



PENINSULA MARKETPLACE A



A Core Coastal Grocery Anchored
Neighborhood Center In Orange County

Huntington Beach, CA

THE OFFERING

JLL is pleased to present Peninsula Marketplace, a core 95,416 SF grocery-anchored investment opportunity in Huntington Beach's affluent coastal market. The center is 98.8% leased and anchored by Ralphs, which has operated at the property for over 25 years and generates exceptional sales. Peninsula Marketplace attracts more than 1.5 million annual visitors and benefits from outstanding demographics, including average household incomes of \$175,279 and home values of \$1.4 million within one mile. The Property features a synergistic mix of daily needs and fast casual food tenants that cater to the surrounding affluent suburban community, anchored by a highly productive grocery store.

Notable Tenants

82.8% of tenants at Peninsula Marketplace are Nationally Recognized



EXCELLENT VISIBILITY

74,300 VPD
At Intersection

1.5M
Annual Visitors

Demographics

POPULATION	1-MILE	3-MILE	5-MILE
2025 Population	19,231	150,648	313,708
2030 Population Projection	19,541	149,563	311,304
INCOME	1-MILE	3-MILE	5-MILE
2025 Avg. Household Income	\$175,279	\$162,978	\$157,732
2030 Avg. Household Income Projection	\$185,015	\$178,245	\$172,637
Projected Household Income Growth	5.55%	9.37%	9.45%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2025 Avg. Home Value	\$1,402,863	\$1,200,174	\$1,179,300
2030 Avg. Home Value Projection	\$1,527,111	\$1,325,192	\$1,303,418
Projected Home Value Growth	8.86%	10.42%	10.52%

PROPERTY SUMMARY

- Address**
19021-19125 Goldenwest St
Huntington Beach, CA 92648
- Occupancy**
98.8%
- Total Rentable Area**
95,416 SF
- Year Built**
2000
- Acreage**
9.49 Acres
- 10 Year CAGR**
3.10%
- Parking**
390 Spaces (4.1/1,000 SF)
- WALT**
4.5 Years

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INVESTMENT HIGHLIGHTS



Proven Tenant Sales Performance

Ralphs has served as the anchor tenant at the center for over 25 years, consistently driving strong performance and steady customer traffic. This high-performing anchor supports exceptional results for other retailers, such as Rubio's Coastal Grill and 602 Coffee Roasters. The established track record of tenant success underscores the opportunity for continued occupancy stability and positions the landlord to achieve strong rental growth throughout the hold period.



Rare Coastal Grocery Anchored Neighborhood Center with Full Site Control

Peninsula Marketplace presents a rare opportunity to acquire a 98.8% leased, Ralph's-anchored shopping center in a highly supply-constrained coastal market. Situated on a single 9.49-acre parcel, the property offers investors full control and flexibility to optimize long-term value. With stable income from a national anchor and limited new development in the area, Peninsula Marketplace is a core investment with lasting relevance and upside potential.



Prime Infill Location With High Visibility

The property commands an irreplaceable location with exceptional visibility on the corner of Garfield Avenue and Goldenwest Street with 74,300 vehicles passing the center daily at that intersection. This strategic corner positioning in a mature, fully developed coastal community ensures maximum exposure to both local residents and the area's substantial visitor population.



Superior Coastal Demographics + Affluent Trade Area

Strategically positioned at a prominent corner, the shopping center offers exceptional visibility and access. The property serves a dense and affluent trade area with 150,648 residents within three miles, an average household income of \$162,978, and annual consumer spending of \$5.6 billion, providing a strong foundation for sustained retail performance.



Carl's Jr. Mark-To-Market Opportunity

Carl's Jr. is operating under a lease that is below current market rates, presenting substantial embedded value and a clear path to increased NOI growth. This property offers buyers immediate upside potential without the need for significant capital expenditures or tenant repositioning, as the value creation is inherent in the existing lease structure.



Carl's Jr. Pad Spinoff & Value Creation

The Carl's Jr. pad is separately parceled, adding significant value by providing investors the ability to sell this parcel individually and lower their overall cost basis.



Essential Daily-Needs Tenant Mix

With 1.5 million annual visitors and 11.3% growth in customer visits over the past three years, Peninsula Marketplace demonstrates continued momentum and consumer preference. The center's 82.8% credit tenant roster provides income security while its diverse merchandising mix encourages cross-shopping and extended visits with an average stay time of 42 minutes.



Strong Customer Drawing Power

Anchored by Ralph's and Planet Fitness, Peninsula Marketplace provides a complementary mix of essential services and daily needs retailers that generate consistent traffic patterns throughout the day and week, creating a shopping destination that performs reliably regardless of economic cycles.



TENANT ROSTER

Suite	Tenant	SF
19081	Ralphs	51,581
19101	Planet Fitness	20,635
19021	First Team Real Estate	5,377
19125	Carl's Jr	3,050
190512	Hair Theory	2,660
190351	Rubio's Baja Grill	2,082
190511	Happy Nails	1,620
190353	Sourdough & Co.	1,540
190514	Woof Gang Bakery & Grooming	1,446
190518	Peninsula Orthodontics	1,215
190516	Aim Mail Center	1,100
190517	SeaFit Huntington Beach	1,080
190352	Coffee, Acai & Roaster	930
Total Occupied SF		94,316
190515	Vacant	1,100
Total Available SF		1,100
Total Overall SF		95,416



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