



WRIGLEY

MARKETPLACE

LONG BEACH, CA



SHADOW GROCERY ANCHORED CENTER WITH LONG TERM UPSIDE
IN COASTAL LOS ANGELES COUNTY

THE OPPORTUNITY

JLL, as an exclusive advisor, is pleased to present the opportunity to acquire Wrigley Marketplace (the “Property”), a 47,680 SF grocery and drug-anchored urban retail center strategically located in Long Beach, California. This transit-oriented shopping center is uniquely positioned next to a metro station and a police station, enhancing its accessibility and security. The Property offers a diverse mix of national and regional tenants, including Albertsons and CVS as anchor tenants (NAP), providing stable income and significant foot traffic. Situated adjacent to Long Beach Memorial Hospital, which generates over 2.4 million annual visitors, the center benefits from strong demographics and daytime population. The property’s ground lease extends through 2083, offering over 58 years of remaining term. Its distinctive location near public transit, law enforcement, and major healthcare facilities sets this property apart in the market.

KEY TENANTS



Albertsons
(NAP)



Carl's Jr.



CVS
pharmacy
(NAP)



Starbucks












WELLS
FARGO

POPULATION	1-MILE	3-MILE	5-MILE
2024 Population	36,109	262,764	547,754
2029 Population	35,219	256,795	533,356
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2024 AVG Household Income	\$97,064	\$97,813	\$112,444
2029 AVG Household Income	\$115,970	\$114,856	\$131,394
Projected Household Income Growth	19.48%	17.42%	16.85%
HOUSING	1-MILE	3-MILE	5-MILE
2024 Average Home Value	\$786,383	\$800,655	\$838,992
2029 Average Home Value Projection	\$971,450	\$1,032,392	\$1,048,916
Projected Home Value Growth	23.53%	28.94%	25.02%



PROPERTY SUMMARY

- **Address**
141 E Willow St,
Long Beach, CA 90806
- **Offering Price**
Best Offer
- **Year 1 NOI**
\$1,425,407
- **GLA**
Owned GLA: ±47,680 SF
Unowned GLA: ±82,487 SF
Total GLA: ±130,167 SF
- **Year Built**
2000
- **Acreage**
Controlled Acreage: ±5.96 AC
Uncontrolled Acreage: ±6.95 AC
Total Acreage: ±12.91 AC
- **Occupancy**
100%
- **Parking**
296 Parking Spaces
(6.19/1,000 SF)

 Click To View On Google Maps

INVESTMENT HIGHLIGHTS



RARE COASTAL ASSET WITH NOI GROWTH AND STRONG DEMOGRAPHICS

Strategically located in Long Beach, CA, Wrigley Marketplace serves a dense housing market with over 98,000 households within a 3-mile radius. The area offers significant affordability advantages, with a median home value of \$786,383, substantially lower than nearby coastal communities like Seal Beach and Huntington Beach, where values exceed \$1M-\$2M. This affordability, coupled with strong average household income and high housing density, creates an accessible and robust customer base for diverse businesses.



GROCERY AND DRUG-ANCHORED RETAIL CENTER DRIVING CONSISTENT TRAFFIC

Shadow-anchored by Albertsons and CVS, Wrigley Marketplace generates steady daily needs traffic, ensuring a constant flow of customers. This high-frequency visitation benefits all tenants and solidifies the property’s position as a go-to destination for local shoppers.



HIGH-PERFORMING OUTPARCELS WITH NATIONAL TENANTS

The property features well-known national tenants on outparcels with long-term leases. Notably, the on-site Starbucks ranks in the top 4% locally for consumer visits and foot traffic, while the Carl’s Jr. is in the top 7% of its locations locally, demonstrating the site’s exceptional consumer appeal.



DIRECTLY ACROSS FROM MAJOR HOSPITAL DRIVING SIGNIFICANT FOOT TRAFFIC

Immediately next to Long Beach Memorial Hospital, which generates over 2.4 million visitors annually. This proximity provides substantial daily customer traffic for the center’s tenants, further enhancing the property’s value and performance.



EXTREMELY DENSE AND INFILL LOCATION WITH PROVEN PERFORMANCE

Wrigley Marketplace ranks in the top 7th percentile of most visited neighborhood centers nationwide, with 2.9 million annual visits. This exceptional performance underscores the property’s draw as a retail destination and its importance to the local community.



LONG-STANDING TENANTS DEMONSTRATING LOCATION STRENGTH

73% of the GLA has occupied space at Wrigley Marketplace for over 20 years, showcasing the strength of the location and the property’s ability to retain businesses long-term. This tenant longevity provides stability and a secure income stream for future investors.





TOP PERFORMING TENANCY

Wrigley Marketplace offers a diverse lineup of Food & Beverage tenants that average over \$750/SF in annual sales. Marquee F&B tenants include: Carl’s Jr, Jamba Juice, Jersey Mikes, Starbucks, and Papa Johns.



POTENTIAL REDEVELOPMENT OPPORTUNITY ALONGSIDE GROUND LESSOR

Opportunity to further discuss fee simple ownership through ongoing conversations with the ground lessor. Anticipated fast-track city approval for redevelopment of Wrigley Marketplace.

TENANTS INCLUDE



\$639 Sales/SF 7.98% Health Ratio	\$532 Sales/SF 7.08% Health Ratio
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\$1,411 Sales/SF 3.72% Health Ratio	\$622 Sales/SF 7.22% Health Ratio
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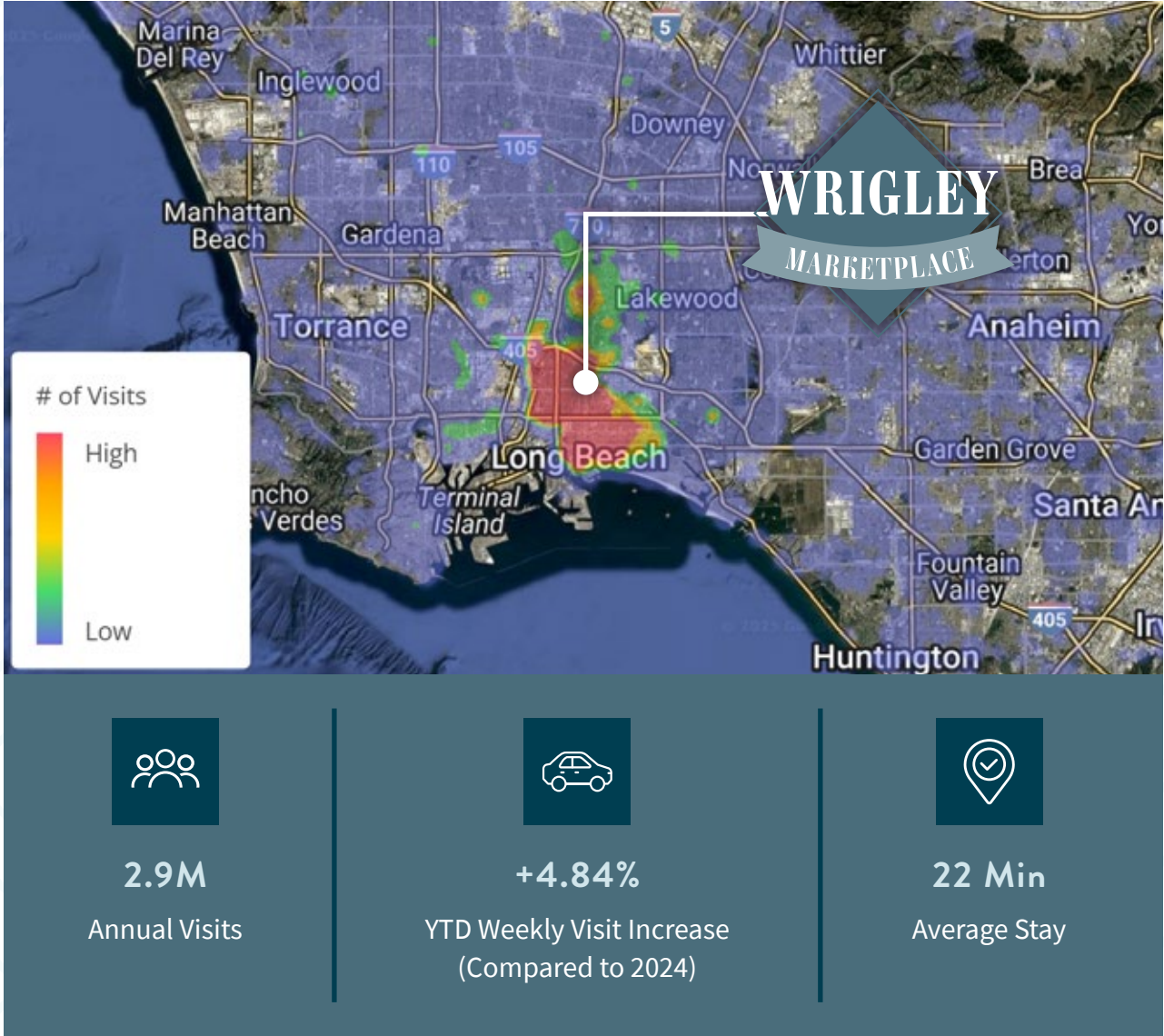
\$597 Sales/SF
6.21% Health Ratio



IDEAL GROUND LEASE STRUCTURE

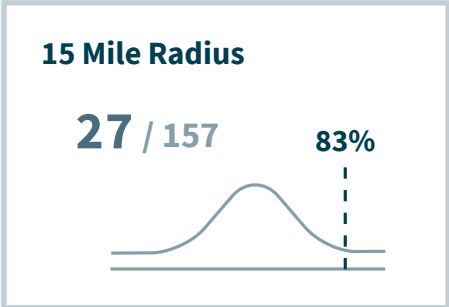
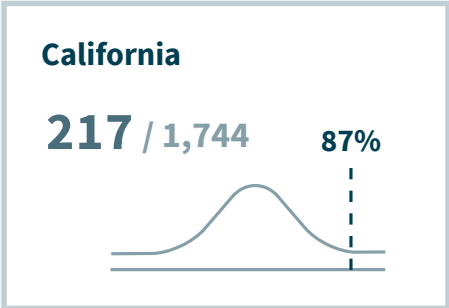
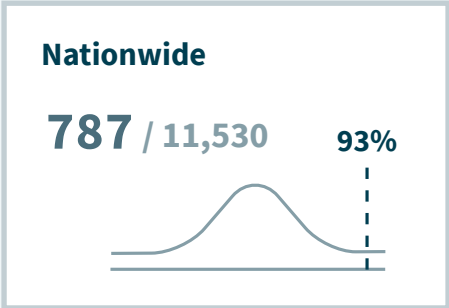
- The ground lease extends through 2083 with all options utilized, providing over 58 years of remaining term.
- Accelerated depreciation of leasehold improvements offers unique tax advantages for prospective buyers, potentially enhancing after-tax returns.
- The lease structure provides stability for the ground lessee over the length of the term, **with no Fair Market Value (FMV) reassessments, eliminating the risk of unexpected ground rent escalations.**
- Ground rent adjustments occur every 10 years at a 10% increase, with the next increase due in 2028, providing predictable cost structure for long-term financial planning.
- Potential opportunity to further discuss with the ground lessor. Contact broker for further details.

DIRECT FREEWAY ADJACENT LOCATION DRAWING 2.9 MILLION ANNUAL VISITORS



WRIGLEY MARKETPLACE
RANKS IN THE TOP 7TH
PERCENTILE OF MOST
VISITED NEIGHBORHOOD
CENTERS IN THE
ENTIRE NATION

Source: Placer.ai



SITE PLAN



TENANT ROSTER

Suite	Tenant	SF	% of NRA	Rent PSF	Lease Exp.	Options	Option Rent
14101	Rainbow USA Inc.	8,035	16.85%	\$18.67	Jan-29		
14103	Cosmo Prof	3,020	6.33%	\$31.00	Sep-32	2, 5-Year Options	Option 1: \$37.51 PSF Option 2: \$38.26 PSF
14102	Rent A Center (Eclipse RTO)	4,058	8.51%	\$30.00	Feb-28	3, 5-Year Options	Option 1: \$33.00 PSF Option 2: \$44.40 PSF Option 3: \$45.60 PSF
14105	Papa Johns	1,410	2.96%	\$44.88	Feb-32		
14104A	Sally Beauty Supply	2,000	4.19%	\$34.50	Sep-32	2, 5-Year Options	Option 1: \$41.75 PSF Option 2: \$42.59 PSF
14104B	Jamba Juice	1,400	2.94%	\$37.68	Jun-28	2, 5-Year Options	Option 1: \$41.40 PSF Option 2: \$45.48 PSF
14106	Tobacco 4 Less - MTM	1,393	2.92%	\$42.73	Sep-26		
14107	United Family Dental	1,929	4.05%	\$46.19	Jul-30	2, 5-Year Options	Option 1: \$49.74 PSF Option 2: \$52.26 PSF
14108	Lobster Guy	1,462	3.07%	\$30.00	Sep-27	1, 5-Year Option	\$32.76 PSF; 3% annual increases
14109	Waba Grill	1,243	2.61%	\$37.08	Aug-28	2, 5-Year Options	Option 1: \$41.76 PSF Option 2: \$46.92 PSF
14110	L&L Hawaiian	1,243	2.61%	\$52.45	May-30	1, 5-Year Option	\$60.80 PSF; 3% annual increases
14111	Jersey Mike's Subs	1,243	2.61%	\$44.88	Dec-26	2, 5-Year Options	Option 1: \$51.60 PSF Option 2: \$54.70 PSF; 2.5% annual increases
25104	Chili Verde	1,200	2.52%	\$45.12	Oct-29		
25102	Wells Fargo Bank	4,864	10.20%	\$41.40	May-27	2, 5-Year Options	Option 1: \$47.25 PSF Option 2: \$52.40 PSF
26103	Amazon Insurance	767	1.61%	\$52.90	Feb-27		
26102	Hong Kong Express	1,314	2.76%	\$54.85	Jul-28		
26101	Horizon Pregnancy Center	1,219	2.56%	\$42.38	Mar-28		
27100	Carl's Jr	3,050	6.40%	\$50.22	Sep-29	1, 5-Year Option 1, 4.5-Year Option	Option 1: \$56.50 PSF Option 2: \$63.56 PSF
28100	Starbucks	3,000	6.29%	\$50.16	May-32	3, 5-Year Options	Option 1: \$55.20 PSF Option 2: \$60.72 PSF Option 3: \$66.79 PSF
29100	The Tactical Citizen	3,830	8.03%	\$40.80	May-34	1, 5-Year Option	\$55.54 PSF
Total Occupied SF		47,680	100.00%	\$37.54			

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