

**WALMART**  
(NAP)

 **TARGET**  
(NAP)

 **LOWE'S**  
(NAP)

**KOHL'S**  
+ SEPHORA

**T.J. maxx**<sup>®</sup>

# PARK WEST PLACE

**ROSS**  
DRESS FOR LESS<sup>®</sup>

 **ASHLEY**

———— Stockton, California ————

**BOB'S**  
DISCOUNT  
FURNITURE

**Bath  
& Body  
Works**<sup>®</sup>

 **PETSMART**

**DAISO**

 **SPORTSMAN'S**  
WAREHOUSE

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**THE PREEMINENT SHOPPING CENTER OF CALIFORNIA'S CENTRAL VALLEY**

# The Offering

Jones Lang LaSalle Americas, Inc. (“JLL”), as exclusive advisor, is pleased to present **Park West Place** (the “Property”), a **398,107 square foot** premier community shopping center located in **Stockton, CA**. Strategically situated along I-5, the property offers irreplaceable frontage of **2,000 linear feet** and visibility to over **113,500 vehicles per day**, ensuring outstanding regional access and consumer draw. The center benefits from limited competition, high barriers to entry, and a rapidly expanding consumer base driven by explosive residential growth in the immediate trade area: **over 10,000 new homes are in the pipeline across several large-scale master-planned communities**.

Park West Place enjoys durable, diversified cash flow backed by national credit tenants, with **87% of revenue generated by national and credit tenants and a weighted average remaining lease term of 4.3 years** as of September 2026. This **±93% leased** retail destination benefits from an exceptional mix of leading national tenants and daily needs retailers. Park West Place stands as Stockton’s dominant power center and regional shopping destination and features **Kohl’s, Sportsman’s Warehouse, PetSmart, Old Navy, Ross Dress for Less, Five Below, TJ Maxx, Bob’s Discount Furniture, Ashley Furniture, Target (NAP), Lowe’s (NAP), and Walmart (NAP)**. With a demonstrated history of high performing tenancy and recent mark-to-market increases, Park West Place is uniquely positioned to offer investors both long-term stability and significant future upside.

Park West Place offers the rare combination of regional dominance, exceptional access and demographics, long-term income durability, and the upside of mark-to-market rent potential fueled by surging residential growth. With strong tenant demand, proven backfill velocity, and a rapidly expanding trade area, **the offering is the preeminent retail investment opportunity in Stockton and the greater Central Valley region**.



## INVESTMENT SUMMARY

Price	Best Offer
NOI CAGR (10-Year)	3.6%

## PROPERTY SUMMARY

Address	10318-10970 Trinity Parkway, Stockton, CA
Cross Streets	Trinity Pkwy / Eight Mile Rd
Gross Leaseable Area	398,107 SF
Site Area	37.5 acres
Percent Leased (Sep-2026)	92.7%
WALT (Sep-2026)	4.3 years
Years Built / Renovated	2003 - 2008
Parking Count / Ratio	2,269 / 5.7
In-Place A/(B)% Market Rent	(12%)
Mark to Market Opportunity	27%
Debt	Free & Clear
Avg Tenant Tenure	11.7 years



## INVESTMENT HIGHLIGHTS



LOCATED WITHIN A VITAL HUB OF CALIFORNIA'S ECONOMY



STRONG STOCKTON MARKET WITH POWERFUL FUNDAMENTALS



RAPID RESIDENTIAL GROWTH AND EXPANDING CUSTOMER BASE



EXCEPTIONAL VISIBILITY, ACCESSIBILITY, AND REGIONAL DRAW



DOMINANT REGIONAL POWER CENTER WITH INSTITUTIONAL-TENANCY



SUPERIOR TENANT ROSTER WITH STRONG HISTORICAL PERFORMANCE



LONG-TERM STABILITY WITH EMBEDDED UPSIDE



UPGRADING TENANCY WITH MARKET-LEADING RENT SPREADS



UNRESTRICTED ABILITY TO ADD GROCERY TENANT

# DOMINANT REGIONAL POWER CENTER WITH INSTITUTIONAL TENANCY

Park West Place presents a rare opportunity to acquire the dominant retail destination serving the rapidly expanding Central Valley. The ±398,000 SF regional power center is anchored by an unrivaled collection of necessity-based, value-driven national retailers, including Kohl's, Ross, TJ Maxx, Bob's Discount Furniture, PetSmart, Five Below, Target (NAP), Walmart (NAP), and Lowe's (NAP).



## Scale & Stability

398,107 SF | 4.3 Years WALT |  
11.7 Years Avg. Occupancy



## Market Exclusivity

No Competing Center within  
3-Mile Radius



## Daily Needs Demand

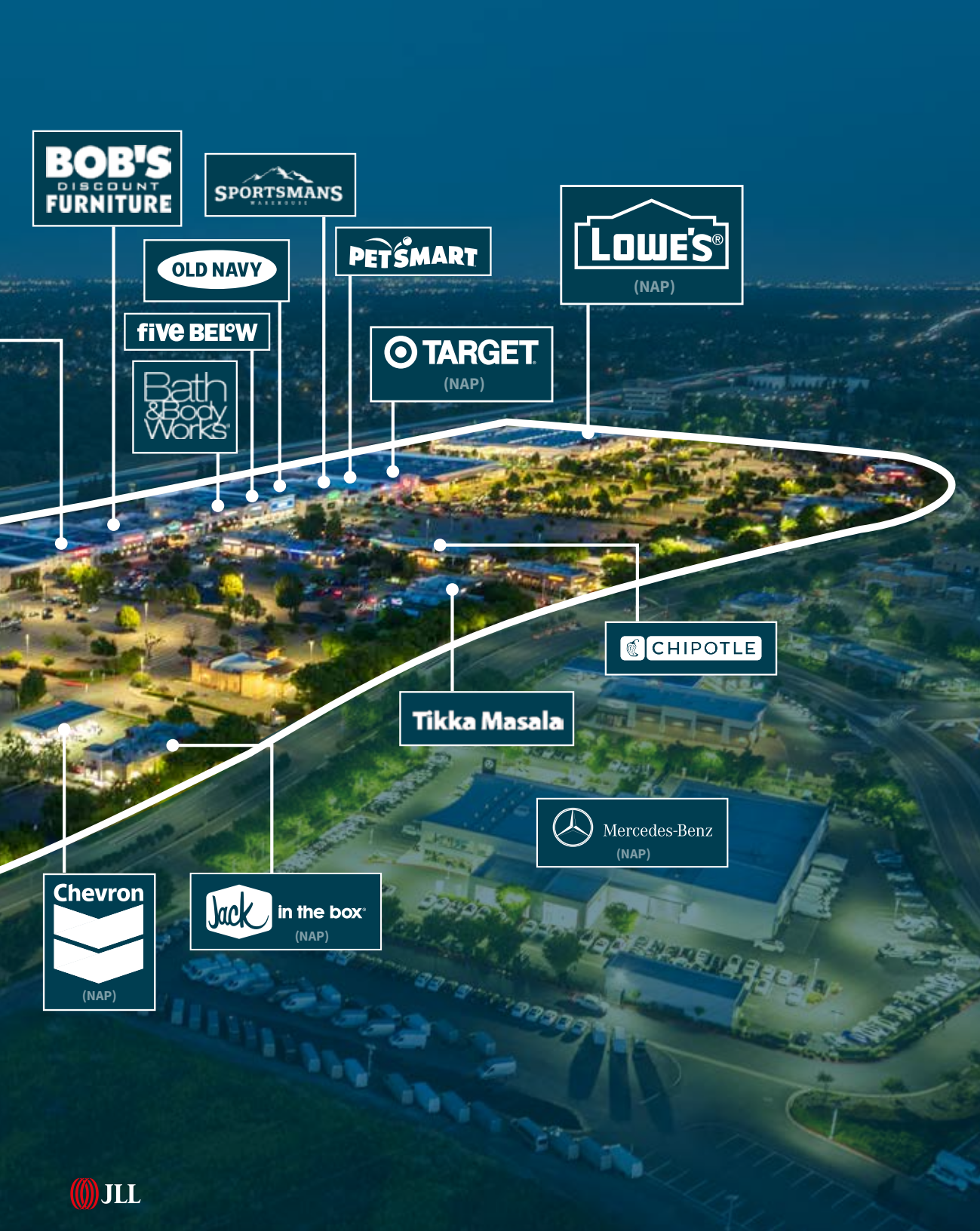
6.7M Annual Visits



## Dominant Shadow Anchors

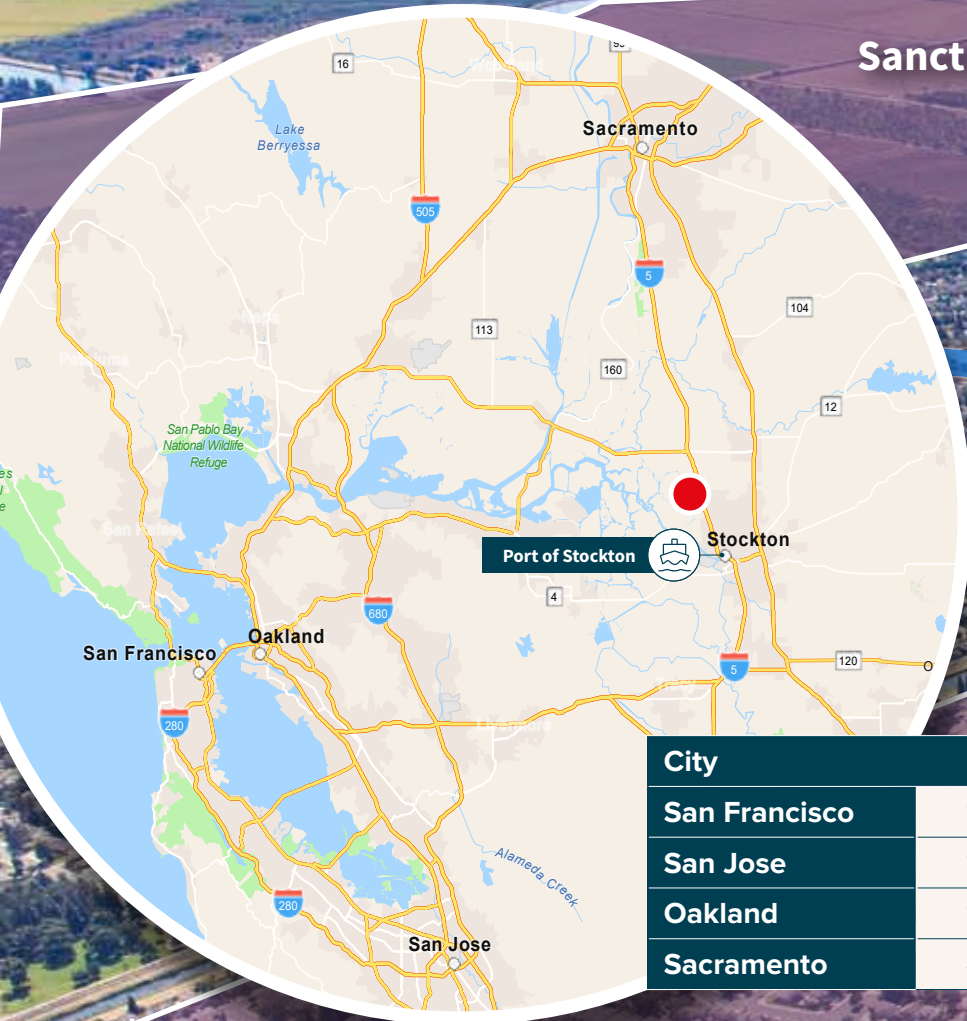
Shadow anchored by Walmart,  
Target, and Lowe's. Target  
Features Full Grocery & Drug  
Selections





# LOCATED WITHIN A VITAL HUB OF CALIFORNIA'S ECONOMY

Stockton is a growing city and is the economic epicenter of California's Central Valley due to its critical infrastructure. The city serves as a crucial logistics hub for the Central Valley, which produces a large share of America's agricultural output. Stockton's logistics accessibility is supported across multiple channels, including a vast network of highways and railways, the Stockton Metropolitan Airport, and the Port of Stockton, California's largest inland deepwater port. Furthermore, Stockton is an affordable alternative to the Bay Area and net winner of migration trends.



## Sanctuary Master Plan

5,758 Units  
Approved

## Delta Cove Master Plan

1,545 Units  
Approved



## Spanos Park

5,000+ Single Family Homes  
Completed

City	Drive Time
San Francisco	1 hr. 40 mins
San Jose	1 hr. 30 mins
Oakland	1 hr. 15 mins
Sacramento	45 mins



### Westlake Master Plan

2,800 Units  
Under Construction

### Crystal Bay Master Plan

1,343 Units | Approved

### Spanos Park West

1,200 Single Family Homes  
Completed  
(included development of Park West Place)

Eight Mile Rd



## RAPID RESIDENTIAL GROWTH AND EXPANDING CUSTOMER BASE

Park West Place sits at the epicenter of explosive residential growth, with over 10,000 new units planned or under construction in the immediate area through major master-planned communities. This unprecedented development pipeline will deliver thousands of affluent households directly into the center's primary trade area, creating a powerful, multi-year tailwind for sustained foot traffic growth and escalating consumer demand.



**10,000+**  
Units Underway & Planned



**MULTI-YEAR**  
Growth Catalyst

# EXCEPTIONAL VISIBILITY, ACCESSIBILITY, AND REGIONAL DRAW

Park West Place commands an irreplaceable position at the “main-and-main” intersection of Interstate 5 and Eight Mile Road, featuring over 2,000 linear feet of frontage along one of California’s most heavily trafficked corridors. With immediate access from I-5, which experiences 113,500+ vehicles per day, the center benefits from strategic pylon signage and multiple access points that make it highly visible and accessible to Stockton’s growing population and the broader Central Valley.



**2,000** Linear Feet Frontage



**113,500+** Vehicles Per Day



**Pylon Signs**  
Visible from I-5



**WALMART**  
(NAP)

**OLD NAVY**

**SPORTSMANS**  
WAREHOUSE

**TARGET**  
(NAP)

**LOWE'S**  
(NAP)



**2,000 linear feet of frontage | 113,500+ VPD**



## STRONG STOCKTON MARKET WITH POWERFUL FUNDAMENTALS

Park West Place serves a robust trade area population of 128,000+ with over \$4.9 billion in annual consumer spending power within five miles of the property. Average household income in the trade area exceeds \$115,000, and consumer retail spending is projected to grow by 9% from 2025 to 2030, underscoring the market's strong purchasing power and sustained growth trajectory.



**128,162**  
Population

*Within 5-Miles of the Property*



**\$115,695**  
Average HH Income



**9%**  
Retail Spending Growth  
Projected (2025 to 2030)

# SUPERIOR TENANT ROSTER WITH STRONG HISTORICAL PERFORMANCE

Park West Place has consistently attracted category-dominant tenants while maintaining impressive tenant longevity and strategically refreshing the tenant mix when opportunities arise. The center's strong mix of national credit and local retailers spans diverse categories, creating a balanced merchandising strategy that drives cross-shopping and sustained foot traffic.



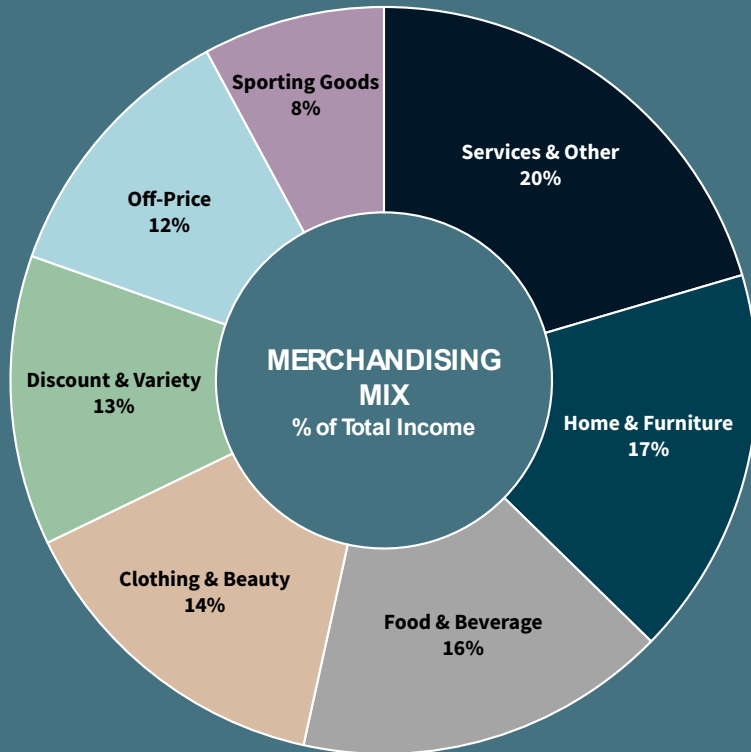
**87%**

Leased to National & Credit Tenants



**Top 3%**

of Shopping Centers Nationally by Annual Visits





# Site Map



Cosumnes Dr

Mokelumne Circle



  
**No Grocery Restriction Provides Unmatched Value Creation Opportunity**  
*Underrepresented categories include: specialty grocery, specialty wine and spirits, home, and fitness*



**Dominant Shadow Anchors**



**Available**  
**Leased**  
**NAP**

**DUTCH BROS**  
**Now Open**

**Chick-fil&**  
**Coming Soon**

**IN-N-OUT BURGER**  
**Coming Soon**



**Tenant Roster**

Suite	Tenant	Area (SF)	% of GLA	Expiration
10A	Old Navy	12,500	3.0%	Nov-29
10B	Five Below	8,680	2.1%	Jan-30
11	Sportsman's Warehouse	35,989	8.8%	Aug-27
12	PetSmart	19,053	4.6%	Aug-29
1A	Daiso	10,163	2.5%	Aug-34
1-A	Baskin Robbins	1,115	0.3%	Nov-38
1-B	Wingstop	1,469	0.4%	Feb-35
1-C	Raw Sushi Bistro	2,484	0.6%	Sep-29
2	Ashley Furniture	35,309	8.6%	Nov-31
3	Ross Dress for Less	30,187	7.4%	Jan-31
4	Kohl's	88,248	21.5%	Jan-30
5	TJ Maxx	27,080	6.6%	May-33
6	Bob's Discount Furniture	22,500	5.5%	May-32
7	Tilly's	7,556	1.8%	Jan-34
8-A	Maurices	5,871	1.4%	Jun-33
8-B	Gamestop	1,552	0.4%	Jan-28
9	Famous Footwear	7,584	1.8%	Jan-27
P-A	Round Table Pizza	3,900	1.0%	Apr-36
P-B/C	Verizon Wireless	2,691	0.7%	Oct-30
P-D	Happiness Nails	1,814	0.4%	Nov-30
P-E/F	Subway	1,150	0.3%	Sep-34
P-G	Ono Hawaiian BBQ	1,860	0.5%	Jan-36
P-H	Jamba Juice	1,508	0.4%	Sep-30
P-Q	Mattress Firm	5,000	1.2%	Aug-30
N-A/B	Moo Moo's Burger Barn	3,286	0.8%	Feb-31
N-C	The UPS Store	1,426	0.3%	Nov-35
N-D	Xfinity	1,424	0.3%	May-31
N-E	T-Mobile	1,797	0.4%	Mar-29
N-F	Skye Salon Co.	1,200	0.3%	Feb-29
N-G	European Wax Center	1,653	0.4%	Nov-26
N-H	GK Mongolian BBQ	2,302	0.6%	Oct-27
H-A	Chipotle	1,607	0.4%	Sep-29
H-B	Brows Arch	898	0.2%	Jul-29
H-C	88 Bao Bao	1,512	0.4%	Feb-34
H-D	H&R Block	1,395	0.3%	Apr-28
G-A	Bath & Body Works	5,051	1.2%	Apr-34
G-B	Great Clips	1,204	0.3%	Nov-28
G-C	America's Best	3,943	1.0%	Apr-28
F-A/B	Mokelumne Federal Credit Union	2,400	0.6%	Aug-30
F-C	Torrid	3,600	0.9%	Jun-31
F-D/E	Tikka Masala Indian Cuisine	3,995	1.0%	Mar-35
1/A	Sharetea	1,259	0.3%	Jul-29
1/B	Sourdough & Co	1,200	0.3%	Oct-35
1/C	The Nails Corner	1,000	0.2%	Apr-34
1/D	AT&T	2,500	0.6%	Apr-28
<b>OCCUPIED TOTAL / AVERAGE</b>		<b>379,915</b>	<b>92.7%</b>	

Suite	Tenant	Area (SF)	% of GLA	Expiration
1B	Vacant Suite 1B	18,192	4.4%	
<b>VACANT TOTAL / AVERAGE</b>		<b>18,192</b>	<b>4.4%</b>	
<b>TOTAL OWNED GLA</b>		<b>398,107</b>	<b>97.1%</b>	
N-G1	**Static Vacant Storage**	1,537	0.37%	
10	**Static Vacant**	10,314	2.52%	
<b>STATIC VACANT TOTAL</b>		<b>11,851</b>	<b>2.9%</b>	
<b>TOTAL OWNED PROPERTY</b>		<b>409,958</b>	<b>100.0%</b>	
NAP001	Target (NAP)	123,680		
NAP002	El Pollo Loco (NAP)	2,304		
NAP003	Jack in the Box (NAP)	1,500		
NAP004	Park West Dental Group (NAP)	5,050		
NAP005	Vacant (NAP)	5,900		
NAP006	Sonic (NAP)	1,575		
NAP007	Vacant (Former Wendy's) (NAP)	3,200		
NAP008	Starbucks (NAP)	1,500		
NAP009	Huckleberry's (NAP)	4,998		
NAP010	Wells Fargo (NAP)	5,000		
NAP011	Lowe's (NAP)	154,794		
NAP012	AutoZone (NAP)	6,700		
NAP013	Panda Express (NAP)	2,448		
NAP014	Dollar Tree (NAP)	17,767		
<b>NOT-A-PART TOTAL</b>		<b>339,916</b>		
<b>PROPERTY TOTAL</b>		<b>749,874</b>		

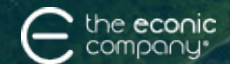


# PARK WEST PLACE

Stockton, California



Presented by Jones Lang LaSalle Americas, Inc., California Real Estate License #01223413



The Econic Company, California  
Real Estate License #02148086

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