



# *Marigold*

SHOPPING CENTER  
*San Luis Obispo, CA*

A RARE GROCERY/DRUG ANCHORED SHOPPING CENTER WITH TOP TIER SALES IN CALIFORNIA'S CENTRAL COAST




# THE OPPORTUNITY


JLL has been exclusively retained by Ownership to offer qualified investors the rare opportunity to acquire Marigold Center (the "Property"), a 174,428 SF grocery/drug anchored shopping center in San Luis Obispo, California. In addition the Vons grocery anchor, Marigold Center is leased to a strong lineup of complementary credit tenants such as CVS Pharmacy, Planet Fitness, Big 5 Sporting Goods, Starbucks, Taco Bell and Carl's Jr., generating top tier sales in a supply constrained submarket. Currently ±91% occupied, the property offers a rare combination of strong performance with measurable upside via lease up, generating a 5-year CAGR of ±5.30%. Additionally, the Property is strategically located just north of San Luis Obispo's airport within the most affluent part of San Luis Obispo, surrounded by the world-renowned wineries of Edna Valley.




## PROPERTY SUMMARY

-  **Address**  
3900 Broad Street  
San Luis Obispo, CA 93401


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-  **Total Rentable Area**  
174,428 SF


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-  **Occupancy**  
91.6%


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-  **Year Built/Renovated**  
1995


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-  **Acreage**  
17.55 Acres


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-  **Year 1 NOI**  
\$3,253,370


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-  **Parking**  
763 stalls (4.37 : 1,000 SF)

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-  **5-Year CAGR**  
5.30%

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-  **10-Year CAGR**  
4.44%

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DEMOGRAPHICS			
<b>POPULATION</b>	<b>1-MILE</b>	<b>3-MILE</b>	<b>5-MILE</b>
2025 Population	6,817	35,880	61,663
2030 Population Projection	7,986	37,828	63,558
<b>INCOME</b>	<b>1-MILE</b>	<b>3-MILE</b>	<b>5-MILE</b>
2025 Avg. Household Income	\$153,994	\$134,974	\$124,007
2030 Avg. Household Income Projection	\$170,529	\$150,033	\$137,843
Projected Household Income Growth	10.74%	11.16%	11.16%
<b>HOME VALUES</b>	<b>1-MILE</b>	<b>3-MILE</b>	<b>5-MILE</b>
2025 Avg. Home Value	\$1,160,169	\$1,069,768	\$1,071,254
<b>EMPLOYMENT &amp; EDUCATION</b>	<b>1-MILE</b>	<b>3-MILE</b>	<b>5-MILE</b>
Employment Rate	98.4%	96.0%	93.2%
Population with Bachelor's Degree or Higher	60.5%	58.4%	57.6%

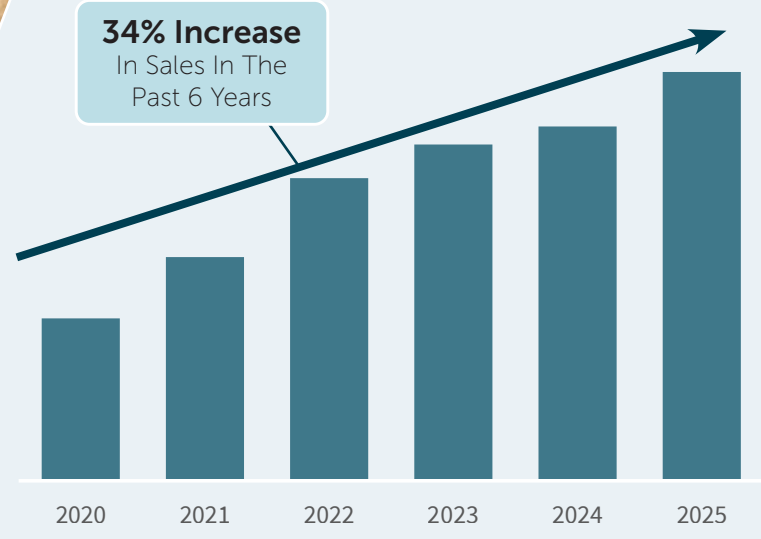


# INVESTMENT HIGHLIGHTS



## IDEAL GROCERY/DRUG ANCHORED COMMUNITY CENTER WITH FULL SITE CONTROL

Marigold Center is anchored by Vons (NYSE: ACI / ±\$7.8B Market Cap), CVS and Planet Fitness, cementing a strong combination of recession resistant tenancy with daily needs. Complementary tenants include Taco Bell, Starbucks, Carl's Jr, Jersey Mikes and Big 5 Sporting goods. All shops and pad buildings are owned, providing full site control.



Vons Sales Year Over Year



## TOP TIER GROCER SALES VOLUME WITH CONTINUED GROWTH

Vons has operated at this location for 20 years and generates top tier sales and a strong health ratio below 2%. Sales have grown 34% over the past 6 years and continue to show an upward trajectory, demonstrating Marigold Center's dominance in the marketplace.

# HIGH PERFORMING TENANT MIX



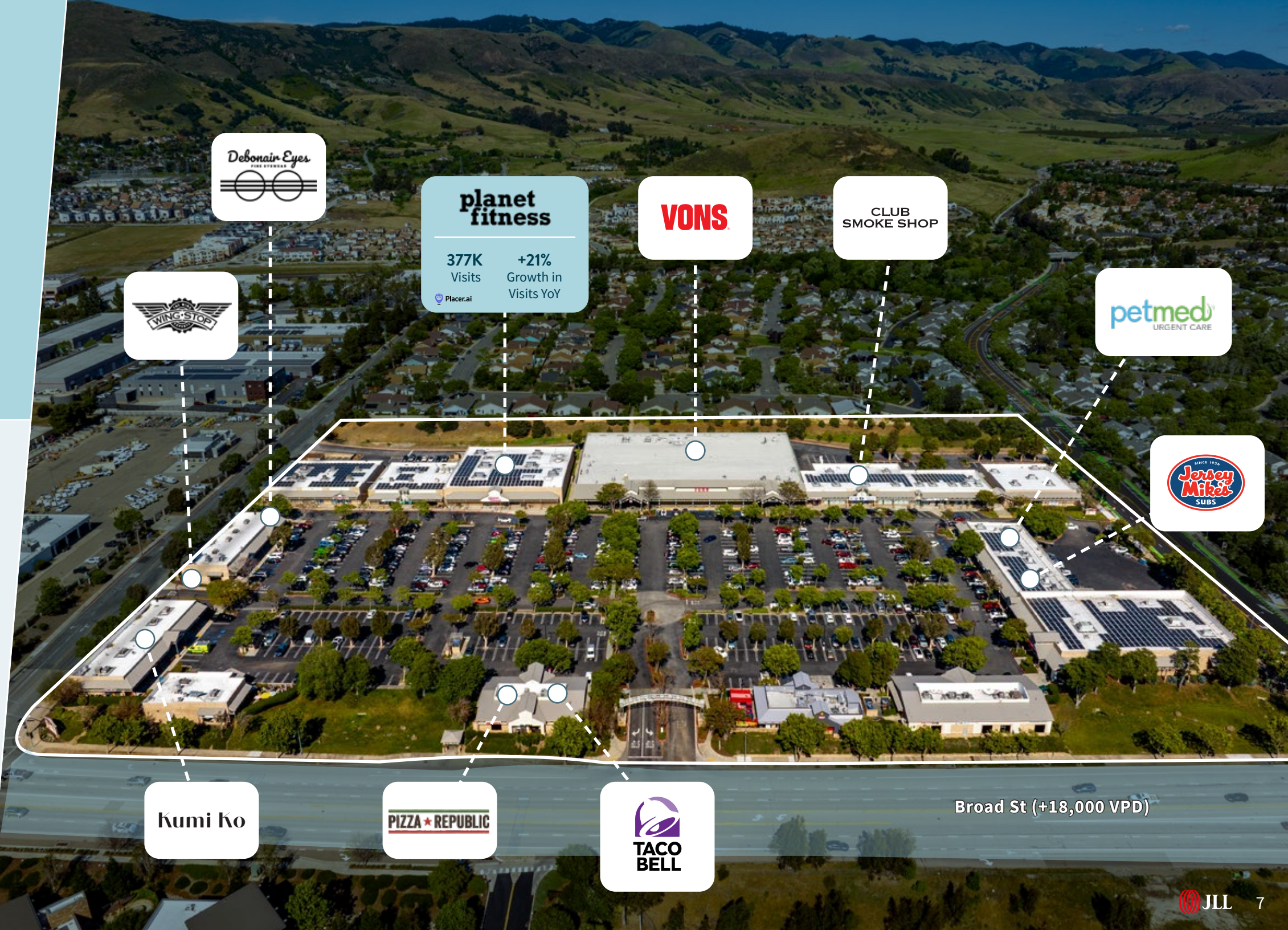
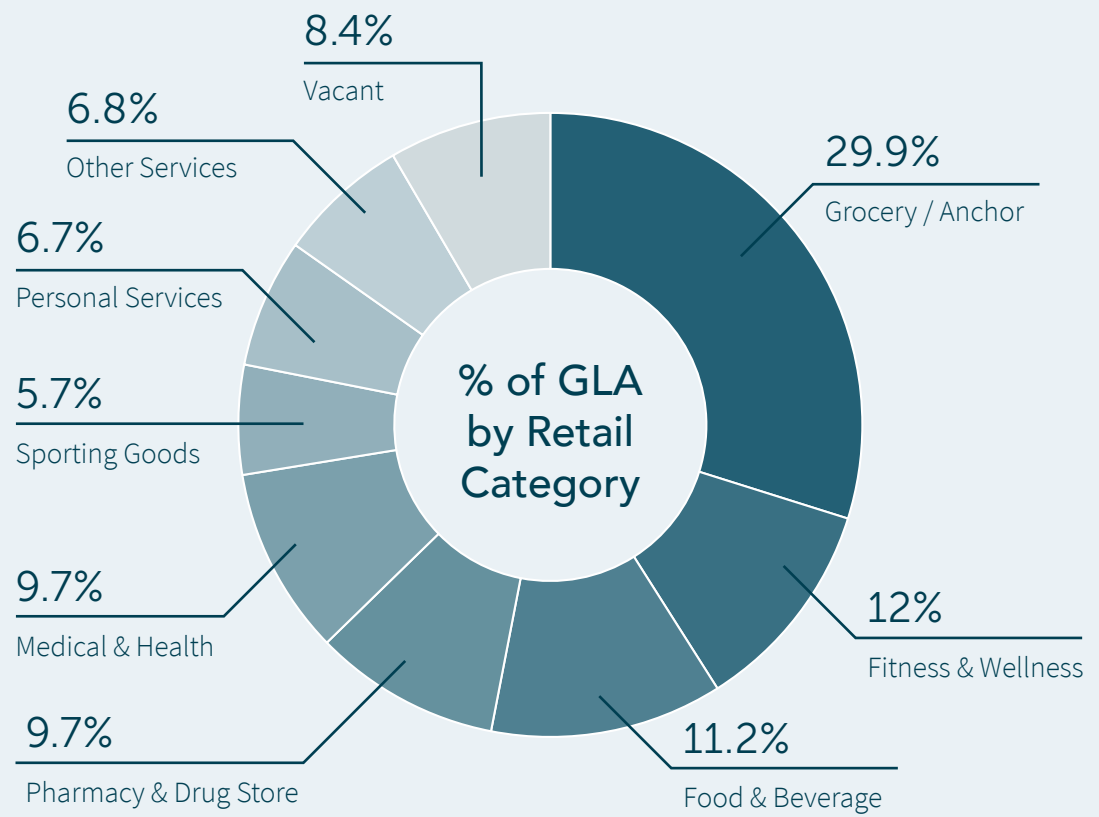
## TOP TIER TENANT SALES PERFORMANCE

The synergy between premier national tenants, a dominant grocery anchor, and the affluent trade area demographics has created exceptional sales performance across Marigold Center. Vons anchors the Property with outstanding sales of \$1,033 PSF in 2025 and a remarkably low occupancy cost below 2%, signaling strong profitability and a deep commitment to the location. This success extends to the center's high-performing food tenants, where Jersey Mike's, Wingstop, Pizza Republic, and Taco Bell all generate sales exceeding \$850 PSF. These market-leading metrics present a compelling opportunity for new ownership to capture significant rental upside by aligning in-place rents with the tenants' proven sales performance.



## TENANT MIX

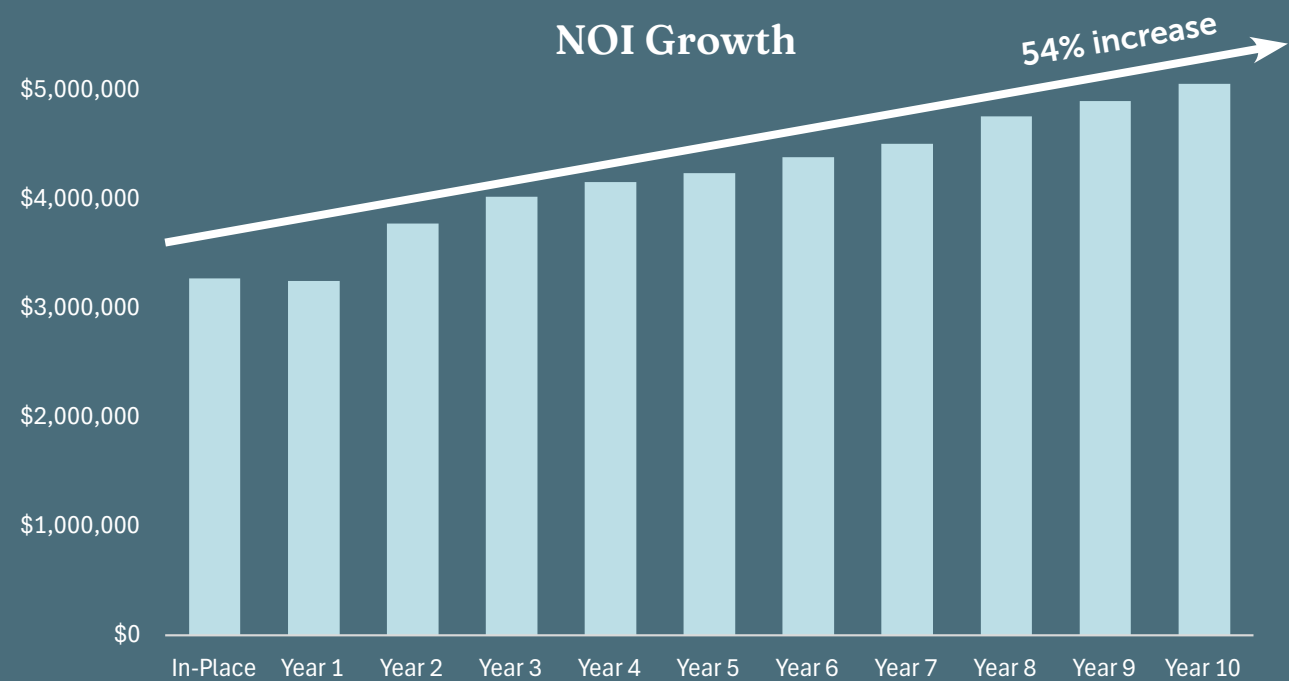
Marigold Shopping Center showcases a strategically balanced tenant mix that generates consistent foot traffic. With market-leading concepts across food, services, and retail categories, this thoughtfully assembled collection of merchants delivers exceptional sales performance while providing significant protection against market fluctuations.





## STABLE CASH FLOW WITH IMMEDIATE AND LONG-TERM UPSIDE

The Property offers a secure investment foundation with a roster of premier national tenants, including Vons, CVS Pharmacy, Planet Fitness, Starbucks, Taco Bell, and Carl's Jr. This A-list tenancy provides durable, in-place cash flow. Significant upside is immediately available through the lease-up of 14,673 SF of current vacant space and the mark-to-market of below-market pad and shop rents.



**54% Projected NOI Growth**  
Over the Next 10 Years



## SEASONED TENANCY

The Property has a significant amount of original tenants, providing embedded value and cash flow growth. Credit tenants such as Vons, CVS Pharmacy, Carl's Jr. and Taco Bell have been located at Marigold Center for 20 years or more.



## HIGHLY VISIBLE LOCATION WITH EXCELLENT ACCESSIBILITY

Marigold is located in one of the most convenient and well-traveled regions in San Luis Obispo, near the airport and serving as the gateway to Edna Valley, one of California's premier wine growing regions. The Property is strategically located at the intersection of Tank Farm Road and Broad Street, one of the most trafficked intersections in San Luis Obispo with a traffic count over 35,000. Accessibility is enhanced via the Property's location between two (2) hard corner, signalized intersections, both with dedicated left turn lanes into Marigold Center, allowing shoppers to enter the project from the four (4) access points at the property.



## AFFLUENT TRADE AREA IN CALIFORNIA'S CENTRAL COAST

Marigold Center is nestled in the most affluent pocket of San Luis Obispo where average household income exceeds \$134,000 and average home values are \$1,069,768 within a three-mile radius. The Property is located in the backyard of Cal Poly San Luis Obispo, with over 23,000 undergraduates, and nestled in between the Paso Robles wine region and great oceanside towns such as Pismo Beach and Morro Bay.



#1

Ranked Center within 15-miles



+13.1%

Increase in Visits Over Last 3 Years



2.7M

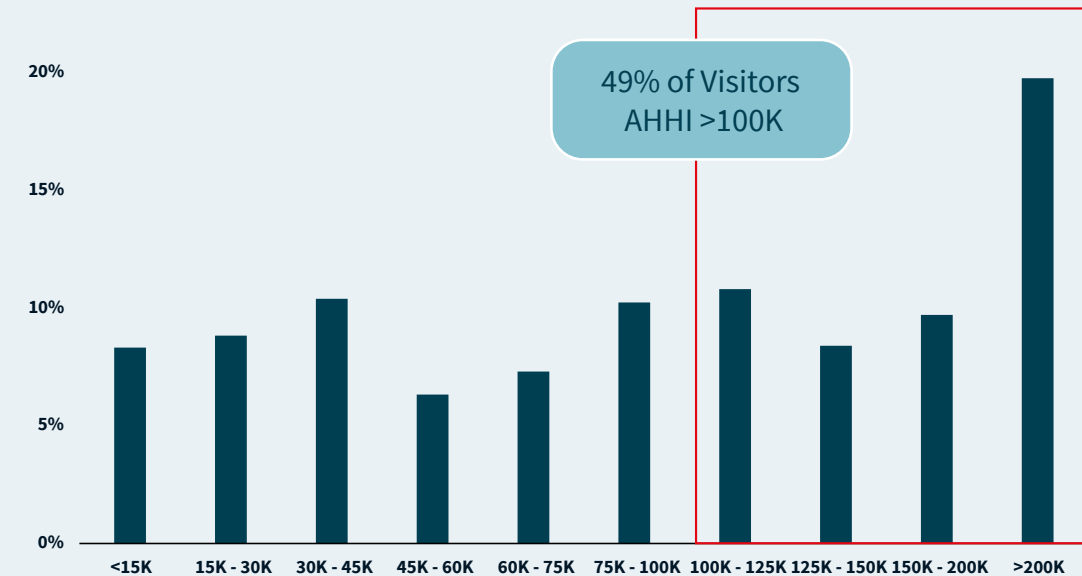
Annual Visits





## STRONG CONSUMER DRAWING POWER

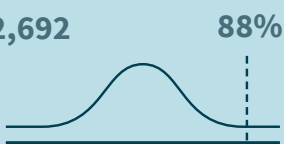
Marigold Center is the undisputed #1 shopping destination in its trade area, outperforming all competitors within a 15-mile radius. The center commands an impressive 2.7 million annual visitors, a figure that has grown 13.1% over the past three years. This dominance is driven by an exceptionally loyal customer base; an astounding 81% of all visits (2.2 million of 2.7 million) are from high-frequency shoppers who visit the center more than 10 times a year, ensuring consistent, year-round traffic.



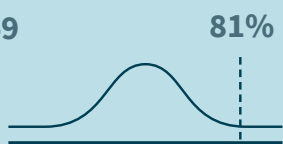
## STRONG COASTAL LOCATION DRAWING 2.7 MILLION ANNUAL VISITORS



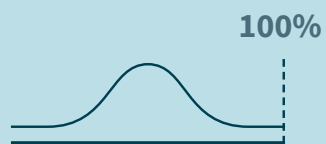
**Nationwide**  
1,417 / 12,692



**California**  
348 / 1,849



**15 Miles**  
1 / 9



# SITE PLAN



# TENANT ROSTER

Suite	Tenant	SF	% of GLA	Suite	Tenant	SF	% of GLA	Suite	Tenant	SF	% of GLA
K050	Vons	52,071	29.9%	H066	OneMain Financial	1,748	1.0%	H060A	The Club Smoke Shop	1,094	0.6%
L045A	Planet Fitness	21,006	12.0%	F082	PetMed Urgent Care	1,705	1.0%	F080	The Joint Chiropractic	1,050	0.6%
E090	CVS	16,854	9.7%	H060B	Therapeutic Wellness	1,518	0.9%	P008	Hearing Solutions	1,012	0.6%
J058	Big 5 Sporting Goods	9,900	5.7%	O016	Debonair Eyes	1,500	0.9%	F078	Marigold Nails	1,000	0.6%
N025	Sola Salons	8,100	4.6%	D102	T-Mobile	1,494	0.9%	B108	Fresh Donuts	1,000	0.6%
M030	Cali Dental	5,780	3.3%	O012	Wingstop	1,488	0.9%	<b>Total Occupied SF</b>		<b>159,755</b>	<b>91.6%</b>
N028	U.S. Armed Forces	3,900	2.2%	F076	H & R Block	1,458	0.8%	G070	Vacant	8,000	4.6%
D095	Cottage Urgent Care	3,274	1.9%	J052	Fantastic Sams	1,300	0.7%	P005/006	Vacant	2,381	1.4%
M034	Old San Luis BBQ Co.	3,200	1.8%	B106	Pizza Republic	1,250	0.7%	O013	Vacant	2,124	1.2%
C103	Carl's Jr.	3,035	1.7%	F074	Panda Massage	1,240	0.7%	H064	Vacant	1,084	0.6%
A110	Shalimar Restaurant	2,771	1.6%	F072	Jersey Mike's Subs	1,240	0.7%	H062	Vacant	1,084	0.6%
P002	Kumi ko	2,500	1.4%	D094	Starbucks Coffee	1,217	0.7%	<b>Total Available SF</b>		<b>14,673</b>	<b>8.4%</b>
F084	UPS Store	2,180	1.2%	O014	Marian Regional Medical Center	1,120	0.6%	<b>Total Overall SF</b>		<b>174,428</b>	<b>100.0%</b>
B104	Taco Bell	1,750	1.0%								



# Marigold

SHOPPING CENTER

San Luis Obispo, CA

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