

LAKEWOOD SHOPS NET LEASE PORTFOLIO

CHICK-FIL-A / CHILI'S / CAVA / JIMMY JOHN'S / JAMBA JUICE

4895 - 5001 CANDLEWOOD ST | LAKEWOOD, CA 90712

VIEW
ON HERE

OFFERED EXCLUSIVELY BY

Bryn Feller

Senior Vice President & Managing Director
bfeller@northmarq.com
+1 773.727.4285
CA #02142445

Josh Dicker

Associate Vice President
jdicker@northmarq.com
+1 781.854.6954

Ken Freebairn

Associate
kfreebairn@northmarq.com

Lauren Hedstrom

Director of Broker Operations
lhedstrom@northmarq.com

Ian Swindle

Analyst
iswindle@northmarq.com

THE OFFERING

Northmarq is pleased to offer for sale to qualified investors the opportunity to purchase a collection of premier net-leased retail Properties located at Lakewood Center along Candlewood Street in Lakewood, California. The offering consists of a single parcel improved with three buildings totaling 15,403 square feet. The site features two single-tenant buildings leased to Chick-fil-a and Chili's, as well as one multi-tenant building that includes Cava, Jimmy John's, and Jamba Juice, creating a diverse mix of nationally recognized tenants across both single-tenant and multi-tenant formats. Collectively, the Properties generate \$772,612 in net operating income with a weighted average lease term of six years, offering stable cash flow and embedded growth from a best-in-class tenant roster. The offering is further anchored by an exceptional operating history having a weighted average 18 years of continuous operations with exercised renewal options, underscoring both long-term commitment and proven performance.

PROPERTY ATTRIBUTES

INSTITUTIONAL-
CALIBER TENANT
ROSTER

FUTURE
SUBDIVISION
POTENTIAL

CORE OF THE
GATEWAY CITIES
ECONOMIC ENGINE

SCALE AND
AFFLUENCE DRIVING
CONSUMER POWER

#1 RETAIL
DESTINATION IN THE
GATEWAY CITIES

PRIME RETAIL
VISIBILITY



Northmarq

191 N. Wacker Dr, Suite 2000
Chicago, IL 60606

northmarq.com

