OFFERING MEMORANDUM


# GROCERY OUTLET PARCEL *±16,000 SF NNN INVESTMENT* WITH STRONG CO-TENANTS

1523 FREMONT BLVD | SEASIDE, CA 93955

Kidder Mathews

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*Exclusively Listed by*

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# INVESTMENT SUMMARY



*Section 01*

# 1523 FREMONT BLVD

## LOCATION

Seaside, CA

APN No. 011-297-009-000

## SITE

The shopping center is located in the Cabrillo neighborhood, in the city of Seaside.

## LAND AREA

The listing consists of one (1) parcel totaling approximately ±63,815 SF of land area.

## BUILDING AREA

The subject consists of one (1) retail building totaling approximately ±16,000 SF of GLA square feet; part of a ±45,751 SF shopping center.

## FRONTAGE & ACCESS

The site benefits from great access and parking, at a signalized intersection with high traffic count.

## PARKING

In the shopping center, there are 191 shared parking spaces

Tesla charging station with 8 supercharger stalls

## TRAFFIC COUNTS

| | |
|---|---|
| Fremont Blvd | 25,097 ADT |
| Broadway Ave | 10,958 ADT |

## BUILT

City Center Shopping Center was built in 2006 with Grocery Outlet, constructed in 2013.

## ZONING

Per the City of Seaside, the subject site is currently zoned as Commercial Mixed Use (CMX).

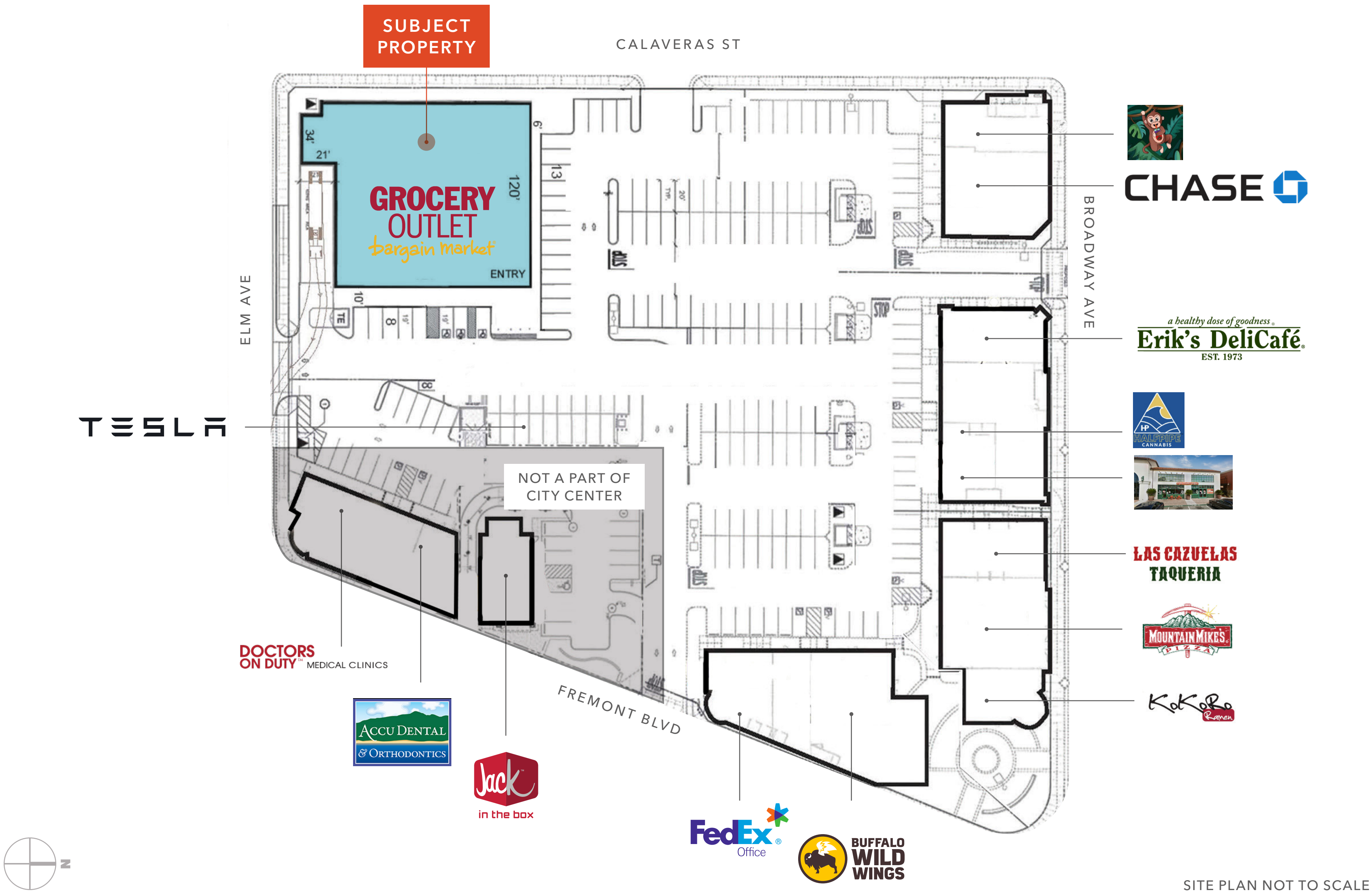
# HIGHLIGHTS

- High performance sales sharing City Center with ideal high-traffic retail businesses
- Located within a ±45,751 SF shopping center
- Strong co-tenants
- Great access and parking
- Signalized intersection
- Center built in 2006, Grocery Outlet built in 2013



# RENT ROLL

| | SF | Term Expires | Monthly Rent | Annual Rent | Rent/SF | Rent Increases | Options |
|---|---|---|---|---|---|---|---|
| Grocery Outlet | ±16,000 | 03/31/2028 | $30,281.42 | $363,877.00 | $22.71 | 10% every 5 years | 3 five-year options at 10% increases |
| Tesla Charging Area | ±6,431 | 02/19/2028 | $500.00 | $6,000.00 | | | 4-5 year options |
| **Total** | **±22,431** | | **$30,781.42** | **$369,877.00** | | | |




SITE PLAN NOT TO SCALE

1
LAND ROVER
VOLVO
LEXUS
COSTCO WHOLESALE
Ford
PORSCHE
DEL MONTE BLVD
THE AUTO MALL
NISSAN
JAGUAR
TOYOTA
ALHAMBRA ST
BROADWAY AVE
±10,958 VPD
CHASE
LAS CAZUELAS TAQUERIA
MOUNTAIN MIKE'S
BROADWAY AVE
FREMONT BLVD
CALAVERAS ST
OVEN Pizzeria
PALM AVE
BUFFALO WILD WINGS
SUBJECT PROPERTY
GROCERY OUTLET bargain market
FedEx Office
NOT A PART
Jack in the box
ELM AVE
FREMONT BLVD
±25,097 VPD
Bank of America


SEASIDE
STATE BEACH
SAND DOLLAR CENTER
SAND CITY
EDGEWATER CENTER
SEASIDE HIGH SCHOOL
TIOGA AVE
SAN PABLO AVE
FREMONT BLVD
Little Caesars, 7-Eleven,
Harumi Japanese Cuisine,
Baan Thai Restaurant,
Papa Chevo's Taco Shop
SUBJECT
PROPERTY
DEL MONTE BLVD
BROADWAY AVE
ROBERTS
LAKE
SEASIDE
GENERAL JIM MOORE BLVD
LAGUNA
DEL REY
CANYON DEL REY BLVD
1
218
N

# TENANT SUMMARY

*Backed by a nationally recognized grocery retailer generating $4.69 billion in annual sales, this investment opportunity features an established Grocery Outlet location in the Monterey Peninsula market. The tenant's value-focused strategy, extensive California presence, and continued expansion support the property's long-term investment appeal.*

Founded in San Francisco in 1946, Grocery Outlet has grown into one of the nation's largest extreme-value grocery retailers. Headquartered in Emeryville, California, Grocery Outlet Holding Corp. is publicly traded on the Nasdaq under the symbol "GO." The company specializes in offering name-brand groceries, fresh foods and household products at significant discounts, creating a differentiated shopping experience that appeals to value-conscious consumers across a wide range of income levels.

Grocery Outlet operated 570 stores across 16 states as of January 3, 2026, including a substantial and well-established presence throughout California and the western United States. Its stores are primarily operated by independent owner-operators who have a direct financial stake in their individual locations. This entrepreneurial operating model combines local market knowledge and hands-on store management with the purchasing power, distribution capabilities and brand recognition of a multibillion-dollar national retailer.

For fiscal 2025, Grocery Outlet generated approximately $4.69 billion in net sales, representing a 7.3% increase over the prior year. The company produced approximately $1.42 billion in gross profit, $254.3 million in adjusted EBITDA and $222.1 million in cash provided by operating activities. Grocery Outlet also opened 42 new stores during the year, demonstrating the continued strength and scalability of its value-oriented retail concept. The company reported a GAAP net loss primarily reflecting substantial non-cash impairment and restructuring charges as it moved to optimize its store portfolio and improve long-term profitability.

The Grocery Outlet located at 1523 Fremont Boulevard in Seaside, California, provides investors with the opportunity to acquire a grocery-anchored retail property occupied by a nationally recognized and long-established essential-goods retailer. The property benefits from its prominent Fremont Boulevard location, convenient access, ample shared parking and proximity to Seaside's established residential neighborhoods and the greater Monterey Peninsula. Grocery Outlet's value-driven merchandise strategy, essential retail use and strong California operating history contribute to the property's long-term investment appeal.

Financial information is based on Grocery Outlet's fiscal 2025 results released March 4, 2026. Grocery Outlet Investor Relations.

# TENANT SUMMARY

*For a retail real estate owner or investor, a Tesla charging installation—particularly a Tesla Supercharger—is generally viewed as a positive site amenity rather than a primary anchor tenant. The Seaside property is a good example because the charging station is co-located with the Grocery Outlet shopping center at 1523 Fremont Boulevard.*

## VALUE AS A RETAIL CO-TENANT

Tesla charging stations create several benefits for neighboring retailers:

Additional customer traffic. Drivers typically spend 20–40 minutes charging, creating an opportunity to shop, dine, or run errands.

Higher-income customer base. Tesla owners generally have above-average household incomes, making them attractive customers for retailers.

Longer dwell time. Unlike a quick gas stop, EV charging encourages customers to visit multiple businesses while waiting.

Future-oriented image. Properties with EV infrastructure are viewed as more modern and environmentally conscious.

For a discount grocer like Grocery Outlet, this combination can increase incidental purchases from customers who might not otherwise stop.

## STRENGTH AS A TENANT

Tesla is an exceptionally strong corporate credit. From a landlord's perspective:

Investment-grade corporate tenant

One of the world's largest EV manufacturers

Strong brand recognition

Long-term commitment to charging infrastructure

Low risk of default relative to most retail tenants

However, there are some important differences between Tesla and a traditional retail tenant.

Unlike a grocery store, pharmacy, or restaurant:

Tesla charging stations occupy relatively little square footage.

They generate modest rent compared with a building tenant.

They usually do not function as an anchor that drives destination traffic on their own.

Instead, they complement existing retail uses.

## COMPATIBILITY WITH OTHER RETAILERS

Tesla charging works particularly well with: Grocery stores, Coffee shops, Fast-casual restaurants, Pharmacies, Fitness centers, Convenience retail, Big-box retailers

It is less valuable for uses where customers are already staying for several hours, such as movie theaters or full-service restaurants.

## SEASIDE PROPERTY ASSESSMENT

For the Seaside Grocery Outlet center, the Tesla installation is a meaningful enhancement because:

Grocery Outlet already attracts frequent value-oriented shoppers.

Tesla drivers can grocery shop while charging.

The center benefits from Fremont Blvd traffic.

EV adoption on the Monterey Peninsula is well above the national average.

As a result, I would consider the charging station an above-average site amenity that likely improves overall shopping center performance.

# TENANT SUMMARY (CONT.)

## INVESTMENT PERSPECTIVE

If I were underwriting this property, I would view the Tesla charging station as:

Property value: Positive

Ability to lease neighboring space: Positive

Effect on rental rates: Slightly positive

Ability to replace an anchor tenant: None

## OVERALL RATING

For retail investment purposes, I would rate the Seaside Tesla charging installation:

Corporate credit quality: A+

Traffic generation: 8/10

Synergy with Grocery Outlet: 9/10

Stand-alone drawing power: 5/10

Overall value to the shopping center: 8.5-9/10

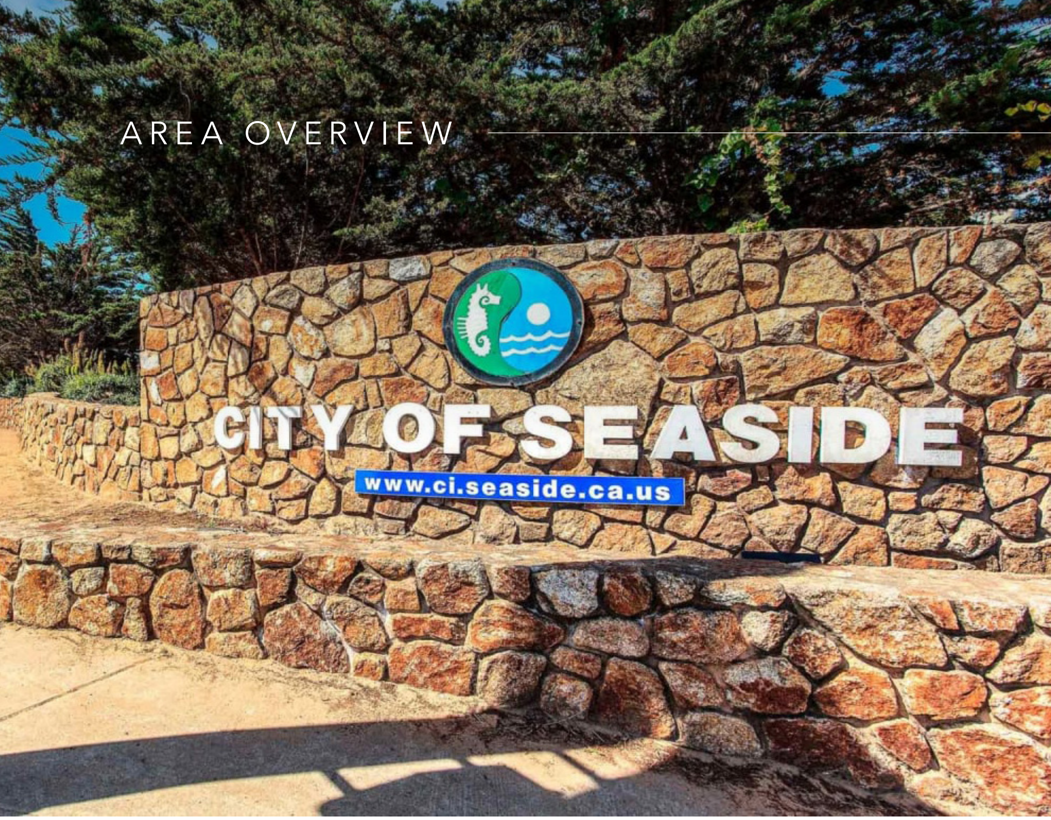
Based on your commercial real estate background, I would describe it as a valuable complementary use rather than an anchor. It enhances the performance of the Grocery Outlet center, improves customer dwell time, and makes the property more attractive to future retailers, but it is not a substitute for a strong anchor tenant itself. The co-location at Seaside property appears to be a logical pairing that benefits both Tesla drivers and the shopping center.

# AREA OVERVIEW

Seaside, CA

Demographics

*Section 02*




# *SEASIDE'S* BEAUTY IS UNMATCHED

*The City of Seaside is an ocean-side community that overlooks the beautiful Monterey Bay on the Central Coast of California, approximately 115 miles South of San Francisco.*

Founded in 1887 and incorporated in 1954, this 10 square-mile city continues to grow while holding on to the rich values upon which it was established. Young families and retirees are drawn to the community, providing a healthy residential mix of people and solid sense of community.

## COMMUNITY

It's convenient location gives residents and visitors an opportunity to experience all of the amenities that the Monterey Peninsula has to offer, from wine tasting to whale watching, and everything in between. Explore the breathtaking beauty and abundant sea life of the Monterey Bay by:

- Hiking
- Biking
- Kayaking
- Parasailing
- Scuba diving

## LAND LOVERS

For land lovers, there's world-class golf at the immaculate Bayonet and Blackhorse Courses, eclectic restaurants and abundant shopping or if you prefer, just take a stroll down to the pristine Seaside Beach and wiggle your toes in the sand.

*Explore breathtaking beauty and abundant sea life of the Monterey Bay.*

## SHOPPING & ATTRACTIONS

While the foundation of the Seaside business community is made up of small family-owned establishments, national retailers and restaurant groups also call Seaside home, as well as the Seaside Auto Center, one of the first auto malls in the country which boasts a wide variety of sales and service options for vehicles of all makes and models.

## EDUCATION

California State University at Monterey Bay and the Monterey College of Law are located in the City of Seaside, providing students of all ages a scenic environment to pursue their educational goals. These institutions are part of a world-class educational community on the Monterey Peninsula that includes the Naval Postgraduate School, the Defense Language Institute, and the Monterey Institute of International Studies. The multitude of opportunities for higher learning create a strong economic base for the community, much-needed services for retired military, and attract a contingent of people from throughout the world.

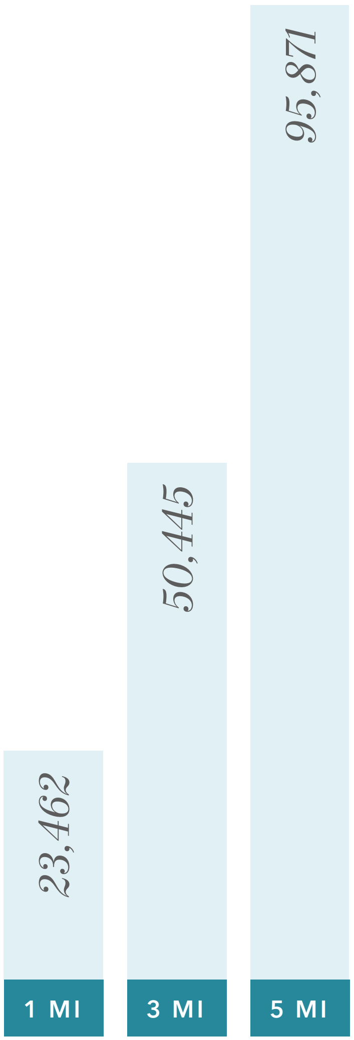
## CITY FEATURES

With plenty to do outdoors, educational opportunities, convenient shopping, eclectic dining, welcoming accommodations and outstanding views of the Monterey Bay, it's easy to see why almost 33,000 residents choose to call Seaside home.

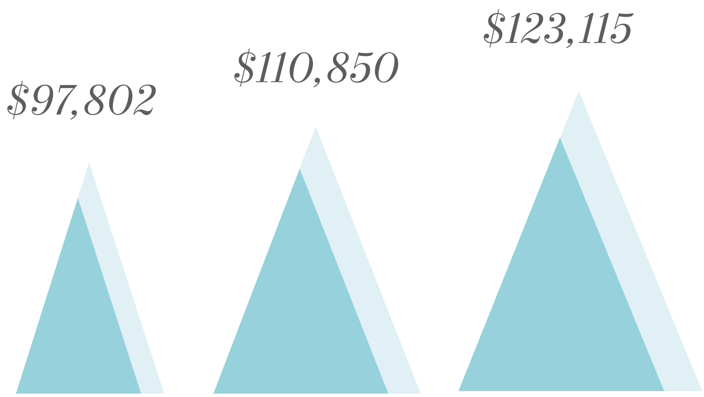
Seaside continues to grow, bustling with projects ranging from new residential and commercial development, and plans for a mixed use, transit oriented, urban village that would transform the downtown. Seaside is growing, thriving and remains a vibrant, diverse community appreciative of its past and looking toward the future.

# DEMOGRAPHICS

## ESTIMATED POPULATION




## AVERAGE HOUSEHOLD INCOME



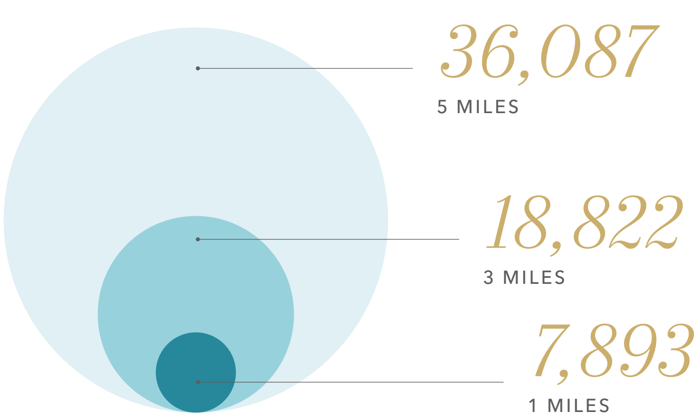

## MEDIAN AGE

39.0 YRS
1 MILE

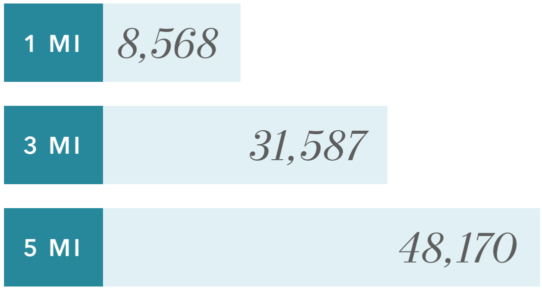
38.7 YRS
3 MILES

40.4 YRS
5 MILES

## ESTIMATED HOUSEHOLDS




## ESTIMATED EMPLOYEES

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