



THE OPPORTUNITY

JLL, as an exclusive advisor, is pleased to present the opportunity to acquire Wrigley Marketplace (the "Property"), a 47,680 SF grocery and drug-anchored urban retail center strategically located in Long Beach, California. This transit-oriented shopping center is uniquely positioned next to a metro station and a police station, enhancing its accessibility and security. The Property offers a diverse mix of national and regional tenants, including Albertsons and CVS as anchor tenants (NAP), providing stable income and significant foot traffic. Situated adjacent to Long Beach Memorial Hospital, which generates over 2.4 million annual visitors, the center benefits from strong demographics and daytime population. The property's ground lease extends through 2083, offering over 57 years of remaining term. Its distinctive location near public transit, law enforcement, and major healthcare facilities sets this property apart in the market.

KEY TENANTS

 Albertsons (NAP)	 Carl's Jr.	 CVS pharmacy (NAP)	 WELL FARGO
POPULATION	1-MILE	3-MILE	5-MILE
2025 Population	35,652	261,709	545,751
2030 Population	34,786	257,509	536,255
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2025 Average Household Income	\$102,709	\$99,774	\$114,830
2030 Household Income Projection	\$115,409	\$111,229	\$127,593
Projected Household Income Growth	12.37%	11.48%	11.11%
HOUSING	1-MILE	3-MILE	5-MILE
2025 Average Home Value	\$826,903	\$825,048	\$864,068
2030 Home Value Projection	\$959,360	\$986,869	\$1,019,074
Projected Home Value Growth	16.02%	19.61%	17.94%



PROPERTY SUMMARY



Address:
141 E Willow St,
Long Beach, CA 90806



Offering Price:
Best Offer



Year 1 NOI:
\$1,435,120



GLA:
Owned GLA: $\pm 7,680$ SF
Unowned GLA: $\pm 8,478$ SF
Total GLA: $\pm 16,158$ SF



Year Built:
2000



Acreage:
Controlled Acreage: ± 0.6 AC
Uncontrolled Acreage: ± 6.5 AC
Total Acreage: ± 12.91 AC



Occupancy:
100%



Parking:
296 Parking Spaces
(6,191,000 SF)



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INVESTMENT HIGHLIGHTS



RARE COASTAL ASSET WITH NOI GROWTH AND STRONG DEMOGRAPHICS

Strategically located in Long Beach, CA, Wrigley Marketplace serves a dense housing market with over 99,000 households within a 3-mile radius. The area offers significant affordability advantages, with a median home value of \$767,000, substantially lower than nearby coastal communities like Seal Beach and Huntington Beach, where values exceed \$1M-\$2M. This affordability, coupled with strong average household income and high housing density, creates an accessible and robust customer base for diverse businesses.



GROCERY AND DRUG-ANCHORED RETAIL CENTER DRIVING CONSISTENT TRAFFIC

Shadow-anchored by Albertsons and CVS, Wrigley Marketplace generates steady daily needs traffic, ensuring a constant flow of customers. This high-frequency visitation benefits all tenants and solidifies the property's position as a go-to destination for local shoppers.



HIGH-PERFORMING OUTPARCELS WITH NATIONAL TENANTS

The property features well-known national tenants on outparcels with long-term leases. Notably, the on-site Starbucks and Carl's Jr. rank in the top 4% within a 10-mile radius for consumer visits and foot traffic, demonstrating the site's exceptional consumer appeal.



DIRECTLY ACROSS FROM MAJOR HOSPITAL DRIVING SIGNIFICANT FOOT TRAFFIC

Immediately next to Long Beach Memorial Hospital, which generates over 2.4 million visitors annually. This proximity provides substantial daily customer traffic for the center's tenants, further enhancing the property's value and performance.



EXTREMELY DENSE AND INFILL LOCATION WITH PROVEN PERFORMANCE

Wrigley Marketplace ranks in the top 6th percentile of most visited neighborhood centers nationwide, with 3.1 million annual visits. This exceptional performance underscores the property's draw as a retail destination and its importance to the local community.



LONG-STANDING TENANTS DEMONSTRATING LOCATION STRENGTH

73% of the GLA has occupied space at Wrigley Marketplace for over 20 years, showcasing the strength of the location and the property's ability to retain businesses long-term. This tenant longevity provides stability and a secure income stream for future investors.





TOP PERFORMING TENANCY

Wrigley Marketplace offers a diverse lineup of Food & Beverage tenants that average over \$750/SF in annual sales. Marquee F&B tenants include: Carl's Jr, Jamba Juice, Jersey Mikes, Starbucks, and Papa Johns.



\$639 Sales/SF
7.98% Health Ratio



\$532 Sales/SF
7.08% Health Ratio



\$1,411 Sales/SF
3.72% Health Ratio



\$622 Sales/SF
7.22% Health Ratio



\$597 Sales/SF
6.21% Health Ratio

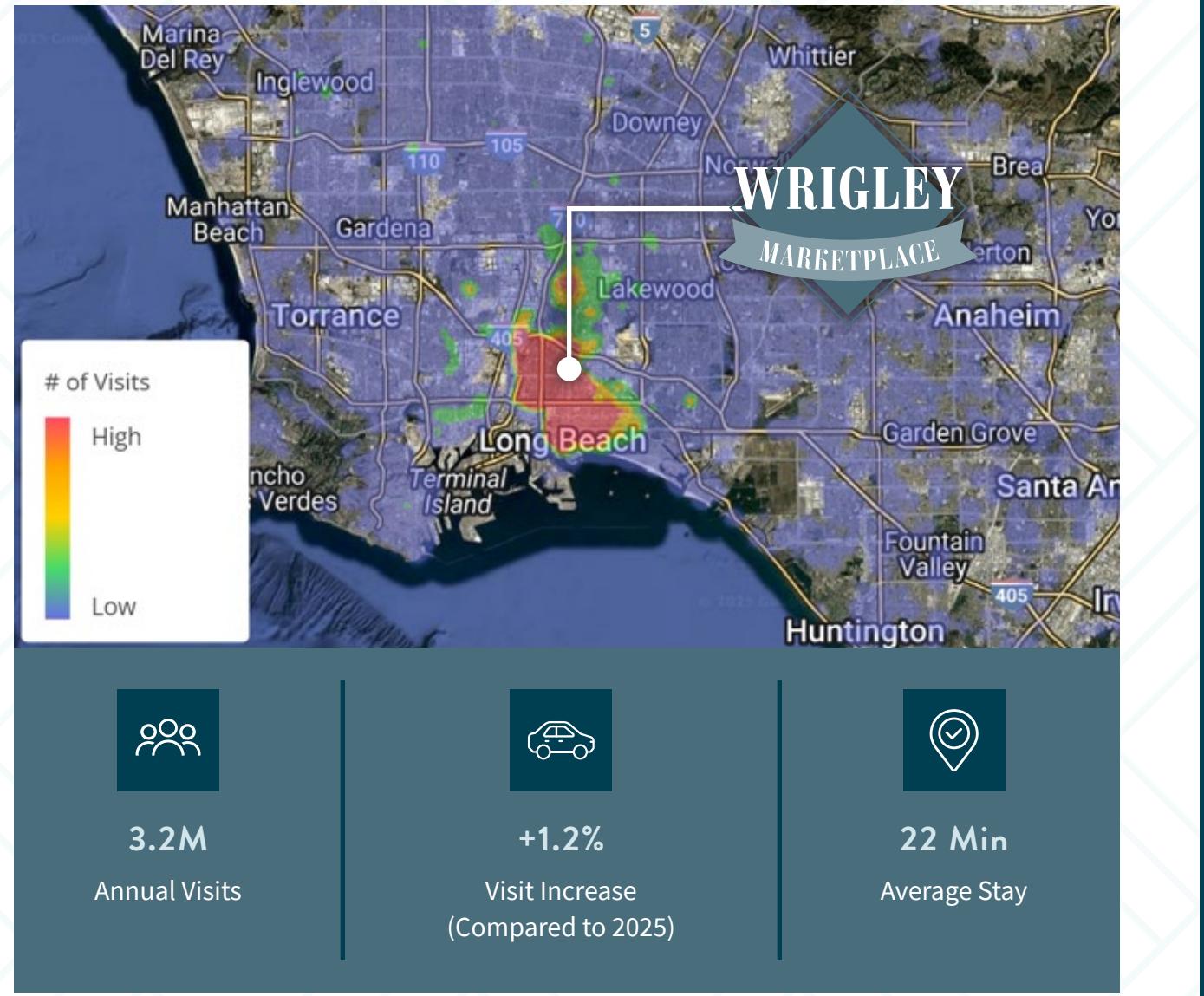


IDEAL GROUND LEASE STRUCTURE

- The ground lease extends through 2083 with all options utilized, providing over 57 years of remaining term.
- Accelerated depreciation of leasehold improvements offers unique tax advantages for prospective buyers, potentially enhancing after-tax returns.
- The lease structure provides stability for the ground lessee over the length of the term, **with no Fair Market Value (FMV) reassessments, eliminating the risk of unexpected ground rent escalations.**
- Ground rent adjustments occur every 10 years at a 10% increase, with the next increase due in 2028, providing predictable cost structure for long-term financial planning.

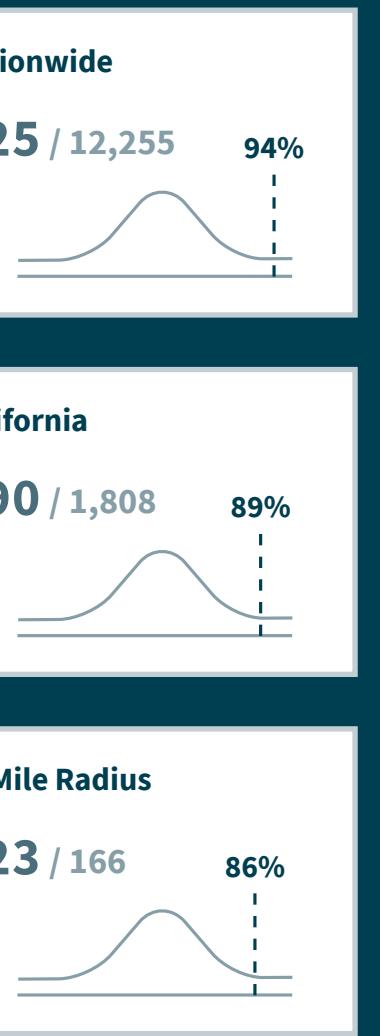


DIRECT FREEWAY ADJACENT LOCATION DRAWING 2.9 MILLION ANNUAL VISITORS



KEY MARKETPLACE
S IN THE TOP 7TH
ENTILE OF MOST
NEIGHBORHOOD
CENTERS IN THE
ENTIRE NATION

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SITE PLAN



TENANT ROSTER

Suite	Tenant	SF	% of NRA	Rent PSF	Lease Exp.	Options	Option Rent
14101	Rainbow USA Inc.	8,035	16.85%	\$18.67	Jan-29		
14103	Cosmo Prof	3,020	6.33%	\$31.00	Sep-32	2, 5-Year Options	Option 1: \$37.51 PSF Option 2: \$38.26 PSF
14102	Rent A Center (Eclipse RTO)	4,058	8.51%	\$30.00	Feb-28	3, 5-Year Options	Option 1: \$33.00 PSF Option 2: \$44.40 PSF Option 3: \$45.60 PSF
14105	Papa Johns	1,410	2.96%	\$46.20	Feb-32		
14104A	Sally Beauty Supply	2,000	4.19%	\$34.50	Sep-32	2, 5-Year Options	Option 1: \$41.75 PSF Option 2: \$42.99 PSF
14104B	Jamba Juice	1,400	2.94%	\$37.68	Jun-28	2, 5-Year Options	Option 1: \$41.40 PSF Option 2: \$45.48 PSF
14106	Tobacco 4 Less	1,393	2.92%	\$44.86	Dec-28		
14107	United Family Dental	1,929	4.05%	\$46.19	Jul-30	2, 5-Year Options	Option 1: \$49.74 PSF Option 2: \$52.26 PSF
14108	Lobster Guy	1,462	3.07%	\$30.96	Sep-27	1, 5-Year Option	\$32.76 PSF; 3% annual increases
14109	Waba Grill	1,243	2.61%	\$37.08	Aug-28	2, 5-Year Options	Option 1: \$41.76 PSF Option 2: \$46.92 PSF
14110	L&L Hawaiian	1,243	2.61%	\$54.02	May-30	1, 5-Year Option	\$60.80 PSF; 3% annual increases
14111	Jersey Mike's Subs	1,243	2.61%	\$44.88	Dec-26	2, 5-Year Options	Option 1: \$51.60 PSF Option 2: \$54.70 PSF; 2.5% annual increases
25104	Chili Verde	1,200	2.52%	\$45.12	Oct-29		
25102	Wells Fargo Bank	4,864	10.20%	\$41.40	May-27	2, 5-Year Options	Option 1: \$47.25 PSF Option 2: \$52.40 PSF
26103	Amazon Insurance	767	1.61%	\$52.90	Feb-27		
26102	Hong Kong Express	1,314	2.76%	\$54.85	Jul-28		
26101	Horizon Pregnancy Center	1,219	2.56%	\$42.38	Mar-28		
27100	Carl's Jr	3,050	6.40%	\$50.22	Sep-29	1, 5-Year Option 1, 4.5-Year Option	Option 1: \$55.00 PSF Option 2: \$53.65 PSF
28100	Starbucks	3,000	6.29%	\$50.16	May-32	3, 5-Year Options	Option 1: \$55.20 PSF Option 2: \$60.22 PSF Option 3: \$66.79 PSF
29100	The Tactical Citizen	3,830	8.03%	\$40.80	May-34	1, 5-Year Option	\$55.64 PSF
Total Occupied SF		47,680	100.00%	\$37.71			

WRIGLEY MARKETPLACE

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