



jade

corporate
center

LOS ANGELES
CALIFORNIA

15451-15515
San Fernando Mission Blvd.

Offering Memorandum

April 2026

NEWMARK

EXECUTIVE SUMMARY

Newmark is pleased to present the opportunity to acquire the fee simple interest in Jade Corporate Center, a four-building, multi-tenant office campus located in Mission Hills, California. The Project totals 132,566 rentable square feet across four buildings and is situated on 2.84 acres of C2-zoned land.

Jade Corporate Center is situated on a landscaped 2.84-acre campus offering covered parking, outdoor seating areas, and mature, well-established landscaping. **The Project is 95.03% leased** to a diverse tenant roster with exposure to healthcare, financial services, government, education, and other professional uses. **These buildings have demonstrated consistent operating performance, with occupancy rarely, if ever, dropping below 80% over the past 10 years.**

The campus is located at the intersection of Los Angeles' largest traffic thoroughfares: I-405, I-5, and 118 Freeways which accommodate **586,000 daily vehicle trips**. The Project represents a rare opportunity to acquire the only true office campus environment available to tenants in the northern San Fernando Valley market.

“IN A SUBMARKET WITH JUST 4.9% VACANCY, THIS PROJECT HAS RARELY, IF EVER, DROPPED BELOW 80% OCCUPANCY OVER THE PAST DECADE.”





\$26.75M
ASKING PRICE

8.9% 
IN-PLACE
CAP RATE

\$\$\$ \$202
PRICE PER SQUARE FOOT

 IN-PLACE NOI
\$2,378,068

95% 
OCCUPANCY

3.66 YEARS
WEIGHTED
AVERAGE
LEASE TERM

4 
BUILDINGS

 RENTABLE SF
132,566

2.84 
ACRES

3 
PARCELS

 **60%**
HEALTHCARE
RELATED RENT ROLL

3/1,000 SF
PARKING RATIO 

INVESTMENT HIGHLIGHTS

Diverse, Durable Tenant Base - 60% Healthcare Related Rent Roll

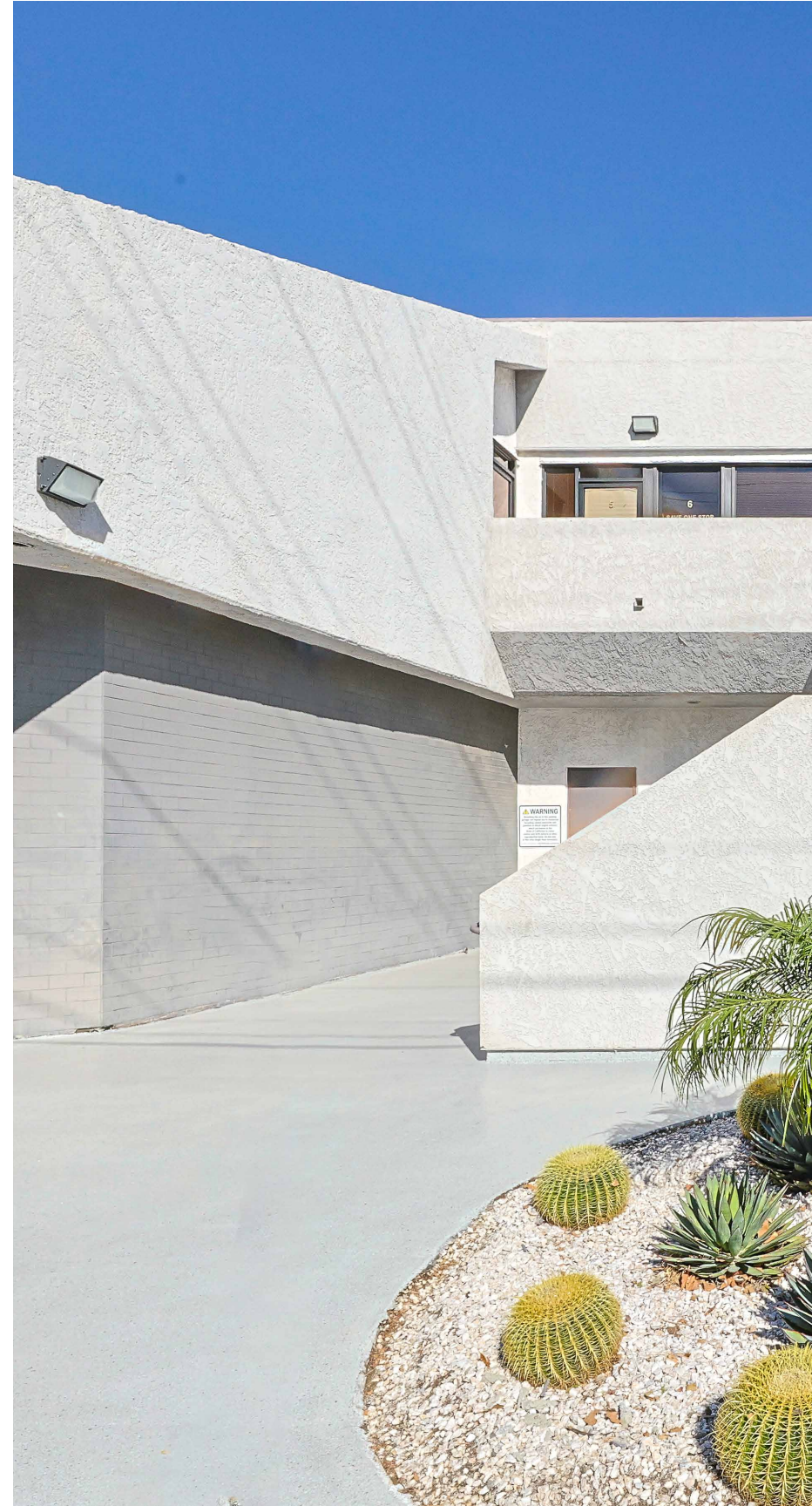
- Due to its central valley location and freeway access, the Property has historically attracted a broad mix of medical, financial services, software, insurance, government, and professional services tenants.
- Facey Medical Group has occupied approximately **40% of the Project as its corporate headquarters since 2013 and recently extended to 2032**, renewing its commitment to a campus setting with its **primary outpatient and training facilities located one block away**.

Differentiated Office Economics

- Not all office assets perform uniformly. Jade Corporate Center is leased to 37 tenants with **staggered leased expirations** and a median suite size of 1,475 square feet.
- The **tenant base consistently renews with limited landlord contributions, resulting in operating dynamics that more closely resemble a multifamily property** than a traditional office building.

Superb Market Fundamentals

- The Mission Hills submarket remains tight with just **4.9% vacancy across all 662,000 SF of investor-owned office buildings** greater than 10,000 SF.
- **Rents have consistently grown an average of 3.34% over the past 10 years** demonstrating persistent, enduring demand for this submarket.
- **Office vacancy in the 7 million square foot East San Fernando Valley market is just 5.5%, below the 10-year average of 6.1%.**





Optionality for Future Owner-User Disposition

The four buildings are situated across three separate parcels, providing potential **future flexibility to sell buildings individually**. As leases expire, Buildings I and II may be well-positioned for future owner-user disposition.

Below Replacement Cost Basis

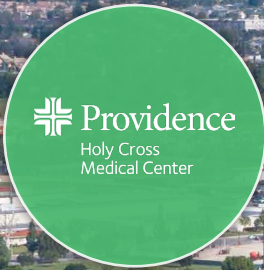
Given the cost of land and new construction in Los Angeles, replacement cost for comparable, like-kind office product is materially higher than the anticipated basis for Jade Corporate Center.

Campus-Style Environment

Jade Corporate Center offers **the only true multi-building office campus environment** in the northern San Fernando Valley market.



Facey Medical Group
With Providence



Facey Medical Group was founded in San Fernando over 100 years ago and has maintained its headquarters in Mission Hills for over 60 years. Facey recently executed a 7-year lease renewal at the Project, solidifying their commitment to a campus-style environment.





Mission
Community
Police Station

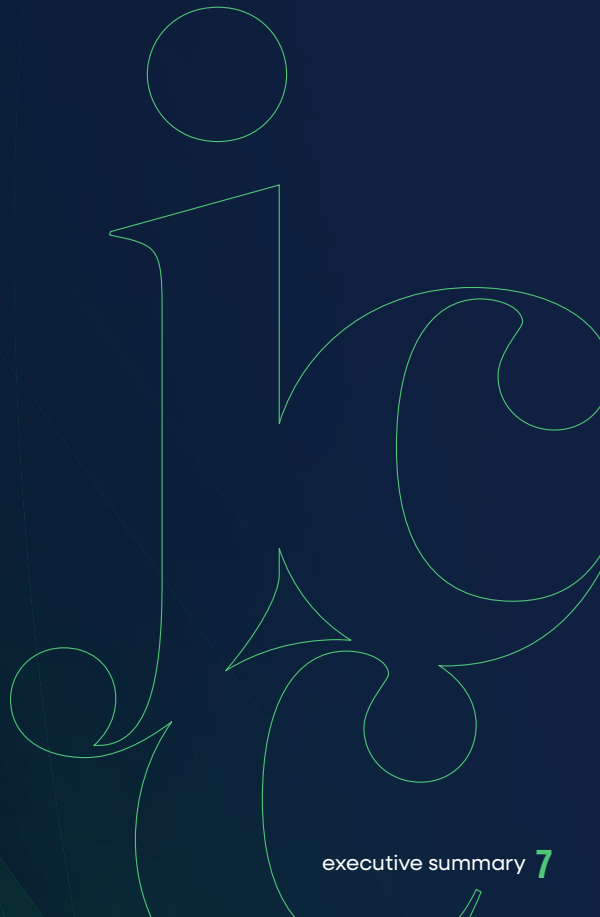
SUBWAY

STARBUCKS
DRIVE THRU

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corporate
center LOS ANGELES
CALIFORNIA

Strategic North San Fernando Valley Location

Jade Corporate Center is positioned in the North San Fernando Valley with convenient access to five major Southern California freeways. The location provides efficient connectivity to Ventura County, the Tri-Cities (Glendale/Burbank/Pasadena), Santa Clarita/Valencia, and the broader San Fernando Valley. **The Property is located less than one mile from the I-405, I-5, and 118 Freeways, which accommodate 586,000 daily vehicles.**



jade corporate center

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