

SINGLE TENANT HIGH PERFORMING SAFEWAY | NNN | BUILT 2022



19555 MOUNTAIN HOUSE PARKWAY  
MOUNTAIN HOUSE, CA 95391



NEWMARK | PACIFIC

OCTOBER 2025



*Safeway dominates the grocery business in Northern California and is rated BB+ and Ba2 by Standard and Poor's and Moody's, respectively.*

[safewayatmountainhouse.com](http://safewayatmountainhouse.com)

## Executive Summary

Newmark Pacific Retail Capital Markets, as exclusive advisor, is pleased to present the opportunity to acquire the single triple net lease Safeway at The Market Mountain House (the "Property"), a newly constructed 55,822 square foot Safeway anchored neighborhood center situated in the uber growth submarket of Mountain House, California. Prominently positioned at the Southwest corner of Byron Road and Mountain House Parkway. Not-a-part of the offering, The Market Mountain House is comprised of internet resistant shop tenants including Safeway fuel station, Starbucks (drive thru), Häagen-Dazs, The UPS Store, and a lineup of new food options including the Hangar Taproom and Brews, Mountain Mike's Pizza, AappaKadai Indian Chettinad, Fremont Kebab, and Taqueria La Mexicana.

## Investment Highlights

**NEW CONSTRUCTION IN HIGH GROWTH NORTHERN CALIFORNIA SUBMARKET**

**NORTHERN CALIFORNIA SAFEWAY ANCHORED NEIGHBORHOOD CENTER**

**TENANT PERFORMANCE**

**FUTURE RESIDENTIAL DEVELOPMENT**

**RETAIL BARRIERS TO ENTRY**

**NNN LEASE**

**ROBUST DEBT MARKETS**



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# The Offering



**BEST OFFER**

*Pricing*



**55,822 SF**

*Total GLA*



**100.0%**

*Occupancy*



**1.27 AC**

*Acres*



**55,545 SF**

*Land SF*

*The Seller reserves the right to sell the Property at any time without prior notice. The Property will be sold on an "as-is" basis.*



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# Site Plan





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The broker for a purchaser of the property shall be entitled to receive a real estate commission only in the event that broker and the property's owner execute a written commission agreement containing the manner of calculation of that commission and all conditions to its payment, and the satisfaction of those conditions. Absent a written agreement to the contrary between that broker and Newmark Pacific that broker shall not look to Newmark Pacific for payment of such a commission or any other compensation. Although all information furnished regarding property for sale, lease, or financing has been obtained from sources deemed to be reliable, that information has not been verified by Newmark Pacific and no express representation is made nor is any to be implied as to the accuracy thereof. That information is subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by Newmark Pacific's client.

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