

Kroger Plaza



PORTFOLIO OFFERING

Kroger Plaza is being marketed with six other East Coast Assets. Please reach out to a JLL representative for more information.

557,918
SF

TOTAL SF

99.6%

PORTFOLIO OCCUPANCY

\$115K+

Average 3-MILE
Household INCOME

67,000+

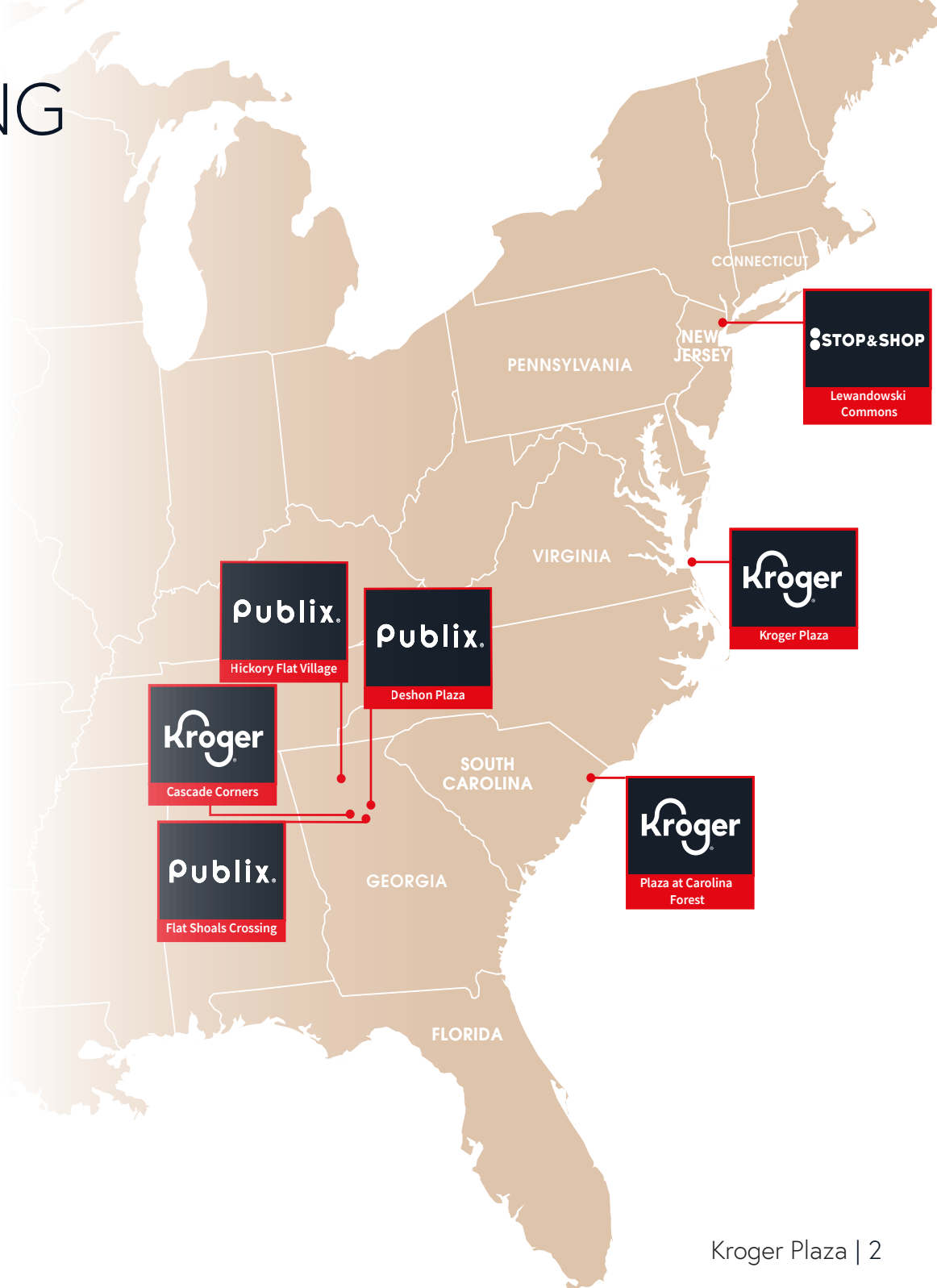
AVERAGE 3-MILE
POPULATION

\$9.68

Average Grocer
Rent PSF

~2.2%

CAGR



Kroger Plaza

PROPERTY OVERVIEW

ADDRESS

1800 Republic Rd, Virginia Beach, VA 23454

SIZE

67,540 SF

YEAR BUILT

Built: 1997

NOI GROWTH

10-Yr CAGR: ~2.0%

FINANCIALS

As-Is NOI: ~\$251,000

Occupancy: 100%

ANCHOR TENANT



ROBUST DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION			
2025 Estimate	14,960	63,500	139,371
AVERAGE HOUSEHOLD INCOME			
2025 Estimate	\$100,606	\$130,513	\$134,432
2030 Estimate	\$109,304	\$142,978	\$148,095



INVESTMENT HIGHLIGHTS



KROGER-ANCHORED INVESTMENT OFFERING WITH
SIGNIFICANT LONG-TERM UPSIDE VIA MARK-TO-MARKET



HILLTOP SUBMARKET - VIRGINIA BEACH'S PRIME RETAIL
DESTINATION



AFFLUENT & DENSE CUSTOMER BASE WITH ~\$130K+ AHHI
& 140K RESIDENTS WITHIN A 5 MILE RADIUS



DEEP DISCOUNT TO REPLACEMENT COST & EXCEPTIONAL
BASIS (~\$60 PSF)



LIMITED DEFERRED MAINTENANCE



SUBSTANTIAL ECONOMIC ACTIVITY VIA US DEPARTMENT
OF DEFENSE(~\$68B ANNUALLY)

DYNAMIC VIRGINIA BEACH RETAIL NODE

Kroger Plaza is centrally located in Virginia Beach's main retail node. The area benefits from consistent traffic via Virginia Beach tourism along with an extremely dense and sustainable workforce from Oceana Naval Air Station and neighboring Norfolk.



\$16B

Annual Economic Impact
(Naval Station Norfolk)



138,000

Population
(5 Mile Radius)



13M

Annual Visits
(Virginia Beach Retail Node)



134,432

Average HH Income
(5 Mile Radius)

Virginia Beach

\$3.7B Annual Economic Impact
13.6M Visitors

Oceana Naval Air Station

\$2B Annual Economic Impact
16,450 Active Duty and Civilian Workers

Hilltop East Shopping Center



WALMART

2M Annual Visits



1.1M Annual Visits

Hilltop Plaza



Hilltop North Shopping Center



Marketplace at Hilltop



Kroger Plaza



700K Annual Visits

La Promenade Shops



65,000 VPD

First Colonial Rd | 30,469 VPD

Laskin Rd | 24,606 VPD

KROGER ANCHORED INVESTMENT OFFERING

Kroger has **over 20 YEARS** of operating history with **STRONG SALES PERFORMANCE**



Fortune 500 Company #17
with Investment Grade
Credit S&P / MOODYS: BBB / BAA1

#1 Largest Supermarket Chain in the U.S. &
5th Largest Retailer in the World

Kroger operates a fuel center, further
increasing traffic to the center

Substantially Below Market Rent

Long Term Mark-to-Market Opportunity

Kroger offers investors a rare long-term opportunity to
increase base rent by **nearly 900%**

+\$750,000 NOI Impact

Current
In-Place Rent

Potential
Base Rent

HIGHLY SECURE INCOME STREAM

Kroger Plaza features a tenured rent roll with highly sustainable / below market rents averaging ~\$21 PSF.



~\$21

Sustainable & Below-Market
In-Place Avg. Shop Rents



6+ Years

Avg. Shop Tenure



67%

of Tenants have signed a
new lease or renewal in the
past 24 months



100%

Internet Proof
Tenant Mix



SITE PLAN & TENANT ROSTER

SUITE	TENANT	SF
1	Kroger	58,140
2	Wellness Massage & Spa	1,200
3	Diamond Nails	1,200
4	Milan Laser Hair Removal	1,600
5A	Ideal Fitness	2,390
5B	Wagner Kapoor Eye Institute	3,010
TOTAL		67,540



**SIGNIFICANTLY BELOW
MARKET ANCHOR RENT**



**STRONG CONSUMER BASE
(130K AHHI)**



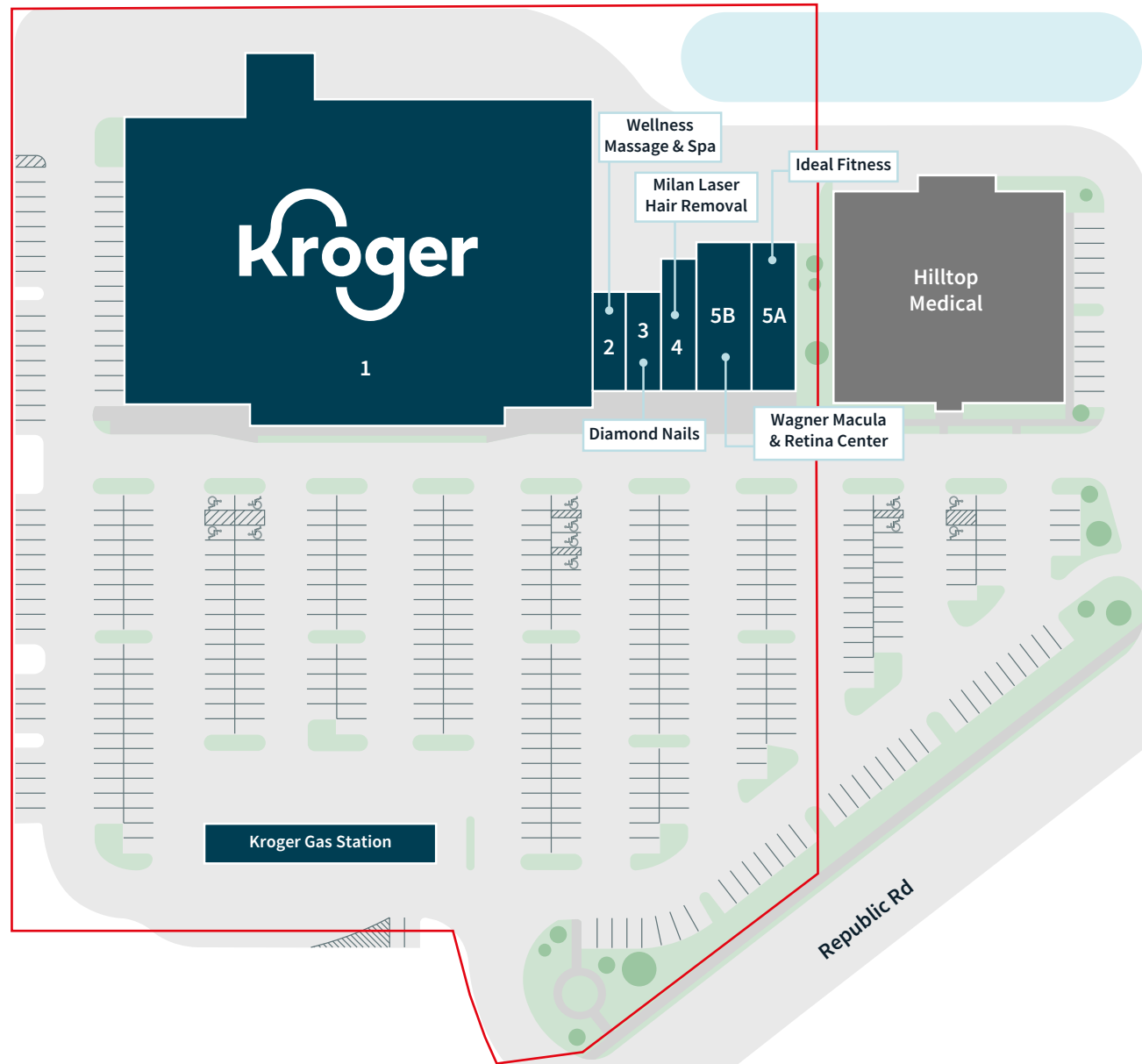
**STRONG AVG. SHOP TENURE
EXCEEDING 6 YEARS**



**LIMITED CAPITAL
REQUIREMENTS**



**SUSTAINABLE IN-PLACE
SHOP RENTS**



Portfolio Transaction Leads

Jim Hamilton

Senior Managing Director
404.942.2212
jim.hamilton@jll.com

Brad Buchanan

Managing Director
404.942.3192
brad.buchanan@jll.com

Andrew Kahn

Director
404.942.2220
andrew.kahn@jll.com

Anton Serafini

Senior Analyst
404.995.2297
anton.serafini@jll.com

Virginia Advisors

Jordan Lex

Managing Director
202.533.2517
jordan.lex@jll.com

Daniel Naughton

Senior Director
202.777.2316
daniel.naughton@jll.com

Financing Advisors

Gregg Shapiro

Senior Managing Director
404.942.2208
gregg.shapiro@jll.com

Hunter Goldberg

Director
404.995.2205
hunter.goldberg@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.