

7707 PASEO DE LA FUENTE | SAN DIEGO



7715 PASEO DE LA FUENTE | SAN DIEGO



6060 BUSINESS CENTER CT | SAN DIEGO



2025 GILLESPIE WAY | SAN DIEGO



MOUNTAIN WEST GROWTH PORTFOLIO

- 11 BUILDING, 1.1 MSF INSTITUTIONAL-GRADE LOGISTICS PORTFOLIO
- 86% LEASED WITH 2.0 YEARS OF WALT AND 25% BELOW MARKET RENTS
- DIVERSIFIED FOOTPRINT IN KEY WESTERN US LOGISTICS MARKETS

6284 S NOME CT | DENVER



4417 192ND STREET E | SEATTLE



4620 B STREET NW | SEATTLE



6615 W BOSTON STREET | PHOENIX





11
BUILDINGS

1,070,334
SQUARE FEET

86.1%
LEASED

2.0 YEARS
WALT

\$9.3 MILLION
YEAR 1 NOI

25.3%
BELOW
MARKET RENT

MOUNTAIN WEST GROWTH PORTFOLIO

On behalf of ownership, Jones Lang LaSalle Americas is exclusively marketing for sale the **Mountain West Growth Portfolio (the "Portfolio")**, an 11-building, 1.1 million square foot logistics and distribution portfolio located across four (4) critical Western US markets: Denver, CO, Phoenix, AZ, San Diego, CA, and Seattle, WA. The Portfolio is currently 86% leased with 2.0 years of WALT, offering immediate value creation via the lease up of the remaining 148,784 square feet of move-in ready space. Furthermore, the Portfolio offers a robust mark-to-market opportunity with existing in-place rents 25.3% below market. The Portfolio consists of an advantageous asset mix of institutional-grade tilt-wall product featuring efficient single- and multi-tenant configurations to support future leasing optionality.

The offering's distribution throughout major Western US metro areas positions the Mountain West Growth Portfolio to mitigate consolidation risk and promote long-term leasing success in the fundamentally-robust markets of Denver, Phoenix, San Diego and Seattle. Exceptional logistics locations and access to national and international transportation corridors in each of the respective markets preserves the future operational niche of the Portfolio assets.

Overall, Mountain West Growth Portfolio offers investors the opportunity to acquire an institutional-grade logistics and distribution portfolio providing a sought-after near-term value creation strategy in an advantageous collection of Western US logistics hubs.

INVESTMENT HIGHLIGHTS

OPPORTUNITY TO PLANT A FLAG IN FUNDAMENTALLY-ROBUST WESTERN US LOGISTICS MARKETS

- Ability to immediately scale in multiple key national logistics markets with diversified footprint in four (4) major US metro areas
- Balanced portfolio composition with no single market comprising more than 50% of Year 1 NOI or Portfolio rentable area

IMMEDIATE VALUE-ADD OPPORTUNITY

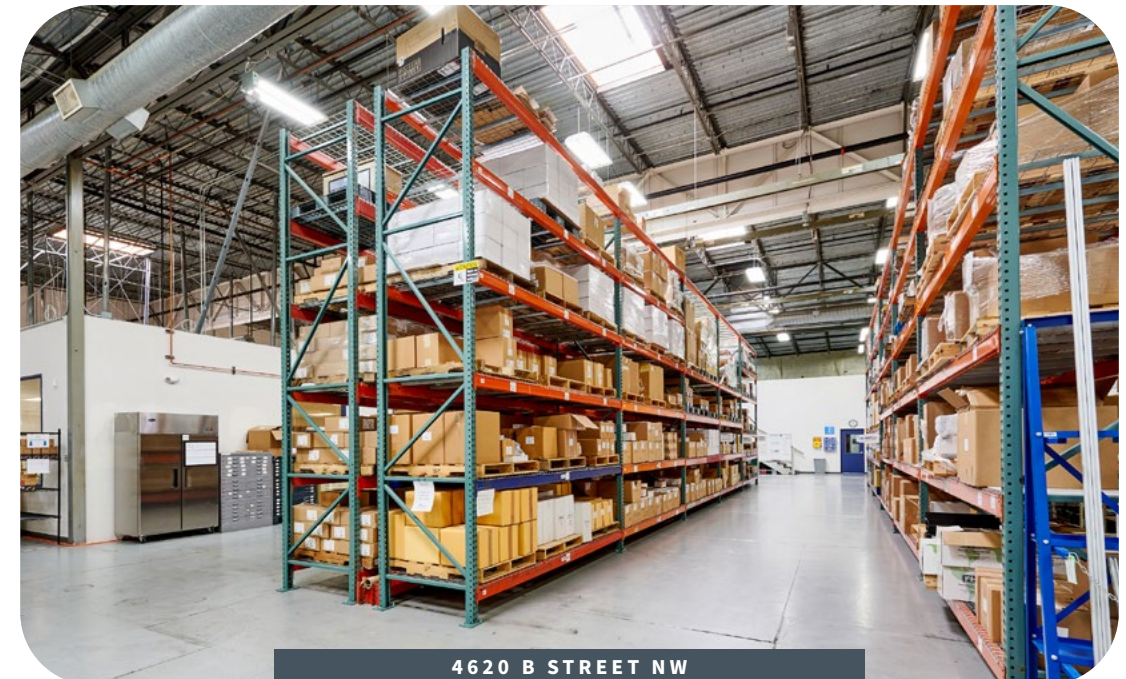
- Day 1 value creation strategy via the lease-up of the remaining 148,784 square feet of move-in ready space
- Existing vacant suites feature advantageous design characteristics including multi-tenant divisibility and appropriate office finish

FUTURE MARK-TO-MARKET POTENTIAL

- Attractive future NOI expansion strategy with in-place rents more than 25% below market and all Fair Market Value (FMV) renewal options
- Beneficial rollover profile offers access to 100% of the existing rent roll within the first five (5) years of the hold period

HIGHLY FUNCTIONAL LOGISTICS PORTFOLIO WITH SINGLE- AND MULTI-TENANT DESIGN

- The Portfolio comprises eleven (11) tilt-wall logistics and distribution assets with a 2006 average vintage and 9.1% average office finish
- A total of 18 building suites ranging from 12,013 – 281,181 square feet (average of 59,463 square feet) presents strong diversity in user functionality and offers leasing optionality



PORTFOLIO OVERVIEW

ADDRESS	MARKET	TOTAL SF	% OCC.	WALT	RENTAL RATES (\$ /SF / MO)		# OF SUITES	AVG. SUITE SF	% OFFICE	CLEAR HEIGHT	YEAR BUILT	LOAD TYPE	CONSTRUCTION
					MARKET	% Δ							
7707 PASEO DE LA FUENTE, SAN DIEGO, CA 92154	San Diego	79,961	100%	1.6 Yrs	\$1.15	15.2%	1	79,961	3.8%	32'	2021	Rear	Concrete Tilt-up
7715 PASEO DE LA FUENTE, SAN DIEGO, CA 92154	San Diego	72,508	100%	2.2 Yrs	\$1.20	24.9%	2	36,254	4.1%	32'	2021	Rear	Concrete Tilt-up
6060 BUSINESS CENTER CT, OTAY MESA, CA 92154	San Diego	134,776	0%				1	134,776	8.9%	28'	2004	Rear	Concrete Tilt-up
2025 GILLESPIE WAY, EL CAJON, CA 92020	San Diego	150,159	100%	2.8 Yrs	\$1.40	11.2%	3	50,053	18.0%	27'	1999	Rear	Concrete Tilt-up
9475 NICOLA TESLA COURT, SAN DIEGO, CA 92154	San Diego	28,000	100%	1.2 Yrs	\$1.20	23.0%	1	28,000	19.3%	23'	1995	Side	Concrete Tilt-up
6284 S. NOME CT, CENTENNIAL, CO 80111	Denver	112,500	100%	0.8 Yrs	\$0.88	11.1%	1	112,500	8.9%	22'	1996	Front	Concrete Tilt-up
4417 192ND ST E, TACOMA, WA 98446	Seattle	281,181	100%	1.9 Yrs	\$0.97	53.4%	1	281,181	3.6%	36'	2021	Rear	Concrete Tilt-up
4156 B PL NW, AUBURN, WA 98001	Seattle	17,630	100%	1.7 Yrs	\$1.17	(7.1%)	1	17,630	8.5%	18'	1997	Front	Precast Concrete Panel
4620 B ST NW, AUBURN, WA 98001	Seattle	65,555	79%	1.6 Yrs	\$1.27	10.8%	4	16,389	14.5%	23'	1994	Front	Concrete Tilt-up
25811 74TH AVE S, KENT, WA 98032	Seattle	32,064	100%	1.5 Yrs	\$1.14	15.7%	1	32,064	18.7%	24'	1996	Front	Concrete Tilt-up
6615 W BOSTON ST, CHANDLER, AZ	Phoenix	96,000	100%	2.9 Yrs	\$0.95	54.8%	2	48,000	10.8%	22'	1978	Front	Concrete Tilt-up
Total / Wtd. Avg		1,070,334	86%	2.0 Yrs	\$1.09	25.3%	18	59,463	9.1%	29'	2006		

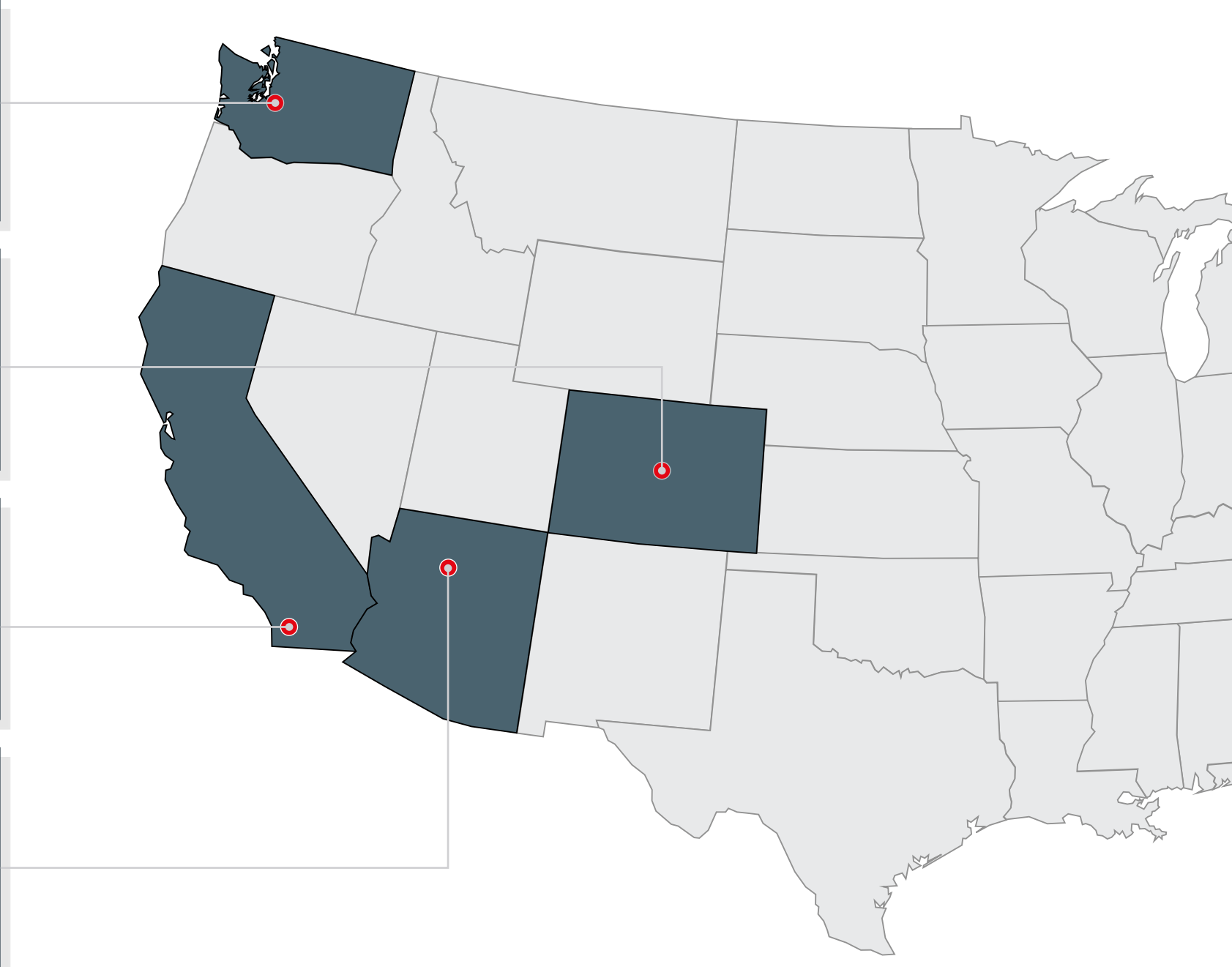
LOCATION OVERVIEW

SEATTLE	
MARKET INVENTORY (IN MSF)	321.1
UNDER CONSTRUCTION % OF INVENTORY	1.9%
VACANCY RATE	8.1%
ABSORPTION AS % OF INVENTORY (2020-2024 AVG)	0.8%
RENT GROWTH (2020-Q1 2025)	34.7%
POPULATION GROWTH (SINCE 2010)	16.8%

DENVER	
MARKET INVENTORY (IN MSF)	252.5
UNDER CONSTRUCTION % OF INVENTORY	2.0%
VACANCY RATE	8.6%
ABSORPTION AS % OF INVENTORY (2020-2024 AVG)	1.1%
RENT GROWTH (2020-Q1 2025)	27.9%
POPULATION GROWTH (SINCE 2010)	16.3%

SAN DIEGO	
MARKET INVENTORY (IN MSF)	133.0
UNDER CONSTRUCTION % OF INVENTORY	1.0%
VACANCY RATE	7.6%
ABSORPTION AS % OF INVENTORY (2020-2024 AVG)	0.4%
RENT GROWTH (2020-Q1 2025)	33.9%
POPULATION GROWTH (SINCE 2010)	6.6%

PHOENIX	
MARKET INVENTORY (IN MSF)	402.5
UNDER CONSTRUCTION % OF INVENTORY	3.2%
VACANCY RATE	14.5%
ABSORPTION AS % OF INVENTORY (2020-2024 AVG)	3.2%
RENT GROWTH (2020-Q1 2025)	50.4%
POPULATION GROWTH (SINCE 2010)	18.0%



TRANSACTION LEADS

TRENT AGNEW
Senior Managing Director
713 244 4499
Trent.Agnew@jll.com

JOHN HUGUENARD
Senior Managing Director
239 832 0160
John.Huguenard@jll.com

PATRICK NALLY
Senior Managing Director
310 234 2103
Patrick.Nally@jll.com

REGIONAL MARKET EXPERTISE

PETER MERRION
Senior Managing Director
Denver
303 515 8026
Peter.Merrion@jll.com

ROB KEY
Director
Denver
303 515 8048
Robert.Key@jll.com

BUZZ ELLIS
Managing Director
Portland / Seattle
503 972 8091
Buzz.Ellis@jll.com

RACHEL JONES
Director
Seattle
206 459 8195
RachelL.Jones@jll.com

RYAN SPRADLING
Senior Director
San Diego
858 410 1249
Ryan.Spradling@jll.com

GREER OLIVER
Senior Director
Phoenix
480 234 5842
Greer.Oliver@jll.com

DEBT & STRUCTURED FINANCE

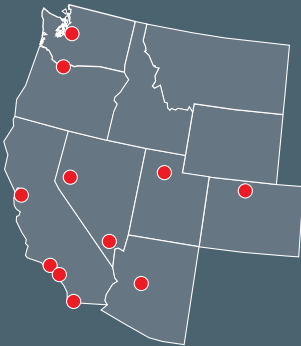
BRETT PAULSRUD
Senior Managing Director
617 848 1571
Brett.Paulsrud@jll.com

AMY LOUSARARIAN
Managing Director
617 338 5132
Amy.Lousararian@jll.com

UNDERWRITING SUPPORT

TARA HAGERTY
Associate
312 980 3612
Tara.Hagerty@jll.com

About JLL
For over 200 years, JLL (NYSE: JLL), a leading global commercial real estate and investment management company, has helped clients buy, build, occupy, manage and invest in a variety of commercial, industrial, hotel, residential and retail properties. A Fortune 500 company with annual revenue of \$20.8 billion and operations in over 80 countries around the world, our more than 111,000 employees bring the power of a global platform combined with local expertise. Driven by our purpose to shape the future of real estate for a better world, we help our clients, people and communities SEE A BRIGHTER WAYSM. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit jll.com.
Jones Lang LaSalle Americas, Inc. or its state-licensed affiliate ("JLL") has been engaged by the owner of the properties to market them for sale. Information concerning the properties described herein has been obtained from sources other than JLL, and neither Owner nor JLL, nor their respective equity holders, officers, directors, employees and agents makes any representations or warranties, express or implied, as to the accuracy or completeness of such information. Any and all reference to age, square footage, income, expenses and any other property specific information are approximate. Any opinions, assumptions, or estimates contained herein are projections only and used for illustrative purposes and may be based on assumptions or due diligence criteria different from that used by a purchaser. JLL and owner disclaim any liability that may be based upon or related to the information contained herein. Prospective purchasers should conduct their own independent investigation and rely on those results. The information contained herein is subject to change. The Property may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2025. Jones Lang LaSalle IP, Inc. All rights reserved.



REAL ESTATE CAPITAL MARKETS SOLUTIONS DELIVERED NATIONWIDE - FROM STRATEGY TO EXECUTION.

WEST REGION INDUSTRIAL CAPITAL MARKETS GROUP

Southern California	Northern California	PNW	Denver	Phoenix	Debt	National Leadership
Patrick Nally	Erik Hanson	Buzz Ellis	Peter Merrion	Ben Geelan	Brian Halpern	John Huguenard
Ryan Spradling	Melinda Marino	Rachel Jones	Robert Key	Greer Oliver	Peter Thompson	Trent Agnew
Makenna Peter					Taylor Gimian	
Evan Moran					Jason Carlos	
Chad Solomon						