

LAKEWOOD CENTER CORNER RETAIL PORTFOLIO

DAVE'S HOT CHICKEN / BLACK ANGUS STEAKHOUSE / MOUNTAIN VIEW TIRE

CLARK & CANDLEWOOD | LAKEWOOD, CA 90712

VIEW
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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 retail Properties located at Lakewood Center on the corner of Candlewood Street and Clark Avenue in Lakewood, California. The offering consists of a single parcel improved with three buildings totaling 19,401 square feet. The site features three single-tenant properties leased to Dave's Hot Chicken, Black Angus Steakhouse, and Mountain View Tire, creating a strong mix of nationally recognized and category-leading tenants in quick-service dining, full-service dining, and auto service. Collectively, the Properties generate \$795,195 of net operating income with a weighted average lease term of nearly five years, offering stable cash flow and embedded growth from a proven tenant roster. The offering is further anchored by an exceptional operating history, with multiple tenants maintaining long-term commitments and demonstrating consistent performance at the site.

PROPERTY ATTRIBUTES

INSTITUTIONAL-
CALIBER TENANT
ROSTER



IRREPLACEABLE
SOUTHERN CALIFORNIA
LOCATION



AFFLUENT CONSUMER
BASE WITH LASTING
SPENDING POWER



REGIONAL
DESTINATION DRIVING
CONSISTENT TRAFFIC



COMMANDING
RETAIL PRESENCE IN
LAKEWOOD'S CORE



LOS ANGELES

17 MILES NORTH
OF PROPERTY



SUBJECT
PROPERTIES

CLARK AVE
± 21,759 VPD

CANDLEWOOD ST
± 22,952 VPD



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