NORWALK CENTER

11300 FIRESTONE BLVD | NORWALK, CA 90650

THE OFFERING

Northmarq is pleased to offer for sale to qualified investors the opportunity to acquire a fee simple interest in Norwalk Center, a 66,220-square-foot grocery-anchored retail center located in Norwalk, California (the "Property"). Anchored by Stater Bros. Markets since 1983, the Property is 98.2 percent leased to a diverse mix of daily-needs, service, and lifestyle tenants that collectively generate more than $1.45 million in annual base rent. With Stater Bros. occupying 44,628 square feet under a long-term lease through 2034, followed by four five-year renewal options featuring 10 percent rental increases, the Property offers investors stable, credit-backed income with embedded growth that secures the asset for decades to come.

INVESTMENT HIGHLIGHTS

GROCERY-ANCHORED INCOME STABILITY
$1.45M+ annual base rent, 98.2% occupancy
Stater Bros. lease through 2034, 4 × 5-yr options, 10% increases

PRIME CORNER LOCATION
27,223 VPD on Firestone Blvd,
45,715 VPD on Imperial Hwy
Dual-arterial exposure with proximity to I-605

DENSE, AFFLUENT DEMOGRAPHICS
629K+ residents within 5 miles
Average household income projected at $137K by 2029, 3.48% growth

SUPPLY-CONSTRAINED SUBMARKET
160K SF retail contraction in past 5 years
2.3% annual rent growth, vacancy below metro average

ACTIVE DEVELOPMENT CORRIDOR
Raising Cane's 2024, Views at Alondra Maidstone 2023
The Walk: 360 units + 89K SF mixed-use, 2026 Occupancy

VIEW FULL OM

OFFERED EXCLUSIVELY BY

Bryn Feller
Senior Vice President & Managing Director
bfeller@northmarq.com
+1 773.727.4285
CA #02142445

Josh Dicker
Senior Associate
jdicker@northmarq.com

Mark Lovering
Associate Vice President
mlovering@northmarq.com

Ian Swindle
Analyst
iswindle@northmarq.com

Northmarq
191 N. Wacker Dr, Suite 2000
Chicago, IL 60606
northmarq.com