

Smart & Final

Chick-fil-A



MONARCH
COMMERCIAL ADVISORS

PET SMART



AT&T



WILLOW CREEK CENTER

AUBURN, CA

Heavily Trafficked Shopping Center in Auburn's Main Retail Hub

CONFIDENTIALITY AGREEMENT

Monarch Commercial Advisors ("Agent") has been engaged as the exclusive agent for the sale of Willow Creek Center (the "Property") located in Auburn, CA, by the owner of the Property ("Seller"). The Property is being offered for sale in an "as-is, where-is" condition and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed, should be registered with Monarch Commercial Advisors as a "Registered Potential Investor" or as "Buyer's Agent" for an identified "Registered Potential Investor."

The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the confidentiality agreement furnished by Agent prior to delivery of this Offering Memorandum. The enclosed materials are being provided solely to facilitate the prospective investor's own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, expressed or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Agent nor the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein.

Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from the market at any time and for any reason. Seller and Agent each expressly reserves the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller. Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Seller and any conditions to Seller's obligations thereunder have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to Agent or Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller or Agent and delivered by the recipient(s) to Monarch Commercial Advisors.

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This information in this Offering Memorandum has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.



High-visit shopping center
100% leased to an excellent
mix of tenants, including
national brands such as Smart
& Final, Chick-Fil-A, Starbucks,
PetSmart, Panda Express, and
more. Located in Auburn's main
& main premier retail corridor
just off Interstate-80.

Price	\$29,730,000
Cap Rate	6.25%
NOI	\$1,858,116
Price/SF	\$438.33
Leasable Area	67,825 SF
Land Area	6.62 AC
Years Built	2015-2017

2825 GRASS VALLEY HWY, AUBURN, CA





WHY INVEST

Main & Main Location in Auburn

Willow Creek Shopping Center is strategically situated near Auburn's prime retail junction: the intersection of Bell Road and Grass Valley Highway (CA-49). The shopping center is part of a bustling, destination retail hub that features a wide variety of national retailers, including Target, Home Depot, Safeway, Ross, Harbor Freight Tools, Ulta, Michael's, BevMo!, Rite Aid, Best Buy, Bel Air, and many more.

Strong Mix of National Tenants

The center is anchored by Smart & Final Extra, the only discount grocery store in the immediate area, making it a key destination for budget-conscious shoppers. Enhancing its appeal, the center also features drive-thru locations for Starbucks and Chick-fil-A. Other prominent national tenants include Panda Express, PetSmart, Jersey Mike's, AT&T, and GameStop, ensuring a diverse mix of dining, shopping, and service options for visitors.

Excellent Traffic Generators

The tenant mix at the center is curated to guarantee a steady flow of traffic and efficient parking throughout the day. Early risers are drawn in as early as 4:30 a.m. by convenience-focused tenants like Starbucks, Chick-fil-A, and Crumbl. As the morning rush subsides, the lunchtime and evening crowds arrive for dining options such as Jersey Mike's, Panda Express, and India Oven. Anchored by daily needs tenant Smart & Final, the center also benefits from destination tenants like PetSmart and GameStop—each the largest provider in its respective category.

A Prominent & Highly Visible Center

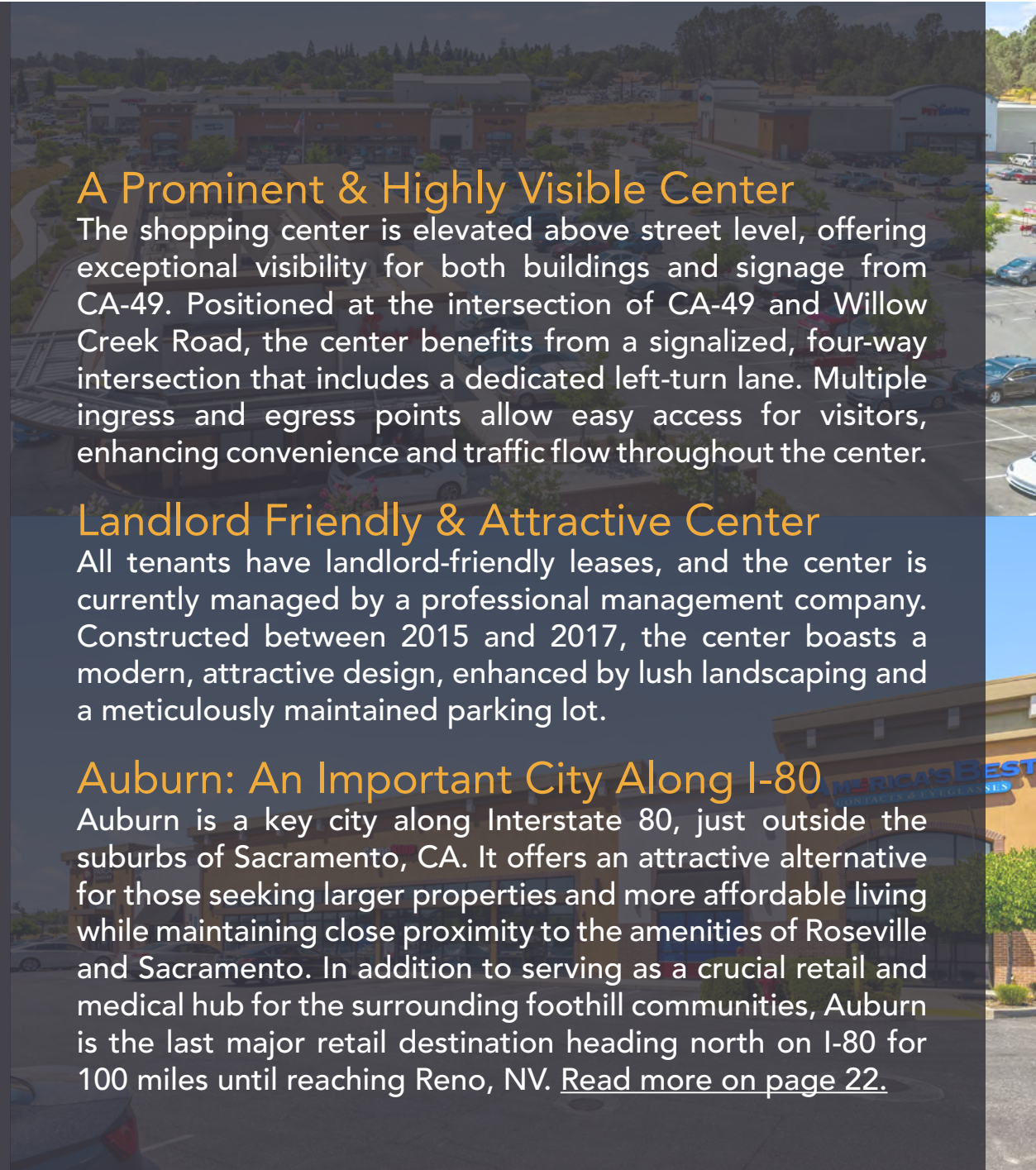
The shopping center is elevated above street level, offering exceptional visibility for both buildings and signage from CA-49. Positioned at the intersection of CA-49 and Willow Creek Road, the center benefits from a signalized, four-way intersection that includes a dedicated left-turn lane. Multiple ingress and egress points allow easy access for visitors, enhancing convenience and traffic flow throughout the center.

Landlord Friendly & Attractive Center

All tenants have landlord-friendly leases, and the center is currently managed by a professional management company. Constructed between 2015 and 2017, the center boasts a modern, attractive design, enhanced by lush landscaping and a meticulously maintained parking lot.

Auburn: An Important City Along I-80

Auburn is a key city along Interstate 80, just outside the suburbs of Sacramento, CA. It offers an attractive alternative for those seeking larger properties and more affordable living while maintaining close proximity to the amenities of Roseville and Sacramento. In addition to serving as a crucial retail and medical hub for the surrounding foothill communities, Auburn is the last major retail destination heading north on I-80 for 100 miles until reaching Reno, NV. [Read more on page 22.](#)



05 RETAIL TRADE AREA



Located in a thriving retail trade area featuring many national tenants with high store visit counts

2M

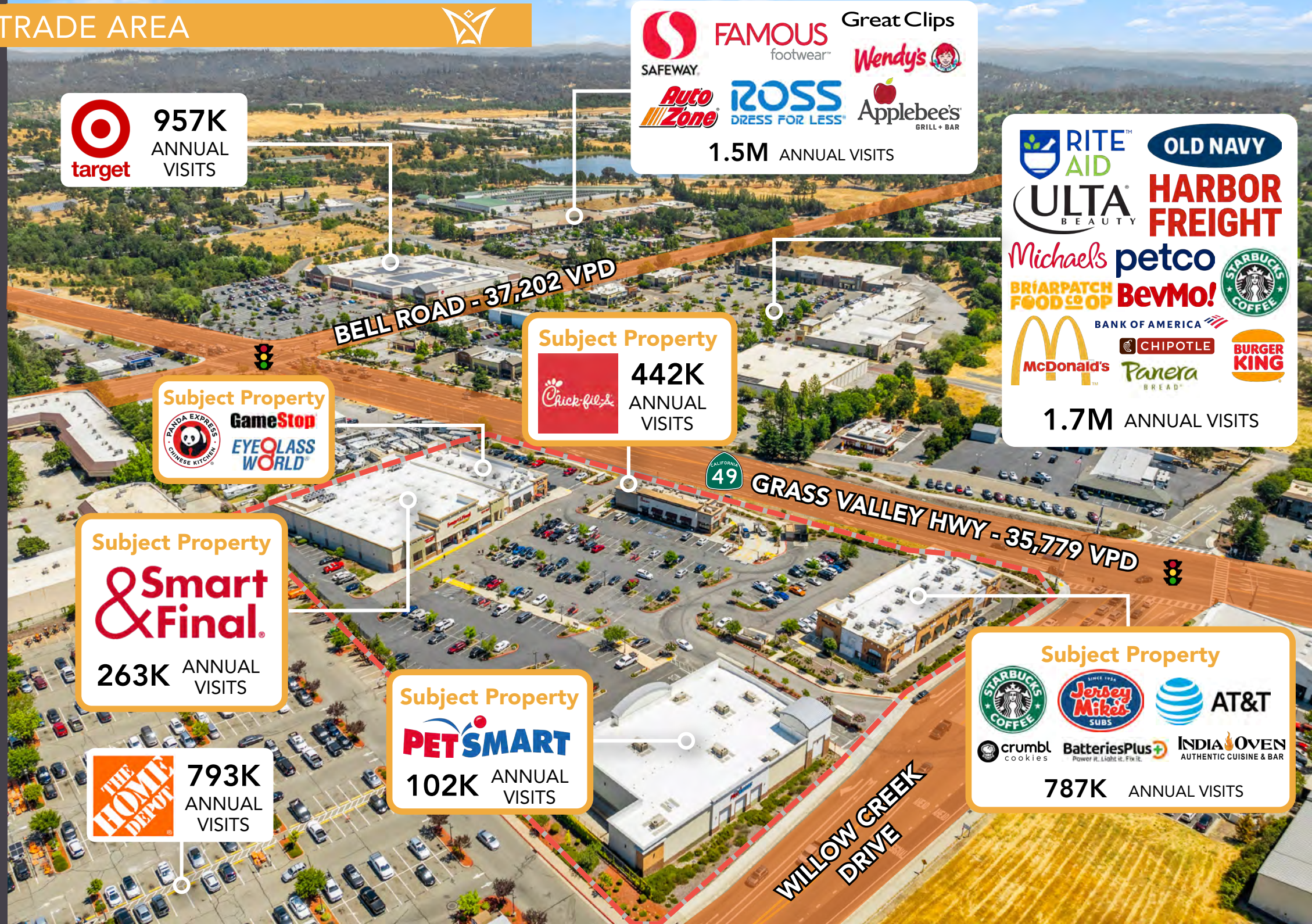
VISITS TO THE ENTIRE WILLOW CREEK SHOPPING CENTER

35,779

VPD ALONG GRASS VALLEY HWY

47 Miles

TO DOWNTOWN SACRAMENTO



 **957K**
ANNUAL VISITS

 **FAMOUS** footwear

 **ROSS** DRESS FOR LESS




1.5M ANNUAL VISITS

 **OLD NAVY**
 **HARBOR FREIGHT**
  
 **BevMo!**
 
 


1.7M ANNUAL VISITS

BELL ROAD - 37,202 VPD

Subject Property
 **442K**
ANNUAL VISITS




Subject Property
 


Subject Property
 **263K**
ANNUAL VISITS

GRASS VALLEY HWY - 35,779 VPD

Subject Property
 **102K**
ANNUAL VISITS

 **793K**
ANNUAL VISITS

Subject Property
  
  

787K ANNUAL VISITS

WILLOW CREEK DRIVE



		ACTUAL
Price:		\$29,730,000
Capitalization Rate:		6.25%
Price Per Square Foot:		\$438.33
Total Leased (SF):	100.00%	67,825
Total Vacant (SF):	0.00%	0
Total Rentable Area (SF):	100.00%	67,825
INCOME	P/SF	
Scheduled Rent	\$27.40	\$1,858,116
Recoveries	\$6.84	\$464,213
EFFECTIVE GROSS INCOME		\$2,322,329
ADJUSTED GROSS INCOME		\$2,322,329

EXPENSES	P/SF	
Property Taxes	(\$2.49)	(\$168,810.00)
Insurance	(\$0.39)	(\$26,304.00)
Building Expense	(\$1.71)	(\$116,010.00)
CAM Expenses	(\$1.40)	(\$95,031.00)
Management Fee (2.5% of EGI)	(\$0.86)	(\$58,058.22)
TOTAL OPERATING EXPENSES	(\$6.84)	(\$464,213)
NET OPERATING INCOME		\$1,858,116





TENANT INFO					LEASE TERMS		RENT SUMMARY			
TENANT	BLDG	SUITE	SQ. FT.	% OF GLA	TERM		MONTHLY RENT	ANNUAL RENT	RENT/FT	INCREASES
Chick-Fil-A	3	2,755	4,365	6.44%	3/14/16	3/31/31	\$8,250	\$99,000	\$22.68	
<i>(Chick-Fil-A, Inc.)</i>				Increase	04/01/26	03/31/31	\$9,075	\$108,900	\$24.95	10%
Ground Lease				Option 1	04/01/31	03/31/36	\$9,983	\$119,790	\$27.44	10%
				Option 2	04/01/36	03/31/41	\$10,981	\$131,769	\$30.19	10%
				Option 3	04/01/41	03/31/46	\$12,079	\$144,946	\$33.21	10%
				Option 4	04/01/46	03/31/51	\$13,287	\$159,440	\$36.53	10%
				Option 5	04/01/51	03/31/56	\$14,615	\$175,385	\$40.18	10%
				Option 6	04/01/56	03/31/61	\$16,077	\$192,923	\$44.20	10%
				Option 7	04/01/61	03/31/66	\$17,685	\$212,215	\$48.62	10%
8 - 5yr Options				Option 8	04/01/66	03/31/71	\$19,453	\$233,437	\$53.48	10%
Panda Express	2	2775	1,950	2.88%	03/18/16	03/31/26	\$7,293	\$87,516	\$44.88	
<i>(Panda Express, Inc.)</i>				Option 1	04/01/26	03/31/31	\$8,022	\$96,268	\$49.37	10%
				Option 2	04/01/31	03/31/36	\$8,825	\$105,894	\$54.30	10%
				Option 3	04/01/36	03/31/41	\$9,707	\$116,484	\$59.74	10%
3 - 5yr Options										
Leased - Not Yet Open	2	2785	1,935	2.85%	06/28/21	06/30/31	\$5,805	\$69,660	\$36.00	
Leased - Not Yet Open	2	2795	900	1.33%	02/01/21	01/31/26	\$2,700	\$32,400	\$36.00	

Buyer must verify all information and bears all risk for any inaccuracies.



TENANT INFO					LEASE TERMS		RENT SUMMARY			
TENANT	BLDG	SUITE	SQ. FT.	% OF GLA	TERM		MONTHLY RENT	ANNUAL RENT	RENT/FT	INCREASES
GameStop	2	2799	905	1.33%	04/13/18	04/30/26	\$2,866	\$34,390	\$36.00	
(Gamestop, Inc.)				Option 1	05/01/26	04/30/29	\$3,014	\$36,164	\$39.96	11%
1 - 3yr Option										
America's Best	2	2803	4,000	5.90%	07/21/17	07/31/27	\$12,100	\$145,200	\$36.30	
(National Vision, Inc.)				Option 1	08/01/27	07/31/32	\$13,310	\$159,720	\$39.93	10%
				Option 2	08/01/32	07/31/37	\$14,640	\$175,680	\$43.92	10%
2 - 5yr Options										
Smart & Final	1	2825	27,650	40.77%	12/01/15	12/31/35	\$50,692	\$608,300	\$22.00	
(Smart & Finals Stores, LLC)				Increase	01/01/26	12/31/30	\$55,761	\$669,130	\$24.20	10%
				Increase	01/01/31	12/31/35	\$60,415	\$724,983	\$26.22	8%
				Option 1	01/01/36	12/31/40	\$66,457	\$797,481	\$28.84	10%
				Option 2	01/01/41	12/31/45	\$73,102	\$877,230	\$31.73	10%
				Option 3	01/01/46	11/30/50	\$80,413	\$964,952	\$34.90	10%
2 - 5yr & 1 - 4yr 11mo Option										
PetSmart	5	11805	15,010	22.13%	01/31/17	01/31/27	\$30,270	\$363,242	\$24.20	
(PetSMART, Inc.)				Option 1	02/01/27	01/31/32	\$33,297	\$399,566	\$26.62	10%
				Option 2	02/01/32	01/31/37	\$36,624	\$439,493	\$29.28	10%
				Option 3	02/01/37	01/31/42	\$40,289	\$483,472	\$32.21	10%
				Option 4	02/01/42	01/31/47	\$44,317	\$531,804	\$35.43	10%
4 - 5 year options										

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TENANT INFO					LEASE TERMS		RENT SUMMARY			
TENANT	BLDG	SUITE	SQ. FT.	% OF GLA	TERM		MONTHLY RENT	ANNUAL RENT	RENT/FT	INCREASES
India Oven	4	11825	2,630	3.88%	07/30/16	07/31/26	\$7,233	\$86,790	\$33.00	
<i>(Sole proprietor)</i>				<i>Option 1</i>	<i>08/01/26</i>	<i>07/31/31</i>	<i>\$10,608</i>	<i>\$127,292</i>	<i>\$48.40</i>	<i>47%</i>
				<i>Option 2</i>	<i>08/01/31</i>	<i>07/31/36</i>	<i>\$11,668</i>	<i>\$140,021</i>	<i>\$53.24</i>	<i>10%</i>
<i>2 - 5 year option</i>										
AT&T	4	11845	2,405	3.55%	12/30/16	12/31/26	\$8,036	\$96,436	\$40.10	
<i>(Prime Comms Retail, LLC)</i>				<i>Increase</i>	<i>01/01/25</i>	<i>12/31/25</i>	<i>\$8,277</i>	<i>\$99,329</i>	<i>\$41.30</i>	<i>3%</i>
<i>No options remain</i>				<i>Increase</i>	<i>01/01/26</i>	<i>12/31/26</i>	<i>\$8,526</i>	<i>\$102,309</i>	<i>\$42.54</i>	<i>3%</i>
Crumbl Cookies	4	11855	1,300	1.92%	03/02/22	06/30/27	\$3,783	\$45,396	\$34.92	
<i>(Franchisee)</i>				<i>Increase</i>	<i>07/01/25</i>	<i>06/30/26</i>	<i>\$3,900</i>	<i>\$46,800</i>	<i>\$36.00</i>	<i>3%</i>
				<i>Increase</i>	<i>07/01/26</i>	<i>06/30/27</i>	<i>\$4,017</i>	<i>\$48,204</i>	<i>\$37.08</i>	<i>3%</i>
				<i>Option 1</i>	<i>07/01/27</i>	<i>06/30/32</i>	<i>FMV</i>			
<i>2 - 5 year option</i>				<i>Option 2</i>	<i>07/01/32</i>	<i>06/30/37</i>	<i>FMV</i>			
Batteries Plus Bulbs	4	11865	1,300	1.92%	02/01/21	01/31/26	\$2,925	\$35,100	\$27.00	
<i>(Franchisee)</i>				<i>Option 1</i>	<i>02/01/26</i>	<i>01/31/27</i>	<i>\$3,013</i>	<i>\$36,153</i>	<i>\$27.81</i>	<i>3%</i>
				<i>Increase</i>	<i>02/01/27</i>	<i>01/31/28</i>	<i>\$3,103</i>	<i>\$37,238</i>	<i>\$28.64</i>	<i>3%</i>
				<i>Increase</i>	<i>02/01/28</i>	<i>01/31/29</i>	<i>\$3,196</i>	<i>\$38,355</i>	<i>\$29.50</i>	<i>3%</i>
				<i>Increase</i>	<i>02/01/29</i>	<i>01/31/30</i>	<i>\$3,292</i>	<i>\$39,505</i>	<i>\$30.39</i>	<i>3%</i>
				<i>Increase</i>	<i>02/01/30</i>	<i>01/31/31</i>	<i>\$3,391</i>	<i>\$40,691</i>	<i>\$31.30</i>	<i>3%</i>
				<i>Option 2</i>	<i>02/01/31</i>	<i>01/31/32</i>	<i>\$3,493</i>	<i>\$41,911</i>	<i>\$32.24</i>	<i>3%</i>
				<i>Increase</i>	<i>02/01/32</i>	<i>01/31/33</i>	<i>\$3,597</i>	<i>\$43,169</i>	<i>\$33.21</i>	<i>3%</i>
				<i>Increase</i>	<i>02/01/33</i>	<i>01/31/34</i>	<i>\$3,705</i>	<i>\$44,464</i>	<i>\$34.20</i>	<i>3%</i>
				<i>Increase</i>	<i>02/01/34</i>	<i>01/31/35</i>	<i>\$3,816</i>	<i>\$45,798</i>	<i>\$35.23</i>	<i>3%</i>
<i>2 - 5 year option</i>				<i>Increase</i>	<i>02/01/35</i>	<i>01/31/36</i>	<i>\$3,931</i>	<i>\$47,171</i>	<i>\$36.29</i>	<i>3%</i>

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TENANT INFO				LEASE TERMS			RENT SUMMARY			
TENANT	BLDG	SUITE	SQ. FT.	% OF GLA	TERM		MONTHLY RENT	ANNUAL RENT	RENT/FT	INCREASES
Jersey Mike's Subs	4	11875	1,454	2.14%	06/28/21	06/30/31	\$3,999	\$47,982	\$33.00	
(Franchisee)				Increase	07/01/26	06/30/31	\$4,438	\$53,260	\$36.63	11%
				Option 1	07/01/31	06/30/36	\$4,927	\$59,119	\$40.66	11%
				Option 2	07/01/36	06/30/41	\$5,468	\$65,622	\$45.13	11%
3 - 5 year option				Option 3	07/01/41	06/30/46	\$6,070	\$72,840	\$50.10	11%
Starbucks	4	11885	2,021	2.98%	03/10/16	03/31/26	\$8,892	\$106,704	\$52.80	
(Starbucks Corporation)				Option 1	04/01/26	03/31/31	\$9,782	\$117,380	\$58.08	10%
				Option 2	04/01/31	03/31/36	\$10,752	\$129,021	\$63.84	10%
				Option 3	04/01/36	03/31/41	\$11,843	\$142,117	\$70.32	10%
4 - 5 year options				Option 4	04/01/41	03/31/46	\$13,015	\$156,183	\$77.28	10%
OCCUPIED			67,825	100.00%	TOTAL CURRENT		\$154,843	\$1,858,116	\$27.40	
VACANT			0	0.00%						
CURRENT TOTALS			67,825	100.00%						

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10-YEAR CASH FLOW



	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
For the Years Ending	12/31/2025	12/31/2026	12/31/2027	12/31/2028	12/31/2029	12/31/2030	12/31/2031	12/31/2032	12/31/2033	12/31/2034
Potential Gross Revenue										
Chick-Fil-A	\$99,000	\$108,900	\$108,900	\$108,900	\$108,900	\$108,900	\$119,790	\$119,790	\$119,790	\$119,790
Panda Express	\$87,516	\$96,268	\$96,268	\$96,268	\$96,268	\$96,268	\$105,894	\$105,894	\$105,894	\$105,894
Leased - Not Yet Open	\$69,660	\$69,660	\$69,660	\$69,660	\$69,660	\$69,660	\$69,660	\$69,660	\$69,660	\$69,660
Leased - Not Yet Open	\$32,400	\$32,400	\$32,400	\$32,400	\$32,400	\$32,400	\$32,400	\$32,400	\$32,400	\$32,400
Gamestop	\$34,390	\$36,164	\$36,164	\$36,164	\$36,164	\$36,164	\$36,164	\$36,164	\$36,164	\$36,164
America's Best	\$145,200	\$145,200	\$159,720	\$159,720	\$159,720	\$159,720	\$159,720	\$175,680	\$175,680	\$175,680
Smart & Final	\$608,300	\$669,130	\$669,130	\$669,130	\$669,130	\$669,130	\$724,983	\$724,983	\$724,983	\$724,983
Petsmart	\$363,242	\$363,242	\$399,566	\$399,566	\$399,566	\$399,566	\$399,566	\$439,493	\$439,493	\$439,493
India Oven	\$86,790	\$127,292	\$127,292	\$127,292	\$127,292	\$127,292	\$140,021	\$140,021	\$140,021	\$140,021
AT&T	\$99,329	\$102,309	\$102,309	\$102,309	\$102,309	\$102,309	\$102,309	\$102,309	\$102,309	\$102,309
Crumbl Cookies	\$46,800	\$48,204	\$50,614	\$50,614	\$50,614	\$50,614	\$50,614	\$53,145	\$53,145	\$53,145
Batteries Plus Bulbs	\$35,100	\$36,153	\$37,238	\$38,355	\$39,505	\$40,691	\$41,911	\$43,169	\$44,464	\$45,798
Jersey Mike's Subs	\$47,982	\$53,260	\$53,260	\$53,260	\$54,858	\$56,504	\$59,119	\$59,119	\$59,119	\$59,119
Starbucks	\$106,704	\$117,380	\$117,380	\$117,380	\$117,380	\$117,380	\$129,021	\$129,021	\$129,021	\$129,021
Recoveries	\$464,213	\$473,497	\$482,967	\$492,627	\$502,479	\$512,529	\$522,779	\$533,235	\$543,900	\$554,778
Total Potential Gross Revenue	\$2,326,626	\$2,479,058	\$2,542,867	\$2,553,644	\$2,566,245	\$2,579,125	\$2,693,951	\$2,764,082	\$2,776,041	\$2,788,253
Effective Gross Revenue	\$2,326,626	\$2,479,058	\$2,542,867	\$2,553,644	\$2,566,245	\$2,579,125	\$2,693,951	\$2,764,082	\$2,776,041	\$2,788,253
Total Operating Expenses (2% annual)	\$(464,213)	\$(473,497)	\$(482,967)	\$(492,627)	\$(502,479)	\$(512,529)	\$(522,779)	\$(533,235)	\$(543,900)	\$(554,778)
Net Operating Income	\$1,862,413	\$2,005,561	\$2,059,900	\$2,061,017	\$2,063,765	\$2,066,596	\$2,171,172	\$2,230,846	\$2,232,142	\$2,233,475
Debt Service*	\$(1,269,644)	\$(1,269,644)	\$(1,269,644)	\$(1,269,644)	\$(1,269,644)	\$(1,269,644)	\$(1,269,644)	\$(1,269,644)	\$(1,269,644)	\$(1,269,644)
Cash Flow After Debt Service	\$592,768	\$735,916	\$790,255	\$791,372	\$794,121	\$796,952	\$901,528	\$961,202	\$962,497	\$963,831
Cumulative Cash Flow After Debt		\$1,328,685	\$2,118,940	\$2,910,313	\$3,704,434	\$4,501,385	\$5,402,913	\$6,364,115	\$7,326,612	\$8,290,444
Cash on Cash (%)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Expense	\$1,046,471	\$1,032,942	\$1,018,593	\$1,003,373	\$987,232	\$970,111	\$951,953	\$932,694	\$912,267	\$890,602
Principal Paydown	\$223,173	\$236,702	\$251,052	\$266,271	\$282,413	\$299,533	\$317,691	\$336,950	\$357,377	\$379,042
Total Return (Cash Flow + Principal)	\$815,942	\$972,619	\$1,041,307	\$1,057,643	\$1,076,534	\$1,096,485	\$1,219,219	\$1,298,153	\$1,319,874	\$1,342,873
Total Return (%)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cumulative Principal Paydown	\$223,173	\$459,875	\$710,927	\$977,198	\$1,259,611	\$1,559,144	\$1,876,835	\$2,213,786	\$2,571,163	\$2,950,204



\$3.1B

ANNUAL REVENUE FOR
FISCAL YEAR 2022

225+

LOCATIONS IN THE
UNITED STATES

1871

YEAR
FOUNDED

SFS

NYSE
TICKER

Smart & Final®

AN AMERICAN CHAIN OF WAREHOUSE- STYLE FOOD AND SUPPLY STORES

With a **history that spans more than 152 years**, Smart & Final offers customers fresh produce, quality meats and groceries as well as more than 3,000 club-sized items to fit every budget and need. They are the smaller, faster grocery warehouse store – without the membership fee.

Today, Smart & Final **operates 255 stores** in California, Nevada, and Arizona with more than 11,000 associates. The company continues to call Southern California home, with headquarters in Commerce, Los Angeles in California.

In 2008, Smart & Final debuted **Smart & Final Extra!** These were larger stores with a broader range of products for household customers.

In 2014, Smart & Final celebrated the opening of its 200th store in Long Beach the same city where it opened its first store under the Smart & Final name 91 years earlier.

The company also operates 15 store in northwestern Mexico under a joint venture with Calimax.



NORTH AMERICA'S LEADING PET COMPANY

PetSmart Inc. is a privately held American chain of pet superstores, which sell pet products, services, and small pets. It is **the leading North American pet company, with more than 1,660 stores in the United States and Canada**, as well as 7 distribution centers.

Its stores **sell pet food, pet supplies, pet accessories, and small pets**. Stores also provide services including grooming, dog daycare, dog and cat boarding, veterinary care via in-store third-party clinics, and dog training.

They **also offer dog and cat adoption** via in-store adoption centers through the non-profit PetSmart Charities, which has helped **facilitate over 10 million pet adoptions**.

PetSmart **owns a number of brands** that are sold in their stores, including TopPaw, Simply Nourish, Great Choice, DogMix, Whisker City, Arcadia trail, and more.

\$6.9B

ANNUAL REVENUE FOR FISCAL YEAR 2022

1,660+

LOCATIONS IN NORTH AMERICA

1986

YEAR FOUNDED

50,000

NUMBER OF EMPLOYEES



\$21B

ANNUAL REVENUE FOR FISCAL YEAR 2023

3,059+

LOCATIONS IN THE UNITED STATES

14.7%

COMPARABLE STORES SALES GROWTH IN FY 2023 VS FY 2022

140K

NUMBER OF EMPLOYEES



ONE OF THE LARGEST FAST FOOD CHAINS IN THE UNITED STATES

Chick-fil-A is an American fast food restaurant chain specializing in chicken sandwiches. Headquartered in College Park, Georgia, **Chick-fil-A operates 3,059 restaurants across 48 states**, as well as in the District of Columbia and Puerto Rico.

Over the past decade, Chick-fil-A has quadrupled in size to become the third-largest chain in America by sales, [according to data from the research firm Technomic](#). Only McDonald's and Starbucks, respectively, generate more annual sales than Chick-fil-A.

Chick-fil-A generated **\$21.58 billion in sales in 2023**, a 14.7% increase over 2022's \$18.81 billion and over 43% over 2021's \$15 billion. According to new data from Technomic Ignite, the chain has essentially doubled its total sales volume since 2018.

The chain is **listed on multiple Forbes 2024 lists**, ranking at #2 on their Customer Service - All Stars list and #402 on their America's Best Large Employers list.



PANDA EXPRESS

Asian American Fast Food

Panda Express is an American fast food restaurant chain that specializes in American Chinese cuisine. **With over 2,200 locations, it is the largest Asian-segment restaurant chain in the U.S.,** and has locations in North America and Asia.

The chain offers a variety of American-Chinese dishes, including orange chicken, Beijing beef, and honey walnut shrimp.

The chain is on Forbes' 2023 list of largest private companies, employing over 30,000 people. **In 2023, Panda Express had revenue of \$5.4 billion.**



GAME STOP

Video Game Store

GameStop Corp., a **Fortune 500 and S&P 500 company**, is a global, multichannel video game, consumer electronics and collectibles retailer.

GameStop operates more than **5,700 stores across 14 countries and over 53,000 employees.** Their customer loyalty program, PowerUp Rewards, with **55+ million members worldwide.** Their Game Informer® magazine, the world's leading print and digital video game publication.

For 2023, GameStop's revenue totaled \$4.91 billion.



EYEGLOSS WORLD

Eye Wear Retailer

A value-driven competitor in the optical industry, **EyeGloss World offers eye exams, contact lenses and eyeglasses** to customers looking for the latest styles from designer brands. In-store labs allow EyeGloss World to deliver highly-rated customer service and same-day service, all in one visit.

Their **team of experienced optometrists, skilled opticians, and knowledgeable associates** are committed to assisting their customers every step of the way.

EyeGloss World has **over 149 locations** throughout the United States.





AT&T
Telecommunications Company

AT&T Inc. is the largest wireless carrier in the U.S. As of 2023, AT&T was ranked **13th on the Fortune 500 rankings of the largest U.S. corporations**, with revenues of **\$120.7 billion**.



STARBUCKS
Coffee House Chain

Starbucks is **the world's largest coffee house chain** with 35,711 stores in 80 countries, 15,873 of which are in the United States. For 2023, the company's revenue reached **\$35.86 billion**.



JERSEY MIKE'S
Sandwich Shop

Jersey Mike's is a fast-casual sub sandwich franchise with more than **2,800 locations nationwide**. The chain reported revenues of **\$3.4 billion** for 2023.



BATTERIES PLUS
Battery Retailer

Batteries Plus is an American retail **chain of 600+ franchise outlets** founded in 1988 that sells and recycles batteries of varying size and voltage that provide power to operate devices that require DC power.



INDIA OVEN
Indian Restaurant

India Oven is a popular, authentic Indian restaurant. Founded in 2004 in Grass Valley, CA, the restaurant has grown to **6 locations throughout the surrounding region**.



CRUMBL COOKIES
Cookie Bakery

Crumbl Cookies is a franchise chain of bakeries in the United States and Canada that was founded in 2017. As of September 2023, the company has **918 stores across the United States**.



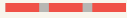
PROPERTY DATA

67,825
Rentable SF

6.62
Acres

5
Parcels

LEGEND

 Property Boundary

 Egress

18 RETAIL TRADE AREA

Located at a four-way, signalized intersection with dedicated left turn lane.

2M VISITS TO THE ENTIRE WILLOW CREEK SHOPPING CENTER

35,779 VPD ALONG GRASS VALLEY HWY

47 Miles TO DOWNTOWN SACRAMENTO



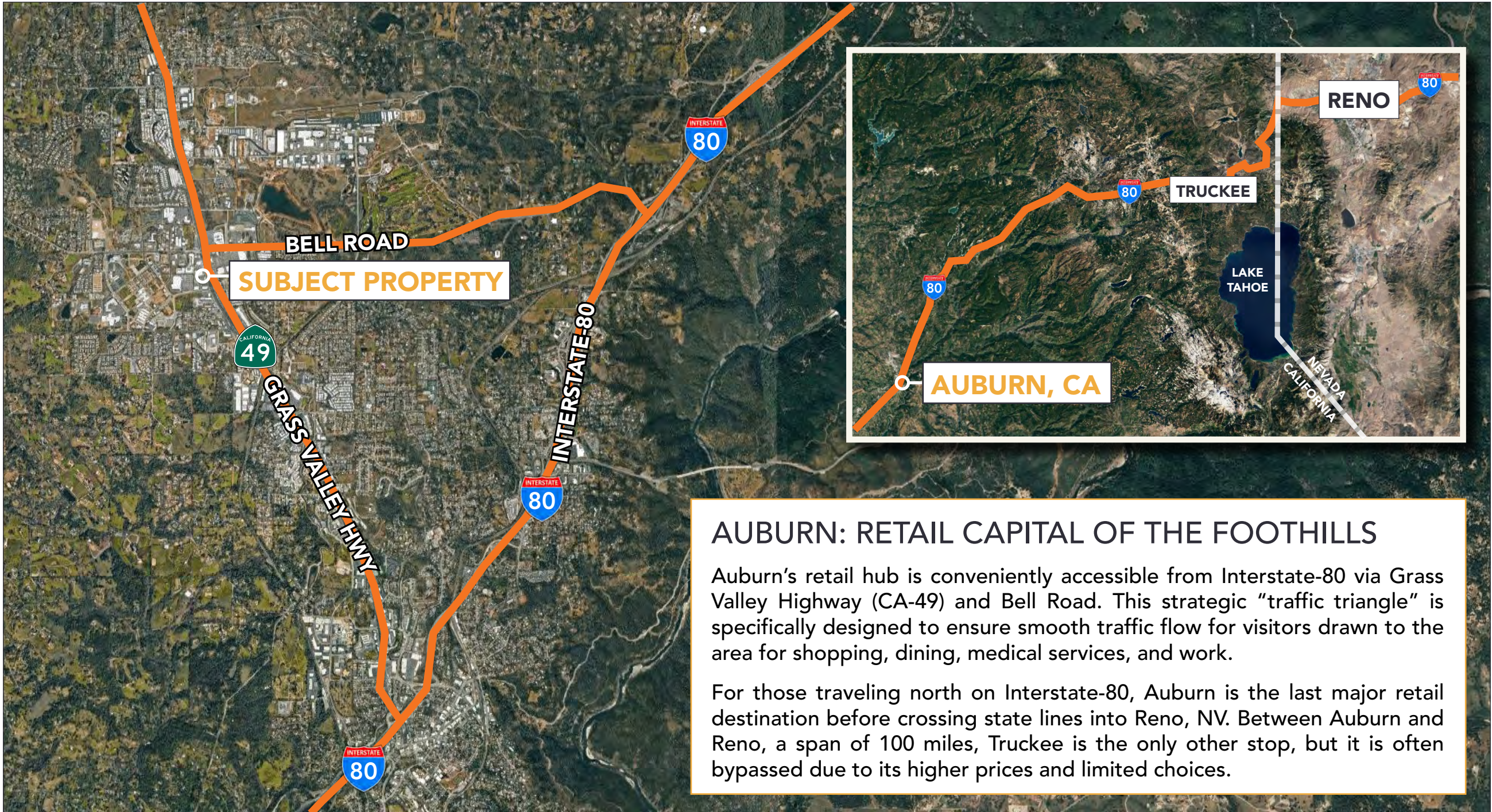
WILLOW CREEK DRIVE

GRASS VALLEY HWY - 35,779 VPD









AUBURN: RETAIL CAPITAL OF THE FOOTHILLS

Auburn’s retail hub is conveniently accessible from Interstate-80 via Grass Valley Highway (CA-49) and Bell Road. This strategic “traffic triangle” is specifically designed to ensure smooth traffic flow for visitors drawn to the area for shopping, dining, medical services, and work.

For those traveling north on Interstate-80, Auburn is the last major retail destination before crossing state lines into Reno, NV. Between Auburn and Reno, a span of 100 miles, Truckee is the only other stop, but it is often bypassed due to its higher prices and limited choices.



2825 GRASS VALLEY HWY, AUBURN, CA



Sutter Health

target **CVS pharmacy**
Starbucks **BASKIN BR ROBBINS**

SAFeway **ROSS DRESS FOR LESS** **Starbucks**
Applebee's **AutoZone** **Great Clips**

Chevron

RITE AID **Michael's** **ULTA BEAUTY**
petco **HARBOR FREIGHT** **OLD NAVY**
Starbucks **BURGER KING** **McDonald's** **WELLS FARGO** **CHIPOTLE MEXICAN GRILL**
Bank of America **SUPERCUTS** **Panera BREAD** **WINGS FOR GOOD**

THE HOME DEPOT

BIG 5 SPORTING GOODS **CHASE** **PAPA MURPHY'S**

Smart & Final **Chick-fil-A**
GameStop
PET SMART **EYEGLASS WORLD** **PANDA EXPRESS CHINESE KITCHEN**
STARBUCKS COFFEE **Jersey Mikes SUBS** **AT&T**
crumbl cookies **BatteriesPlus** **INDIA OVEN AUTHENTIC CUISINE & BAR**

AMERICA'S TIRE

Tires LES SCHWAR

NAPA

Speedway

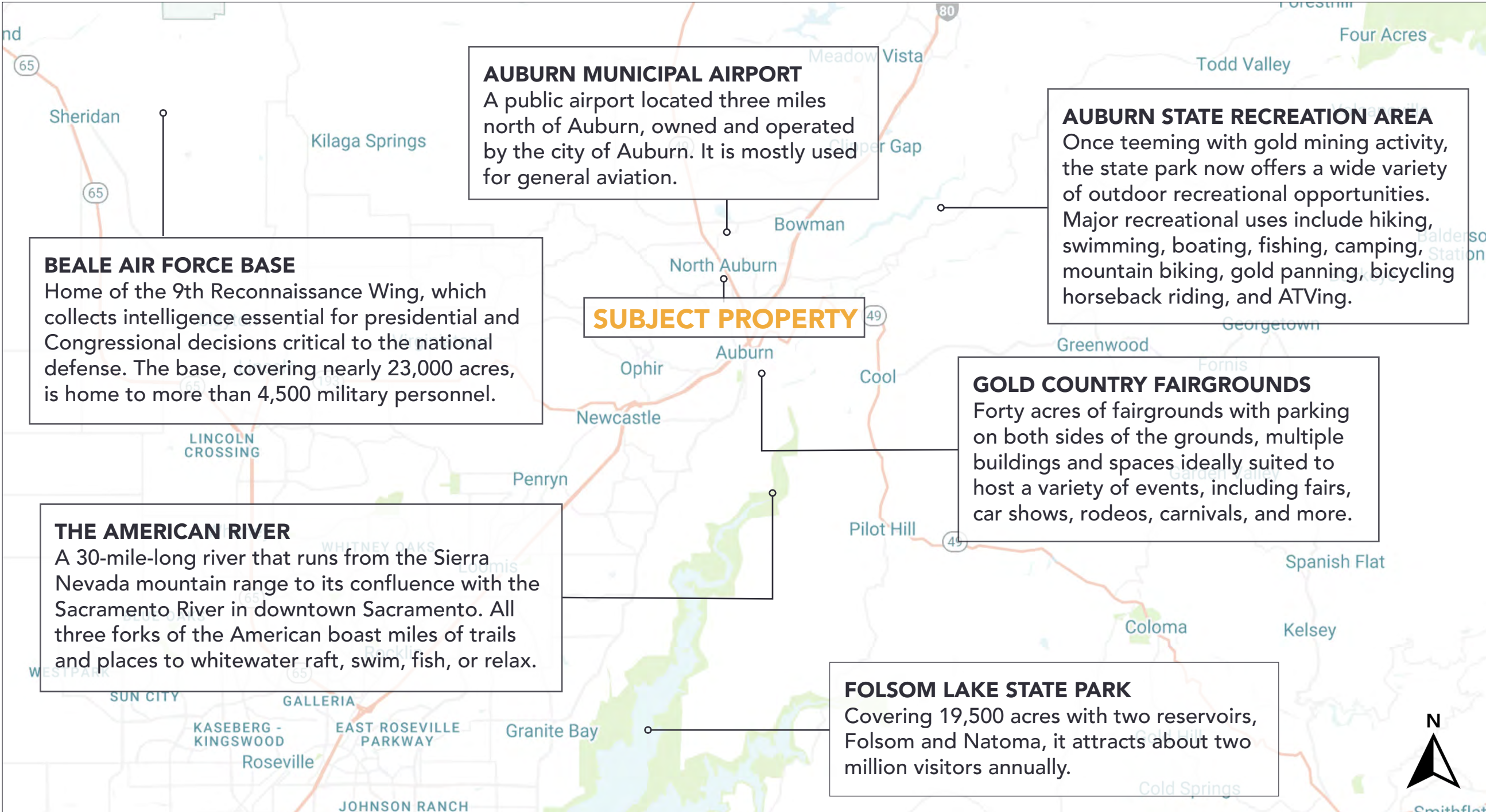
CVS pharmacy **ANYTIME FITNESS** **BEL AIR**
DOLLAR TREE **Carlo's Jr.** **Jamba** **RBC**
Walgreens **SUBWAY** **usbank**
MOD PIZZA **Kentucky Fried Chicken** **Peet's Coffee**



AUBURN: A MAJOR MEDICAL HUB

The intersection of Bell Road and Highway 49 is a key medical hub, with a high concentration of medical practices that benefit from easy access via Interstate 80. This well-established medical district attracts patients from the surrounding Sierra Foothill communities.

A cornerstone of this district is Sutter Health's Auburn Faith Hospital, a 64-bed acute care facility that has been serving the community since 1966. Auburn Faith Hospital is a vital part of the Auburn community and a crucial medical destination for both local residents and those from surrounding areas. As the only major hospital in the immediate vicinity, it serves a critical role, with the nearest alternative hospitals located 20 miles away in either direction.



AUBURN MUNICIPAL AIRPORT
A public airport located three miles north of Auburn, owned and operated by the city of Auburn. It is mostly used for general aviation.

AUBURN STATE RECREATION AREA
Once teeming with gold mining activity, the state park now offers a wide variety of outdoor recreational opportunities. Major recreational uses include hiking, swimming, boating, fishing, camping, mountain biking, gold panning, bicycling horseback riding, and ATVing.

BEALE AIR FORCE BASE
Home of the 9th Reconnaissance Wing, which collects intelligence essential for presidential and Congressional decisions critical to the national defense. The base, covering nearly 23,000 acres, is home to more than 4,500 military personnel.

SUBJECT PROPERTY

GOLD COUNTRY FAIRGROUNDS
Forty acres of fairgrounds with parking on both sides of the grounds, multiple buildings and spaces ideally suited to host a variety of events, including fairs, car shows, rodeos, carnivals, and more.

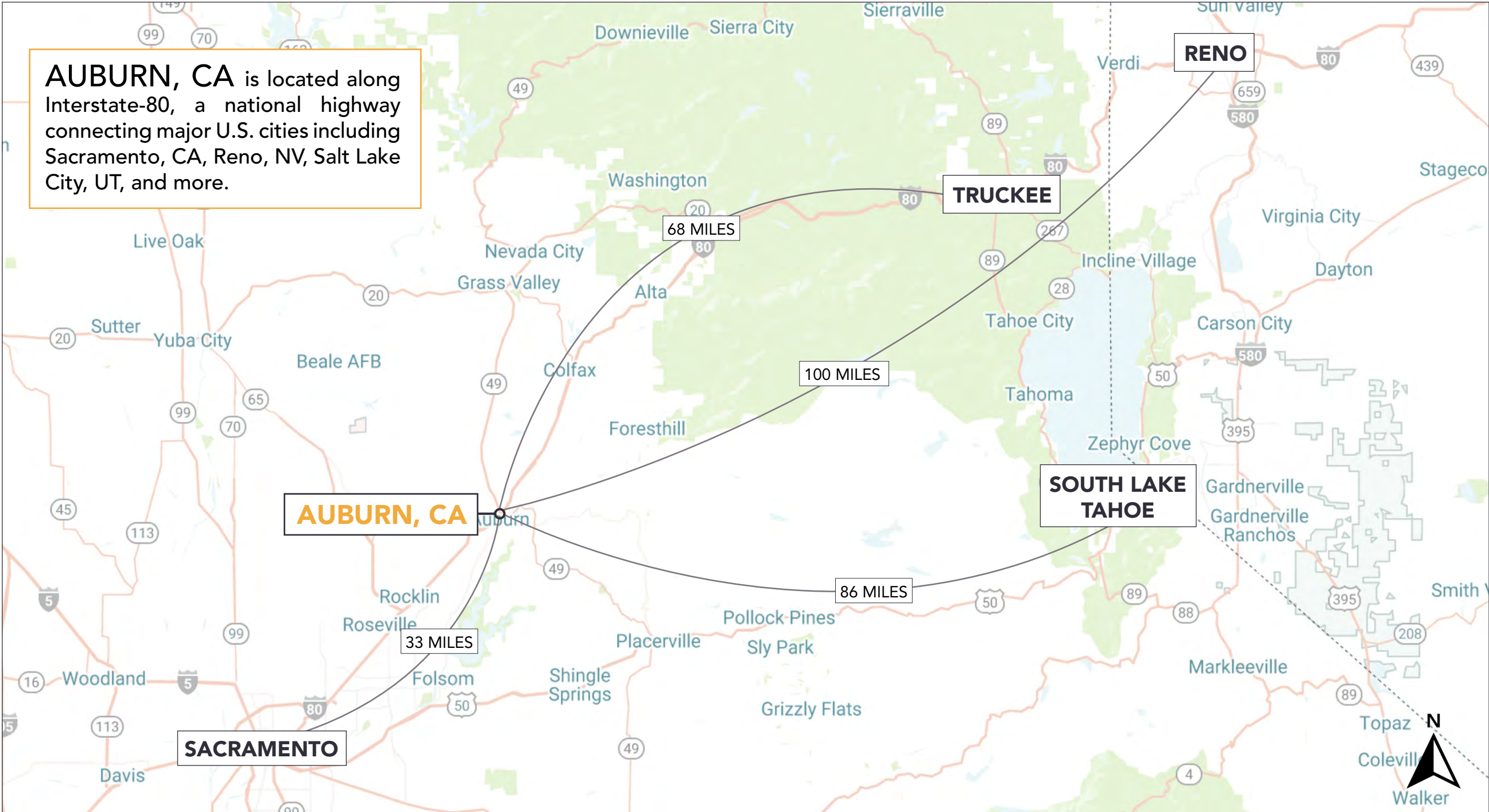
THE AMERICAN RIVER
A 30-mile-long river that runs from the Sierra Nevada mountain range to its confluence with the Sacramento River in downtown Sacramento. All three forks of the American boast miles of trails and places to whitewater raft, swim, fish, or relax.

FOLSOM LAKE STATE PARK
Covering 19,500 acres with two reservoirs, Folsom and Natoma, it attracts about two million visitors annually.





AUBURN, CA is located along Interstate-80, a national highway connecting major U.S. cities including Sacramento, CA, Reno, NV, Salt Lake City, UT, and more.





VISITATION DATA

The entire Willow Creek shopping center draws from a large trade area, receiving **over 2M visits in the past 12 months**. Shading on the heat map represents home location of visitors to Willow Creek shopping center based on cellular data.

DEMOGRAPHICS

	1 mi	3 mi	5 mi	10 mi
Population	6,538	26,464	41,082	86,626
Average HH Income	\$105,646	\$123,179	\$134,568	\$158,878
Median HH Income	\$83,925	\$88,391	\$95,319	\$109,727
Daytime Employees	5,286	14,793	19,463	28,866

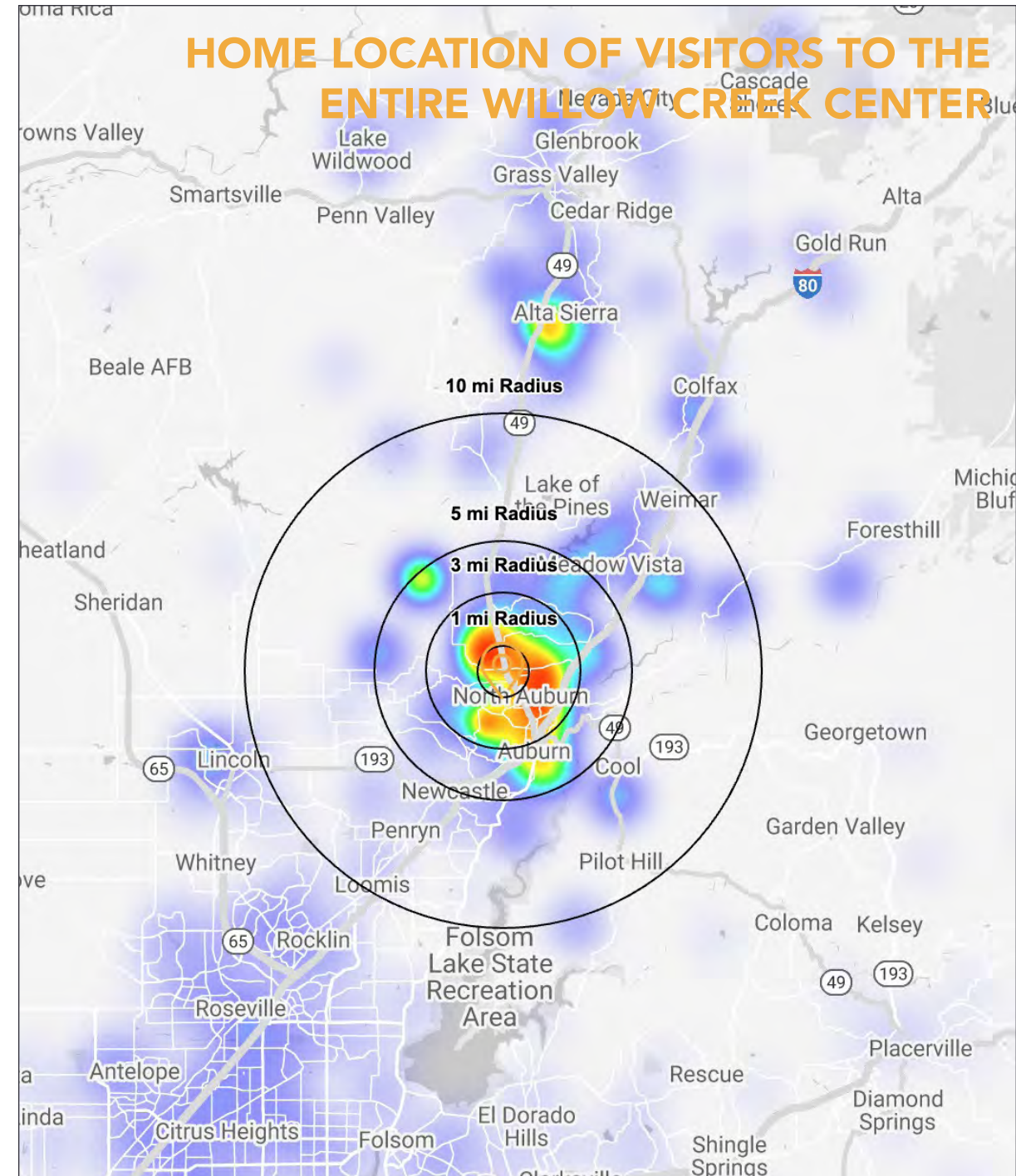
HIGHLIGHTS

2M

ANNUAL VISITS TO
WILLOW CREEK CENTER

\$134K

AVG HH INCOME
WITHIN 5 MILE RADIUS





AUBURN, CA, IN FOCUS

THE COUNTY SEAT OF PLACER COUNTY IN
THE FOOTHILLS OF THE SIERRA NEVADA
MOUNTAIN RANGE



A HISTORIC, GOLD RUSH CITY

Auburn, a **registered California Historical Landmark**, showcases its rich history through impressive sculptures throughout its historic downtown, such as Claude Chana panning for gold in the nearby American River and a Chinese laborer building the Transcontinental Railroad.

Despite having a **population of just 13,776 residents**, Auburn serves as a **regional retail hub for many of the surrounding foothill cities**. Its strategic location near the well-traveled Interstate-80 makes it easily accessible for locals and travelers seeking dining, shopping, and accommodations.

The **local economy is diverse**, with significant contributions from historical tourism, agriculture, outdoor activities, and local businesses, supporting a stable and dynamic economic environment.

Each year, more vintners join the **"Gold Crush,"** a local reference to Placer County's **growing number of wineries**. The Placer Wine Trail celebrates over 20 wineries, which take advantage of the region's warm and dry summers to produce a variety of wines.

The area is a **mecca for outdoor enthusiasts** looking to mountain bike, hike, and horseback ride, taking advantage of trails lacing the **Auburn State Recreation Area**, which protects the confluence of the North and Middle Forks of the American River.



THE SACRAMENTO MSA

2.6M

SACRAMENTO VALLEY
POPULATION

\$176B

SACRAMENTO MSA GDP
FOR 2022

25%

OF CA'S GOVERNMENT
EMPLOYEES WORK IN
THE REGION

\$602M

VALUE OF AGRICULTURAL
COMMODITIES IN
SACRAMENTO COUNTY

A REGION ON THE RISE

The Sacramento Metro Area is a vibrant and diverse area with a healthy and growing economy. **Sacramento itself is one of the fastest-growing major cities in California, the sixth largest city in the state, and capital city of California.** Downtown Sacramento is transforming rapidly with a growing arts scene, lots of great restaurants, cool places to live and a vibrant downtown that people want to work, live and play in. The urban Sacramento area has a population of 1.44 million, while the Sacramento Valley, which includes ten counties, has an estimated population of 2.66 million.

The Sacramento region's **economy is among the strongest in California**, and job growth has remained positive, with nearly 25% of California's government employees employed in the region. **Technology-related companies such as Intel and Hewlett-Packard are among the Sacramento area's largest employers, drawn to the area by its proximity to research centers and a well-educated labor pool.** Sutter Health, Blue Diamond Growers, Aerojet Rocketdyne, Teichert, and The McClatchy Company are other major companies based in the Sacramento region.

The area is home to universities such as **UC Davis**, a public university with world-class veterinary and agriculture programs and 40K students enrolled, and **Sacramento State**, a public university with over 31K students enrolled.

The fertile soils of **the Sacramento Valley** allow for the cultivation of a diverse array of crops that contribute to the rich mosaic of land uses in the region. Today, **nearly two million acres of pastoral family farms**—world renowned rice lands, nuts, fruit, tomatoes, fresh produce and irrigated pasture—propel the Valley's economic engine.

BEL AIR
CVS
Walgreens
DOLLAR TREE
ANYTIME FITNESS

BEST BUY

CHASE

AMERICA'S TIRE

GRASS VALLEY HWY - 35,779 VPD

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STARBUCKS COFFEE
Jersey Mike's SUBS
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PANDA EXPRESS CHINESE KITCHEN
crumbl cookies
BatteriesPlus
INDIA OVEN AUTHENTIC CUISINE & BAR

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