



**\$10.4B**  
Venture Capital  
Investment  
(2021)



**50+**  
Regional Transit  
Stations & Ferry  
Terminals

The East Bay is home to several renowned institutions, including the University of California, Berkeley, and California State University - East Bay, which adds to the area's intellectual and academic atmosphere. The East Bay offers a diverse range of industries such as technology, healthcare, bioengineering, education, and manufacturing. Some of the most prominent companies have headquarters or major operations in the area including Bayer, Blue Shield, Clorox, Kaiser Permanente, Lam Research, Pixar, Tesla, Workday, 10x Genomics, and more.



KAISER  
PERMANENTE



Lam  
RESEARCH

workday

AMAZON



BlueShield

Berkeley  
UNIVERSITY OF CALIFORNIA

Sangamo  
THERAPEUTICS

Chevron



T E S L A

P I X A R





# ANTIOCH MARKET OVERVIEW

Antioch is approximately 45 miles northeast of San Francisco and is accessible by State Route 4 and BART, which connects the East Bay to San Francisco, South Bay, and the Peninsula. Antioch covers 29 square miles, has a population of over 115,000 and continues to be a desirable destination for businesses and residents due to its affordability and prime location within the Bay Area. The Association of Bay Area Governments expects Antioch to add 10,370 households through 2035, a 31.8% gain from 2005, and 7% of the County's total household growth in the next 30 years.

***Slatten Ranch holds a main-and-main location positioned just off Highway-4, serving as the gateway to East Contra Costa County's primary commercial corridor. The Property is ideally positioned with excellent accessibility from major thoroughfares direct accessibility to the greater Bay Area.***



## KEY FACTS (WITHIN 3-MILES)

**123,405**  
Population

**38.3**  
Median Age

**36,749**  
Total  
Households

**\$6.0B**  
Consumer  
Spending Power



## HOUSEHOLD

**\$162,319**  
Average Household  
Income

**\$128,118**  
Median Household  
Income

**\$797,054**  
Average Home Value



## EDUCATION

**21.13%**  
High School  
Graduate

**22.42%**  
Some College

**32.93%**  
Bachelor's, Associate,  
or some Degree





# SLATTEN RANCH



Presented by  
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(NAP)

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