



Jones Lang LaSalle Americas, Inc. ("JLL"), Real Estate License #01223413

Pacific Commons

FREMONT, CALIFORNIA

THE DOMINANT TRI-GROCERY ANCHORED RETAIL DESTINATION IN THE BAY AREA



INVESTMENT SUMMARY

The Offering

Jones Lang LaSalle Americas, Inc. ("JLL"), as exclusive advisor, is pleased to present the opportunity to acquire the 100% fee simple interest in **Pacific Commons**, a ±887,130 square foot, trophy open-air retail destination situated on **84 owned acres** in Fremont, California.

Pacific Commons offers a rare combination of durable income, near-term leasing and merchandising upside, H Mart-driven traffic growth, below-replacement-cost land basis, and long-term scarcity value. At 84 acres in the Inner Bay Area, the Property represents a generational opportunity to control a dominant retail campus in a market where comparable land positions are functionally impossible to recreate.

Pacific Commons is one of the Bay Area's most dominant retail assets, combining institutional scale, necessity-driven traffic, best-in-market tenant demand, and an irreplaceable position with **over 88 million annual vehicular impressions** in one of Silicon Valley's most supply-constrained submarkets. Anchored by **Costco, Lowe's, Target (NAP), and the future 100,000 square foot H Mart flagship (NAP)**, Pacific Commons functions as the primary retail and daily-needs destination for a high-income, highly educated, and captive trade area.

The asset already ranks among the most visited shopping centers in the Bay Area, generating approximately **12.5 million annual visits**, and with the addition of over 140K SF of new tenants slated for 2027, traffic is projected to **increase by more than 18%**, pushing annual visitation to an estimated **15.2+ million visits**. Upon opening in 2027, H Mart will create a grocery anchor configuration that is effectively unmatched in the region: warehouse club (Costco), general merchandise convenience (Target), and specialty grocery (H Mart) all within one integrated campus.

Pacific Commons is also located at the center of Fremont's advanced manufacturing and innovation corridor, surrounded by a dense base of high-wage employment in EV manufacturing, robotics, AI hardware, semiconductor-adjacent uses, life sciences, and logistics. Fremont's trade area includes **\$213,675 average household income, \$1.38 million median home values, and 62%+ educational attainment levels**, creating one of the highest-quality consumer markets in the United States.





**43440 Boscell Rd.
Fremont, CA**

887,130 SF
Gross Leaseable Area

84
Acres

92%
Leased

4.6%
NOI CAGR (10-Year)

2004 - 2015
Years Built

MART
(NAP)

T.J. maxx

HomeGoods

MINI SOU

IN-N-OUT BURGER

CENTURY THEATRES.

five BEL'W

NORDSTROM rack

GEN
KOREAN BBQ HOUSE

Total Wine & MORE

PANDA EXPRESS

Burlington

Raising Cane's
CRISPER FINGERED

Investment Highlights



Trophy, Tri-Grocery Anchored, Pride of Ownership Asset



The Dominant Open Air Center in the Bay Area

- » Top 4% National Ranking
- » 12.5M Annual Visits
- » 52.9 Minutes Avg. Dwell Time

New Additions = Massive Traffic Increase

- » Additions of H Mart, Raising Cane's, and Other New Tenants are Expected to Increase Annual Visits by more than 18%

Secure Cash Flow with Multiple Value-Creation Levers

- » Ability to Push Rents through Mark-to-Market
 - » 92% Leased with Executable Lease Up of Vacant Box
 - » Results in 4.6% NOI CAGR (10-year)
 - » 18 Separate Tax Parcels Provide Flexible Liquidity Strategies
- (See Parcel Map on page 28)



Pacific Commons

Burlington

(NAP)

MART

Coming Soon

(NAP)

TARGET

ULTA
BEAUTY

CENTURY
THEATRES.

COSTCO
WHOLESALE

T.J. maxx

HomeGoods

Infrastructure at a Discount



- » Below Replacement Cost & Fremont Industrial Land Basis*

Captive Master-Planned Trade Area with Impermeable Barriers to Entry



Premier Destination for Bay Area's Most Affluent Residents and Workforce



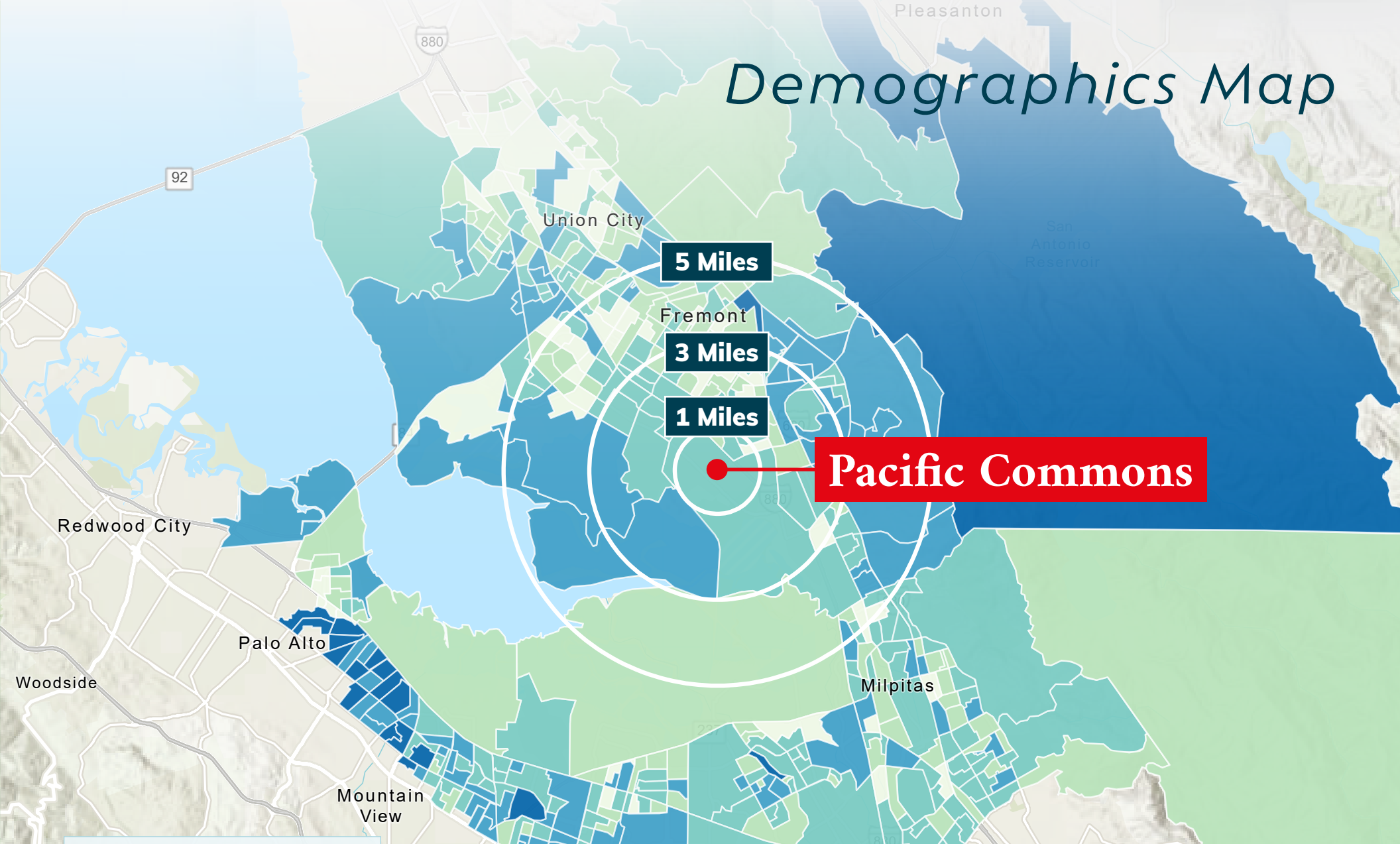
- » \$213,675 Average Household Income
- » 62% Bachelor's Degree or Higher

*See Market Overview section for details

Site Plan



Demographics Map

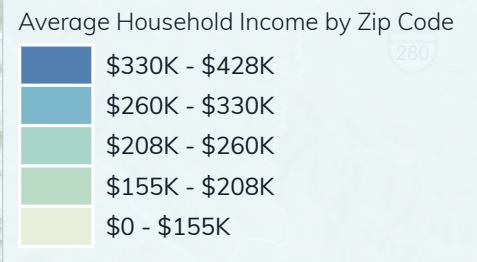


Pacific Commons

5 Miles

3 Miles

1 Miles



Within 5-Miles:

62%	267,063	\$213,675	\$16.2B
Bachelor's Degree or Higher	Daytime Population	Average Household Income	in Spending Power





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About JLL

JLL (NYSE:JLL) is a leading global commercial real estate services and investment management company with annual revenue of \$26.1 billion, operations in over 80 countries and a global workforce of more than 113,000 as of March 31, 2026. For over 200 years, clients have trusted JLL, a Fortune 500® company, to help them confidently buy, build, occupy, manage and invest across a variety of industries and property types, including office, industrial, hotel, multi-family, retail and data center properties. Driven by our purpose to shape the future of real estate for a better world, we help our clients, people and communities SEE A BRIGHTER WAY. Powered by rich global datasets and leading technology capabilities, we provide coordinated, end-to-end delivery of real estate services for a broad range of global clients who represent a wide variety of industries. Through LaSalle Investment Management, we invest for clients on a global basis in both private assets and publicly traded real estate securities. For further information, visit jll.com.