



ADDRESS	TOTAL RENTABLE AREA	LEASED	OCCUPANCY	YEAR BUILT	PARKING
31049–31117 Mission Boulevard Hayward, CA 94544	±126,957 square feet	±96%	±92%	1959 (renovated 2015–2018)	±503 spaces ±4.0 per 1,000 SF

THE OFFERING

Palmer Capital Inc. is pleased to present the opportunity to acquire Fairway Park Shopping Center, a ±127,000 SF grocery-anchored neighborhood shopping center located along heavily trafficked Mission Boulevard in Hayward, California. Anchored by Grocery Outlet, Dollar Tree, O'Reilly Auto Parts, and US Bank, the Property benefits from a diversified, daily-needs and e-commerce-resistant tenant mix, an affluent and densifying in-fill trade area along the Mission Boulevard corridor, and irreplaceable positioning as the only national grocer along a 20-mile stretch of that corridor. With in-place rents meaningfully below market, a long history of tenant retention, and embedded rent growth as leases roll to market, Fairway Park Shopping Center offers a compelling combination of stable current income and long-term upside in one of the fastest-growing, most economically resilient markets in the country.

OFFERING HIGHLIGHTS

- » **BELOW-MARKET RENTS** – average in-place rents sit roughly 10% below the market average, led by anchors Grocery Outlet and Dollar Tree, each well below their respective market rents
- » **LONG TERM TENANT OCCUPANCY** – the in-place tenant roster has occupied space at Fairway Park for a weighted average of approximately 15 years.
- » **DIVERSIFIED, NATIONAL TENANCY** – approximately 60% of occupied space is leased to national/regional credit tenants including Grocery Outlet, Dollar Tree, O'Reilly Auto Parts, US Bank, Subway, Fitness 19, Kumon Math & Reading, and Safari Kids.
- » **STRONG NOI GROWTH** – projected NOI CAGR of over 4% through Year 10, driven by rent increases, mark to market on expiring leases, and lease-up of available space.
- » **IRREPLACEABLE MARKET POSITIONING** – Fairway Park is the only national grocer along Mission Boulevard for a 20-mile stretch between Hayward and Fremont, reinforcing Grocery Outlet's role as a non-discretionary, e-commerce-resistant draw for the surrounding trade area



AFFLUENT TRADE AREA DEMOGRAPHICS

	POPULATION	AVG HH INC
1-Mile	±13,000	±\$127,000
3-Mile	±133,000	±\$134,000
5-Mile	±332,000	±\$141,000

PALMER CAPITAL INC