



Marigold

SHOPPING CENTER
San Luis Obispo, CA

A RARE GROCERY/DRUG ANCHORED
SHOPPING CENTER WITH TOP TIER
SALES IN CALIFORNIA'S CENTRAL COAST



THE OPPORTUNITY

JLL has been exclusively retained by Ownership to offer qualified investors the rare opportunity to acquire Marigold Center (the "Property"), a 174,428 SF grocery/drug anchored shopping center in San Luis Obispo, California. In addition the Vons grocery anchor, Marigold Center is leased to a strong lineup of complementary credit tenants such as CVS Pharmacy, Planet Fitness, Big 5 Sporting Goods, Starbucks, Taco Bell and Carl's Jr., generating top tier sales in a supply constrained submarket. Currently ±91% occupied, the property offers a rare combination of strong performance with measurable upside via lease up, generating a 5-year CAGR of ±5.30%. Additionally, the Property is strategically located just north of San Luis Obispo's airport within the most affluent part of San Luis Obispo, surrounded by the world-renowned wineries of Edna Valley.



PROPERTY SUMMARY

Address
3900 Broad Street
San Luis Obispo, CA 93401

Total Rentable Area
174,428 SF

Occupancy
91.6%

Year Built/Renovated
1995

Acreage
17.55 Acres

Year 1 NOI
\$3,253,370

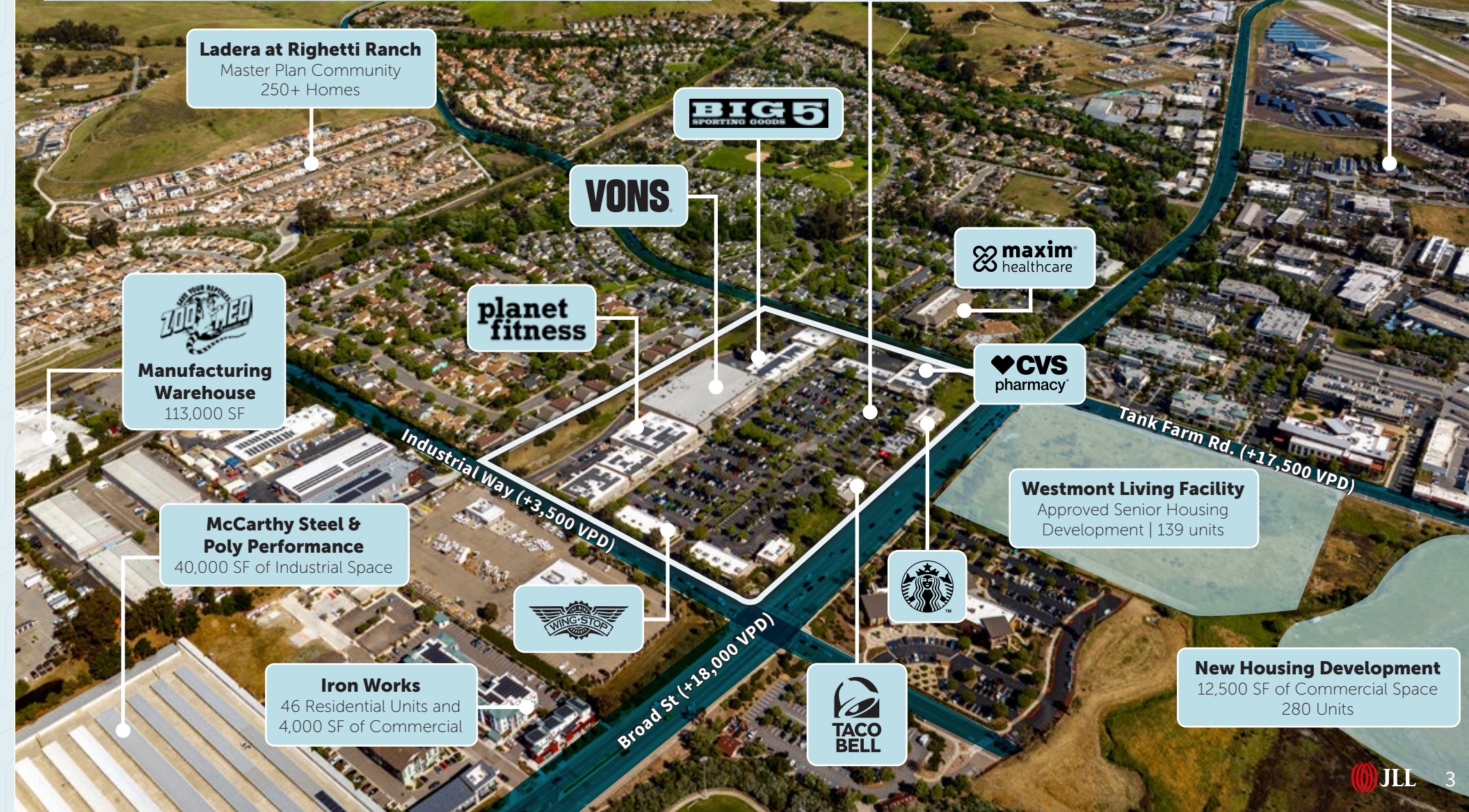
Parking
763 stalls (4.37 : 1,000 SF)

5-Year CAGR
5.30%

10-Year CAGR
4.44%

[Click To View On Google Maps](#)

DEMOGRAPHICS			
POPULATION	1-MILE	3-MILE	5-MILE
2025 Population	6,817	35,880	61,663
2030 Population Projection	7,986	37,828	63,558
INCOME	1-MILE	3-MILE	5-MILE
2025 Avg. Household Income	\$153,994	\$134,974	\$124,007
2030 Avg. Household Income Projection	\$170,529	\$150,033	\$137,843
Projected Household Income Growth	10.74%	11.16%	11.16%
HOME VALUES	1-MILE	3-MILE	5-MILE
2025 Avg. Home Value	\$1,160,169	\$1,069,768	\$1,071,254
EMPLOYMENT & EDUCATION	1-MILE	3-MILE	5-MILE
Employment Rate	98.4%	96.0%	93.2%
Population with Bachelor's Degree or Higher	60.5%	58.4%	57.6%

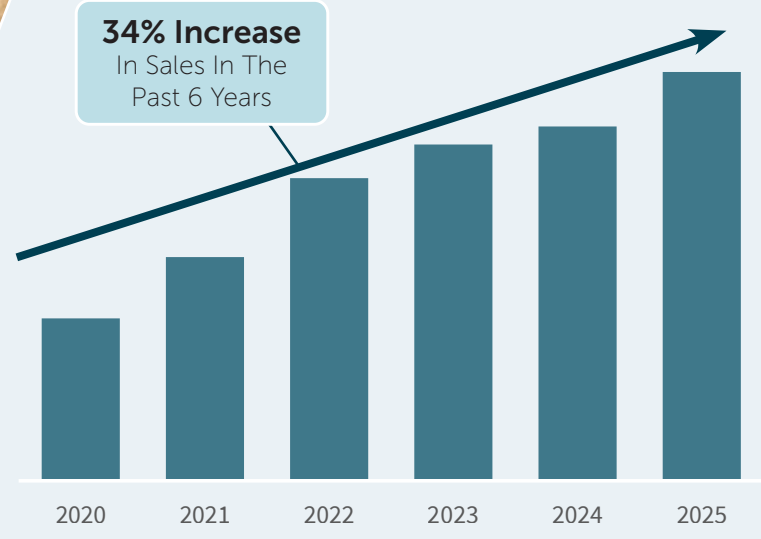


INVESTMENT HIGHLIGHTS



IDEAL GROCERY/DRUG ANCHORED COMMUNITY CENTER WITH FULL SITE CONTROL

Marigold Center is anchored by Vons (NYSE: ACI / ±\$7.8B Market Cap), CVS and Planet Fitness, cementing a strong combination of recession resistant tenancy with daily needs. Complementary tenants include Taco Bell, Starbucks, Carl's Jr, Jersey Mikes and Big 5 Sporting goods. All shops and pad buildings are owned, providing full site control.



Vons Sales Year Over Year



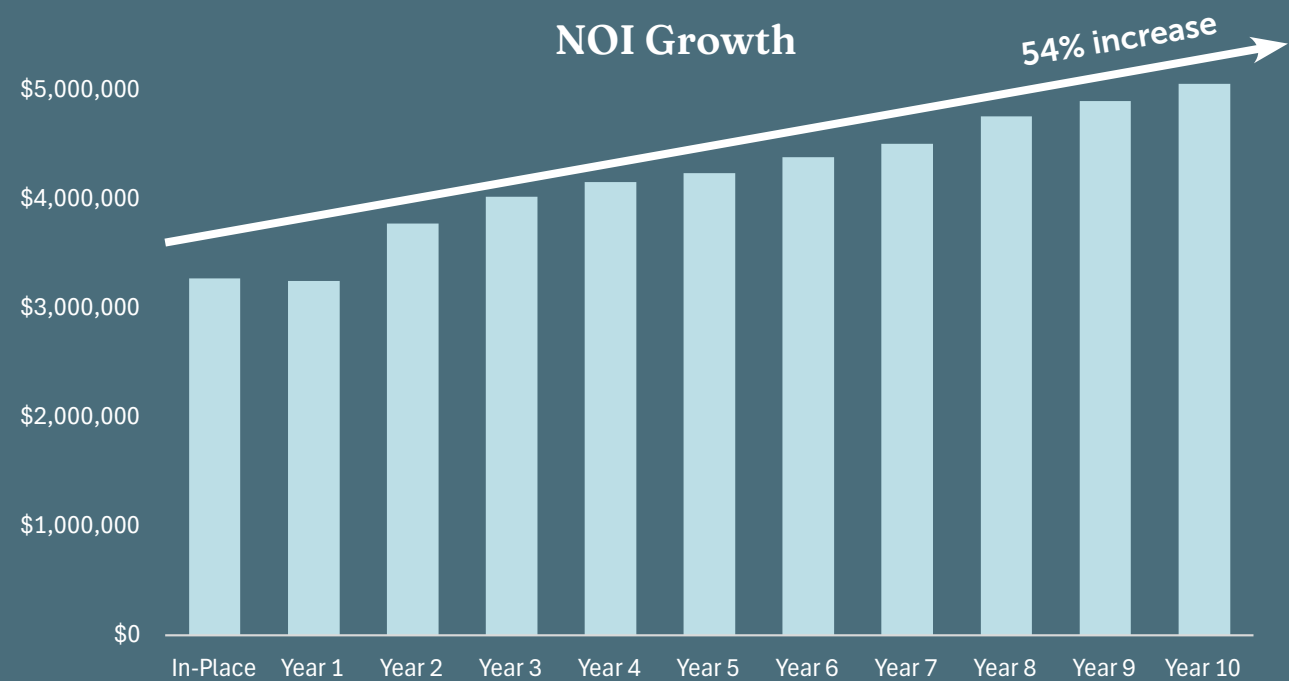
TOP TIER GROCER SALES VOLUME WITH CONTINUED GROWTH

Vons has operated at this location for 20 years and generates top tier sales and a strong health ratio below 2%. Sales have grown 34% over the past 6 years and continue to show an upward trajectory, demonstrating Marigold Center's dominance in the marketplace.



STABLE CASH FLOW WITH IMMEDIATE AND LONG-TERM UPSIDE

The Property offers a secure investment foundation with a roster of premier national tenants, including Vons, CVS Pharmacy, Planet Fitness, Starbucks, Taco Bell, and Carl's Jr. This A-list tenancy provides durable, in-place cash flow. Significant upside is immediately available through the lease-up of 14,673 SF of current vacant space and the mark-to-market of below-market pad and shop rents.



54% Projected NOI Growth
Over the Next 10 Years



SEASONED TENANCY

The Property has a significant amount of original tenants, providing embedded value and cash flow growth. Credit tenants such as Vons, CVS Pharmacy, Carl's Jr. and Taco Bell have been located at Marigold Center for 20 years or more.



HIGHLY VISIBLE LOCATION WITH EXCELLENT ACCESSIBILITY

Marigold is located in one of the most convenient and well-traveled regions in San Luis Obispo, near the airport and serving as the gateway to Edna Valley, one of California's premier wine growing regions. The Property is strategically located at the intersection of Tank Farm Road and Broad Street, one of the most trafficked intersections in San Luis Obispo with a traffic count over 35,000. Accessibility is enhanced via the Property's location between two (2) hard corner, signalized intersections, both with dedicated left turn lanes into Marigold Center, allowing shoppers to enter the project from the four (4) access points at the property.

Downtown San Luis Obispo

West Creek County Estates
179 Housing Units

Manufacturing Warehouse
113,000 SF

Ladera at Righetti Ranch
Master Plan Community
250+ Homes

Iron Works
46 Residential Units and
4,000 SF of Commercial

McCarthy Steel & Poly Performance
40,000 SF of Industrial Space

Marigold SHOPPING CENTER

New Housing Development
12,500 SF of Commercial Space
280 Units

Westmont Living Facility
Approved Senior Housing
Development | 139 units

maxim healthcare

Broad St. (+18,000 VPD)
Tank Farm Rd. (+17,500 VPD)



AFFLUENT TRADE AREA IN CALIFORNIA'S CENTRAL COAST

Marigold Center is nestled in the most affluent pocket of San Luis Obispo where average household income exceeds \$134,000 and average home values are \$1,069,768 within a three-mile radius. The Property is located in the backyard of Cal Poly San Luis Obispo, with over 23,000 undergraduates, and nestled in between the Paso Robles wine region and great oceanside towns such as Pismo Beach and Morro Bay.



#1

Ranked Center within 15-miles



+13.1%

Increase in Visits Over Last 3 Years



2.7M

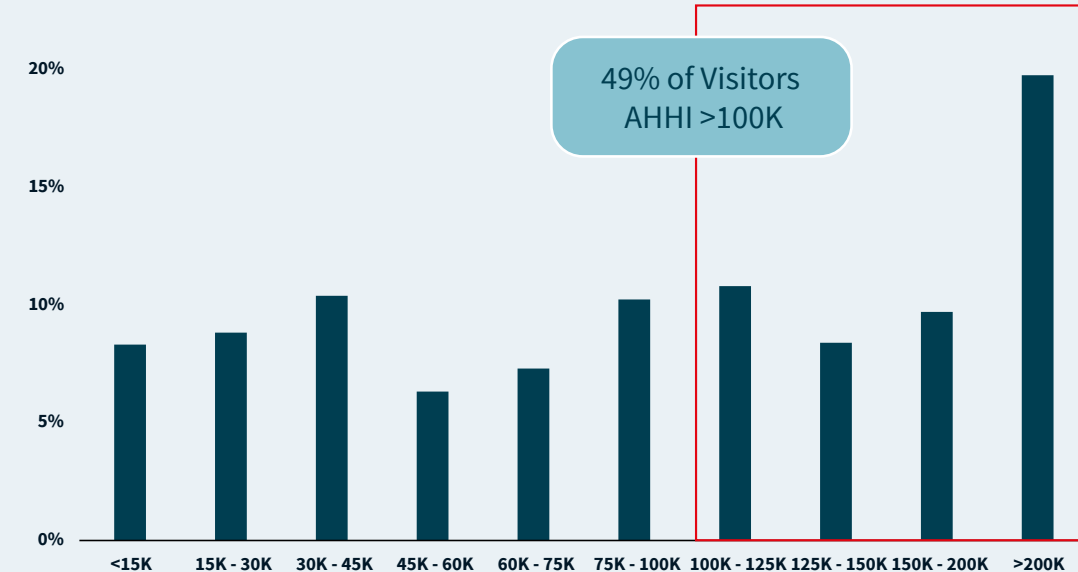
Annual Visits

Placer.ai



STRONG CONSUMER DRAWING POWER

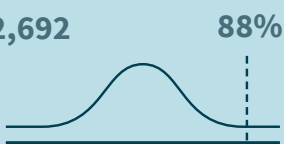
Marigold Center is the undisputed #1 shopping destination in its trade area, outperforming all competitors within a 15-mile radius. The center commands an impressive 2.7 million annual visitors, a figure that has grown 13.1% over the past three years. This dominance is driven by an exceptionally loyal customer base; an astounding 81% of all visits (2.2 million of 2.7 million) are from high-frequency shoppers who visit the center more than 10 times a year, ensuring consistent, year-round traffic.



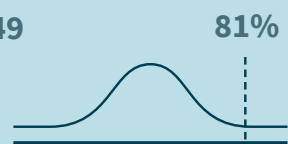
STRONG COASTAL LOCATION DRAWING 2.7 MILLION ANNUAL VISITORS



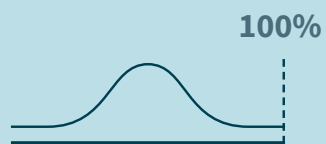
Nationwide
1,417 / 12,692



California
348 / 1,849



15 Miles
1 / 9



SITE PLAN



= Vacant

TENANT ROSTER

Suite	Tenant	SF	% of GLA	Suite	Tenant	SF	% of GLA	Suite	Tenant	SF	% of GLA
K050	Vons	52,071	29.9%	H066	OneMain Financial	1,748	1.0%	H060A	The Club Smoke Shop	1,094	0.6%
L045A	Planet Fitness	21,006	12.0%	F082	PetMed Urgent Care	1,705	1.0%	F080	The Joint Chiropractic	1,050	0.6%
E090	CVS	16,854	9.7%	H060B	Therapeutic Wellness	1,518	0.9%	P008	Hearing Solutions	1,012	0.6%
J058	Big 5 Sporting Goods	9,900	5.7%	O016	Debonair Eyes	1,500	0.9%	F078	Marigold Nails	1,000	0.6%
N025	Sola Salons	8,100	4.6%	D102	T-Mobile	1,494	0.9%	B108	Fresh Donuts	1,000	0.6%
M030	Cali Dental	5,780	3.3%	O012	Wingstop	1,488	0.9%	Total Occupied SF		159,755	91.6%
N028	U.S. Armed Forces	3,900	2.2%	F076	H & R Block	1,458	0.8%	G070	Vacant	8,000	4.6%
D095	Cottage Urgent Care	3,274	1.9%	J052	Fantastic Sams	1,300	0.7%	P005/006	Vacant	2,381	1.4%
M034	Old San Luis BBQ Co.	3,200	1.8%	B106	Pizza Republic	1,250	0.7%	O013	Vacant	2,124	1.2%
C103	Carl's Jr.	3,035	1.7%	F074	Panda Massage	1,240	0.7%	H064	Vacant	1,084	0.6%
A110	Shalimar Restaurant	2,771	1.6%	F072	Jersey Mike's Subs	1,240	0.7%	H062	Vacant	1,084	0.6%
P002	Kumi ko	2,500	1.4%	D094	Starbucks Coffee	1,217	0.7%	Total Available SF		14,673	8.4%
F084	UPS Store	2,180	1.2%	O014	Marian Regional Medical Center	1,120	0.6%	Total Overall SF		174,428	100.0%
B104	Taco Bell	1,750	1.0%								



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