

LAKWOOD CENTER CORNER RETAIL PORTFOLIO

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

CLARK & CANDLEWOOD | LAKWOOD, CA 90712

VIEW
ON HERE

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
LAKWOOD'S CORE



OFFERED EXCLUSIVELY BY

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