

SADDLEBACK *square* ORANGE, CA

Shadow Grocery Anchored Retail Center
With Immediate Upside in Orange County, CA



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



INVESTMENT OVERVIEW

JLL has been exclusively retained by Ownership to offer qualified investors the exciting opportunity to acquire Saddleback Square (the “Property”), a 31,885 square foot strip center located in Orange, CA. The Property is shadow anchored by a top-performing Stater Bro’s which sees more than 1.1M annual visitors. The Property is strategically located in a dense, affluent trade area with 157,953 residents, 90,395 employees, and an median household income of \$139,770 within 3 miles.



PROPERTY SUMMARY



Address
3500 East Chapman Ave
Orange CA, 92869



Total Rentable Area
31,855 SF



Occupancy
80%



Year Built
1965



Acreage
2.45 AC



Parcel No. (APN)
383-261-17



In Place NOI
\$487,136



Year 4 Stabilized NOI
\$904,444

[CLICK TO VIEW ON GOOGLE MAPS](#)

Orange is Home to
Over 138,000 People



Orange Creek
Apartments
68 Units

Americana
Apartments
64 Units



EL Modena
High School



SADDLEBACK
square
ORANGE, CA

STATER BROS.
markets

CHAPMAN AVE (45,000+ VPD)

PROSPECT ST (25,000+ VPD)

INVESTMENT HIGHLIGHTS



BOOMING SUBURBAN DAYTIME POPULATION

The Property is located within a prime residential node, with total residents exceeding 35,679 within a 1-mile radius and 219,033 within 3-miles. The long-term trend of working from home paired with the strong daytime population in the area provides the Property with a broadened customer base that will increase tenant sales.



RARE SHADOW GROCERY ANCHORED OPPORTUNITY

Saddleback Plaza attracts 3.3 million visitors annually, with the shadow-anchored Stater Bros generating 1.1 million visits. This Stater Bros location ranks #1 among all Stater Bros stores within a 10-mile radius, confirming this as the top-performing Stater Bros location in the Orange County market.



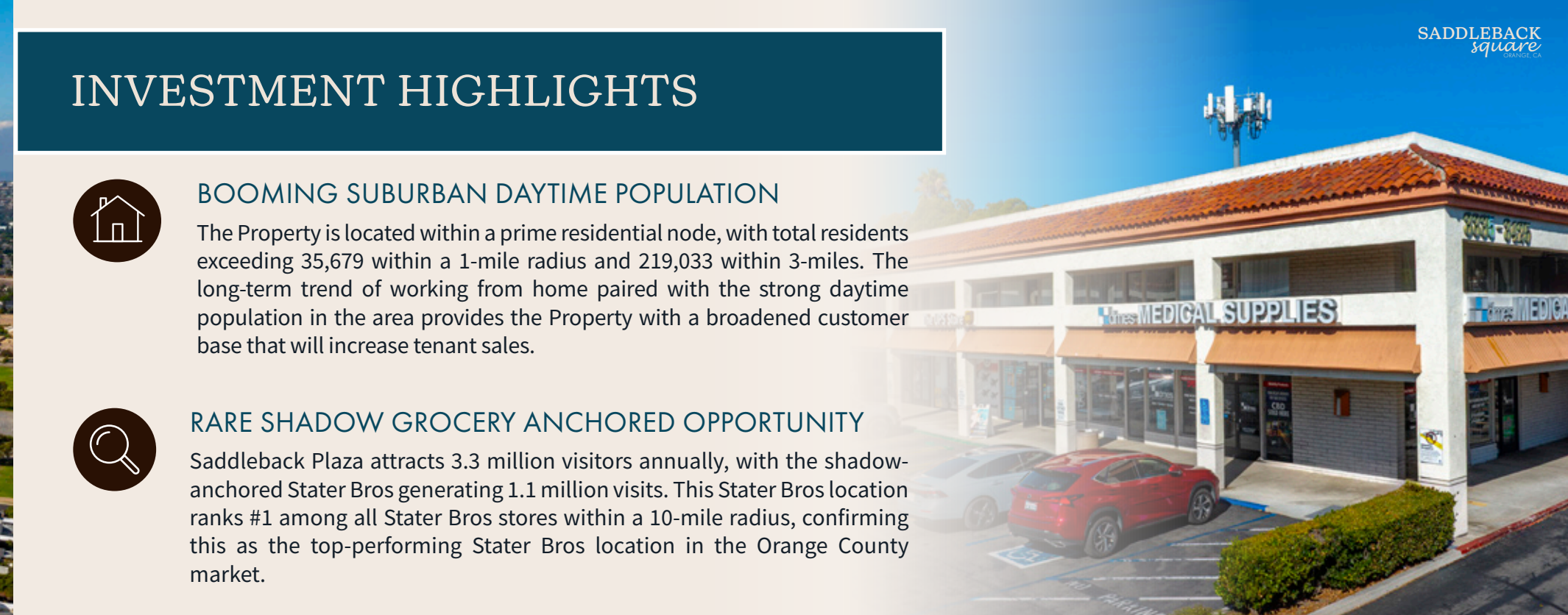
HIGHLY VISIBLE LOCATION WITH EXCELLENT ACCESSIBILITY

The Property benefits from a dense, affluent trade area with 159,545 residents, 90,395 employees, and an average household income of \$138,888 within 3 miles. This combination of strong residential density and high purchasing power creates a robust customer base driving tenant sales.



SIGNIFICANT SURROUNDING DRAW

Positioned adjacent to El Modena High School, catering to a student population of over 1,900, and in close proximity to Chapman University, the Property enjoys not only a steady flow of consistent traffic but also benefits from the strong draw and appeal of these nearby attractions.



INVESTMENT HIGHLIGHTS



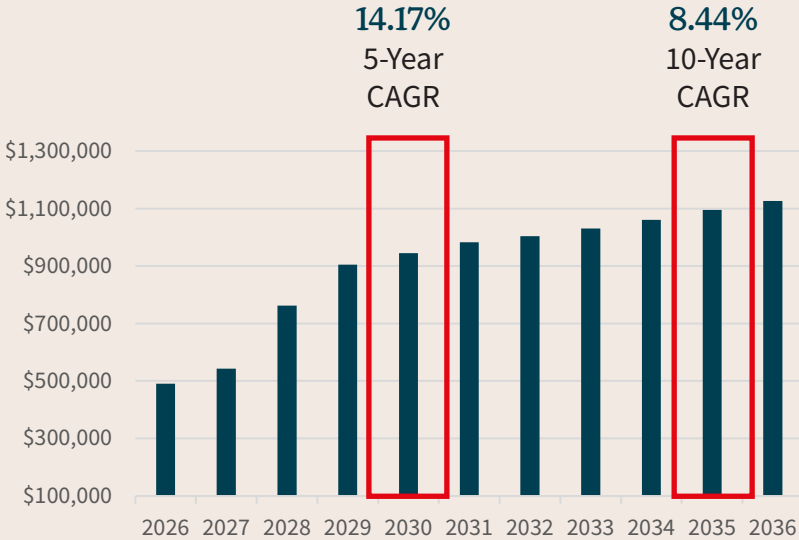
VALUE ADD COMPONENT

The Property is 80% leased, with current tenants paying rates 18% below market. New ownership can re-lease the center and bring existing tenants to market rates, substantially increasing rental income.



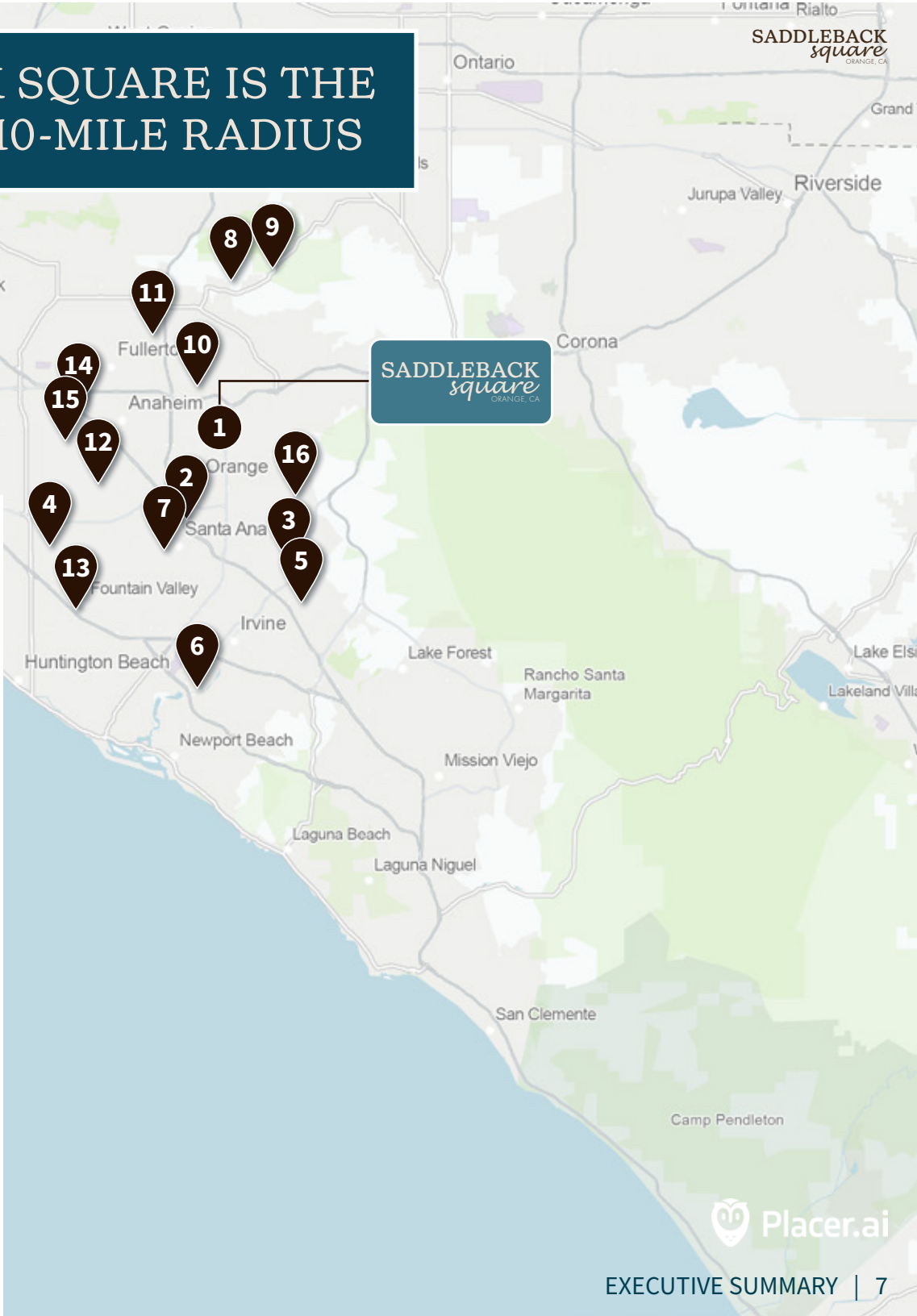
DAILY NEEDS TENANT MIX

Saddleback Square features a diversified tenant mix with a variety of synergistic uses including convenience, food, health, beauty, and household services. New ownership has the potential to re-merchandise the center to further enhance the diversified tenant roster.



STATER BRO'S AT SADDLEBACK SQUARE IS THE TOP PERFORMING CHAIN IN A 10-MILE RADIUS

STATER BROS. markets			
1	3325 E Chapman Ave	Orange	1,077,147
2	2630 W Edinger Ave	Santa Ana	1,068,306
3	15150 Kensington Park Dr	Tustin	1,008,672
4	8522 Westminster Blvd	Westminster	996,119
5	14171 Red Hill Avenue	Tustin	988,935
6	1175 Baker St	Costa Mesa	987,117
7	2360 N Tustin Ave	Santa Ana	985,709
8	1111 E Imperial Hwy	Placentia	829,781
9	18527 Yorba Linda Blvd	Yorba Linda	819,193
10	1131 N State College Blvd	Anaheim	808,901
11	1040 E Bastanchury Rd	Fullerton	807,035
12	8888 Chapman Ave	Garden Grove	801,940
13	11085 Warner Ave	Fountain Valley	778,876
14	610 S Brookhurst St	Anaheim	778,110
15	1741 Kellogg Dr	Anaheim	686,855
16	1800 E Collins Ave	Orange	661,946



SITE PLAN



TENANT ROSTER

SUITE	TENANT	SF	% of GLA
3345	Dollar Tree	9,046	28.4%
3401-E	Geoffrey Shulz - MTM	460	1.4%
3403	U.S. Army Corps Engine -Expansion	1,101	3.5%
3405	Tobacco Shop	801	2.5%
3409	SpectraSite Comm - Cell tower	300	0.9%
3409-A	Verizon Wireless - Cell	840	2.6%
3411	Pet Hospital of Orange	5,000	15.7%
3415	U.S. Army Corps Engine	2,658	8.3%
3419	UPS Store	900	2.8%
3421	Diversified Medical Equipment	1,727	5.4%
3423-B	Mia Valerie Hubbard - Nail and Brow Salon	804	2.5%
3423-C	Mia Valerie Hubbard - Nail and Brow Salon	625	2.0%
3425	Blondies	1,250	3.9%
3401-A	VACANT 3401-A	597	1.9%
3401-B	VACANT 3401-B	400	1.3%
3401-C	VACANT 3401-C	625	2.0%
3401-D	VACANT 3401-D	634	2.0%
3407	VACANT 3407	1,170	3.7%
3423-A	VACANT 3423-A	678	2.1%
3423-D	VACANT 3423-D	513	1.6%
3423-E	VACANT 3423-E	770	2.4%
3423-F	VACANT 3423-F	956	3.0%
TOTAL LEASED GLA		25,512	80.1%
TOTAL VACANT		6,343	19.9%
TOTAL BUILDING AREA		31,855	100.0%

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