

LAKEWOOD SHOPS NET LEASE PORTFOLIO

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

4895 - 5001 CANDLEWOOD ST | LAKEWOOD, CA 90712



OFFERED EXCLUSIVELY BY

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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
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