

FOR SALE | NEW JOLLIBEE GROUND LEASE | SINGLE-TENANT NET-LEASED INVESTMENT | STOCKTON, CALIFORNIA



*Representative Rendering

Price: \$4,167,000

CAP Rate: 6.0%

Property Features:

- New 10-Year Corporate Ground Lease | 10% Rent Increase Every 5-Years
- Brand New 2026 Construction to Latest Prototype with Dual Drive-Thru Lane
- Hard Corner Outparcel to 846,000 square foot Weberstown Mall with \$600/SF in Sales and Serves as the Retail Epicenter for the Market
- Located at the Signalized Corner of Pacific and March (the Main Retail Corridor of the Market) with Over 73,000 ADT
- Across from San Joaquin Delta College with over 18,000 Students



Jollibee is the Fastest Growing Asian Chain in the World with US Location AUV of \$4.6M (2025)



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EXECUTIVE SUMMARY

Commercial Retail Associates, Inc. is pleased to have been selected as the exclusive listing agent for the sale of this brand new free-standing building with dual drive-thru lanes leased to Jollibee. Located on the best corner outparcel of the Weberstown Mall, an 846,000 square foot regional mall anchored by Dillard’s, JC Penney, Old Navy, and Barnes & Noble in Stockton, California, Weberstown Mall averages \$600/SF in sales and is the only enclosed mall in Stockton. Notably, it also does not have a food court, funneling food and beverage sales to the outparcels. The subject property is well positioned on the hard corner of the signalized intersection of Pacific Avenue and March Lane which has average daily traffic counts in excess of 73,000 cars per day. This offering presents an investor with an opportunity to acquire an attractive, well-located property backed by a brand new 10-year corporate lease.

INVESTMENT SUMMARY

- Address:** 4704 Pacific Avenue
Stockton, California
- Price:** \$4,167,000
- CAP Rate:** 6.0%
- Annual Rent:** \$250,000
- Lease Term:** 10-Years
- Lease Type:** Ground-Lease
- Year Built:** Under Construction (est. February 2026 opening)
- Building Size:** ±2,060 Square Feet
- Parcel Size:** ±1.26 Acres



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STRONG FUNDAMENTALS

- Jollibee is the fastest growing Asian restaurant chain in the world adding 400 units in the past 5 years, with a growing presence in the US, Canada, the UK, and Saudi Arabia.
- Newly constructed building on ground lease which features 10% rent increases every 5 years throughout the initial term and options.
- Jollibee unit-level sales for US locations exceeded \$4.6 million in 2025. Companywide EBITDA was \$669M and gross profit margin was 21.5% in the prior four quarters.
- Large 1.26 acre parcel on hard corner of the main-on-main intersection in Stockton.
- Honeybee Foods Corporation (Tenant) is a wholly owned subsidiary of Jollibee Foods Corporation, which has an A3 credit rating (martini.ai).
- Jollibee is the 17th most valuable restaurant brand worldwide (Brand Finance, 2025).
- Over 20% of the population in Stockton is Asian, with the city at one time having the largest Filipino population of any city outside of the Philippines. The Jollibee brand has a strong cultural following with Filipinos, uniquely positioning the location in Stockton for success.

LOCATION HIGHLIGHTS

- Located on the hard corner in front of the Weberstown Mall, an 846,000 square foot regional mall with 4.5 million annual visits and anchored by Dillard’s, JC Penney, Old Navy, and Barnes & Noble.
- Neighboring major retail tenants within ½ mile include: Target, Dick’s Sporting Goods, Sprouts, Macy’s, Burlington, Best Buy, ULTA, Home Goods, and Hobby Lobby.
- ±73,200 average daily traffic at the intersection of Pacific Avenue and March Lane, often referred to as the main-on-main intersection in Stockton.
- Located directly across Pacific Avenue is San Joaquin Delta College with 18,600 students and less than 1 mile from University of the Pacific with 6,800 students.
- The nearby trade area services affluent residential neighborhoods of Brookside and Lincoln Village, with an average household income of over \$102,000 within a 3-mile radius. There are nearly 320,000 residents within a 5-mile radius.



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TENANT:	HONEYBEE FOODS CORPORATION, A DELAWARE CORPORATION
PARENT COMPANY:	JOLLIBEE FOODS CORPORATION
OWNERSHIP*:	PUBLIC (PHILLIPINE STOCK EXCHANGE: JFC)
MARKET CAP*:	\$3.95 BILLION
2024 REVENUE*:	\$4.71 BILLION
NET INCOME*:	\$183 MILLION
EBITDA*:	\$669 MILLION
NUMBER OF STORES*:	1,700+
FOUNDED*:	1978
HEADQUARTERED*:	PASIG, PHILIPPINES

**Information provided is for the Jollibee Foods Corporation, the parent company. Separate financial information is not publicly available for Honeybee Foods Corporation.*

Company Overview:

Jollibee is the flagship brand of Jollibee Foods Corporation, the largest and fastest growing Asian restaurant company in the world. With 103 locations in North America and over 1,700 locations across the globe and many more yet to come, Jollibee’s mission is to spread the joy of eating. Jollibee has a menu catering to a diverse customer base with a range of menu items, including its signature Chickenjoy, Jolly Spaghetti, Yumburger, and Peach Mango Pie. The Tenant entity under the Lease is Honeybee Foods Corporation (“HFC”), which is the operating entity of Jollibee restaurants in the United States and a wholly owned subsidiary of Jollibee Foods Corporation (“JFC”). The common shares of JFC are currently listed and traded in the Philippine Stock Exchange with a Market Cap of \$3.95 Billion as of January 21, 2026.

For more information visit: www.jollibeefoods.com

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LEASE SUMMARY

TENANT:	Honeybee Foods Corporation, a Delaware corporation
PRIMARY LEASE TERM:	10-Years from the Rent Commencement Date
OPTION TERMS:	Two (2) Periods of Five (5) Years Each
LEASE TYPE:	Ground Lease
PREMISES MAINTENANCE/REPAIR:	Tenant Responsibility
PROPERTY TAXES:	Tenant Reimburses
PROPERTY/LIABILITY INSURANCE:	Tenant Carries Directly
OTHER CHARGES:	Tenant pays Landlord a Ring Road Maintenance Charge of \$10,000 annually (in equal monthly installments) increasing by 10% every 5 years. Landlord pays Mall Owner a Shared Services Fee of \$5,000 annually (in equal monthly installments) increasing by 3% annually.
ROFR:	None

ANNUAL RENT SCHEDULE

PRIMARY TERM - YEARS 1-5:	\$250,000
PRIMARY TERM - YEARS 6-10:	\$275,000 (10% increase)

OPTION TERM ANNUAL RENT SCHEDULE

OPTION #1 - YEARS 11-15:	\$302,500 (10% increase)
OPTION #2 - YEARS 16-20:	\$332,750 (10% increase)
OPTION #3 - YEARS 21-25:	\$366,025 (10% increase)
OPTION #4 - YEARS 26-31:	\$402,628 (10% increase)

* All lease provisions are to be independently verified by a prospective buyer during their due diligence period and buyer assumes all risk for any inaccuracies in the above information.

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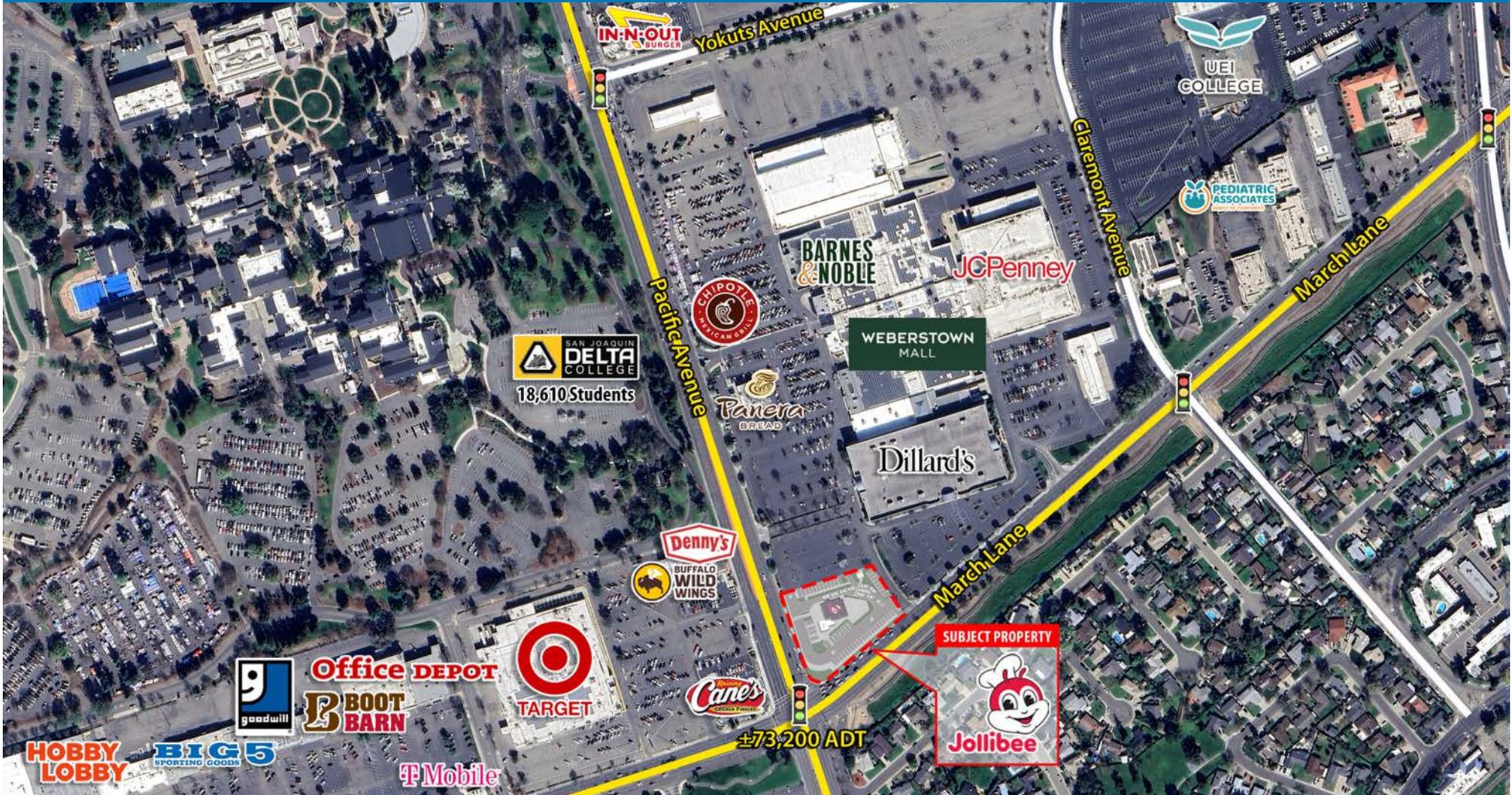
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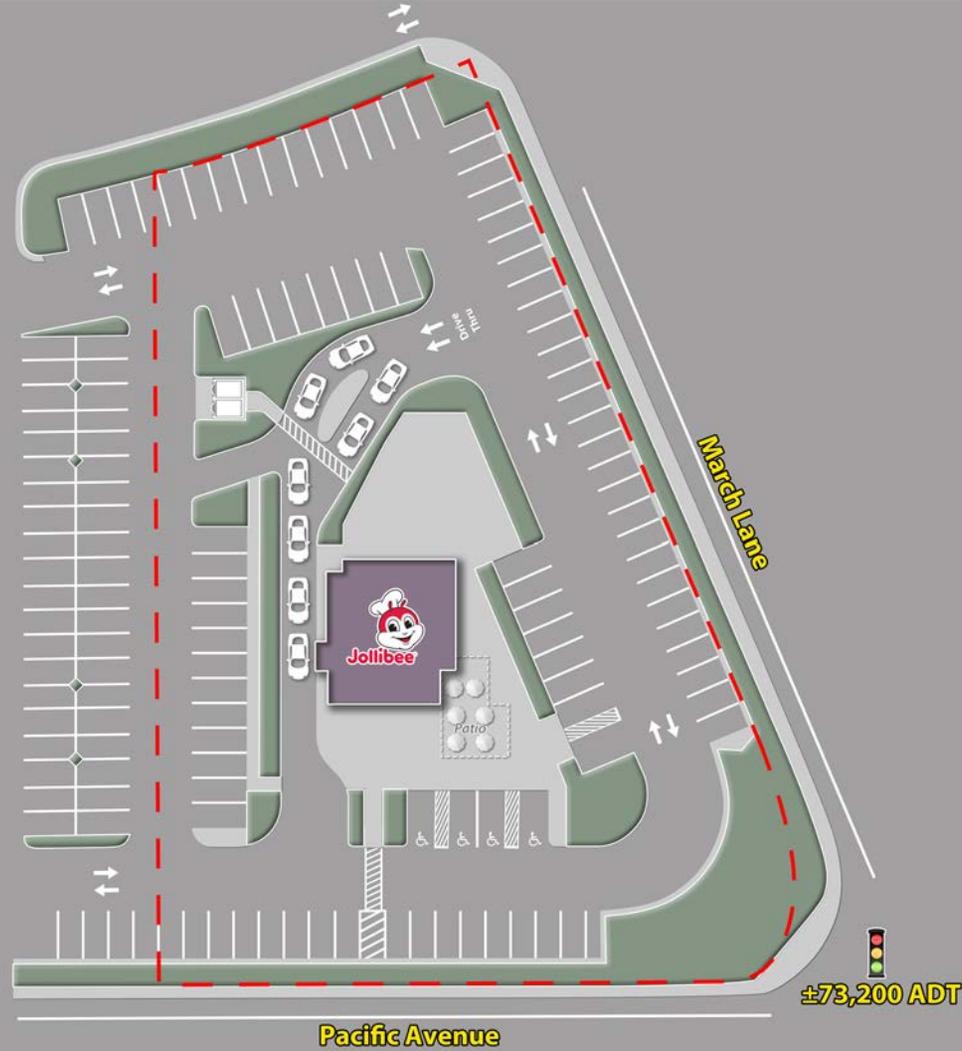
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STOCKTON, CALIFORNIA



Stockton is the County seat of San Joaquin County and is one of California's fastest growing communities. Stockton is currently the 11th largest city in California with a dynamic, multi-ethnic and multicultural population of approximately 320,000. Stockton is the largest city in the Stockton-Lodi MSA, which has a population of approximately 816,000 people. The city is situated along the San Joaquin Delta waterway which connects to the San Francisco Bay and the Sacramento and San Joaquin Rivers. Stockton is located 60 miles east of the San Francisco Bay Area and 45 miles south of Sacramento, the capital of California and is accessible from Northern California and Southern California by both Interstate 5 and CA Highway 99. Historically an agricultural community, Stockton's economy has since diversified into other industries, including telecommunications, manufacturing, and distribution. Stockton's central location, relative to both San Francisco and Sacramento, as well as its proximity to the state and interstate freeway system, together with its comparatively inexpensive land costs, have

prompted several companies to base their regional operations in the city. Stockton also has outstanding recreational opportunities and is within close proximity to world famous scenic attractions including the California Coast, San Francisco, Lake Tahoe and Yosemite National Park. The community offers many local recreational opportunities such as professional sports teams, an Olympic size ice rink, and the Delta, which provides thousands of miles of waterways for water skiing, sailing and other water activities. There are also many opportunities to enjoy music, theater, dance, literary events, and other cultural and entertainment activities throughout the year. The City has its own symphony and opera company. Stockton is home to several well known higher educational institutions including the University of the Pacific, California State University Stanislaus-Stockton, San Joaquin Delta Community College, Humphreys College and School of Law, as well as a variety of private and vocational schools. In 1999, 2004, 2015, 2017, and 2018, Stockton was designated an All-America City by the National Civic League.



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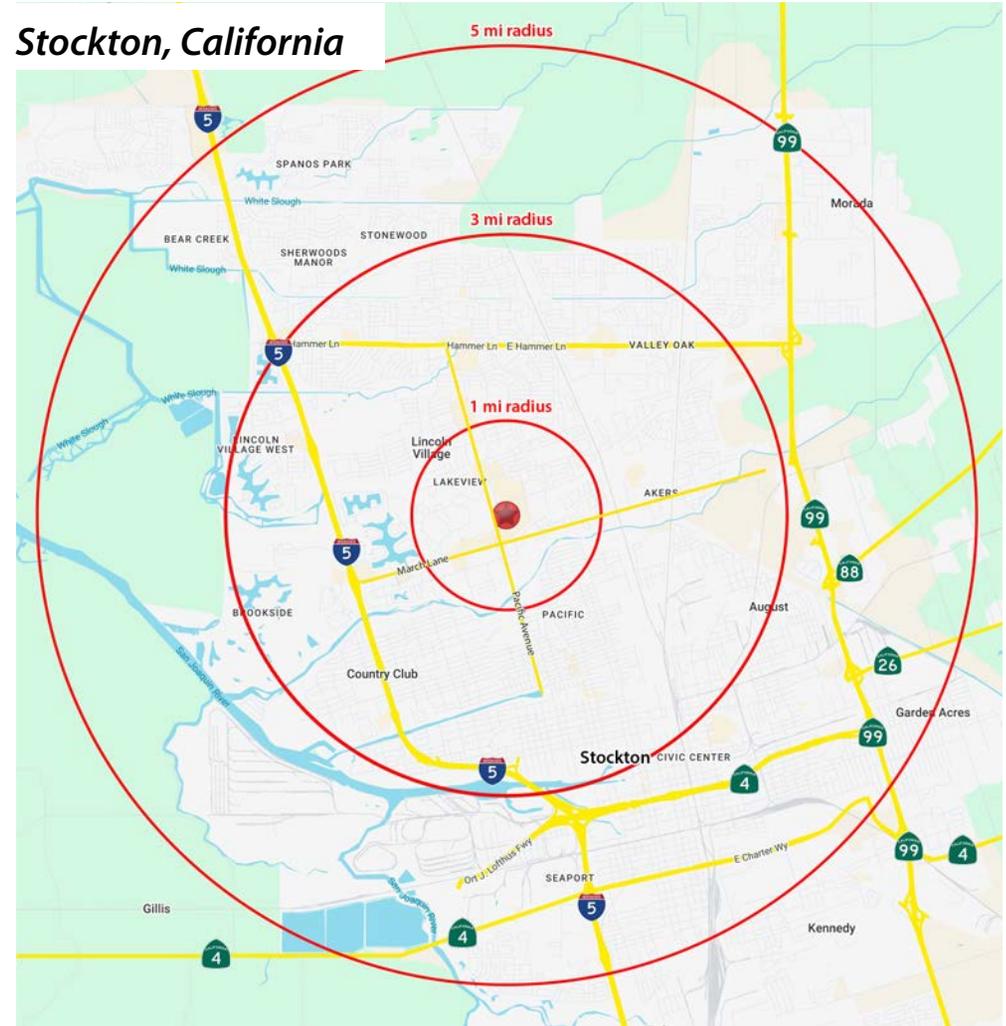
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4704 Pacific Ave Stockton, CA 95207	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	24,044	187,660	319,037
2020 Census Population	23,297	183,717	314,336
2010 Census Population	21,610	170,364	287,726
Households			
2025 Estimated Households	8,837	64,366	102,818
2020 Census Households	8,467	62,423	99,268
2010 Census Households	7,822	58,925	92,807
Race			
2025 Est. White	28.7%	30.8%	28.6%
2025 Est. Black	18.2%	12.6%	11.5%
2025 Est. Asian or Pacific Islander	17.5%	21.8%	22.7%
2025 Est. American Indian or Alaska Native	1.8%	1.6%	1.6%
2025 Est. Other Races	33.9%	33.2%	35.7%
Marital Status & Gender			
2025 Est. Male Population	49.1%	49.5%	50.1%
2025 Est. Female Population	50.9%	50.5%	49.9%
2025 Est. Never Married	48.8%	42.3%	41.1%
2025 Est. Now Married	29.2%	36.3%	37.7%
2025 Est. Separated or Divorced	16.2%	15.8%	15.6%
Income			
2025 Est. HH Income \$200,000 or More	6.0%	9.9%	10.3%
2025 Est. HH Income \$150,000 to \$199,999	7.5%	9.2%	9.9%
2025 Est. HH Income \$100,000 to \$149,999	13.4%	18.2%	18.4%
2025 Est. HH Income \$75,000 to \$99,999	14.6%	14.8%	14.6%
2025 Est. HH Income \$50,000 to \$74,999	17.5%	16.2%	15.8%
2025 Est. HH Income \$35,000 to \$49,999	11.9%	9.5%	9.1%
2025 Est. HH Income \$25,000 to \$34,999	8.4%	6.5%	6.5%
2025 Est. HH Income \$15,000 to \$24,999	7.8%	6.3%	5.9%
2025 Est. Average Household Income	\$76,009	\$102,365	\$106,395
2025 Est. Median Household Income	\$62,671	\$80,679	\$83,089
2025 Est. Total Businesses	1,142	5,773	8,689
2025 Est. Total Employees	11,899	54,215	81,430

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