

INVESTMENT SUMMARY

STOCKTON

P L A Z A

SACRAMENTO, CALIFORNIA



ASKING PRICE: \$28,000,000 / 11.7% IN-PLACE CASH YIELD
OFFERED WITH ASSUMABLE FINANCING



JLL



**SACRAMENTO GROCERY-ANCHORED CENTER WITH VALUE-ADD
UPSIDE & EXCEPTIONAL IN-PLACE CASH YIELD**

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

EXECUTIVE SUMMARY

Jones Lang LaSalle (“JLL”), as exclusive advisor, is pleased to present the opportunity to acquire the 100% fee simple interest in Stockton Plaza (the “Property”), an 86.0% leased grocery-anchored center located in Sacramento, California.

Stockton Plaza features 130,477 square feet of retail space anchored by a top performing Smart & Final, ideally situated in the South Sacramento submarket. The Property is 86.0% leased to a diverse mix of national and local tenants including Smart & Final, Ross Dress for Less, Planet Fitness, Burger King, and Dutch Bros Coffee among others, providing stable cash flow and long-term WALT of 5.7 years. The Property underwent a transformative redevelopment completed in 2021 which included significant exterior upgrades, newly designed pad buildings, and repositioned suites - all of which minimize the need for future capital expenditures.

Stockton Plaza is a unique opportunity to acquire a recently remodeled grocery-anchored center with conventional value-add components and an exceptional double-digit cash yield on day one.

STOCKTON

P L A Z A

SACRAMENTO, CALIFORNIA

OFFERING SUMMARY

PRICE:	\$28,000,000
YEAR 1 NOI:	\$1,744,129
IN-PLACE LEVERED CASH-ON-CASH:	11.7%
YEAR 3 LEVERED CASH-ON-CASH:	14.6%
YEAR 5 LEVERED CASH-ON-CASH:	17.0%
10-YEAR CAGR:	4.5%
ADDRESS:	5050-5200 Stockton Blvd, Sacramento, CA 95820
TOTAL BUILDING AREA:	130,477 square feet
OCCUPANCY:	86.0% leased
WALT (JAN-26):	5.7 years

ASSUMABLE LOAN SUMMARY

CURRENT PRINCIPAL BALANCE:	\$18,460,000
ALL-IN INTEREST RATE:	3.28%
LOAN TERM REMAINING (JAN-26):	5.69 years
MATURITY:	Sep-2031
LOAN TYPE:	Full Term Interest Only



INVESTMENT HIGHLIGHTS



ANCHORED BY TOP PERFORMING
SMART & FINAL



ATTRACTIVE ASSUMABLE LOAN PROVIDING
EXCEPTIONAL DOUBLE-DIGIT IN-PLACE
CASH YIELD



RECENTLY REMODELED GROCERY-
ANCHORED CENTER WITH CONVENTIONAL
VALUE-ADD COMPONENTS



SECURE CASH FLOW FROM DIVERSE MIX
OF NATIONAL & CREDIT TENANTS WITH 6
YEARS OF WALT



IMMEDIATE OPPORTUNITIES TO INCREASE
NOI THROUGH LEASE-UP OF REMAINING
VACANCIES



PROMINENT POSITION ON STOCKTON
BLVD LOCATED 1.5 MILES FROM MAJOR
STATE ROUTE 99 WITH ACCESS TO OVER
195,500 VPD



ROBUST RETAIL SUBMARKET
FUNDAMENTALS & DEMOGRAPHICS

INVESTMENT HIGHLIGHTS



ANCHORED BY TOP PERFORMING SMART & FINAL

The Smart & Final at Stockton Plaza holds the number two spot among Smart & Final stores within a 30-mile radius, demonstrating its strong market position and exceptional performance. This grocery anchor attracts over 593K visits annually from 128K unique visitors, showcasing its significant regional draw and loyal customer base. Smart & Final's performance underscores the center's appeal and contributes substantially to consistent foot traffic, benefiting all tenants and reinforcing Stockton Plaza's position as a prime retail destination in the area.

Smart&Final®

#2 Location

Within a 30-Mile Radius (of 12)



593.2K
Annual Visits



+22.5%
Annual Visits Yo3Y

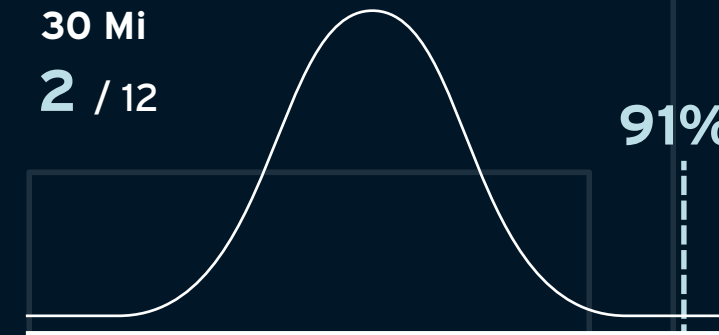
Source: Placer Labs, Inc (placer.ai.com) | Visitor Data from May 1, 2024 - April 30, 2025)

SMART & FINAL RANKING BY ANNUAL VISITS

30 Mi

2 / 12

91%





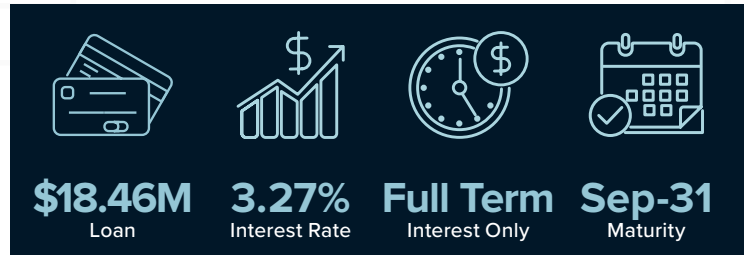
ATTRACTIVE ASSUMABLE LOAN

Stockton Plaza is being offered with an exceptionally attractive assumable CMBS loan, providing a significant advantage in today's high interest rate market. With a remarkably low 3.28% fixed interest rate, full-term interest-only and 6 years of remaining term, the loan delivers **superior cash flow optimization** through its September 2031 maturity with an **11.7% levered cash-on-cash return day one**.



RECENTLY REMODELED GROCERY-ANCHORED CENTER WITH COVENTIONAL VALUE-ADD COMPONENTS

Stockton Plaza is a recently renovated, premier grocery-anchored neighborhood center with immediate value-add opportunities. Currently 86% leased, investors benefit from a stable center with immediate upside through lease up of the remaining vacancies and potential redevelopment of the 8,691 SF storage suite, further merchandising tenancy and enhancing the customer experience.

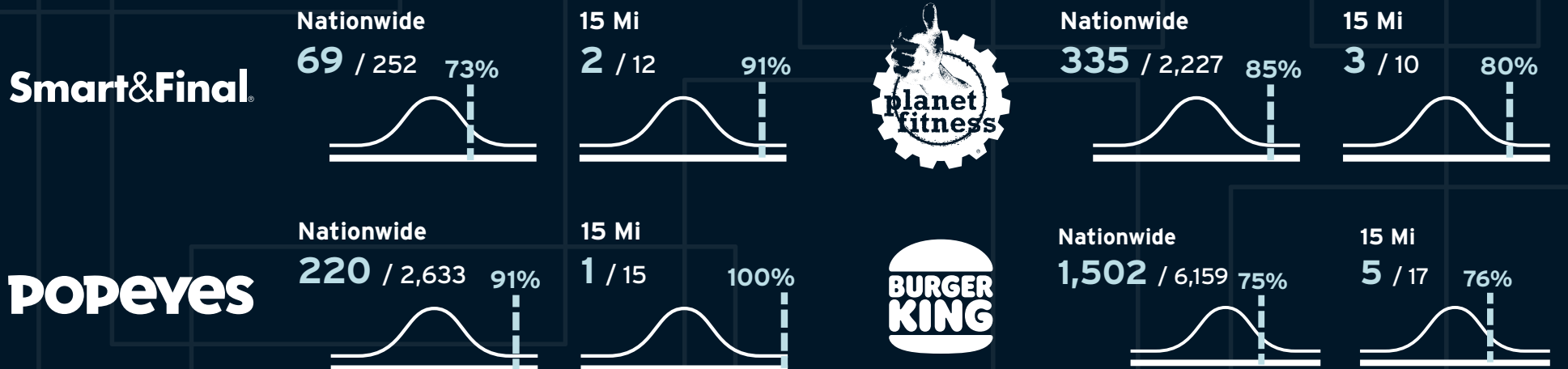


SECURE CASH FLOW FROM DIVERSE MIX OF NATIONAL & CREDIT TENANTS WITH 6 YEARS OF WALT



Stockton Plaza has attracted and retained category-leading national and credit tenancy. Since repositioning the property in 2021, the property has experienced significant leasing momentum while retaining its longstanding generational tenants. National tenants comprise 82% of in-place income and 29% of the GLA has been at the center for over 10 years. Additionally, many of these tenants are top ranking national locations based on annual customer visits.

TENANT RANKINGS BY ANNUAL VISITS



Source: Placer Labs, Inc (placer.ai.com) | Visitor Data from May 1, 2024 - April 30, 2025)





IMMEDIATE OPPORTUNITIES TO INCREASE NOI THROUGH LEASE-UP OF REMAINING VACANCIES

Currently 86% leased, investors have the opportunity to further merchandise the tenant mix and add value through strategic lease-up of the remaining 18,218 SF. Fully leasing the property would generate significant NOI growth and a 10-Year CAGR of 4.5%. Current tenants are poised to benefit from increased foot traffic with lease up of new tenancy.



PROMINENT POSITION ON STOCKTON BLVD LOCATED 1.5 MILES FROM MAJOR STATE ROUTE 99 WITH ACCESS TO OVER 195,500 VPD

Stockton Plaza is strategically located on Stockton Boulevard, just 1.5 miles from major State Route 99. This prime location offers exceptional visibility and accessibility, with exposure to over 195,500 vehicles per day. The proximity to a major highway and high traffic volume provides significant advantages and the property's 523 parking stalls are well suited to handle the foot traffic.





ROBUST RETAIL SUBMARKET FUNDAMENTALS & DEMOGRAPHICS

Stockton Plaza benefits from strong retail submarket fundamentals, supported by a dense and growing population base. Within a 5-mile radius, the center serves a population over **423,799** across **158,407** households, with an attractive average household income of **\$106,071**.

SOUTH SACRAMENTO, CA

2.6%

Five-Year Average
Rent Growth

6.8%

Neighborhood
Vacancy Rate

9.4

Average Months to
Lease

0 SF

New Construction
Delivered YTD 2025



Stockton Blvd 21,700+ VPD

PROPERTY OVERVIEW

TENANT ROSTER

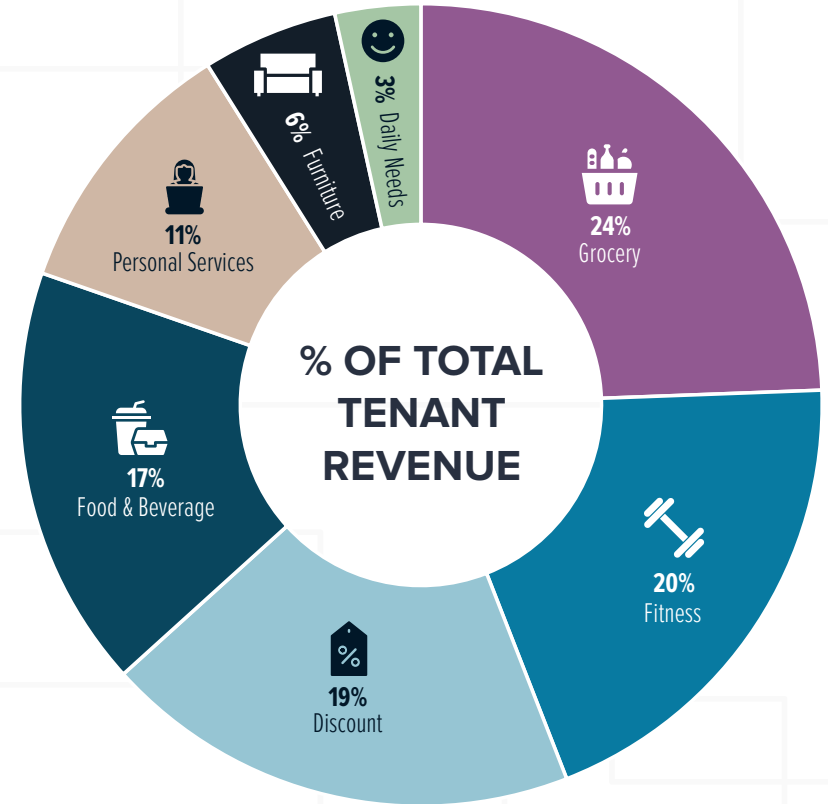
Suite	Tenant	Area (SF)	% of GLA	Lease Exp.
5050	Sac City Pizza	1,800	1.4%	Oct-35
5060	Fiesta Auto Insurance	1,500	1.1%	Aug-30
5064	Popeyes Louisiana Kitchen	1,800	1.4%	Apr-36
5118	Ross Dress for Less	26,280	20.1%	Jan-31
5128	Smart & Final	32,820	25.2%	Dec-33
5138	Planet Fitness	22,200	17.0%	Dec-29
5140	Dutch Bros Coffee	800	0.6%	Nov-35
5150	Burger King	3,795	2.9%	Dec-34
5200-110	Sacramento Community Clinic	4,861	3.7%	Aug-35
5200-115	Discount Cigarettes & Gifts	1,877	1.4%	Dec-28
5200-120	Zam Transfer	1,292	1.0%	May-30
5200-125	Lily Beauty Salon	1,020	0.8%	Apr-30
5200-130	Newman's Cali Fadez	1,258	1.0%	Aug-28
5200-135	Jefitaz Menudo	1,656	1.3%	May-28
5200-160	Aaron's	9,300	7.1%	Jun-26
OCCUPIED TOTAL		112,259	86.0%	
5054	Vacant 5054	1,305	1.0%	
5100	Vacant 5100	2,719	2.1%	
STOR	Vacant Storage	8,691	6.7%	
5108	Vacant 5108	2,383	1.8%	
5200-140	Vacant 140	1,480	1.1%	
5200-145	Vacant 145	1,640	1.3%	
VACANT TOTAL		18,218	14.0%	
PROPERTY TOTAL		130,477	100.0%	

■ Vacant
■ Leased





MERCHANDISING MIX



Smart & Final.

ROSS
DRESS FOR LESS®

Aaron's® POPEYES

DUTCH BROS COFFEE



LOAN ABSTRACT

Loan Type	CMBS I BMARK 2021-B29
Servicer	Midland Loan Services
Current Principal Balance	\$18,460,000
Loan Term Remaining (As of Jan-2026)	5.69 years
Origination Date	9/2/2021
Maturity	9/11/2031
All-In Interest Rate	3.28%
Loan Type	Full Term Interest Only
Prepayment	Borrower shall not have the right to prepay the loan in whole or in part until on or after the payment due June 2031.
Permitted Transfers of Property due to Sale	Permitted up to two (2) times, with the prior written consent of Lender, which consent shall not be unreasonably withheld or delayed. Assumption fee: 50 bps.
Cash Management/Cash Sweep/ Remargining Events	<ol style="list-style-type: none"> 1. Event of Default 2. DSCR falls below 1.20:1.00 3. Major Tenant's Lease is surrendered, cancelled or terminated prior to current expiration 4. Major Tenant goes dark 5. Major Tenant goes insolvent 6. Major Tenant defaults under lease 7. Major Tenant does not renew 180 days prior to lease expiration or deadline for such renewal (the earlier of the 2)
"Major Tenants" or "Major Leases"	Ross Dress for Less, Smart & Final, Planet Fitness or any replacement Tenant



SOUTH SACRAMENTO MARKET OVERVIEW

South Sacramento is approximately 6 miles south of downtown Sacramento and is accessible via Interstate 5, Highway 99, and Sacramento Regional Transit light rail service. South Sacramento has a population of around 423,799 within a 5-mile radius of the property and continues to attract residents due to its affordability and diverse neighborhoods compared to other parts of the region. The area has a average household income of approximately \$106,071 and is home to several healthcare facilities including Kaiser Permanente South Sacramento Medical Center. With its cultural diversity, community gardens, and ongoing revitalization efforts, South Sacramento provides housing options for a wide range of income levels. Over the next decade, the Sacramento Area Council of Governments (SACOG) and city planners are focusing on economic development initiatives, affordable housing projects, and infrastructure improvements to enhance quality of life and create more local employment opportunities in this evolving area.

KEY FACTS (WITHIN 5-MILES)

423,799

Population

158,407

Total Households

36.3

Median Age

\$16.8B

Consumer Spending Power

HOUSEHOLD

\$106,071

Average Household Income

\$75,936

Median Household Income

\$584,162

Average Home Value

EDUCATION

37.86%

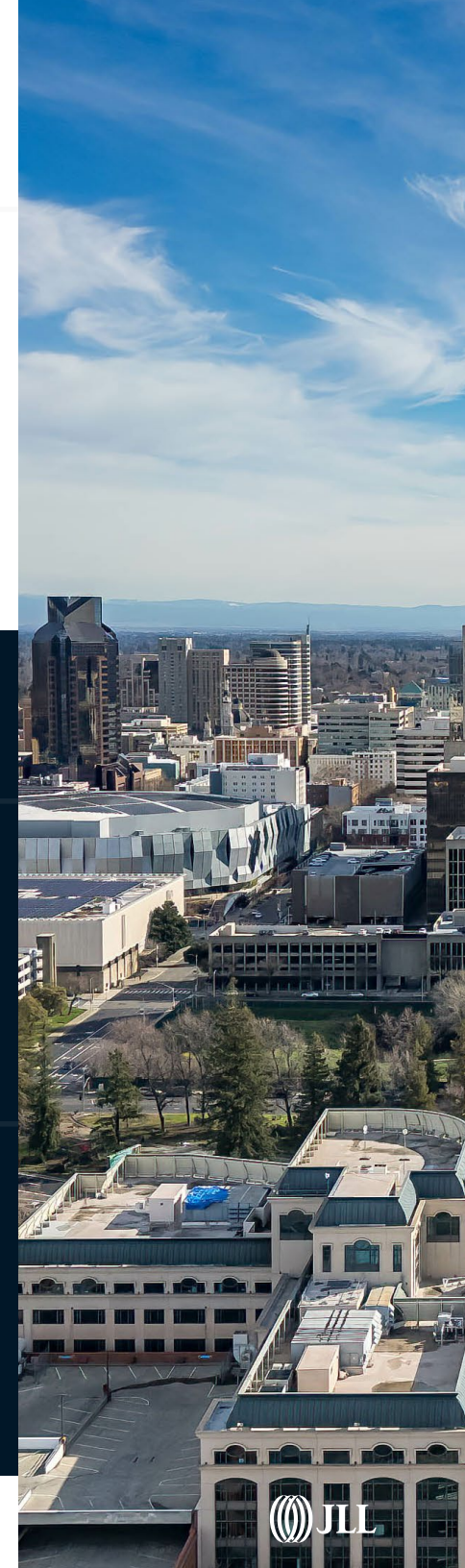
High School Graduate or Some College

22.81%

Bachelor's Degree

22.81%

Grad or Professional Degree





SOUTH SACRAMENTO RETAIL MARKET

South Sacramento's retail market has experienced steady growth in recent years, driven by its cultural diversity, affordability, and strategic location within the region. The area's position along major transportation corridors, has attracted a unique mix of locally owned businesses and national retailers serving the diverse community. South Sacramento's economic development efforts, including the Florin Road Partnership, have helped revitalize key commercial corridors while preserving the area's distinctive multicultural retail character. Recent market trends show consistent demand, particularly for neighborhood-serving retail and specialty stores. The area's retail landscape continues to evolve with community-focused developments that reflect the diverse needs and preferences of its residents.

2.6% 10-Yr Average Rent Increase

Vacancy Rate: **6.8%**



9.4 Median Months to Lease

14.4 Million SF of Inventory

0 SF New Construction Delivered
YTD 2025

(CoStar, Q1 2025)

STOCKTON

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SACRAMENTO, CALIFORNIA

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