

# WRIGLEY

## MARKETPLACE

LONG BEACH, CA



SHADOW GROCERY ANCHORED CENTER WITH LONG TERM UPSIDE  
IN COASTAL LOS ANGELES COUNTY

INVESTMENT ADVISORS

**Daniel Tyner**  
*Managing Director*  
JLL Capital Markets  
+1 949 798 4125  
daniel.tyner@jll.com  
RE Lic. # CA-01959818

**Tess Berghoff**  
*Director*  
JLL Capital Markets  
+1 602 501 0738  
tess.berghoff@jll.com  
RE Lic. # CA-2064313

**Gleb Lvovich**  
*Senior Managing Director*  
JLL Capital Markets  
+1 949 798 4115  
gleb.lvovich@jll.com  
RE Lic. # CA-01496699

**Conor Quinn**  
*Vice President*  
JLL Capital Markets  
+1 949 527 4993  
conor.quinn@jll.com  
RE Lic. # CA-02073016

**Geoff Tranchina**  
*Senior Managing Director*  
JLL Capital Markets  
+1 310 694 3180  
geoff.tranchina@jll.com  
RE Lic. # CA-01435512

LEASING ADVISOR      DEBT ADVISOR      ANALYST

**Mike Moser**  
*Partner*  
Retail Insite  
+1 858 523 2089  
mikemoser@retailinsite.net  
RE Lic. #CA-00977876

**John Marshall**  
*Managing Director*  
JLL Capital Markets  
+1 949 798 4132  
johnm.marshall@jll.com  
RE Lic. # CA-02022107

**Kelli Patla**  
*Analyst*  
JLL Capital Markets  
+1 949 201 3881  
kelli.patla@jll.com  
RE Lic. #CA-02214843

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WRIGLEY

MARKETPLACE

EXECUTIVE SUMMARY

# THE OPPORTUNITY

JLL, as an exclusive advisor, is pleased to present the opportunity to acquire Wrigley Marketplace (the “Property”), a 47,680 SF grocery and drug-anchored urban retail center strategically located in Long Beach, California. This transit-oriented shopping center is uniquely positioned next to a metro station and a police station, enhancing its accessibility and security. The Property offers a diverse mix of national and regional tenants, including Albertsons and CVS as anchor tenants (NAP), providing stable income and significant foot traffic. Situated adjacent to Long Beach Memorial Hospital, which generates over 2.4 million annual visitors, the center benefits from strong demographics and daytime population. The property’s ground lease extends through 2083, offering over 58 years of remaining term. Its distinctive location near public transit, law enforcement, and major healthcare facilities sets this property apart in the market.

KEY TENANTS



(NAP)





(NAP)








POPULATION	1-MILE	3-MILE	5-MILE
2024 Population	36,109	262,764	547,754
2029 Population	35,219	256,795	533,356
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2024 AVG Household Income	\$97,064	\$97,813	\$112,444
2029 AVG Household Income	\$115,970	\$114,856	\$131,394
Projected Household Income Growth	19.48%	17.42%	16.85%
HOUSING	1-MILE	3-MILE	5-MILE
2024 Average Home Value	\$786,383	\$800,655	\$838,992
2029 Average Home Value Projection	\$971,450	\$1,032,392	\$1,048,916
Projected Home Value Growth	23.53%	28.94%	25.02%




## PROPERTY SUMMARY


- 


**Address**  
141 E Willow St,  
Long Beach, CA 90806
- 


**Offering Price**  
Best Offer
- 

**Year 1 NOI**  
\$1,425,407
- 


**GLA**  
**Owned GLA:** ±47,680 SF  
**Unowned GLA:** ±82,487 SF  
**Total GLA:** ±130,167 SF
- 

**Year Built**  
2000
- 

**Acreage**  
**Controlled Acreage:** ±5.96 AC  
**Uncontrolled Acreage:** ±6.95 AC  
**Total Acreage:** ±12.91 AC
- 

**Occupancy**  
100%
- 

**Parking**  
296 Parking Spaces  
(6.19/1,000 SF)

 Click To View On Google Maps

# INVESTMENT HIGHLIGHTS



## RARE COASTAL ASSET WITH NOI GROWTH AND STRONG DEMOGRAPHICS

Strategically located in Long Beach, CA, Wrigley Marketplace serves a dense housing market with over 98,000 households within a 3-mile radius. The area offers significant affordability advantages, with a median home value of \$786,383, substantially lower than nearby coastal communities like Seal Beach and Huntington Beach, where values exceed \$1M-\$2M. This affordability, coupled with strong average household income and high housing density, creates an accessible and robust customer base for diverse businesses.



## GROCERY AND DRUG-ANCHORED RETAIL CENTER DRIVING CONSISTENT TRAFFIC

Shadow-anchored by Albertsons and CVS, Wrigley Marketplace generates steady daily needs traffic, ensuring a constant flow of customers. This high-frequency visitation benefits all tenants and solidifies the property’s position as a go-to destination for local shoppers.



## HIGH-PERFORMING OUTPARCELS WITH NATIONAL TENANTS

The property features well-known national tenants on outparcels with long-term leases. Notably, the on-site Starbucks ranks in the top 4% locally for consumer visits and foot traffic, while the Carl’s Jr. is in the top 7% of its locations locally, demonstrating the site’s exceptional consumer appeal.



## DIRECTLY ACROSS FROM MAJOR HOSPITAL DRIVING SIGNIFICANT FOOT TRAFFIC

Immediately next to Long Beach Memorial Hospital, which generates over 2.4 million visitors annually. This proximity provides substantial daily customer traffic for the center’s tenants, further enhancing the property’s value and performance.



## EXTREMELY DENSE AND INFILL LOCATION WITH PROVEN PERFORMANCE

Wrigley Marketplace ranks in the top 7th percentile of most visited neighborhood centers nationwide, with 2.9 million annual visits. This exceptional performance underscores the property’s draw as a retail destination and its importance to the local community.



## LONG-STANDING TENANTS DEMONSTRATING LOCATION STRENGTH

73% of the GLA has occupied space at Wrigley Marketplace for over 20 years, showcasing the strength of the location and the property’s ability to retain businesses long-term. This tenant longevity provides stability and a secure income stream for future investors.





TOP PERFORMING TENANCY

Wrigley Marketplace offers a diverse lineup of Food & Beverage tenants that average over \$750/SF in annual sales. Marquee F&B tenants include: Carl’s Jr, Jamba Juice, Jersey Mikes, Starbucks, and Papa Johns.



POTENTIAL REDEVELOPMENT OPPORTUNITY ALONGSIDE GROUND LESSOR

Opportunity to further discuss fee simple ownership through ongoing conversations with the ground lessor. Anticipated fast-track city approval for redevelopment of Wrigley Marketplace.

TENANTS INCLUDE



**\$639 Sales/SF**  
7.98% Health Ratio



**\$532 Sales/SF**  
7.08% Health Ratio



**\$1,411 Sales/SF**  
3.72% Health Ratio



**\$622 Sales/SF**  
7.22% Health Ratio



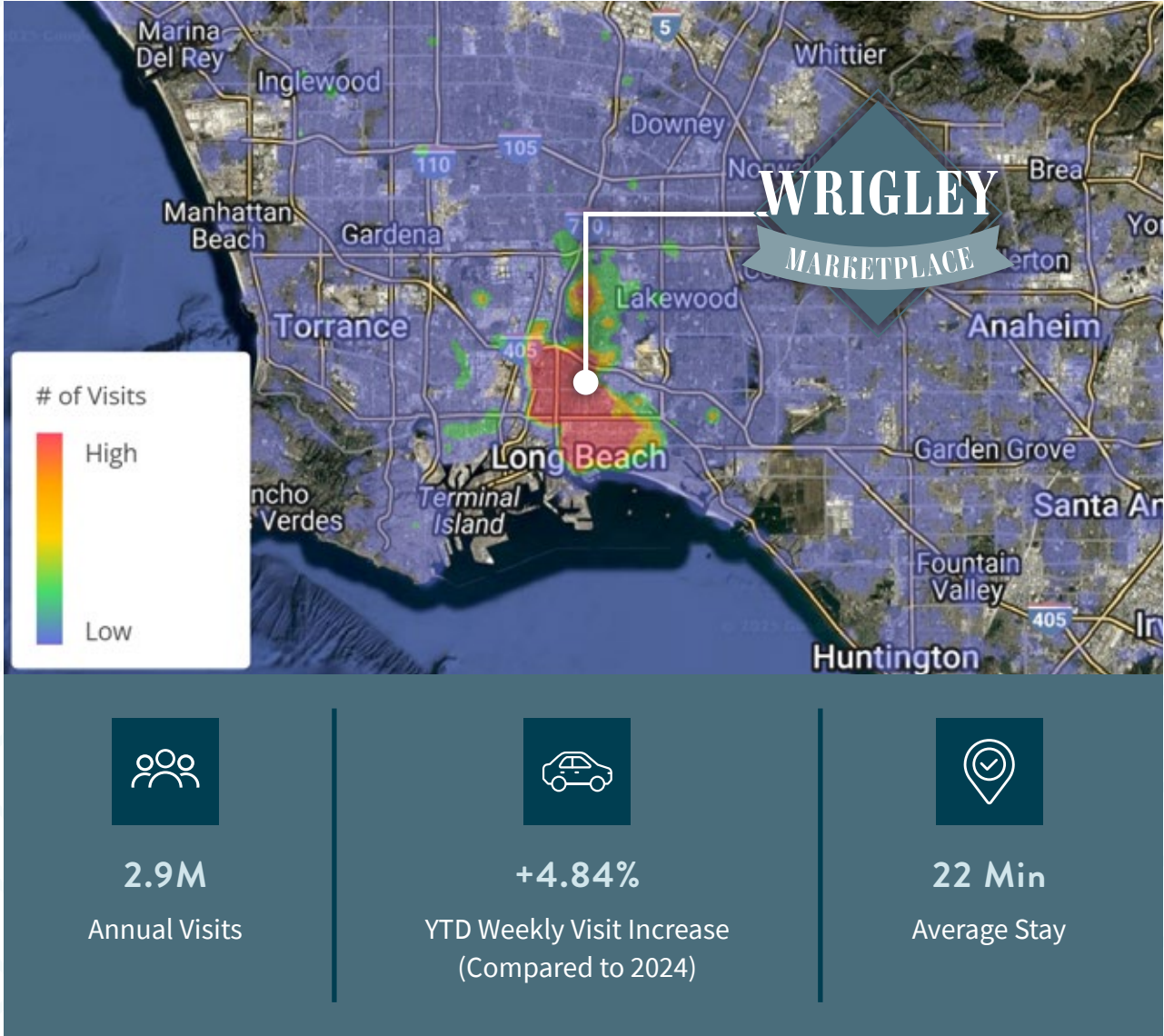
**\$597 Sales/SF**  
6.21% Health Ratio



IDEAL GROUND LEASE STRUCTURE

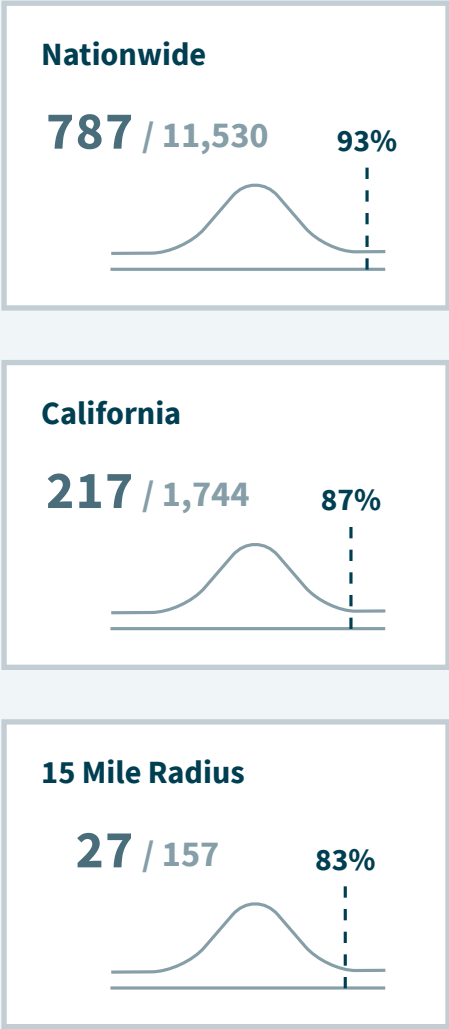
- The ground lease extends through 2083 with all options utilized, providing over 58 years of remaining term.
- Accelerated depreciation of leasehold improvements offers unique tax advantages for prospective buyers, potentially enhancing after-tax returns.
- The lease structure provides stability for the ground lessee over the length of the term, **with no Fair Market Value (FMV) reassessments, eliminating the risk of unexpected ground rent escalations.**
- Ground rent adjustments occur every 10 years at a 10% increase, with the next increase due in 2028, providing predictable cost structure for long-term financial planning.
- Potential opportunity to further discuss with the ground lessor. Contact broker for further details.

# DIRECT FREEWAY ADJACENT LOCATION DRAWING 2.9 MILLION ANNUAL VISITORS



WRIGLEY MARKETPLACE  
RANKS IN THE TOP 7TH  
PERCENTILE OF MOST  
VISITED NEIGHBORHOOD  
CENTERS IN THE  
ENTIRE NATION

Source: Placer.ai



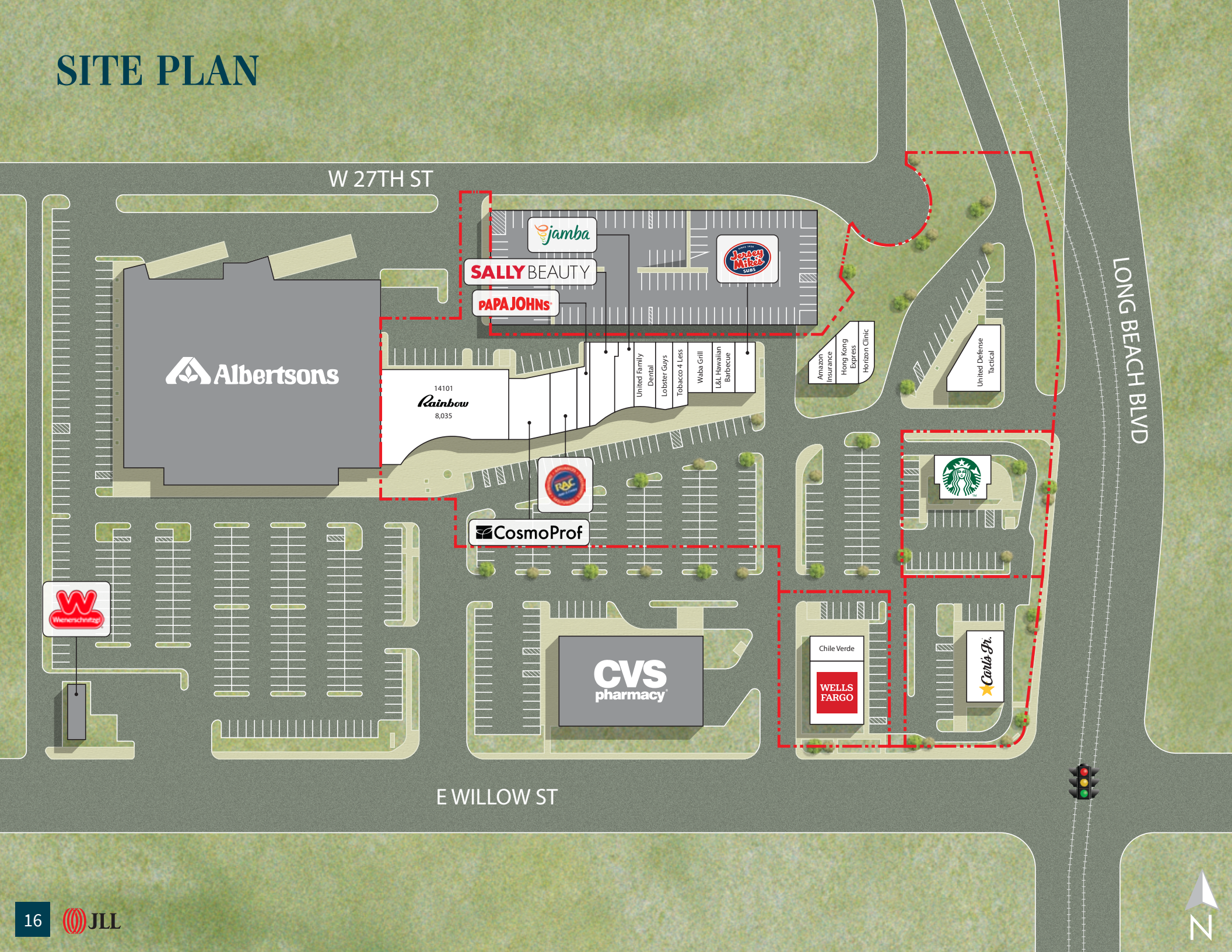


# WRIGLEY

## MARKETPLACE

# PROPERTY OVERVIEW

SITE PLAN



TENANT ROSTER

Suite	Tenant	SF	% of NRA	Rent PSF	Lease Exp.	Options	Option Rent
14101	Rainbow USA Inc.	8,035	16.85%	\$18.67	Jan-29		
14103	Cosmo Prof	3,020	6.33%	\$31.00	Sep-32	2, 5-Year Options	Option 1: \$37.51 PSF Option 2: \$38.26 PSF
14102	Rent A Center (Eclipse RTO)	4,058	8.51%	\$30.00	Feb-28	3, 5-Year Options	Option 1: \$33.00 PSF Option 2: \$44.40 PSF Option 3: \$45.60 PSF
14105	Papa Johns	1,410	2.96%	\$44.88	Feb-32		
14104A	Sally Beauty Supply	2,000	4.19%	\$34.50	Sep-32	2, 5-Year Options	Option 1: \$41.75 PSF Option 2: \$42.59 PSF
14104B	Jamba Juice	1,400	2.94%	\$37.68	Jun-28	2, 5-Year Options	Option 1: \$41.40 PSF Option 2: \$45.48 PSF
14106	Tobacco 4 Less - MTM	1,393	2.92%	\$42.73	Sep-26		
14107	United Family Dental	1,929	4.05%	\$46.19	Jul-30	2, 5-Year Options	Option 1: \$49.74 PSF Option 2: \$52.26 PSF
14108	Lobster Guy	1,462	3.07%	\$30.00	Sep-27	1, 5-Year Option	\$32.76 PSF; 3% annual increases
14109	Waba Grill	1,243	2.61%	\$37.08	Aug-28	2, 5-Year Options	Option 1: \$41.76 PSF Option 2: \$46.92 PSF
14110	L&L Hawaiian	1,243	2.61%	\$52.45	May-30	1, 5-Year Option	\$60.80 PSF; 3% annual increases
14111	Jersey Mike's Subs	1,243	2.61%	\$44.88	Dec-26	2, 5-Year Options	Option 1: \$51.60 PSF Option 2: \$54.70 PSF; 2.5% annual increases
25104	Chili Verde	1,200	2.52%	\$45.12	Oct-29		
25102	Wells Fargo Bank	4,864	10.20%	\$41.40	May-27	2, 5-Year Options	Option 1: \$47.25 PSF Option 2: \$52.40 PSF
26103	Amazon Insurance	767	1.61%	\$52.90	Feb-27		
26102	Hong Kong Express	1,314	2.76%	\$54.85	Jul-28		
26101	Horizon Pregnancy Center	1,219	2.56%	\$42.38	Mar-28		
27100	Carl's Jr	3,050	6.40%	\$50.22	Sep-29	3, 5-Year Options	Option 1: \$56.50 PSF Option 2: \$63.56 PSF Option 3: \$71.51 PSF
28100	Starbucks	3,000	6.29%	\$50.16	May-32	3, 5-Year Options	Option 1: \$55.20 PSF Option 2: \$60.72 PSF Option 3: \$66.79 PSF
29100	The Tactical Citizen	3,830	8.03%	\$40.80	May-34	1, 5-Year Option	\$55.54 PSF
Total Occupied SF		47,680	100.00%	\$37.54			



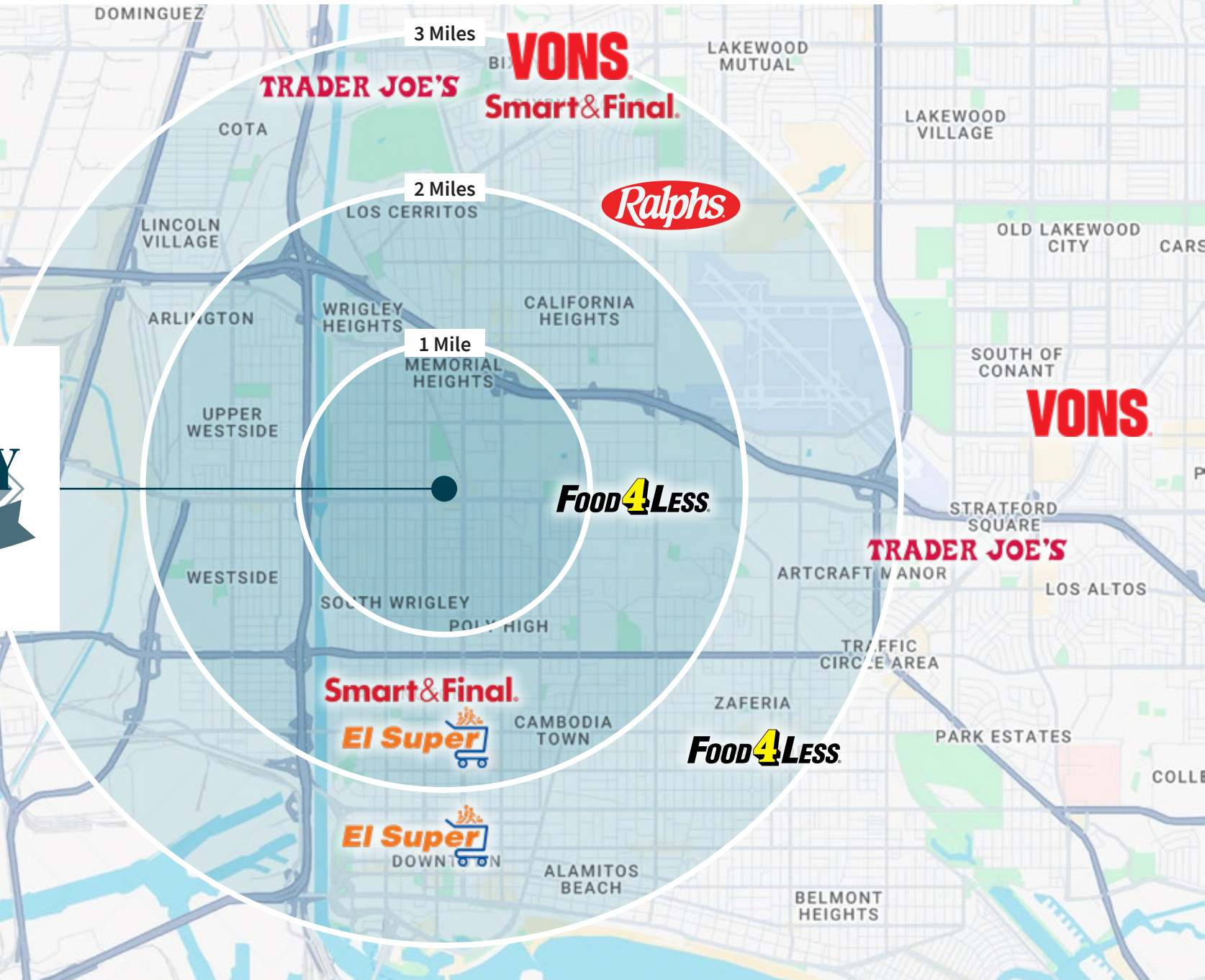
# WRIGLEY

## MARKETPLACE

## AREA OVERVIEW



# AT WRIGLEY MARKETPLACE IS THE ONLY GROCERY STORE WITHIN ONE MILE



## IMMEDIATE ACCESS TO WRIGLEY MARKETPLACE FROM METRO LINE

### STRATEGIC TRANSIT-ORIENTED LOCATION

Wrigley Marketplace is prominently situated directly adjacent to the Metro A Line's Willow Station. This prime location offers unparalleled access to Los Beach's expanding public transportation network, positioning the property as a premier transit-oriented investment opportunity.

Municipal & Neighboring Bus Lines					
Symbol	Service	Symbol	Service	Symbol	Service
AL	Alhambra Community Transit	DL	Downey Link	OC	Orange County Bus
AV	Antelope Valley Transit Authority	ES	East Los Angeles Shuttle	PV	Palos Verdes Peninsula Transit
BP	Baldwin Park Shuttle	EM	El Monte Transit	PA	Pasadena Transit
BC	Beach Cities Transit	GB	Glendale Beeline	RX	Rosemead Explorer
BG	Bell Gardens Transit	GT	Glendora Transit	SC	Santa Clarita Transit
BF	Bellflower Bus	HP	Huntington Park COMBI	SV	Sierra Madre Gateway Coach
BU	Burbank Bus	FA	LAX Flyaway	SG	South Gate GATE
CW	Cerritos on Wheels (COW)	BLC	La Campana Transit	SS	Sunshine Shuttle
CC	Commerce Municipal Bus Lines	LI	The Link	SU	West Covina Go West
CR	Compton Renaissance	LY	Lynwood Breeze	WC	West Hollywood CityLine
CT	Cudahy Area Rapid Transit	MP	Monterey Park Spirit Bus	WH	West Hollywood CityLine

Many bus services have been disrupted by the continuing pandemic. Please be advised to check the most current service information with each agency via their website, posted information and mobile transit apps.

#### Metro Lines & Stations

- Metro Rail Line & Station
- Metro Busway & Station
- Not in Service

#### Transfers

- Transfer Point
- Multiple Lines

#### Major Bus Lines

- Metro Bus
- Culver CityBus
- GTrans
- LADOT DASH
- Long Beach Transit
- Norwalk Transit
- Big Blue Bus
- Foothill Transit
- LADOT Commuter Express
- Montebello Bus Lines
- Torrance Transit

A thick line shows a frequency of 15 minutes or better.\*  
A thin line shows a less frequent service.\*  
A dashed line shows a part-time service.\*\*

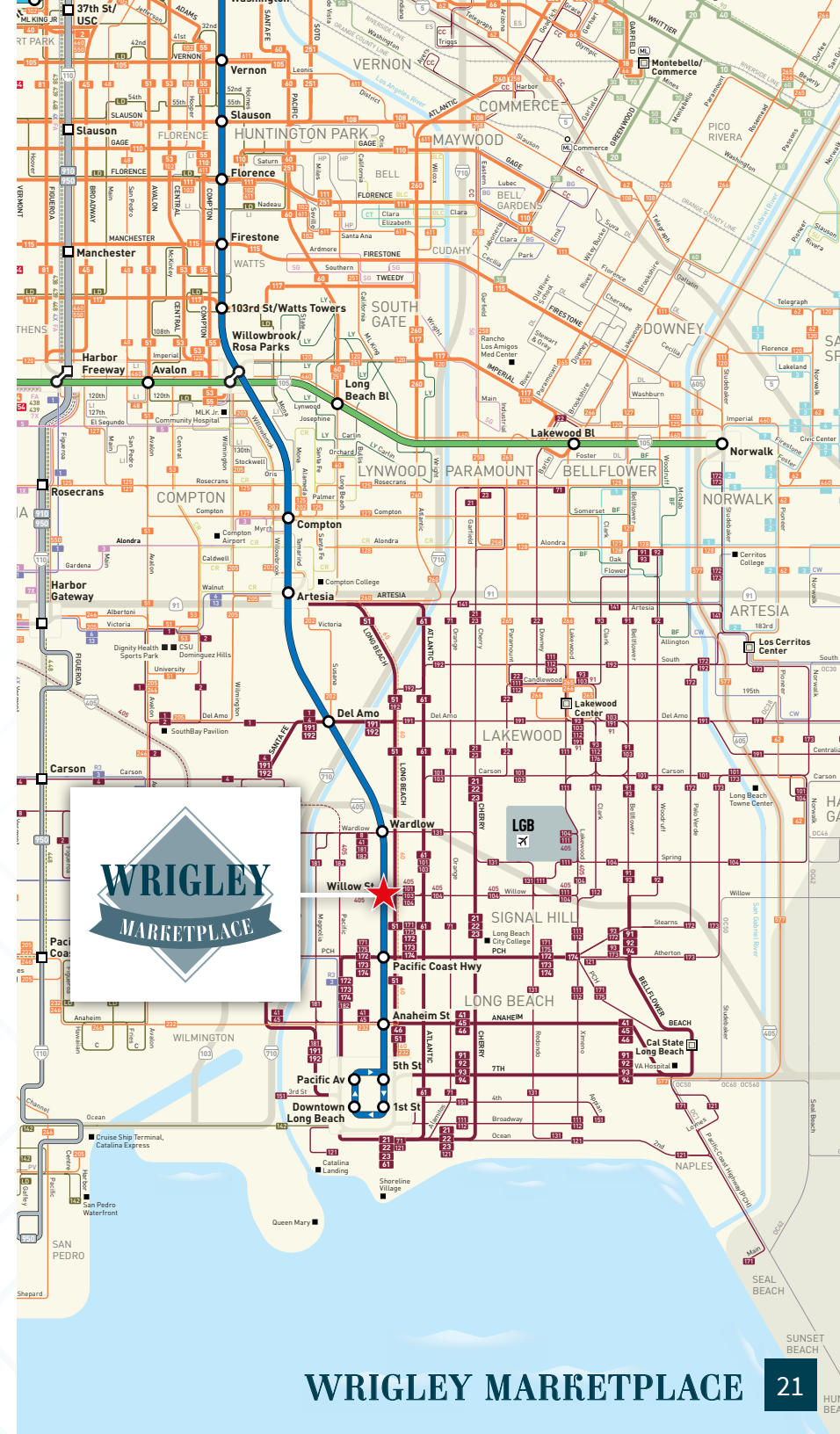
\* Based on weekday peak and midday frequencies.  
\*\* Part-time means peak only or Owl (late night) services.

#### Transfer Point

- Transfer Point
- Multiple Lines

#### Other Services

- Amtrak & Station
- MetroLink & Station
- FlyAway & FlixBus
- Greyhound
- Major Airport
- Point of Interest
- DTLA Inset Area



# LONG BEACH HAS IT ALL

Long Beach is an ideal location for outdoor experiential retail, with its perfect climate, vibrant atmosphere, and dynamic event spaces. As the 7th largest city in California, Long Beach boasts a population of over 460,000 and is part of the greater Los Angeles metropolitan area. The city’s economy is diverse, driven by key industries such as shipping, healthcare, aerospace, and tourism. Long Beach is also known for its thriving arts and culture scene. Home to California State University, Long Beach, and other educational institutions, the city produces a well-educated workforce. This blend of economic diversity, strategic location, and educational resources has fostered a growing tech sector and startup ecosystem, making Long Beach an attractive destination for businesses and entrepreneurs.



## WHY LONG BEACH?



11

Miles of Coastline



63°

Average Temperature



287

Sunny Days Per Year



456k

Population  
(7th Largest City in CA)

## CALIFORNIA STATE UNIVERSITY, LONG BEACH (CSULB)

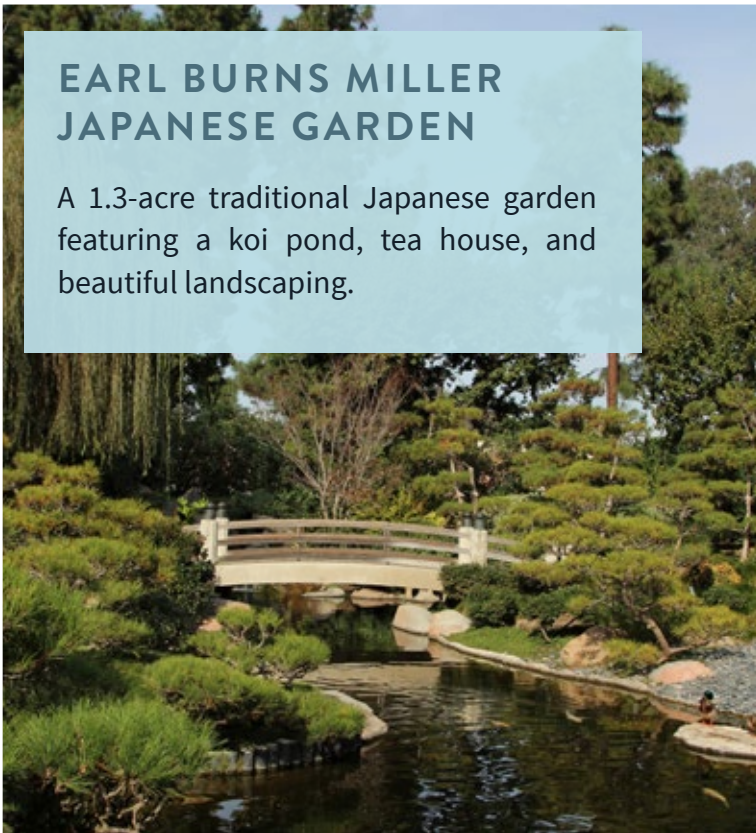
California State University, Long Beach (CSULB) is a major public university and one of the largest campuses in the California State University system. Founded in 1949, it serves over 39,000 students across eight colleges, offering a wide range of undergraduate and graduate programs. Known for its diverse student body and strong academics, particularly in business, engineering, and the arts, CSULB is a significant contributor to Long Beach’s economy and community. With its 322-acre campus and commitment to accessibility and excellence, Cal State Long Beach plays a crucial role in shaping Southern California’s educational and professional landscape.



Source: MICEFA

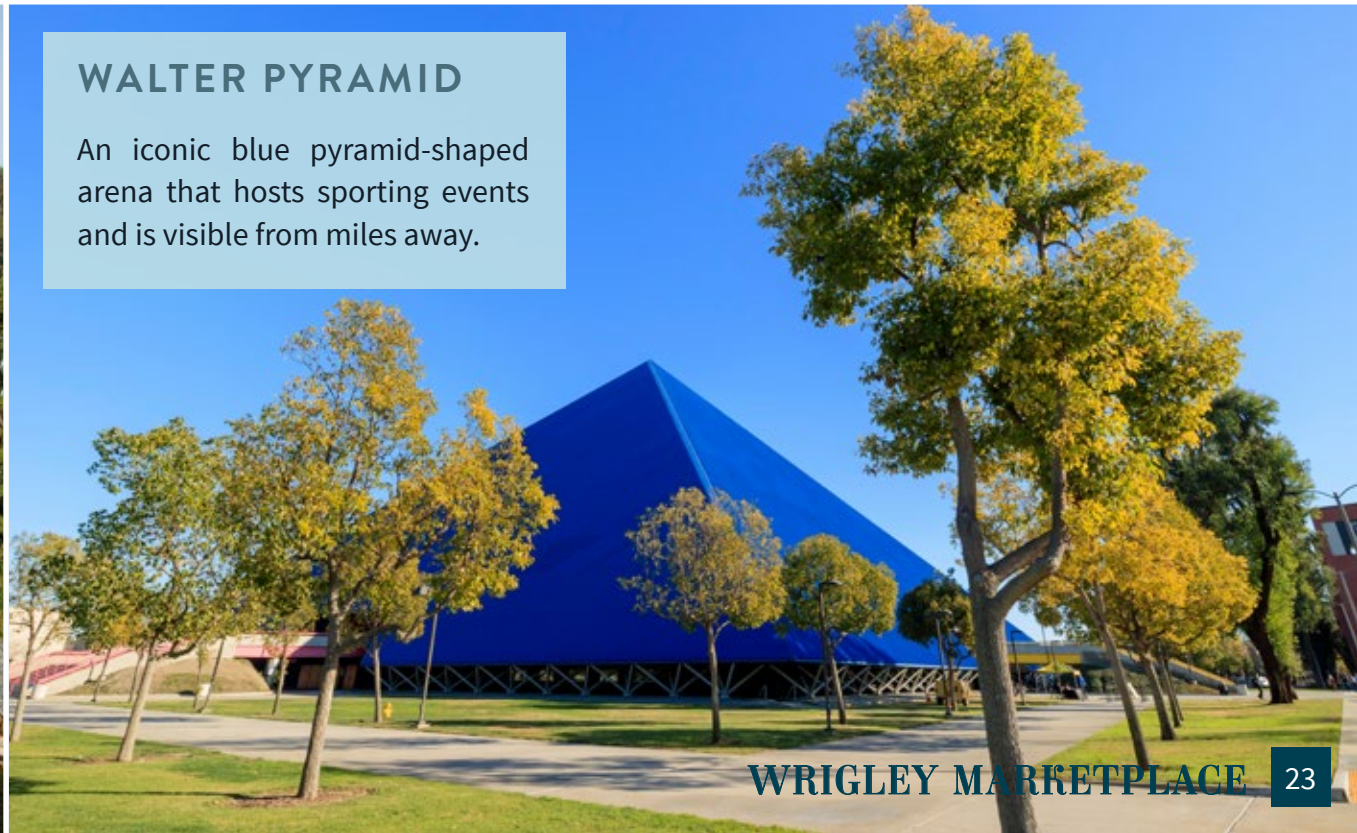
## EARL BURNS MILLER JAPANESE GARDEN

A 1.3-acre traditional Japanese garden featuring a koi pond, tea house, and beautiful landscaping.



## WALTER PYRAMID

An iconic blue pyramid-shaped arena that hosts sporting events and is visible from miles away.



WRIGLEY MARKETPLACE

# ENDLESS ENTERTAINMENT OPTIONS IN LONG BEACH

Long Beach, a vibrant coastal city in Southern California, attracts approximately 7.9 million visitors annually with its diverse array of attractions. From the historic Queen Mary and world-class Aquarium of the Pacific to the bustling waterfront and cultural institutions like the Museum of Latin American Art, the city offers something for everyone. Long Beach’s perfect climate supports year-round outdoor activities and events, including the exciting Long Beach Grand Prix. With beautiful beaches, charming neighborhoods, and a blend of urban sophistication and beach town charm, Long Beach stands out as a premier destination, offering endless entertainment and recreational opportunities for both locals and tourists alike.

## THE QUEEN MARY (±4.5MI. AWAY)

The Queen Mary, a historic ocean liner turned hotel and museum, is a centerpiece of Long Beach’s attractions. This majestic ship, permanently docked in Long Beach Harbor, offers visitors a unique glimpse into maritime history and stands as a symbol of Long Beach’s connection to the golden age of sea travel.



## THE AQUARIUM OF THE PACIFIC (±3.8 MI. AWAY)

The Aquarium of the Pacific in Long Beach is a world-class marine facility featuring over 11,000 animals from nearly 500 species. With interactive exhibits like the Shark Lagoon and Penguin Habitat, it offers visitors an immersive experience of Pacific Ocean life. Focusing on conservation and education, the Aquarium attracts more than 1.7 million visitors annually, making it a key attraction in Long Beach.

## RANCHO LOS CERRITOS (±2.8MI. AWAY)

Rancho Los Cerritos is a historic adobe home offering a glimpse into 19th-century California life.



## MUSEUM OF LATIN AMERICAN ART (MOLAA) (±2.8MI. AWAY)

The only museum in the United States dedicated to modern and contemporary Latin American art.



## LONG BEACH WATERFRONT (±4.9MI. AWAY)

The Long Beach Waterfront is a vibrant coastal hub featuring Rainbow Harbor, Shoreline Village, and the Pike Outlets. It offers diverse dining, shopping, and entertainment options. With its scenic marina and year-round events, the Waterfront captures the essence of Southern California’s coastal lifestyle, attracting both locals and tourists.



## EL DORADO NATURE CENTER (±7.9MI. AWAY)

A 105-acre nature preserve with walking trails and a visitor center.

## LONG BEACH GRAND PRIX (±4.8MI. AWAY)

An annual IndyCar race held on the streets of downtown Long Beach.



# FUTURE OF DOWNTOWN

## DOWNTOWN LONG BEACH

Downtown Long Beach is a vibrant urban center along the waterfront, featuring key attractions like the Convention Center and Aquarium of the Pacific. It offers a diverse mix of dining, nightlife, and cultural experiences, with museums and public art scattered throughout. Blending modern and historic architecture, this easily navigable area serves as the city’s economic and cultural hub, embodying a unique coastal urban lifestyle that attracts both locals and tourists.



## LONG BEACH CONVENTION CENTER

Belmont Shores & Naples offers a quintessential Southern California beach-side community experience. Home to Second Street, a 15 block shopping, dining, and entertainment district with many famous restaurants and attractions. It is only minutes away from the ocean, where tourists and residents spend time under the sun enjoying windsurfing, jet-skiing, water-skiing, and more.

## BELMONT SHORE

Belmont Shore is a vibrant beachside neighborhood in Long Beach, centered around the bustling Second Street. Known for its eclectic mix of shops, restaurants, and bars, it attracts locals and tourists alike. With beautiful beaches to the south and Naples’ canals to the north, Belmont Shore offers a perfect blend of coastal living and urban amenities. The area’s charming mix of historic homes and modern condos embodies the quintessential Southern California lifestyle, making it a popular destination for shopping, dining, and beachgoing.



## NAPLES

Naples is a picturesque neighborhood in Long Beach, built on three islands connected by Venetian-inspired canals. Known for its upscale waterfront homes and scenic waterways, Naples offers a unique blend of coastal living and Mediterranean charm. The area is famous for its annual Christmas Boat Parade and features waterfront dining, kayaking, and gondola rides. Centered around Naples Plaza, this pedestrian-friendly community provides a distinctive Italian-inspired atmosphere, making it one of Long Beach’s most desirable and unique neighborhoods.



# LONG BEACH'S EMPLOYMENT HUB: KEY INDUSTRIES

Long Beach boasts a diverse and robust economy, contributing significantly to Southern California's economic landscape. As the seventh-largest city in California, it's driven by key industries including international trade, healthcare, aerospace, and tourism. The Port of Long Beach, one of the world's busiest, handles over \$200 billion in annual trade, serving as a major economic engine. The city is also emerging as a hub for technology and innovation, supported by a skilled workforce from institutions like California State University, Long Beach. Long Beach's aerospace sector, anchored by companies like Boeing, remains strong, while its tourism industry, featuring attractions such as the Aquarium of the Pacific and Queen Mary, further bolsters the local economy. With its strategic location and diverse industry base, Long Beach continues to strengthen its position as a vital economic center in the region.



Tibor Rubin Medical Center



Dignity Health Building

## AEROSPACE AND DEFENSE

Long Beach has emerged as a significant hub for aerospace and defense innovation. Virgin Orbit, part of the Virgin Group, provides small satellite launch services and focuses on advanced aerospace design. SpinLaunch, a well-funded startup, is developing an alternative satellite launch system. SpaceX is expanding its presence with a new facility in the Port of Long Beach for rocket recovery operations. Relativity Space, pioneering 3D-printed rockets, has established its headquarters in the city. These companies highlight Long Beach's growing importance in the aerospace sector, attracting substantial investment and driving technological advancements in the industry.



Boeing



Rocketlab



Vast Aerospace HQ



SpaceX

WRIGLEY MARKETPLACE



Long Beach Memorial Center



Molina Health Care Building

## HEALTHCARE

Long Beach's healthcare sector is a major employer, anchored by several key institutions. The Tibor Rubin VA Medical Center employs about 2,200 staff, serving over 50,000 veterans. Dignity Health St. Mary Medical Center, with around 1,500 employees, offers diverse medical services including a Level II trauma center. Molina Healthcare, headquartered in Downtown Long Beach, provides jobs for approximately 3,600 local residents. Long Beach Memorial Medical Center, operating for over 110 years, remains a significant employer as MemorialCare Health System's flagship hospital. These institutions collectively form a substantial part of Long Beach's employment base, underlining the city's role as a regional healthcare hub.

# LONG BEACH AIRPORT

Long Beach Airport (LGB) is a vital transportation hub serving Southern California. Known for its intimate, hassle-free experience, LGB offers a unique blend of modern amenities and historic charm. The airport’s iconic art deco terminal, built in 1941, is listed on the National Register of Historic Places and stands as a testament to the city’s rich aviation history. Despite its compact size, LGB handles a significant volume of traffic, welcoming approximately 3.7 million passengers annually. The airport serves several major airlines and offers direct flights to numerous domestic destinations. Its convenient location, just 3 miles northeast of downtown Long Beach, makes it a preferred choice for many travelers in the region. LGB is also known for its open-air concourse, palm tree-lined walkways, and locally-inspired dining options, providing passengers with a distinctly Southern Californian travel experience.



# THE PORT OF LONG BEACH

The Port of Long Beach is one of the world’s busiest seaports and a major gateway for international trade. As the second-busiest container port in the United States, it handles more than \$200 billion in trade annually and supports hundreds of thousands of jobs in Southern California. Established in 1911, the port has grown to span 3,200 acres with 25 miles of waterfront. It’s known for its innovative green initiatives, aiming to be the world’s first zero-emissions port. The Port of Long Beach plays a crucial role in the local and national economy, facilitating trade with more than 175 countries worldwide. Its state-of-the-art facilities, deep channels, and extensive rail network make it a key player in global logistics and a significant contributor to Long Beach’s economy and identity.





# WRIGLEY

## MARKETPLACE

# FINANCIAL OVERVIEW



# FINANCIAL OVERVIEW

The following cash flow analysis is based upon contractual terms of the in-place leases, current market rents, anticipated rental growth, projected fiscal year of operating expenses grown at 3%, and forecasts for inflation and other variables. Following the expiration of the leases currently in effect, the annual projected market rent is applied to the rentable area of each space along with allowances for downtime, vacancy, and leasing costs. Landlord contributions to tenant improvements, leasing commissions, and capital improvements are based on current Property and market conditions and trended for future increases.

Within the analysis package are detailed assumptions about general market factors affecting the Property. These various assumptions have been incorporated into the analysis that was constructed in an Argus application.

## Summarized below are the financial results for Wrigley Marketplace:

Total Rentable Square Feet (RSF):	47,680 SF
Percentage Leased:	100%
Year 1 Projected NOI:	\$1,425,407

The following information is provided in the Financial Overview to assist investors in their underwriting:

- Market Leasing Assumptions
- Projected Cash Flow Statement
- Lease Expiration Schedule
- Rent Roll

# ASSUMPTIONS

GLOBAL ASSUMPTIONS			
Analysis Start Date:	Oct-25	<b>Leasing Commissions:</b>	
Analysis End Date:	Sep-35		Lease Yrs 1-5 6% N   3% R
Term of Analysis:	10 Years		Lease Yrs 6-10 3% N   1.5% R
Gross Leasable Area:	47,680		Management Fee 3% of Potential Gross Revenue
Initial Occupancy:	100.0%		Capital Reserve: \$0.20 / SF
<b>Inflation:</b>			General Vacancy Loss 5.0% of Potential Gross Revenue
General Inflation:	3.00%		<i>Excluded from Vacancy Loss:</i> Carl's Jr, Jamba Juice, Jersey Mikes, Papa Johns, Starbucks, Wells Fargo
Real Estate Tax Growth:	2.00%		
Market Rent Growth:	3.00%		

ADDITIONAL NOTES
<ul style="list-style-type: none"><li>▪ Analysis assumes Tobacco 4 Less's lease extends beyond the first year of the hold period, avoiding initial rollover</li></ul>

MARKET LEASING ASSUMPTIONS										
MLA	Term (Yrs)	Market Rent	Rent Steps	Free Rent New	Free Rent Renew	TI New	TI Renew	Renew Prob	Downtime	Recovery Method
\$20.00 Rainbow MLA	10	\$20.00	10% Yr 6	0 Mos	0 Mos	\$40.00	\$0.00	75.0%	12 Mos	Continue Prior
\$48.00 Wells Fargo MLA	10	\$48.00	10% Yr 6	0 Mos	0 Mos	\$40.00	\$0.00	75.0%	12 Mos	Continue Prior
\$200k Starbucks MLA	10	\$200,000.00	10% Yr 6	0 Mos	0 Mos	\$40.00	\$0.00	75.0%	12 Mos	Continue Prior
\$30.00 Shop MLA	5	\$30.00	3.0%	0 Mos	0 Mos	\$40.00	\$0.00	75.0%	9 Mos	Continue Prior
\$31.00 Shop MLA	5	\$31.00	3.0%	0 Mos	0 Mos	\$40.00	\$0.00	75.0%	9 Mos	Continue Prior
\$35.00 Shop MLA	5	\$35.00	3.0%	0 Mos	0 Mos	\$40.00	\$0.00	75.0%	9 Mos	Continue Prior
\$40.00 Shop MLA	5	\$40.00	3.0%	0 Mos	0 Mos	\$40.00	\$0.00	75.0%	9 Mos	Continue Prior
\$41.00 Shop MLA	5	\$41.00	3.0%	0 Mos	0 Mos	\$40.00	\$0.00	75.0%	9 Mos	Continue Prior
\$48.00 Shop MLA	5	\$48.00	3.0%	0 Mos	0 Mos	\$40.00	\$0.00	75.0%	9 Mos	Continue Prior
\$50.00 Shop MLA	5	\$50.00	3.0%	0 Mos	0 Mos	\$40.00	\$0.00	75.0%	9 Mos	Continue Prior
\$0.00 NAP MLA	99	\$0.00	10% Yr 6	0 Mos	0 Mos	\$0.00	\$0.00	100.0%	0 Mos	Continue Prior
\$225k Carl's Jr MLA	10	\$225,000.00	10% Yr 6	0 Mos	0 Mos	\$40.00	\$0.00	75.0%	12 Mos	Continue Prior
VACANT										
Available Suites	MLA	SF	Start Date	Term (Yrs)	Initial Rent	Rent Steps	Free Rent New	TI New	LC New	Recovery Method
Total Available		0							6% / 3%	

CASH FLOW

Total GLA:	47,680 SF		Oct-25	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
Start Date:	Oct-25	Per SF	Annualized	Sep-26	Sep-27	Sep-28	Sep-29	Sep-30	Sep-31	Sep-32	Sep-33	Sep-34	Sep-35	Sep-36
Avg Annual Occupancy			100.00%	100.00%	99.24%	99.11%	95.79%	99.58%	100.00%	98.74%	99.06%	99.54%	99.15%	100.00%
POTENTIAL GROSS REVENUE														
Potential Base Rent	\$37.54	\$1,789,684	\$1,792,801	\$1,821,652	\$1,874,262	\$1,945,709	\$2,011,886	\$2,029,798	\$2,066,432	\$2,192,155	\$2,259,964	\$2,327,102	\$2,344,563	
Absorption & Turnover Vacancy	\$0.00	\$0	\$0	(\$16,346)	(\$23,066)	(\$45,217)	(\$10,805)	\$0	(\$33,228)	(\$27,253)	(\$13,871)	(\$26,266)	\$0	
Base Rental Revenue	\$37.54	\$1,789,684	\$1,792,801	\$1,805,306	\$1,851,196	\$1,900,492	\$2,001,081	\$2,029,798	\$2,033,204	\$2,164,902	\$2,246,093	\$2,300,836	\$2,344,563	
Total Expense Recoveries	\$18.92	\$901,893	\$920,932	\$941,034	\$968,959	\$967,002	\$1,023,501	\$1,054,608	\$1,073,133	\$1,109,381	\$1,140,547	\$1,168,519	\$1,208,130	
Total Gross Revenue	\$56.45	\$2,691,577	\$2,713,734	\$2,746,339	\$2,820,155	\$2,867,494	\$3,024,583	\$3,084,406	\$3,106,337	\$3,274,282	\$3,386,639	\$3,469,356	\$3,552,693	
Vacancy Allowance	(\$1.61)	(\$76,802)	(\$77,340)	(\$61,865)	(\$57,225)	(\$63,302)	(\$76,281)	(\$88,658)	(\$70,641)	(\$67,814)	(\$84,900)	(\$75,104)	(\$103,115)	
Effective Gross Revenue	\$54.84	\$2,614,775	\$2,636,394	\$2,684,475	\$2,762,931	\$2,804,192	\$2,948,302	\$2,995,748	\$3,035,696	\$3,206,468	\$3,301,739	\$3,394,251	\$3,449,578	
OPERATING EXPENSES														
Repairs And Maintenance	\$4.60	\$219,422	\$224,359	\$231,090	\$238,022	\$245,163	\$252,518	\$260,094	\$267,896	\$275,933	\$284,211	\$292,738	\$301,520	
Security	\$3.47	\$165,660	\$169,387	\$174,469	\$179,703	\$185,094	\$190,647	\$196,366	\$202,257	\$208,325	\$214,575	\$221,012	\$227,642	
Utilities	\$3.91	\$186,488	\$190,684	\$196,404	\$202,297	\$208,366	\$214,616	\$221,055	\$227,687	\$234,517	\$241,553	\$248,799	\$256,263	
Mgmt Fee	\$1.65	\$78,443	\$79,092	\$80,534	\$82,888	\$84,126	\$88,449	\$89,872	\$91,071	\$96,194	\$99,052	\$101,828	\$103,487	
Ground Rent	\$4.30	\$205,000	\$205,000	\$205,000	\$220,375	\$225,500	\$225,500	\$225,500	\$225,500	\$225,500	\$225,500	\$225,500	\$225,500	
Insurance	\$1.49	\$70,893	\$72,488	\$74,663	\$76,903	\$79,210	\$81,586	\$84,034	\$86,555	\$89,151	\$91,826	\$94,581	\$97,418	
Taxes	\$5.57	\$265,708	\$269,976	\$275,761	\$281,673	\$287,715	\$293,890	\$300,201	\$306,651	\$313,244	\$319,983	\$326,870	\$333,910	
Total Operating Expenses	\$24.99	\$1,191,615	\$1,210,987	\$1,237,921	\$1,281,860	\$1,315,173	\$1,347,206	\$1,377,122	\$1,407,617	\$1,442,865	\$1,476,700	\$1,511,327	\$1,545,741	
Net Operating Income	\$29.85	\$1,423,160	\$1,425,407	\$1,446,553	\$1,481,070	\$1,489,019	\$1,601,095	\$1,618,626	\$1,628,079	\$1,763,603	\$1,825,040	\$1,882,924	\$1,903,838	
CAPITAL & LEASING COSTS														
Tenant Improvements	\$0.00	\$0	\$0	\$21,600	\$12,190	\$93,490	\$12,000	\$0	\$35,700	\$26,810	\$13,140	\$24,430		
Leasing Commissions	\$0.00	\$0	\$0	\$19,526	\$13,260	\$66,858	\$13,294	\$0	\$39,606	\$32,555	\$16,570	\$31,376		
Capital Reserve	\$0.20	\$9,536	\$9,751	\$10,043	\$10,344	\$10,655	\$10,974	\$11,304	\$11,643	\$11,992	\$12,352	\$12,722		
Total Leasing & Capital Costs	\$0.20	\$9,536	\$9,751	\$51,170	\$35,794	\$171,003	\$36,269	\$11,304	\$86,949	\$71,357	\$42,062	\$68,528		
Cash Flow Before Debt	\$29.65	\$1,413,624	\$1,415,657	\$1,395,384	\$1,445,276	\$1,318,016	\$1,564,827	\$1,607,322	\$1,541,130	\$1,692,246	\$1,782,978	\$1,814,396		

ROLLOVER SCHEDULE

Suite	Tenant	Exp.	SF	Sep-26	Sep-27	Sep-28	Sep-29	Sep-30	Sep-31	Sep-32	Sep-33	Sep-34	Sep-35	Sep-36+	Total
14106	Tobacco 4 Less - MTM	Sep-26	1,393	1,393											1,393
14111	Jersey Mike's Subs	Dec-26	1,243		1,243										1,243
26103	Amazon Insurance	Feb-27	767		767										767
25102	Wells Fargo Bank	May-27	4,864		4,864										4,864
14108	Lobster Guy	Sep-27	1,462		1,462										1,462
14102	Rent A Center (Eclipse RTO)	Feb-28	4,058			4,058									4,058
26101	Horizon Pregnancy Center	Mar-28	1,219			1,219									1,219
14104B	Jamba Juice	Jun-28	1,400			1,400									1,400
26102	Hong Kong Express	Jul-28	1,314			1,314									1,314
14109	Waba Grill	Aug-28	1,243			1,243									1,243
14101	Rainbow USA Inc.	Jan-29	8,035				8,035								8,035
27100	Carl's Jr	Sep-29	3,050				3,050								3,050
25104	Chili Verde	Oct-29	1,200					1,200							1,200
14110	L&L Hawaiian	May-30	1,243					1,243							1,243
14107	United Family Dental	Jul-30	1,929					1,929							1,929
14105	Papa Johns	Feb-32	1,410								1,410				1,410
28100	Starbucks	May-32	3,000								3,000				3,000
14103	Cosmo Prof	Sep-32	3,020								3,020				3,020
14104A	Sally Beauty Supply	Sep-32	2,000									2,000			2,000
29100	The Tactical Citizen	May-34	3,830									3,830			3,830
Total Leasable Square Feet			47,680												
Leased Square Feet			47,680	1,393	8,336	9,234	11,085	4,372	0	9,430	0	3,830	0	0	47,680
Leased Percentage of Total			100.0%	2.9%	17.5%	19.4%	23.2%	9.2%	0.0%	19.8%	0.0%	8.0%	0.0%	0.0%	
Cumulative Square Feet				1,393	9,729	18,963	30,048	34,420	34,420	43,850	43,850	47,680	47,680	47,680	
Cumulative Percent of Total				2.9%	20.4%	39.8%	63.0%	72.2%	72.2%	92.0%	92.0%	100.0%	100.0%	100.0%	100.0%

RENT ROLL

Suite	Tenant	SF	% of GLA	Lease Terms		PSF	Base Rent		Rent Escalations			MLA Type	Market Rent	In-Place % of Market	Upon Exp.
				Start	Exp.		Annual	Monthly	Date	PSF	Annual				
14101	Rainbow USA Inc.	8,035	16.9%	Aug-13	Jan-29	\$18.67	\$150,000	\$12,500	Feb-27	\$19.91	\$159,996	\$20.00 Rainbow MLA	\$20.00	93.3%	Market
14103	Cosmo Prof	3,020	6.3%	Sep-22	Sep-32	\$31.00	\$93,620	\$7,802	Sep-28	\$34.10	\$102,982	\$31.00 Shop MLA	\$31.00	100.0%	Option
14102	Rent A Center (Eclipse RTO)	4,058	8.5%	Mar-23	Feb-28	\$30.00	\$121,740	\$10,145				\$30.00 Shop MLA	\$30.00	100.0%	Option
14105	Papa Johns	1,410	3.0%	Dec-99	Feb-32	\$44.88	\$63,281	\$5,273	Mar-26 Mar-27 Mar-28 Mar-29 Mar-30 Mar-31	\$46.20 \$47.64 \$49.08 \$50.52 \$52.00 \$53.64	\$65,142 \$67,172 \$69,203 \$71,233 \$73,325 \$75,632	\$48.00 Shop MLA	\$48.00	93.5%	Market
14104A	Sally Beauty Supply	2,000	4.2%	Apr-22	Sep-32	\$34.50	\$69,000	\$5,750	Oct-28	\$37.95	\$75,900	\$35.00 Shop MLA	\$35.00	98.6%	Option
14104B	Jamba Juice	1,400	2.9%	Dec-17	Jun-28	\$37.68	\$52,752	\$4,396				\$48.00 Shop MLA	\$48.00	78.5%	Option
14106	Tobacco 4 Less - MTM	1,393	2.9%	Jun-10	Sep-26	\$42.73	\$59,518	\$4,960				\$40.00 Shop MLA	\$40.00	106.8%	Market
14107	United Family Dental	1,929	4.0%	Aug-00	Jul-30	\$46.19	\$89,099	\$7,425	Aug-28 Aug-29	\$47.34 \$48.53	\$91,326 \$93,609	\$50.00 Shop MLA	\$50.00	92.4%	Option
14108	Lobster Guy	1,462	3.1%	Sep-22	Sep-27	\$30.00	\$43,860	\$3,655	Dec-25 Dec-26	\$30.96 \$31.80	\$45,264 \$46,492	\$48.00 Shop MLA	\$48.00	62.5%	Option
14109	Waba Grill	1,243	2.6%	Aug-18	Aug-28	\$37.08	\$46,090	\$3,841				\$48.00 Shop MLA	\$48.00	77.3%	Option
14110	L&L Hawaiian	1,243	2.6%	Mar-02	May-30	\$52.45	\$65,196	\$5,433	Jun-26 Jun-27 Jun-28 Jun-29	\$54.02 \$55.65 \$57.31 \$59.03	\$67,152 \$69,167 \$71,242 \$73,379	\$48.00 Shop MLA	\$48.00	109.3%	Option
14111	Jersey Mike's Subs	1,243	2.6%	Nov-17	Dec-26	\$44.88	\$55,786	\$4,649				\$48.00 Shop MLA	\$48.00	93.5%	Option
25104	Chili Verde	1,200	2.5%	Nov-09	Oct-29	\$45.12	\$54,144	\$4,512	Nov-26 Nov-27 Nov-28	\$46.47 \$47.86 \$49.30	\$55,764 \$57,432 \$59,160	\$48.00 Shop MLA	\$48.00	94.0%	Market
25102	Wells Fargo Bank	4,864	10.2%	May-07	May-27	\$41.40	\$201,370	\$16,781				\$48.00 Wells Fargo MLA	\$48.00	86.3%	Option
26103	Amazon Insurance	767	1.6%	Feb-12	Feb-27	\$52.90	\$40,573	\$3,381				\$50.00 Shop MLA	\$50.00	105.8%	Market
26102	Hong Kong Express	1,314	2.8%	Mar-99	Jul-28	\$54.85	\$72,078	\$6,007	Aug-26 Aug-27	\$56.23 \$57.63	\$73,880 \$75,727	\$50.00 Shop MLA	\$50.00	109.7%	Market
26101	Horizon Pregnancy Center	1,219	2.6%	Apr-22	Mar-28	\$42.38	\$51,660	\$4,305				\$50.00 Shop MLA	\$50.00	84.8%	Market
27100	Carl's Jr	3,050	6.4%	Oct-99	Sep-29	\$50.22	\$153,173	\$12,764				\$225k Carl's Jr MLA	\$73.77	68.1%	Option
28100	Starbucks	3,000	6.3%	May-17	May-32	\$50.16	\$150,480	\$12,540				\$200k Starbucks MLA	\$66.67	75.2%	Option
29100	The Tactical Citizen	3,830	8.0%	May-24	May-34	\$40.80	\$156,264	\$13,022	May-29	\$48.30	\$184,989	\$41.00 Shop MLA	\$41.00	99.5%	Option
Total Leased GLA		47,680	100.0%			\$37.54	\$1,789,684	\$149,140					\$42.37	88.6%	Avg. Term
Total Vacant		0	0.0%												4.5 Years
Total Building Area		47,680	100.0%												



GROUND LEASE ABSTRACT

Landlord Name	American Stores Properties, Inc. (Albertsons Companies, Inc.)																																																							
Lease Execution	09/24/1998																																																							
Lease Commencement	05/22/1999																																																							
Rent Commencement	05/22/1999																																																							
Lease Expiration	01/31/2083 (inclusive of all option periods)																																																							
Premises Language	The Premises Land is a part of a larger parcel[s] of land consisting of approximately 12.99 acres and more particularly described in Exhibit A hereto (“Shopping Center Land”) which it is anticipated will be developed as a shopping center as shown on the Site Plan (“Shopping Center”). The Premises Land together with the “Buildings” (as hereinafter defined) are hereinafter collectively referred to as the “Premises”.																																																							
Base Rent	Commencing on the Commencement Date, Tenant shall pay directly to Landlord, in advance, without right of offsetor demand, on or before the first day of each calendar month of the Term “minimumi-rent” in the amount of Two Hundred Five Thousand Dollars (\$205,000.00) per annum, payable in monthly installments of Seventeen Thousand Eighty-Three and 34/100 Dollars (\$17,083.34).																																																							
Renewal Options	Tenant, at its option, may extend the Original Term for up to ten (10) separate and additional consecutive periods of five (5) years each (each an “Extended Term”). Each option to extend shall be exercised by Tenant giving written notice to Landlord at least seven (7) months prior to the expiration of the preceding Original Term or any Extended Term.																																																							
Renewal Period Base Rent	<table><tr><th colspan="4">WRIGLEY MARKETPLACE GROUND RENT</th></tr><tr><th>TERM</th><th>YEARS</th><th>MONTHLY</th><th>ANNUALLY</th></tr><tr><td rowspan="2">Base</td><td>1998-2028</td><td>\$17,083.33</td><td>\$205,000.00</td></tr><tr><td>2028-2033</td><td>\$18,791.67</td><td>\$225,500.00</td></tr><tr><td>Option 1</td><td>2033-2038</td><td>\$18,791.67</td><td>\$225,500.00</td></tr><tr><td>Option 2</td><td>2038-2043</td><td>\$20,670.83</td><td>\$248,050.00</td></tr><tr><td>Option 3</td><td>2043-2048</td><td>\$20,670.83</td><td>\$248,050.00</td></tr><tr><td>Option 4</td><td>2048-2053</td><td>\$22,737.92</td><td>\$272,855.00</td></tr><tr><td>Option 5</td><td>2053-2058</td><td>\$22,737.92</td><td>\$272,855.00</td></tr><tr><td>Option 6</td><td>2058-2063</td><td>\$25,011.71</td><td>\$300,140.50</td></tr><tr><td>Option 7</td><td>2063-2068</td><td>\$25,011.71</td><td>\$300,140.50</td></tr><tr><td>Option 8</td><td>2068-2073</td><td>\$27,512.88</td><td>\$330,154.55</td></tr><tr><td>Option 9</td><td>2073-2078</td><td>\$27,512.88</td><td>\$330,154.55</td></tr><tr><td>Option 10</td><td>2078-2083</td><td>\$30,264.17</td><td>\$363,170.01</td></tr></table>	WRIGLEY MARKETPLACE GROUND RENT				TERM	YEARS	MONTHLY	ANNUALLY	Base	1998-2028	\$17,083.33	\$205,000.00	2028-2033	\$18,791.67	\$225,500.00	Option 1	2033-2038	\$18,791.67	\$225,500.00	Option 2	2038-2043	\$20,670.83	\$248,050.00	Option 3	2043-2048	\$20,670.83	\$248,050.00	Option 4	2048-2053	\$22,737.92	\$272,855.00	Option 5	2053-2058	\$22,737.92	\$272,855.00	Option 6	2058-2063	\$25,011.71	\$300,140.50	Option 7	2063-2068	\$25,011.71	\$300,140.50	Option 8	2068-2073	\$27,512.88	\$330,154.55	Option 9	2073-2078	\$27,512.88	\$330,154.55	Option 10	2078-2083	\$30,264.17	\$363,170.01
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Real Estate Taxes	As to any portion of the Premises that is not separately assessed, Tenant shall reimburse Landlord for “Tenant’s Pro Rata Share” (as hereinafter defined) of Taxes levied or assessed. “Tenant’s Pro Rata Share” shall be based on a fraction, the numerator of which is the square footage of the floor area of the Building Areas within the Premises and the denominator of which is the square footage of the total floor area of all occupied buildings and similar structures then constructed in the Shopping Center; provided, however, that prior to the Commencement Date only, with respect to Taxes on improvements, “Tenant’s Pro Rata Share shall be based on a fraction, the numerator of which is the square footage of the floor area of the Building Areas then constructed within the Premises and the denominator of which is the square footage of the total floor area of all occupied buildings and similar structures then constructed in the Shopping Center.																																																							

Utilities	Tenant shall contract in its name and shall pay directly to the utility company, before delinquency, all utility deposits and fees including any present or future installation, hook-up and/or service charges, together with any taxes thereon, for water, electricity, sewage, gas, light, heat, telephone and any other utility and communications services supplied to the Buildings. If any utility charges are not paid when due, Landlord may pay the same and any amount so paid by Landlord shall be immediately due and owing from Tenant to Landlord as additional rent.
Common Area Maintenance	PRS: Landlord shall pay one-twelfth (1/12) of its Pro Rata Share of the CAM Budget to Tenant on or before the first day of each calendar month for the ensuing calendar month. “Pro Rata Share” means a fraction, the numerator of which is the square footage of Building Area in the Shopping Center excluding the Building Area within the Premises Land, and the denominator of which is the total square footage of all Building Area in the Shopping Center; provided, however, that prior to the Commencement Date only, such denominator shall be the total square footage of all Building Area actually constructed in the Shopping Center. Landlord’s Pro Rata Share of CAM expenses as set forth in the CAM Budget for any fractional calendar month shall be prorated and paid on or before the first day of the first full calendar month following such fractional month.
CAM Expense Exclusions	The CAM Budget shall not include, and Landlord will not pay for: (1) security services or on-site personnel for the Shopping Center or any portion thereof, to the extent that Tenant’s Pro Rata Share thereof exceeds Forty Thousand Dollars (\$40,000.00) (which figure shall be subject to increase every five (5) years by the lesser of fifteen percent (15%) or the same percentage as the percentage increase over such five (5) years in the Consumer Price Index for Urban Wage Earners and Clerical Workers, Los Angeles-Anaheim-Riverside Average, Subgroup “All Items”, (1982-84=100) (“Index”) as published by the United States Department of Labor’s Bureau of Labor Statistics (“Bureau”), and should the Bureau discontinue the publication of the Index or publish the same less frequently, or alter the same in some other manner, Landlord and Tenant shall mutually select a substitute Index or substitute procedure which reasonably reflects and monitors consumer prices) in any calendar year; (2) any Single Item (defined later) of CAM in excess of Five Thousand Dollars (\$5,000), which Landlord has not previously approved; (3) taxes or assessments (covered in the Article entitled “TAXES”) on or depreciation of the Common Areas and improvements thereon; (4) the cost of any repair or replacement item which, pursuant to generally accepted accounting principles, should be capitalized; (5) insurance on the Common Areas (covered in the Article entitled “INDEMNIFICATION AND INSURANCE”); (6) trash disposal or other services or items for the benefit of any particular tenant or group of tenants in the Shopping Center which does not include Landlord; (7) any management fees in excess of twelve percent (12%) of Landlord’s Pro Rata Share of CAM expenses; (8) costs or expenses associated with remediation of Hazardous Material; or (9) clerical services of Tenant or its agents, office overhead or salaries. “Single Item” means any service, labor, equipment or materials or any combination thereof to be used for what, as a general practice, is considered to be one project or one job.
Parking Expense	No charge or other type of validation for parking in the Shopping Center (other than for the MTA parking structure) may be made without the prior written consent of Landlord and Tenant unless required by governmental ordinance. Landlord and Tenant shall require all tenants and occupants of the Shopping Center and their employees to park their motor vehicles in the areas designated on the Site Plan as “Employee Parking Areas”, and shall enforce such requirement.
Radius Restriction	In addition, none of the following uses shall be conducted in the Premises Land: (a) offices (except as an incidental use to a permitted retail or commercial business), other than offices that are consistent with those found in first class shopping centers of a similar size in the metropolitan marketing area in which the Shopping Center is located, and that (i) are located no closer than two hundred twenty (220) linear feet from the nearest wall of the building area within the Shopping Center in which Landlord locates a grocery store or retail supermarket
No Build Restrictions	No building constructed in the Premises shall consist of more than one (1) story plus Mezzanine. “Mezzanine” means any floor area above the ground floor that does not extend over the entire ground floor and which is used in connection with the primary commercial use of the building but is not used as a sales area or generally open to the public. No Mezzanine or basement of any building in the Premises shall be used as an area for sales or display or open to the public generally. No building or other structure constructed or located in the Premises shall exceed thirty-three (33) feet in height. The height of any building in the Premises shall be measured perpendicular from the finish floor to the top of the roof structure of such building, including any screening, parapet, penthouse, mechanical equipment or similar appurtenance located on the roof of such building.
Assignment/Subletting	With consent: Tenant shall not voluntarily or involuntarily assign this Lease nor sublet all or substantially all of the Premises without the prior written consent of Landlord. Landlord’s consent shall not be unreasonably withheld, and Landlord’s consent shall be granted or denied within thirty (30) days following receipt by Landlord of all documentation and information concerning the proposed assignment or subletting that is required by Landlord in connection therewith

GROUND LEASE ABSTRACT (CONTINUED)

Estoppel Certificate	<p>Prime Landlord shall, within thirty (30) days after receipt of Tenant’s request therefor, acknowledge and deliver to Tenant a statement in writing certifying that (i) the Covenants are unmodified and in full force and effect (of if there have been modifications, that the same are in full force and effect as modified and stating the modifications), (ii) the dates to which the Phase I Base Rent or the Base Rent (as such terms are defined in the Prime Lease) and other charges have been paid, and (iii) if the same is true, no default has been declared pursuant to the Covenants by any party thereto and that Prime Landlord at such time has no knowledge of any facts or circumstances which it might reasonable believe would give rise to default by any party to the Covenants.</p> <p><i>**Ownership has received a clean estoppel from the landlord (Albertsons) and a non-disturbance agreement from the city upon the last refinance.**</i></p>
Landlord Maintenance Responsibilities	<p>Landlord shall have no obligation to maintain or repair the Premises or any portion thereof.</p>
Tenant Maintenance Responsibilities	<p>Tenant shall, at Tenant’s sole cost and expense, maintain and repair the Buildings and every part thereof, structural and nonstructural, in good condition and repair, consistent with a first class shopping center, and in accordance with the Covenants.</p>
Permitted Use and Restrictions	<p>The Premises are to be used as a retail shopping center, subject to the terms of Section 25 of this Lease, and for no other purpose.</p> <p>No premises (nor any part thereof) within the Premises, shall be (i) used or occupied as a retail supermarket, drug store or combination thereof, nor (ii) used for the sale of any of the following: (1) fish or meat, other than preserved or prepared fish or meat from a single delicatessen with no more than fifty (50) lineal feet of shelf space devoted to food items, and located no closer than two hundred twenty (220) linear feet from the nearest wall of the building area within the Shopping Center in which Landlord locates a grocery store or retail supermarket; (2) liquor or other alcoholic beverages in package form, including, but not limited to, beer, wine and ale, other than for on-premises consumption in a restaurant otherwise expressly permitted hereunder; (3) produce; (4) baked goods, other than from a donut shop or bagel shop and other than the incidental sale from a coffee shop; (5) floral items; (6) any combination of food items sufficient to be commonly known as a convenience food store or department; and (7) items requiring dispensation by or through a pharmacy or requiring dispensation by or through a registered or licensed pharmacist.</p> <p><b>In addition, none of the following uses shall be conducted in the Premises Land:</b></p> <p>(a) offices (except as an incidental use to a permitted retail or commercial business), other than offices that are consistent with those found in first class shopping centers of a similar size in the metropolitan marketing area in which the Shopping Center is located, and that (i) are located no closer than two hundred twenty (220) linear feet from the nearest wall of the building area within the Shopping Center in which Landlord locates a grocery store or retail supermarket, (ii) total no more than 2,500 square feet of floor area in the Building Areas identified as Shops 1 or Shops 2 on the Site Plan, (iii) total no more than 5,000 square feet of floor area in the Building Areas identified as Pad A, Pad B, Pad C or Pad D on the Site Plan, and (iv) in the aggregate total no more than 6,000 square feet of floor area within the Building Areas on the Premises Land; (b) funeral homes; (c) any production, manufacturing, industrial, or storage use of any kind or nature, except for storage and/ or production of products incidental to the retail sale thereof from the Premises; (d) entertainment or recreational facilities (“entertainment or recreational facilities” includes, but are not limited to, a bowling alley, skating rink, electronic or mechanical games arcade [except as an incidental use to a retail or commercial business, in which case such use shall be restricted to less than five percent (5%) of the floor area occupied by such business], theater, billiard room or pool hall, health spa or studio or fitness center, massage parlor, discotheque, dance hall, banquet hall, night club, bar or tavern, “head shop”, pornographic or “adult” store, racquetball court or gymnasium, or other place of public amusement); (e) training or educational facilities (“training or educational facilities” includes, but are not limited to, a beauty school, child care facility, barber college, library, reading room, church, school, place of instruction, or any other operation catering primarily to students or trainees rather than to customers), other than as an incidental use of a single premises occupied by a tax preparation service, provided that such premises are otherwise permitted pursuant hereto to be used for offices; (f) restaurants, except for “sit down” restaurants (which will be deemed to be restaurants that have seating capacity for more than eight (8)) in the Building Areas identified on the Site Plan as Pad A, Pad B, Pad C, Pad D, Shops 2 and the eastern-most seventy-five (75) linear feet of Shops 1, provided that no more than one such restaurant may be as large as six thousand (6,000) square feet and in no event shall the total square footage of space devoted to such restaurants in the Premises Land exceed fifteen thousand (15,000) square feet; (g) car washes, gasoline or service stations, or the displaying, repairing, renting, leasing, or sale of any motor vehicle, boat or trailer; (h) dry cleaner with on-premises cleaning, except that one (1) “wet cleaning” operation, not to exceed two thousand five hundred (2,500) square feet, shall be permitted so long as such operation uses only non- solvent, non-toxic, non- petroleum based, biodegradable, citrus-based detergents offered by “Aqua Clean System” (“Wet-Cleaner”), provided that such use complies with all parking, zoning, use and other applicable governmental requirements, rules, regulations, laws, and ordinances, including, without limitation, all Environmental Laws, and provided further that in the event any portion of the Premises Land is used for a Wet- Cleaner Tenant shall release a</p>





# WRIGLEY

## MARKETPLACE

# TENANT PROFILES

TENANT PROFILES



CARL'S JR.

Sector	Quick Service Restaurant
Leased SF	3,050
% of NRA	6.38%
Lease Expiration	Sep-29
Term Remaining	4 years
Website	<a href="http://www.carlsjr.com">www.carlsjr.com</a>

Carl's Jr. is a well-known American fast-food restaurant chain, founded in 1941, specializing in charbroiled burgers and other quick-service meals. With numerous locations across the United States and international markets, it caters to customers seeking convenient, affordable dining options. The brand is recognized for its provocative advertising and menu innovations, often targeting young, hungry consumers with larger, more indulgent burger offerings.



WELLS FARGO

Sector	Banking
Leased SF	4,864
% of NRA	10.18%
Lease Expiration	May-27
Term Remaining	2 years
Website	<a href="http://www.wellsfargo.com">www.wellsfargo.com</a>

Wells Fargo is a leading American financial services company, offering a wide range of banking, investment, and lending services to individuals and businesses. Founded in 1852, it has grown into one of the largest banks in the United States, with a extensive network of branches, ATMs, and digital banking platforms. As one of the "Big Four" U.S. banks, Wells Fargo serves millions of customers nationwide, providing essential financial services and playing a significant role in the American economy.



STARBUCKS

Sector	Quick Service Restaurant
Leased SF	3,000
% of NRA	6.28%
Lease Expiration	May-32
Term Remaining	7 years
Website	<a href="http://www.starbucks.com">www.starbucks.com</a>

Starbucks, founded in 1971 in Seattle, is a global leader in the coffee industry, operating over 30,000 stores worldwide. The chain offers a wide range of beverages, food items, and merchandise, emphasizing customer service and a welcoming atmosphere. With a strong focus on ethical sourcing and sustainability, Starbucks has become more than just a coffeehouse chain, establishing itself as a recognized lifestyle brand and "third place" between home and work for millions of customers daily.



RAINBOW

Sector	Retail
Leased SF	8,035
% of NRA	17%
Lease Expiration	Jan-29
Term Remaining	4 years
Website	<a href="http://www.rainbowshops.com">www.rainbowshops.com</a>

Rainbow Shops is an American retail chain founded in 1935, offering affordable, trendy clothing and accessories for women, juniors, and children. With over 1,000 stores across the U.S. and an online presence, Rainbow specializes in fast fashion, providing a wide range of styles at budget-friendly prices. The company primarily targets young women and teens in urban areas, offering the latest fashion trends both in-store and through their e-commerce platform.

TENANT PROFILES



RENT-A-CENTER

Sector	Specialty Retail
Leased SF	4,058
% of NRA	8.45%
Lease Expiration	Feb-28
Term Remaining	3 years
Website	<a href="http://www.rentacenter.com">www.rentacenter.com</a>

Rent-A-Center is a prominent American rent-to-own company and Fortune 500 corporation, founded in 1986, offering furniture, electronics, and appliances through flexible rental agreements. With thousands of stores across the U.S., Mexico, and Puerto Rico, it caters to customers who may not have immediate funds or credit for outright purchases. The company’s model allows consumers to rent items with the option to own after completing payments.



COSMO PROF

Sector	Beauty Supply
Leased SF	3,020
% of NRA	6.32%
Lease Expiration	Sep-32
Term Remaining	7 years
Website	<a href="http://www.cosmoprofbeauty.com">www.cosmoprofbeauty.com</a>

CosmoProf, a division of Beauty Systems Group under Fortune 500 company Sally Beauty Holdings, is a premier professional beauty supply distributor. Serving licensed cosmetologists, barbers, and aestheticians, it operates stores across North America. CosmoProf offers a wide range of professional-grade hair, skin, and nail care products and tools, specializing in high-quality brands not found in regular retail outlets.



# WRIGLEY

## MARKETPLACE

### INVESTMENT ADVISORS

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**Daniel Tyner**

*Managing Director*  
JLL Capital Markets  
+1 949 798 4125  
daniel.tyner@jll.com  
RE Lic. # CA-01959818

**Gleb Lvovich**

*Senior Managing Director*  
JLL Capital Markets  
+1 949 798 4115  
gleb.lvovich@jll.com  
RE Lic. # CA-01496699

**Geoff Tranchina**

*Senior Managing Director*  
JLL Capital Markets  
+1 310 694 3180  
geoff.tranchina@jll.com  
RE Lic. # CA-01435512

**Tess Berghoff**

*Director*  
JLL Capital Markets  
+1 602 501 0738  
tess.berghoff@jll.com  
RE Lic. # CA-2064313

**Conor Quinn**

*Vice President*  
JLL Capital Markets  
+1 949 527 4993  
conor.quinn@jll.com  
RE Lic. # CA-02073016

### LEASING ADVISOR

---

**Mike Moser**

*Partner*  
Retail Insite  
+1 858 523 2089  
mikemoser@retailinsite.net  
RE Lic. #CA-00977876

### DEBT ADVISOR

---

**John Marshall**

*Managing Director*  
JLL Capital Markets  
+1 949 798 4132  
john.marshall@jll.com  
RE Lic. # CA-02022107

### ANALYST

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**Kelli Patla**

*Analyst*  
JLL Capital Markets  
+1 949 201 3881  
kelli.patla@jll.com  
RE Lic. #CA-02214843