



# LAKE LAND TOWN CENTER

AUBURN (SEATTLE MSA), WA

**A CORE GROCERY ANCHORED  
NEIGHBORHOOD CENTER IN  
THE AFFLUENT COMMUNITY  
OF LAKE TAPPS**



# THE OPPORTUNITY

JLL has been exclusively retained by Ownership to offer qualified investors the opportunity to acquire Lakeland Town Center (the "Property"), a 125,233 square-foot core grocery-anchored center located in the affluent master-planned community of Lakeland Hills in Auburn, WA. Currently 100% leased, the Property is anchored by a high-performing Haggen Northwest and features a synergistic mix of daily-needs, medical, and restaurant tenants ideally suited for its captive market. The center serves a highly educated and wealthy demographic, boasting an average household income of over \$170,000 within a one-mile radius, solidifying its position as the primary daily-needs destination for the Lakeland Hills and Lake Tapps marketplace.



DEMOGRAPHICS	1-Mile	3-Mile	5-Mile
<b>Population</b>			
2025 Population	10,480	51,891	143,932
2030 Population Projection	10,790	52,836	147,662
<b>Households</b>			
2025 Avg. Household Income	\$173,672	\$147,276	\$133,280
2030 Avg. Household Income Projection	\$191,266	\$164,873	\$150,576
Projected Household Income Growth	10.13%	11.95%	12.98%
<b>Housing</b>			
2025 Avg. Home Value	\$683,667	\$687,636	\$664,318
2030 Avg. Home Value Projection	\$781,902	\$842,865	\$817,899
Projected Home Value Growth	14.37%	22.57%	23.12%



AUBURN, WA IS HOME TO OVER 85,000 PEOPLE

Lakeland Commons  
Walgreens  
Edward Jones  
HOTWORX

Chevron  
Starbucks  
CHASE

LAKELAND TOWN CENTER

[View on Google Maps](#)

## PROPERTY SUMMARY

**Address**  
1406 Lake Tapps Pkwy E,  
Auburn, WA 98092

**Total Rentable Area**  
125,233 SF

**Occupancy**  
100%

**Year Built/Renovated**  
2002/2022

**Parking**  
704 Spaces (5.63 Spaces/1,000 SF)

**Acreage**  
12.48 AC

**In-Place NOI**  
\$3,965,867

**WALT**  
5.2 Years

**10-Year CAGR**  
2.40%

# INVESTMENT HIGHLIGHTS



## DOMINANT, HIGH-PERFORMING GROCERY ANCHOR WITH STRONG CORPORATE CREDIT

Lakeland Town Center is anchored by Haggen Northwest Fresh, a premium grocery brand with deep roots and a loyal following in the Pacific Northwest. Owned by Albertson's/Safeway (NYSE: ACI / ±\$8.5B Market Cap), the grocery anchor offers high end groceries and has local support with strong corporate credit.



## DEMONSTRATED STRONG PERFORMANCE & EARLY RENEWAL

Haggen has consistently delivered strong operational results at this location, benefiting from their differentiated, high-end offering. The store has shown notable profitability and sustained customer demand. Haggen recently exercised an early renewal option, further demonstrating their ongoing commitment to and success at Lakeland Town Center.



## SECURE INCOME STREAM WITH STRONG HISTORICAL OCCUPANCY

The property is 100% leased, providing an investor with a secure and stable in-place cash flow from day one. Approximately 71% of the center's GLA is leased to national and strong regional credit tenants, including Haggen (an Albertsons company), McDonald's, Wells Fargo, UPS Store, Orangetheory Fitness, and Great Clips. Demonstrating exceptional historical stability and strong tenant performance, over 60% of the currently leased space has been occupied by the same tenants for over a decade.





## AFFLUENT POPULATION BASE WITH DISPOSABLE INCOME

The center serves one of the most affluent suburban communities in the region, with the average household income exceeding \$183,000 within a one-mile radius and projected to surpass \$191,000 by 2030. This exceptional income, paired with high educational attainment where 51% of adults hold a bachelor's degree or higher, results in substantial disposable income that directly supports the center's thriving retail environment.



*Haggen*  
RANKS WITHIN  
Top 9% of  
GROCERY STORES  
IN THE U.S.  
Placer.ai



## EPICENTER OF A DYNAMIC MASTER-PLANNED COMMUNITY

Lakeland Town Center is the commercial heart of the expansive and affluent Lakeland Hills master-planned community. Its strategic position offers a captive market, serving thousands of households in the surrounding area and drawing visitors from the popular Lake Tapps region. The trade area boasts a robust growth forecast, with the population projected to exceed 147,000 by 2030, ensuring a continually expanding customer base for tenants.

LAKELAND  
TOWN CENTER

STRONG REGIONAL DRAW ATTRACTING  
OVER 2.3M ANNUAL VISITORS

2.3 M

Annual Visitors

8.25x

Visit Frequency Per Visitor

Top 18<sup>th</sup>

Percentile of Neighborhood  
Centers Nationwide

30 Min

Average Dwell Time



## SYNERGYSTIC DAILY-NEEDS ORIENTED TENANT MIX

The Property features a curated and internet-resilient mix of national brands and essential local services. The tenant roster creates a powerful synergy, offering grocery, dining, fitness, finance, and medical services that make it a one-stop destination for daily needs. This diverse lineup, including tenants like Hops N Drops, Orangetheory Fitness, Club Pilates, and Wells Fargo, guarantees consistent foot traffic and provides exceptional stability.



## TOTAL SITE CONTROL

Rare opportunity to control an entire core neighborhood shopping center featuring 5 outparcel shops buildings, 1 single tenant pad and 1 inline shops building to complement the grocery anchor building.



TOTAL ACREAGE  
12.48 AC



## PROVEN AND SUSTAINABLE TENANT SALES

Lakeland Town Center features remarkable sales performance across its diverse roster of dining, service, and daily-needs tenants. This consistently high sales volume demonstrates the property's intrinsic strength and the spending capacity of its affluent customer base.

**\$536/SF** Average F&B Sales

**HOUSEHOLDS WITHIN ONE MILE OF  
LAKELAND TOWN CENTER SPEND  
49% More on Dining Out  
and 50% More on Apparel  
THAN THE NATIONAL AVERAGE**

**THE ROCK**  
WOOD FIRED PIZZA  
\$657/SF 2025 Sales

**Great Clips**  
IT'S GONNA BE GREAT™  
\$367/SF 2025 Sales

**Tehi**  
TERIYAKI &  
\$351/SF 2025 Sales

**8TH DAY NAILS**  
\$644/SF 2025 Sales

**CLUB PILATES**  
\$506/SF 2025 Sales

**Legendary Doughnuts**  
\$355/SF 2025 Sales

**Sushi Konami**  
\$1,340/SF 2025 Sales

**ups**  
\$521/SF 2025 Sales

**HOPS n' DROPS**  
A Neighborhood Gathering Place  
\$666/SF 2025 Sales



# SITE PLAN



# TENANT ROSTER

Suite	Tenant	SF	% of GLA	Rent PSF	Lease Exp.
100	Haggen Northwest Fresh	67,200	53.66%	\$26.98	Jul-32
125	Pet Pro's	3,795	3.03%	\$40.00	Oct-27
150	Gentle Dental And Orthodontics	3,078	2.46%	\$41.37	Nov-28
200	Legendary Doughnuts	1,200	0.96%	\$43.89	Jun-26
225	Edward Jones	1,250	1.00%	\$43.13	Jul-29
250	Sushi Konami	1,250	1.00%	\$45.62	Jun-28
275	Verizon	1,356	1.08%	\$51.00	Sep-27
300	McDonald's	3,892	3.11%	\$20.05	Feb-27
400	Hops N Drops	4,500	3.59%	\$39.20	Oct-35
420	Windermere Real Estate	1,549	1.24%	\$49.34	May-27
430	UPS Store	1,577	1.26%	\$47.20	May-29
450	Pacific Cataract and Laser Institute	4,458	3.56%	\$44.03	Apr-29
470	Subway	1,539	1.23%	\$48.13	Oct-27
500	Wells Fargo	1,330	1.06%	\$48.00	Dec-32
510	Menchie's	1,525	1.22%	\$45.32	Aug-29
520	Orangetheory Fitness	2,934	2.34%	\$45.37	Feb-29
540	Outpatient Physical Therapy	1,655	1.32%	\$45.09	Apr-29
550	Nekter Juice Bar	1,550	1.24%	\$47.22	Jan-29
570	Rock Wood Fired Pizza	4,509	3.60%	\$41.38	Mar-29
600	Puerto Vallarta Mexican	5,777	4.61%	\$40.17	Jun-29
630	Great Clips	1,355	1.08%	\$45.37	Jul-27
650	Ichi Teriyaki Restaurant	1,392	1.11%	\$47.76	Nov-32
700	Head And Malesis Insurance	849	0.68%	\$50.68	Jan-28
710	8th Day Nails	861	0.69%	\$48.43	Sep-27
720	Seattle Sun Tan	1,327	1.06%	\$42.44	Nov-30
730	Bella Red Salon	1,694	1.35%	\$44.14	Feb-27
740	Club Pilates	1,831	1.46%	\$47.38	Apr-35
<b>TOTAL OCCUPIED SF</b>		<b>125,233</b>	<b>100.00%</b>	<b>\$34.05</b>	
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