

# LUNA GRILL + JERSEY MIKE'S & SHOPS

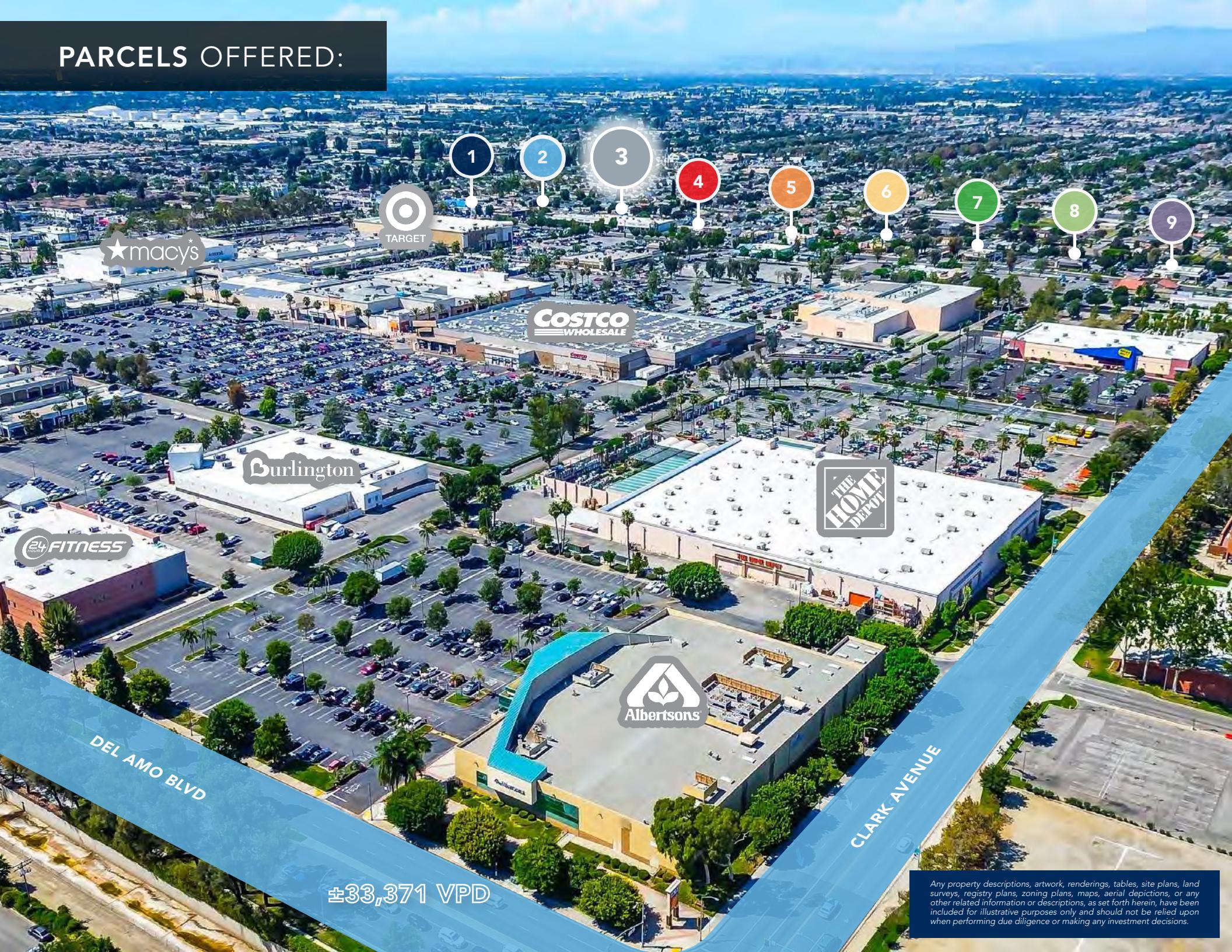
4425-4447 CANDLEWOOD BLVD | LAKWOOD, CA 90712



22+ MILLION ANNUAL CONSUMERS | BEST-IN-CLASS CREDIT: HOME DEPOT, ALBERTSON'S, WELLS FARGO, CHIPOTLE, CHICK-FIL-A, STARBUCKS

Marcus & Millichap  
ROSE RETAIL GROUP

# PARCELS OFFERED:



Any property descriptions, artwork, renderings, tables, site plans, land surveys, registry plans, zoning plans, maps, aerial depictions, or any other related information or descriptions, as set forth herein, have been included for illustrative purposes only and should not be relied upon when performing due diligence or making any investment decisions.

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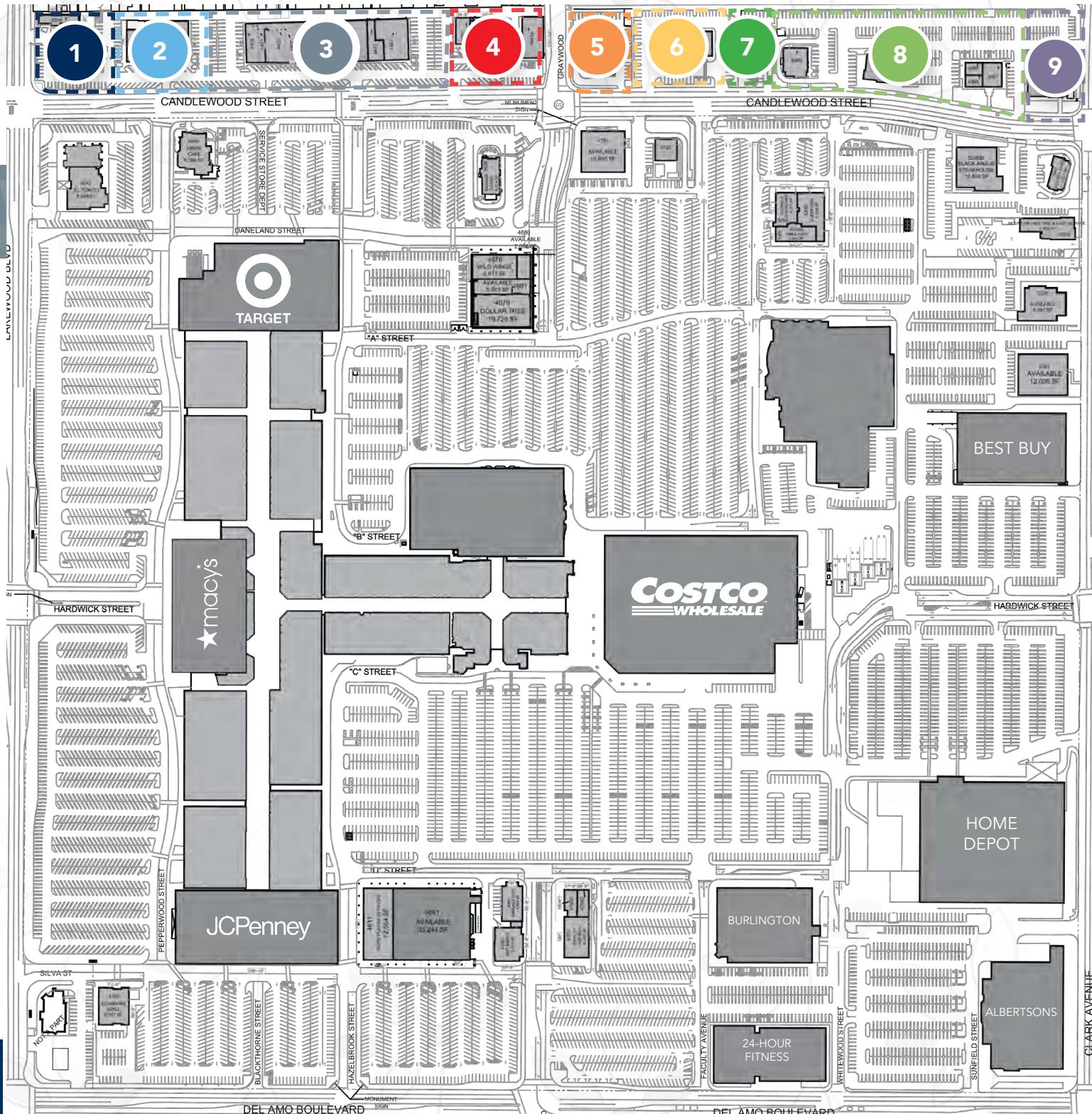
±21,759 VPD

CLARK AVENUE

## SITE PLAN

## 3 LUNA GRILL + JERSEY MIKE'S & SHOPS

- 1 CHIPOTLE  
IHOP
- 2 VERIZON WIRELESS  
RED LOBSTER
- 3 BEVMO!  
FIVE GUYS
- 4 WELLS FARGO
- 5 AMERICA'S TIRE
- 6 STARBUCKS
- 7 CHICK-FIL-A  
CHILI'S
- 8 OUTBACK STEAKHO



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# LAKWOOD CENTER SHOPS

## PARCEL THREE

## EXECUTIVE SUMMARY

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### EXECUTIVE SUMMARY

<b>Price</b>	\$31,063,252
<b>Net Operating Income</b>	\$1,786,137
<b>Cap Rate</b>	5.75%
<b>Building Area (SF)</b>	37,832
<b>Price Per Square Foot</b>	\$821
<b>Site Plan Parcel</b>	3
<b>Address</b>	4425-4447 Candlewood Blvd
<b>Current Occupancy</b>	96%
<b>Year Built   Expanded   Refurbished</b>	1974   2020
<b>Lease Structure</b>	Triple Net & Fixed CAM



# OFFERING SUMMARY

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Marcus & Millichap has been selected to exclusively market for sale the fee simple interest in Luna Grill + Jersey Mike's & Shops, an approximate 37,832 square foot out-parcel to the Two Million Square Foot Super Regional Lakewood Center located at the signalized intersections of Lakewood Boulevard and Candlewood Streets, Lakewood, CA 90712. The Property benefits from hard-corner visibility of the center's primary ring road and share cross-access with powerhouse anchors including Costco, Target, The Home Depot, Albertsons, Macy's, JCPenney, Burlington, Best Buy and 24 Hour Fitness, among many more.

Lakewood Center attracts more than 22 million consumer visits per year and is Placer.ai's #1-ranked retail destination in California, drawing over two million more annual visits than the state's next-busiest center. This high-profile location features a primary five-mile trade area with unparalleled density, including a population of over 685,000 residents earning over \$119,000 Average House Hold Income. In addition, the center consists of over 150 acres conveniently accessible from four of the most trafficked arterials with approximately 112,000 cars passing the center daily. In 2024 the City of Lakewood adopted a Mixed-Use Overlay implementing its Housing Element, paving the way for up to 1,000+ new residential units on and around the Lakewood Center campus, further enhancing daily footfall and long-term land value.

Parcels are available separately or as a portfolio.



# THE "UNICORN"

## FIRST TIME TO MARKET SINCE 1951

- Out Parcel Shops to Super Regional Lakewood Center: Costco, Target, Home Depot, Albertsons, Burlington, Macy's, JC Penney, Best Buy, 24HR SuperSport
- Institutionally Developed, Maintained & Leased
- Triple Net Lease & Fixed CAM



## INVESTMENT HIGHLIGHTS

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### CALIFORNIA'S HIGHEST VOLUME CENTER

- Placer.ai ranked #1 - 22M visitors better than Cerritos, Century City, Del Amo, South Coast Plaza, Fashion Island

### HIGH TENANT SALES PERFORMANCE

- Average Sales Exceed \$465 Per Square Foot
- Healthy Tenant Occupancy Cost Ratios

### VALUE-ADD

- Below market rents - mark-to-market opportunity over 10-year hold
- Low Tenant Occupancy Cost Ratios

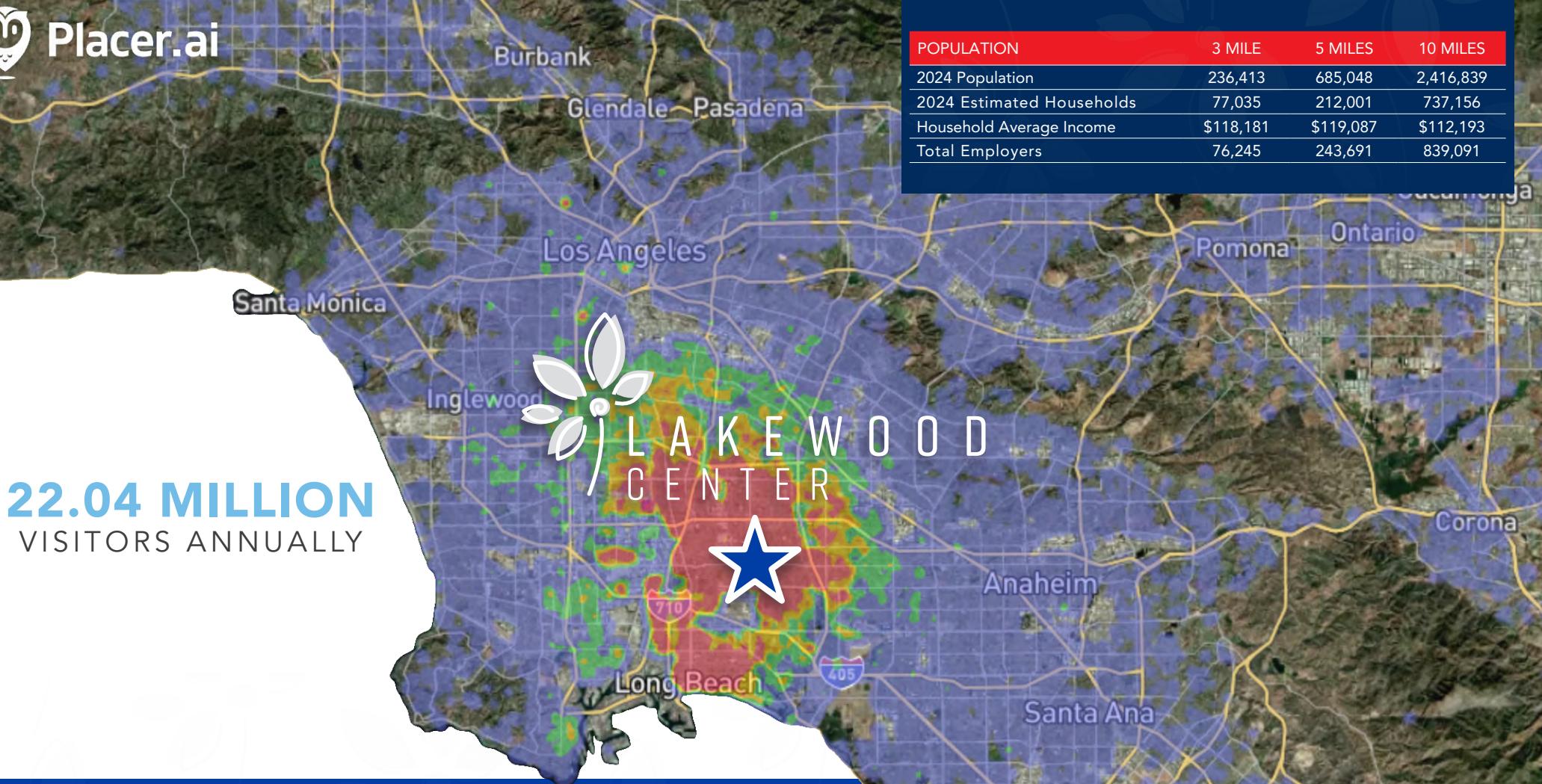
### EXCEPTIONAL DENSITY & GROWTH

- Over 685,000 People earning more than \$119K Average HHI in 5-Mile Trade Area
- Area Business Generates Daytime Population of 90,000+ Employees
- Lakewood Center Mixed-Use Overlay Approved to Develop 1,000 New Housing Units

# PRIMARY TRADE AREA



Placer.ai



- Lakewood Center is well-positioned on an entire city block, fronting four highly trafficked thoroughfares with combined **traffic counts of approximately 112,000 cars per day**
- The five-mile **average household income is \$119,000**
- Lakewood Center has maintained **high occupancy over the last 20 years**

# 1

CONSUMER DESTINATION

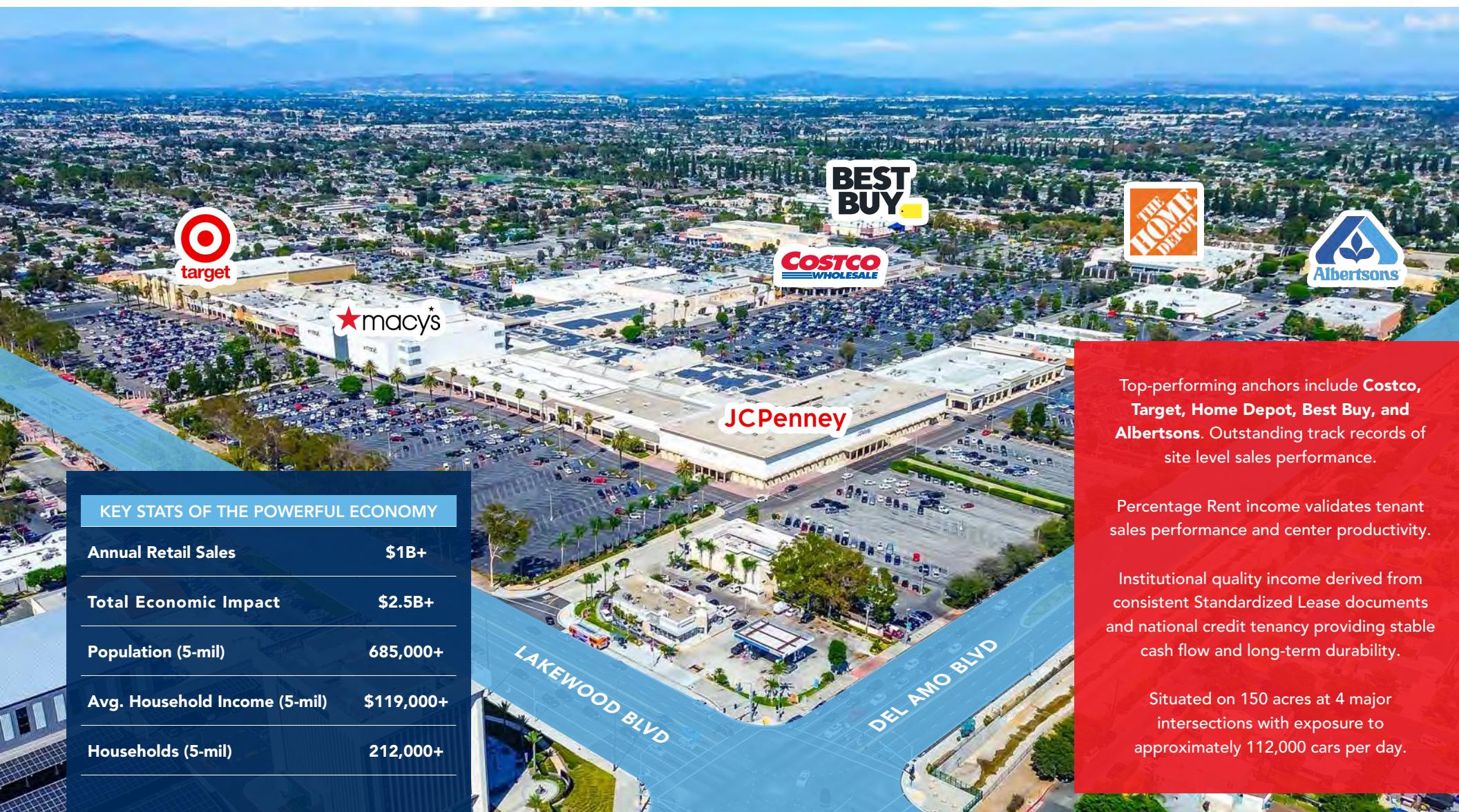
POPULATION	3 MILE	5 MILES	10 MILES
2024 Population	236,413	685,048	2,416,839
2024 Estimated Households	77,035	212,001	737,156
Household Average Income	\$118,181	\$119,087	\$112,193
Total Employers	76,245	243,691	839,091

**\$1 BILLION**  
SALES

**\$2.5 BILLION**  
ECONOMIC IMPACT

# ECONOMIC ENGINE OF LOS ANGELES

Lakewood Center is a primary economic engine of the Los Angeles MSA, generating more than \$1 billion in annual retail sales and an estimated \$2.5 billion in total economic impact each year. Serving over 685,000+ residents within 5 miles, the center anchors the region's retail core, drives substantial job creation, and captures the full strength of one of the most densely populated and highest-spending trade areas in Southern California.



## KEY STATS OF THE POWERFUL ECONOMY

Annual Retail Sales	\$1B+
Total Economic Impact	\$2.5B+
Population (5-mil)	685,000+
Avg. Household Income (5-mil)	\$119,000+
Households (5-mil)	212,000+

LAKWOOD BLVD

DEL AMO BLVD

Top-performing anchors include **Costco**, **Target**, **Home Depot**, **Best Buy**, and **Albertsons**. Outstanding track records of site level sales performance.

Percentage Rent income validates tenant sales performance and center productivity.

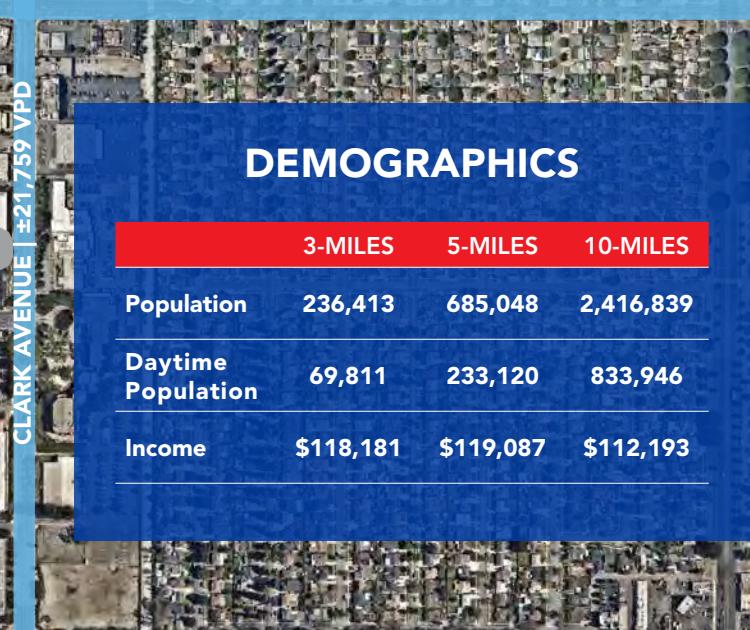
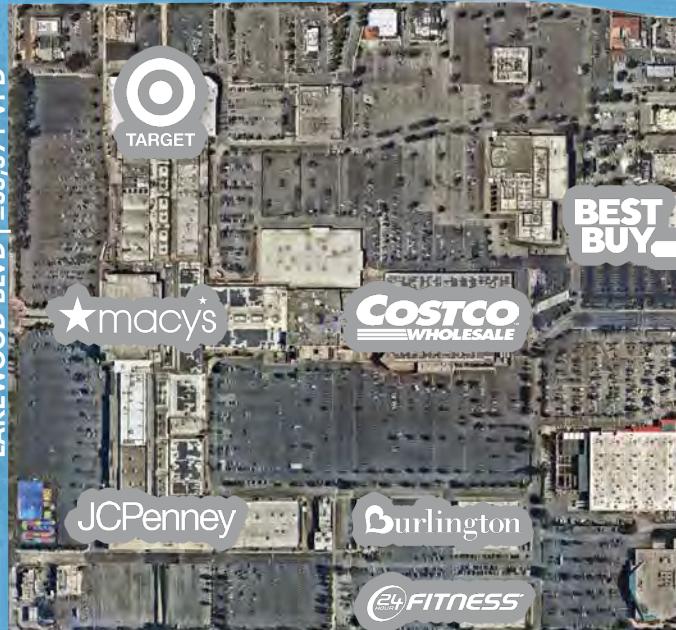
Institutional quality income derived from consistent Standardized Lease documents and national credit tenancy providing stable cash flow and long-term durability.

Situated on 150 acres at 4 major intersections with exposure to approximately 112,000 cars per day.

# TRAFFIC COUNTS



CANDLEWOOD STREET | ±22,952 VPD



# TRAFFIC GENERATORS

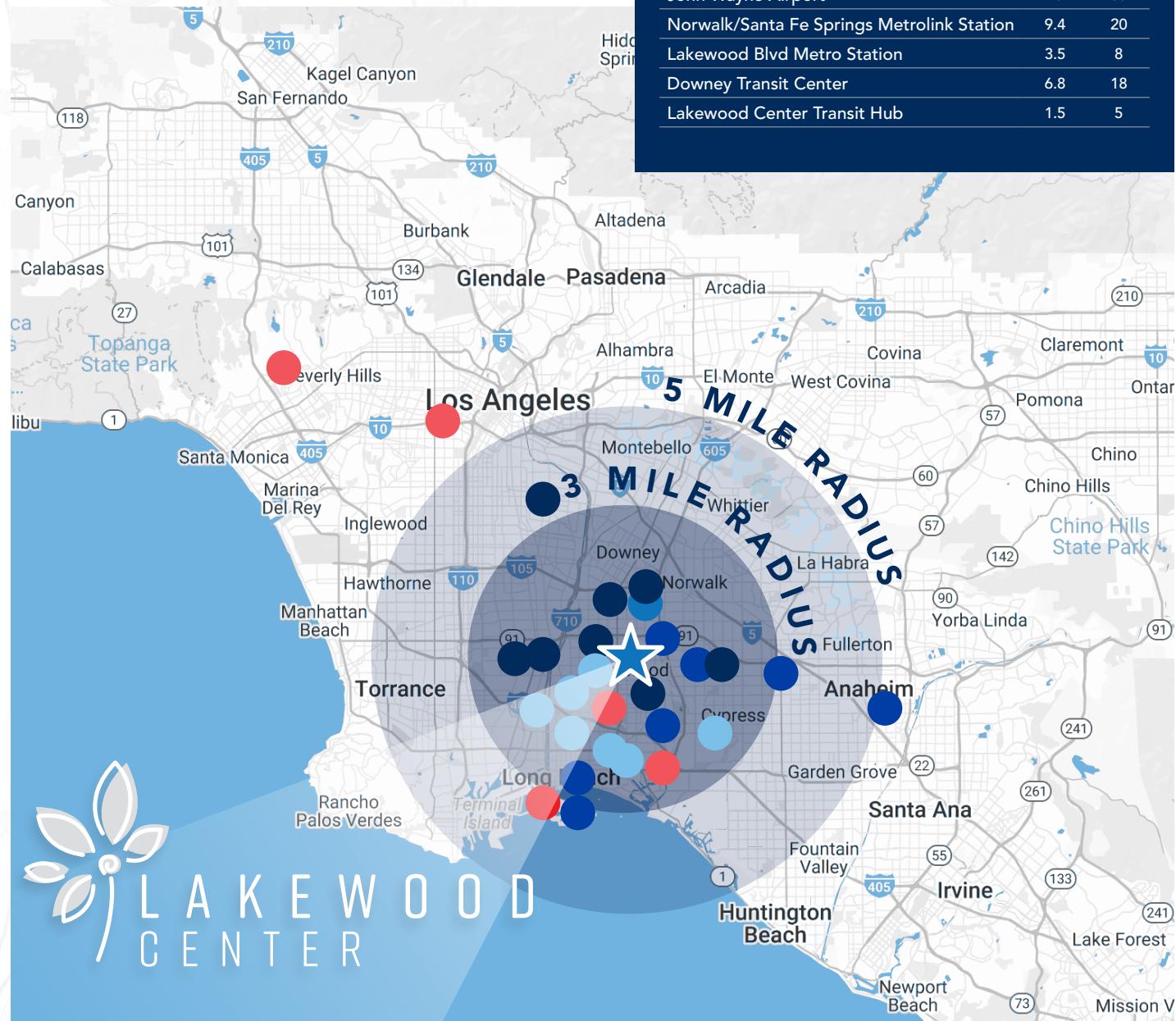
PLACES OF INTEREST	MILES	DRIVE TIME (MINS)
Disneyland Park	16	20
Knott's Berry Farm	11	17
Aquarium of the Pacific	13	18
MOLAA (Museum of Latin American Art)	7.7	15
El Dorado Regional Park	6.1	13
Heartwell Park	4	10
The Queen Mary	14	18
Shoreline Village	11	17

SCHOOLS	MILES	DRIVE TIME (MINS)
Madison Elementary	0.3	2
Gompers School	1.2	5
Lakewood High School	2.1	8
Mayfair Elementary/High School	2.3	7
Artesia High School	4.5	14
St. Joseph High School	2.2	6
Riley Elementary	1.5	6
Holmes Elementary	1.1	4
St. John Bosco High School	4.6	14

UNIVERSITIES	TYPE
Long Beach City College	Public (2 yr)
California State University, Long Beach	Public (4 yr)
University of Southern California (USC)	Private (4 yr)
University of California Los Angeles (UCLA)	Public (4yr)

HOSPITALS	MILES	DRIVE TIME (MINS)
UCI Health Lakewood	0.8	4
Community Medical Center of Long Beach	7	20
Memorial Care Long Beach Medical Center	6	19
College Medical Center	5.8	18
Los Alamitos Medical Center	8.3	16
St. Mary Medical Center	7.8	14
Miller Children's and Women's Hospital Long Beach	5.6	17

TRANSPORTATION HUBS	MILES	DRIVE TIME (MINS)
Los Angeles International Airport (LAX)	21	30
Long Beach Airport	2.6	10
John Wayne Airport	25	35
Norwalk/Santa Fe Springs Metrolink Station	9.4	20
Lakewood Blvd Metro Station	3.5	8
Downey Transit Center	6.8	18
Lakewood Center Transit Hub	1.5	5



# TRADE AREA TOP EMPLOYERS

COMPANY NAME	TYPE	TOTAL EMPLOYEES	SIC	DISTANCE (MI.)
Vets Securing America Inc	Security Services	4000	7381	0.64
Hofs Hut Restaurant Inc - Hofs Hut Lclles Smokehouse Bbq	Restaurant / Hospitality	2986	5812	0.94
Episource LLC	Healthcare IT	6600	7371	1.51
WSA Group Inc	Construction / Engineering	2000	1542	1.53
Northgate Gonzalez LLC - Northgate Market	Grocery Retail	4000	5411	1.67
Air Liquide Electronics US LP	Industrial Gases / Electronics	3930	2813	1.73
First Student Inc - Cardinal Transportation	School Transportation	5065	4119	1.79
Pli Holdings Inc A Del Corp	Plastic Manufacturing	2211	3089	2.14
Nationwide Theatres Corp - Cal Coffee Shop	Entertainment / Restaurant	2720	7832	2.23
Nike USA Inc	Retail / Apparel	3320	5661	2.25
Nissan North America Inc	Automotive	10350	3711	2.38
Boeing Company - Boeing	Aerospace / Manufacturing	2000	3721	2.38
Kik-Socal Inc - Kik	Consumer Goods / Chemicals	3000	2844	2.75
Kaiser Foundation Hospitals - Kaiser Permanente	Healthcare (Hospital)	4363	8062	3.37
Molina Healthcare Inc - MOLINA HEALTHCARE	Healthcare (Managed Care)	2800	6324	3.55
American Honda Motor Co Inc - American Honda	Automotive	2375	3711	3.55
Long Beach Medical Center - Miller Children's Hospital	Healthcare (Children's Hospital)	2000	8062	4.98
Memorial Hlth Svcs - Univ Cal	Healthcare (University Hospital)	3538	8062	5.02
St Marys Medical Center	Healthcare (Hospital)	3434	8062	5.66
St Mary Medical Center - St Marys School of Nursing	Healthcare (Nursing School)	1929	8221	5.67
PIH Health Whittier Hospital - General Acute Care Hospital	Healthcare (Hospital)	1900	8062	9
Harbor-UCLA Medical Center	Healthcare (Hospital)	3000	8062	9.47
Atlantic Richfield Company - ARCO	Petroleum / Energy	2200	2911	9.76
California Commerce Club Inc - Commerce Casino	Casino / Gaming	2600	7993	9.92
Sisters of St Joseph Orange	Religious / Healthcare	2572	8661	16.86

Daytime Population in Excess of  
**233,000 CONSUMERS**

**685,000**

POPULATION IN  
5-MILE TRADE AREA

**60%**

OF HOUSEHOLDS WITH  
INCOME OVER \$100K IN THE  
PRIMARY TRADE AREA

**10+**

COLLEGES, UNIVERSITIES,  
AND TECHNICAL SCHOOLS  
WITHIN A 15-MILE RADIUS

**61M**

TRAVELERS SERVICED FROM  
3 MAJOR NEARBY AIRPORTS:  
LAX, LGB, SNA

# CENTER INFORMATION

Lakewood Center is the second largest single-level, enclosed, super-regional shopping center in LA County. Located in the heart of Lakewood and minutes away from Long Beach and the OC. Travel & Leisure Magazine ranked it one of America's Most Visited Shopping Centers.

**2M  
SQUARE FEET**

Home to 250 Shops,  
Restaurants, and  
Entertainment Options

**22M+  
VISITORS**

Ranks #1 in Visitor  
Traffic in California  
and #2 Nationwide

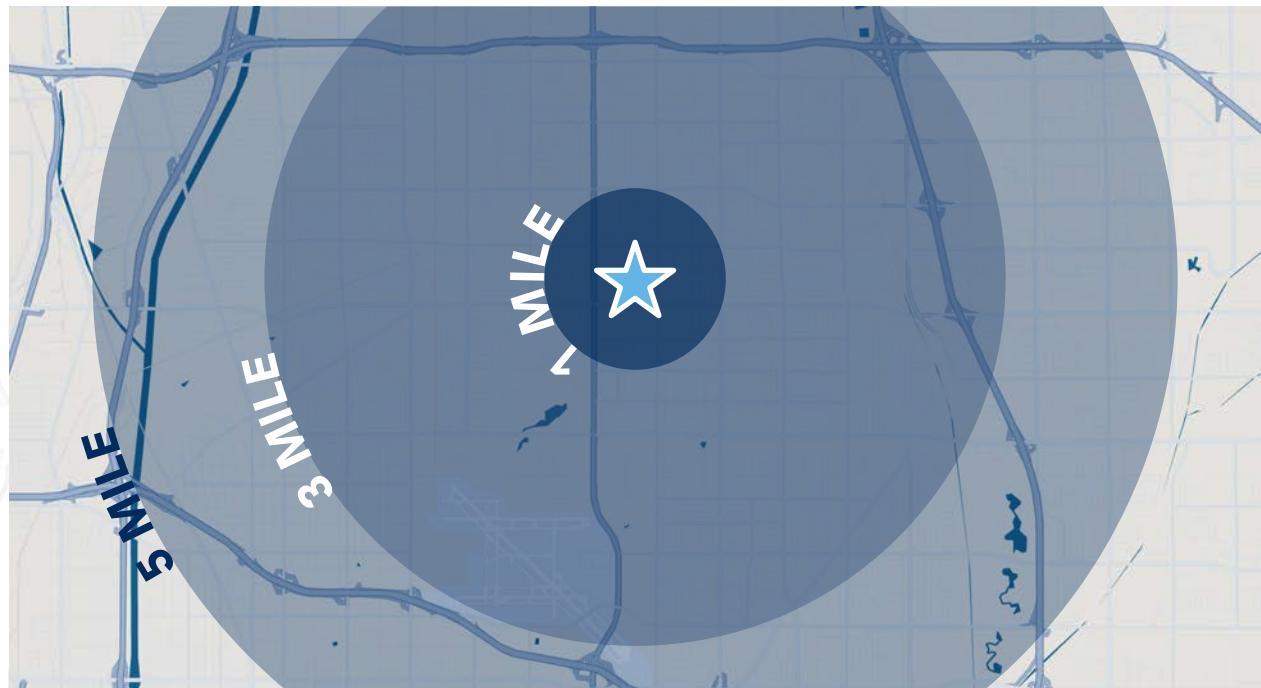
**EXCEPTIONAL  
DAILY NEEDS  
RETAIL**

Eleven Anchors and Big-Box Favorites Include:  
Costco, Target, Home Depot, Albertson's, Macy's, JCPenney, Burlington,  
24-Hour Fitness

Since opening in 1950, the property has adapted to the cultural, economic and demographic shifts of Southeast Los Angeles, emerging as one of the most highly trafficked malls in the country and consistently generating over \$1 billion in annual sales. Its legacy is woven into the daily lives of generations of families, workers and entrepreneurs.

STEVE PLENZE  
CEO of Pacific Retail Capital Markets

On the Acquisition of Lakewood Centers  
(Source: LA Times Business)



# MARKET INFORMATION

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## L A K E W O O D C A L I F O R N I A

### OTHER FACTS

In 2024, Memorial Care and BioLife Plasma Center opened, with Big Blue Swim School set to open in 2025, adding to the center's non-traditional lineup

Get ready for the **2028 OLYMPICS** with up to 10 sporting events a few miles from Lakewood Center

**GROWTH IN AEROSPACE AND ADVANCED MANUFACTURING** continues, with six new businesses opening less than 2 miles away

**THE LONG BEACH SCHOOL DISTRICT**, which serves the Lakewood community, boasts 5 of the world's highest-performing school systems

Recognition for the 40th consecutive year for **EXCEPTIONAL PARKS**

The City of Lakewood added  
**537 JOBS FROM 146 NEW BUSINESSES**  
in 2024, expanding dining, shopping and employment

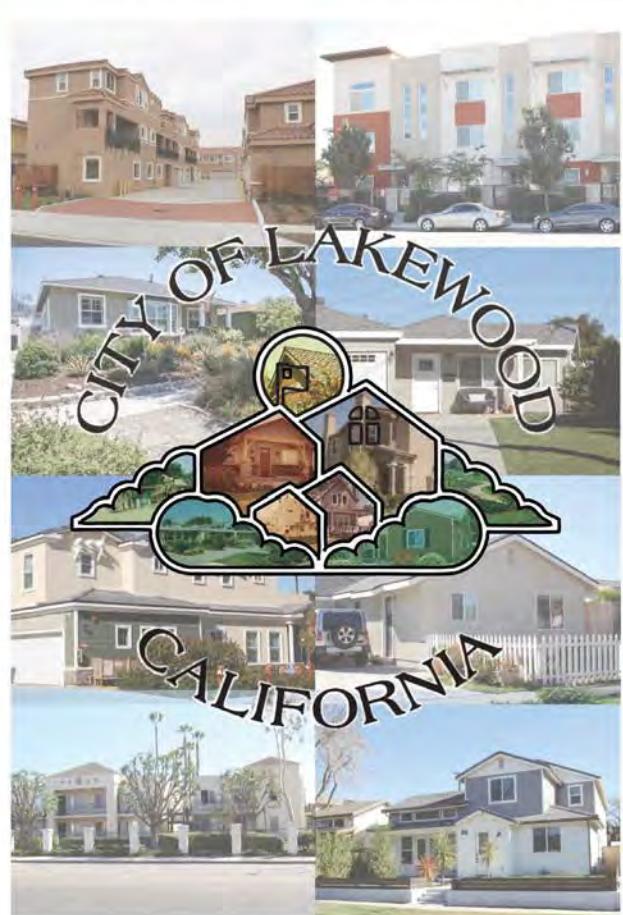
Lakewood Center is the  
**LARGEST SALES TAX GENERATOR**  
for the City of Lakewood



# LAKWOOD HOUSING ELEMENT

**1,000+ UNITS  
PLANNED FOR LAKWOOD CENTER**

## Housing Element



6th Cycle - 2021-2029  
September 14, 2022

Lakewood Center is the most prominent commercial location in Lakewood, occupying more than 130 acres in the middle of the City. Lakewood Center is home to many big-box retail establishments, such as Home Depot and Costco, restaurants, and an indoor mall with smaller retailers. Lakewood Center is important to the City, providing employment opportunities, commercial space, and recreational amenities to residents of Lakewood and surrounding cities. Despite its destination as a regional shopping center, the property owner has identified several portions of the site that are underutilized and suitable for residential redevelopment. The property owner is still in the preliminary design phase but is exploring partnerships with multifamily homebuilders. Based on the owner's intent, and expansive, underutilized surface parking lots suitable for redevelopment, along with Lakewood Center's central location, the City has rezoned a portion of Lakewood Center to mixed-use. The City anticipates that at least one thousand units can be accommodated at this location.

*Page 83 - 'Commerical and Mixed-Use Properties'*

[READ FULL REPORT HERE](#)



Lyon Living - Reno, NV

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**Marcus & Millichap**  
ROSE RETAIL GROUP

# CANDLEWOOD SHOPS @ LAKEWOOD CENTER

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