JLL

Springdale

SHOPPING CENTER

HUNTINGTON BEACH, CA

Coastal Huntington Beach Anchored Center With Immediate Upside

Jones Lang LaSalle Americas, Inc. ("JLL"), real estate license #01223413

INVESTMENT OVERVIEW

JLL is pleased to present the exclusive opportunity to acquire Springdale Shopping Center, a premier retail asset in Huntington Beach, CA. This 68,848 sq. ft. center is anchored by national tenants Dollar Tree, Ace Hardware, and America's Tire.

The investment offers significant, immediate upside through the renegotiation of multiple month-to-month leases and the lease-up of remaining space from its current 86.1% occupancy. Located in an exceptionally affluent and dense market, with average household incomes of $142,817 and a population of over 167,000 within three miles, Springdale Shopping Center provides a rare combination of stable, daily-needs tenancy and clear value-add potential.

DOLLAR TREE | ACE Hardware | AMERICA'S TIRE

PROPERTY SUMMARY

Address
15962 Springdale St,
Huntington Beach, CA 92649

Total Rentable Area
64,848 SF

Occupancy
86.1%

Year Built
1968

Acreage
5.45 Acres

Parcel No. (APN)
145-092-29, 145-092-28,
145-092-26, 145-092-24
145-092-27

Parking
240 Spaces (3.7:1,000 SF)

Year 1 NOI
$741,761

Year 3 Stabilized NOI
$1,416,487

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DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2025 Population	19,316	167,333	418,134
2030 Population Projection	19,169	166,083	418,918
INCOME	**1-MILE**	**3-MILE**	**5-MILE**
2025 Avg. Household Income	$165,386	$142,817	$142,574
2030 Avg. Household Income Projection	$182,264	$157,874	$157,162
Projected Household Income Growth	10.21%	10.54%	10.23%
HOUSEHOLDS	**1-MILE**	**3-MILE**	**5-MILE**
2025 Avg. Home Value	$1,045,903	$1,114,412	$1,064,934
2030 Avg. Home Value Projection	$1,129,624	$1,244,647	$1,204,650
Projected Home Value Growth	8.00%	11.69%	13.12%

INVESTMENT HIGHLIGHTS

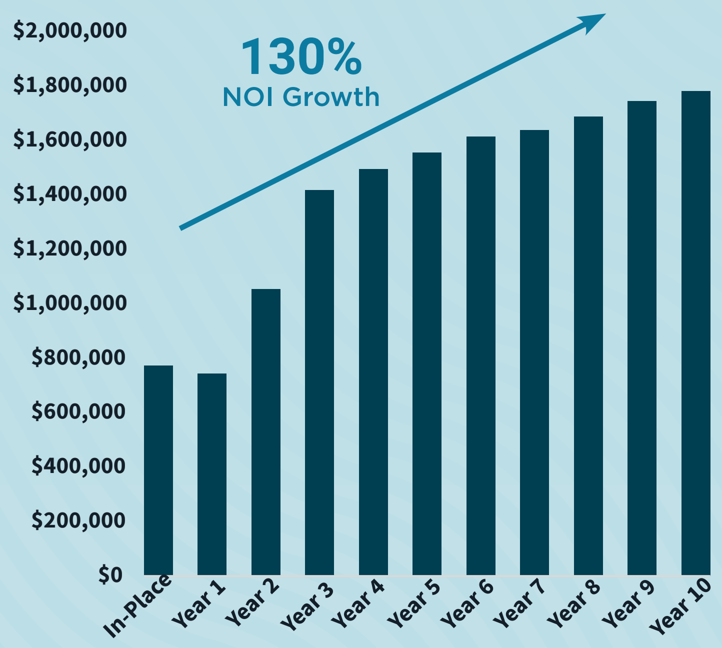
Value-Add Anchored Retail Center with Near Term Upside

Average rents at the center are significantly below market with an immediate opportunity to reposition the asset given the short term lease structures on the majority of the tenants at the center.

Highly Dense and Affluent Trade Area

The property serves a dense and affluent trade area with 167,333 residents within three miles, an average household income of $142,817, and annual consumer spending of $2.2 billion, providing a strong foundation for sustained retail performance.

NOI GROWTH



MTM Leases Provide Immediate NOI Growth Opportunity

There are six tenants that operate under month-to-month agreements, providing new ownership with exceptional flexibility to mark rents to market and negotiate improved lease terms immediately upon acquisition. This structure eliminates typical lease rollover constraints and accelerates value creation timelines.

Prime Infill Location with High Visibility

Situated on a high-traffic corner adjacent to Marina High School (±2000 students), the property offers exceptional visibility to over 44,000 vehicles per day. This strategic positioning in a mature coastal community ensures maximum exposure to both local residents and visitors.

Compelling Mark-To-Market Opportunity

With in-place rents currently at 59% of market rates and six tenants operating MTM. This rent-to-market gap, combined with the property's available 9,020 SF consisting of 3 prime shop suites and 1 freestanding 5,000 SF pad, creates a clear path to significant NOI growth in the first few years of the analysis.

COMPELLING MARK-TO-MARKET OPPORTUNITY

Rents at Springdale Shopping Center are currently at 59% of market

HB BIKE

Market Rent	$86,400
In Place Rent	$42,000
In Place % of Market	48.6%
Tenancy (Years Remaining)	MTM

SPRINGDALE TV

Market Rent	$25,200
In Place Rent	$14,400
In Place % of Market	57.1%
Tenancy (Years Remaining)	MTM

Salon Kyoko

Market Rent	$48,960
In Place Rent	$30,000
In Place % of Market	61.3%
Tenancy (Years Remaining)	MTM

Springdale Cafe

Market Rent	$36,000
In Place Rent	$24,000
In Place % of Market	66.7%
Tenancy (Years Remaining)	MTM

MARIO'S

Market Rent	$110,418
In Place Rent	$96,000
In Place % of Market	86.9%
Tenancy (Years Remaining)	MTM

AMERICA'S TIRE

Market Rent	$241,800
In Place Rent	$124,601
In Place % of Market	51.5%
Tenancy (Years Remaining)	1.3

Lugo's

Market Rent	$48,960
In Place Rent	$24,000
In Place % of Market	49.0%
Tenancy (Years Remaining)	2.1

The Mercantile

Market Rent	$180,000
In Place Rent	$63,963
In Place % of Market	35.5%
Tenancy (Years Remaining)	2.4

DOLLAR TREE

Market Rent	$589,536
In Place Rent	$275,608
In Place % of Market	46.8%
Tenancy (Years Remaining)	3.6

ACE Hardware

Market Rent	$117,120
In Place Rent	$90,000
In Place % of Market	76.8%
Tenancy (Years Remaining)	4.4

SITE PLAN

TENANT ROSTER

SUITE	TENANT	SF	% OF GLA	LEASE EXP.
15672	**America's Tire**	8,060	12.4%	Sep-27
15752	**Springdale Cafe - MTM**	1,000	1.5%	MTM
15762	**NeoTsai Grill Teriyaki**	800	1.2%	Mar-29
15782	**Springdale TV - MTM**	700	1.1%	MTM
15786	**Lily Nails**	750	1.2%	Feb-28
15792	**Barber Pole - MTM**	600	0.9%	MTM
15802	**Merchantile at Springdale**	5,000	7.7%	Oct-28
15862	**HB Bike - MTM**	2,400	3.7%	MTM
15892	**Lugo's Food**	1,360	2.1%	Jun-28
15922	**Salon Kyoko - MTM**	1,360	2.1%	MTM
15960	**Ace Hardware**	3,904	6.0%	Dec-30
15962	**Dollar Tree**	24,564	37.9%	Jan-30
15964	**Mario Mexican - MTM**	2,629	4.1%	MTM
15672A	**Crown Castle (Cell Tower)**	1	0.0%	May-31
6001	**Car Wash**	2,700	4.2%	Feb-27
	TOTAL OCCUPIED SF	**55,828**	**86.1%**	
15772	**Vacant**	700	1.1%	
15796	**Vacant**	600	0.9%	
15958	**Vacant**	2,720	4.2%	
15966	**Vacant**	5,000	7.7%	
	TOTAL AVAILABLE SF	**9,020**	**13.9%**	
	TOTAL OVERALL SF	**64,848**	**100.0%**	

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