

ETHNIC GROCERY-ANCHORED NEIGHBORHOOD CENTER LOCATED IN THE INFILL COMMUNITY OF HYDE PARK (LOS ANGELES), CA

Jones Lang LaSalle Americas, Inc. ("JLL"), real estate license #01223413



THE OPPORTUNITY

JLL has been exclusively retained by Ownership to offer qualified investors the opportunity to acquire Crenshaw Plaza, a 141,747 SF grocery-anchored neighborhood center in Los Angeles, California. This 92.5% leased asset offers a rare opportunity in a dense, supplyconstrained market with 373,100 residents within 3 miles. Located adjacent to the LAX Light Rail Transit Line, the property features a diverse mix of national and credit-worthy tenants, including Vallarta (Brand New Lease), Planet Fitness (Brand New Lease), Foot Locker, Ono Hawaiian BBQ, Wells Fargo, and Burger King. Recent leasing activity and a 9.8-year weighted average lease term ensure strong cash flow, while below-market rents provide growth potential. With 85% of square footage leased to national or regional credit tenants, Crenshaw Plaza offers stability and upside.

PROPERTY SUMMARY



<u>O</u>

<u>کی</u>

Р

Address 3300 W Slauson Ave, Los Angeles, CA 90043

Total Rentable Area 141.747 SF

Occupancy 92.5%

Acreage 8.7 Acres

> Parcels 7 Total Parcels

Parking 3.34/1000 SF (491 spaces)

Year Built 2004

Year 1 NOI \$3,583,866

Click To View On Google Maps





診

KEY TENANTS



INVESTMENT HIGHLIGHTS

- New Anchor Leases for Vallarta & Planet Fitness
- **Extremely Dense Infill Location**
- Transit Oriented Location Adjacent To New Light **Rail Station**
- Significant Frontage and Visibility (70,000 VPD)
- Synergistic Daily-Needs Oriented Tenant Mix
- Limited Future Competition, Supply Constrained Market
- Epicenter of Crenshaw Corridor Specific Plan



INVESTMENT HIGHLIGHTS

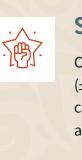


Recent Improvements with Two (2) Brand New Anchor Leases

Ownership recently finalized brand new, 10+ year leases with Vallarta Supermarkets (\$21 PSF) and Planet Fitness (\$29 PSF), bringing the Property to 92.5% occupancy with a 10 Year WALT. New ownership will enjoy the increased customer velocity of a newly repositioned retail center, increasing customer traffic, performance, and overall market rents. In addition, Vallarta (officially opened April 23rd 2025) is now the only supermarket within a 1-mile radius of Crenshaw Plaza, home to over 40,000 full-time residents.

Extremely Dense Infill Location with Growing Incomes

Crenshaw Plaza is located within an extremely dense and infill trade area where of 358,968 people live within a 3-mile radius. Average household income in the same area is over \$93,000 per year and expected to grow by 20% by 2029 to over \$112,000 per year.





which includes 600 feet of platform space fronting the property on Crenshaw Blvd. The K-Line is the newest named line in the system, having opened in October 2022. The northern segment runs north-south between the Jefferson Park and Westchester neighborhoods of Los Angeles, passing through various South Los Angeles neighborhoods including Hyde Park and and the city of Inglewood. Ridership has increased by 15% bewteen 2023 and 2024 with 1.148M riders in 2024.



Significant Frontage and Visibility

Crenshaw Plaza benefits from over ±650 fee of frontage along Crenshaw Blvd (±42,400 cars per day) and over ±730 feet of frontage along Slauson Blvd (±31,900 cars per day), two of the trade area's primary arterials, which provide immediate access to thousands of potential riders along the Crenshaw/LAX Metro Line.

Placer.ai Statistics

1.5 MILLION Annual Visitors

5.1 PER YEAR Visit Frequency

Per Visitor

19 MIN Average Dwell Time

Crenshaw Plaza Offers Impressive Visitor Statistics Prior to Grand **Opening of Vallarta**



1,232 FT

Total Frontage along Slauson Avenue and Crenshaw Boulevard



358,968 Population Within 3 Miles





Average Household Income Within 3 Miles





Synergistic Daily-Needs Oriented Tenant Mix

Crenshaw Plaza features a diversified and internet-resistant tenant mix with a variety of synergistic uses that include grocery, pharmacy, health and fitness, beauty, financial, automotive, gas and c-store, and a variety of food and beverage options. This daily-needs oriented tenant mix attracts over 1.5 million visitors to the center per year, driving strong tenant performance and providing and excellent downside protection.

Limited Future Competition, Supply Constrained Market

Infill and densely populated, mature trade area with limited sites available for future development creating a high barrier to entry to future competition.

Embedded Multifamily Development Potential

Prime 8-acre Los Angeles property offers dual value proposition: immediate income from existing retail center with potential for rent increases, coupled with significant redevelopment opportunity for up to 1,700 residential units. Flexible C2 Commercial zoning supports various commercial and residential uses, allowing investors to maximize returns through strategic repositioning or full-scale mixed-use redevelopment, all while benefiting from steady cash flow.

Epicenter of Crenshaw Corridor Specific Plan

The Crenshaw Corridor Specific Plan presents a compelling opportunity for investors seeking to capitalize on a strategically planned urban revitalization

effort that aims to stimulate economic growth while preserving community character. With a focus on pedestrian-friendly, transit-oriented design and the promotion of mixed-use developments, the plan sets the stage for increased property values and long-term growth.



POPULATION

2024 Population

INCOME

2024 Average Househol 2029 Household Income Projected Household In

HOME VALUES

2024 Average Home Val 2029 Home Value Projec Projected Home Value C





DEMOGRAPHICS							
	1-MILE	3-MILE	5-MILE				
	40,348	358,968	1,074,078				
	1-MILE	3-MILE	5-MILE				
ld Income	\$90,774	\$93,449	\$97,768				
ne Projection	\$110,775	\$112,218	\$116,127				
ncome Growth	22.03%	20.08%	18.78%				
	1-MILE	3-MILE	5-MILE				
lue	\$941,917	\$897,896	\$964,358				
ection	\$1,179,138	\$1,105,779	\$1,174,752				
Growth	25.18%	23.15%	21.82%				
			State of the Assessment of the				

Metro K Hyde Park

SoFi 🗱 Stadium

WEST SLAUSON AVE (27,916 VPD)

VALLARTA SUPERMARKETS GRAND OPENING APRIL 2025

Each Vallarta Supermarkets is uniquely tailored to embody the community it resides in Grand Opening – April 2025

"This expansion reflects our incredible growth while staying true to our roots of bringing fresh, high-quality products and authentic flavors that we love to new communities. We're excited to see the community's response to Vallarta Supermarkets on Slauson."

- Lizette Gomez, Vallarta's Director of Marketing

8 🔘 JLL







Vallarta Supermarkets has built a reputation of service and excellence through consistent focus on outstanding customer service and offering only the highest quality products. The chain offers a wide variety of Latin foods and products which are only found at its stores In addition to everything else you would expect from a traditional grocery store. By offering a targeted selection of food and alcohol to fit their demographic, they successfully compete with large supermarkets, discount grocers, and organic/health food concepts. As a result, they have bullt an extremely loyal customer base.

57

 \bigcirc

Locations Across 8 Counties in CA

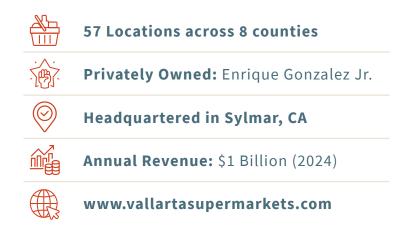


\$1 BILLION

Estimated Revenue in 2024



100 **Total Stores Expected** by the End of 2030



CRENSHAW PLAZA 9

SITE PLAN



Suite	Tenant	SF	% of NRA	Rent PSF	Lease Exp.
3210	Ono Hawaiian BBQ	2,050	1.45%	\$42.00	Apr-35
3222	Foot Locker	10,020	7.07%	\$30.00	Dec-31
3230 Planet Fitness		19,932	14.06%	\$29.00	Sep-37
3232	3232 USC (Pharmacy)		2.88%	\$36.00	Jul-32
3236 Viva Bargain		12,300	8.68%	\$24.43	Oct-27
3240	New Wave Beauty		1.46%	\$39.00	Apr-30
3244	244 House of Hair		0.99%	\$37.90	Sep-28
3246	3246 US Navy - MTM		0.99%	\$47.47	Sep-26
3248	248 LA's Auto Insurance		0.79%	\$34.44	Sep-26
3250	250 Crenshaw Slauson Family Dentistry		1.53%	\$27.64	Dec-27
3272	2 The Original Taco Pete		0.83%	\$55.73	Mar-32
3274	74 Subway		0.92%	\$43.78	Jun-29
3276	Van's Nails	1,040	0.73%	\$51.00	Jan-30
3278	278 American Deli		0.73%	\$49.17	Apr-26
3282	Plaza Fish Market	780	0.55%	\$50.67	May-26
3284	4 Metro by T-Mobile		0.74%	\$35.76	Oct-26
3286	The Buffalo Spot	1,590	1.12%	\$48.00	Jan-30
3292	Wells Fargo	3,046	2.15%	\$39.60	Oct-29
3298	Burger King (GL)	3,570	2.52%	\$35.64	Jul-28
3300	Vallarta Supermarket	46,333	32.69%	\$21.00	Nov-39
5804	5804 Arco		2.03%	\$66.74	Oct-26
5804A	5804A Scorpion Tires		1.50%	\$29.07	Dec-27
5804B	Leon Car Mechanic	668	0.47%	\$66.70	Jan-30
5870	AutoZone	8,031	5.67%	\$23.10	Aug-27
	Total Occupied SF	131,160	92.53%	\$28.94	
3216		8,397	5.92%		
3280		780	0.55%		
3288		1,410	0.99%		
	Total Available SF	10,587	7.47%		
	Total Overall SF	141,747	100.00%		

TENANT ROSTER





INVESTMENT ADVISORY TEAM

Geoff Tranchina

Senior Managing Director JLL Capital Markets +1 310 694 3180 geoff.tranchina@jll.com RE Lic. # CA-01435512

Gleb Lvovich

Senior Managing Director JLL Capital Markets +1 949 798 4115 gleb.lvovich@jll.com RE Lic. # CA-01496699

DEBT ADVISOR

Spencer Bergthold

Director JLL Capital Markets +1 916 626 7727 spencer.bergthold@jll.com RE Lic. # 02086242

Daniel Tyner

Managing Director JLL Capital Markets +1 949 798 4125 daniel.tyner@jll.com RE Lic. # CA-01959818

Conor Quinn Vice President

VALLARIA on Crenshaw

JLL Capital Markets +1 949 527 4993 conor.quinn@jll.com RE Lic. # CA-02073016

Tess Berghoff

Director JLL Capital Markets +1 602 501 0738 tess.berghoff@jll.com RE Lic. #CA-2064313

Daniel Skerrett

Associate JLL Capital Markets +1 310 595 3812 daniel.skerrett@jll.com RE Lic. # CA-02159480

ANALYST

Kelli Patla

Analyst JLL Capital Markets +1 949 201 3881 kelli.patla@jll.com RE Lic # CA-02214843

