Marcus & Millichap

±0.51 ACRES COMMERCIAL LAND

WEBERSTOWN MALL OUTPARCEL DEVELOPMENT OPPORTUNITY

Pacific Avenue/Weberstown Mall
Stockton, CA 95207

APN 102-230-200-000

ABSOLUTE $1 AUCTION

FIRST BID MEETS RESERVE

RI MARKETPLACE

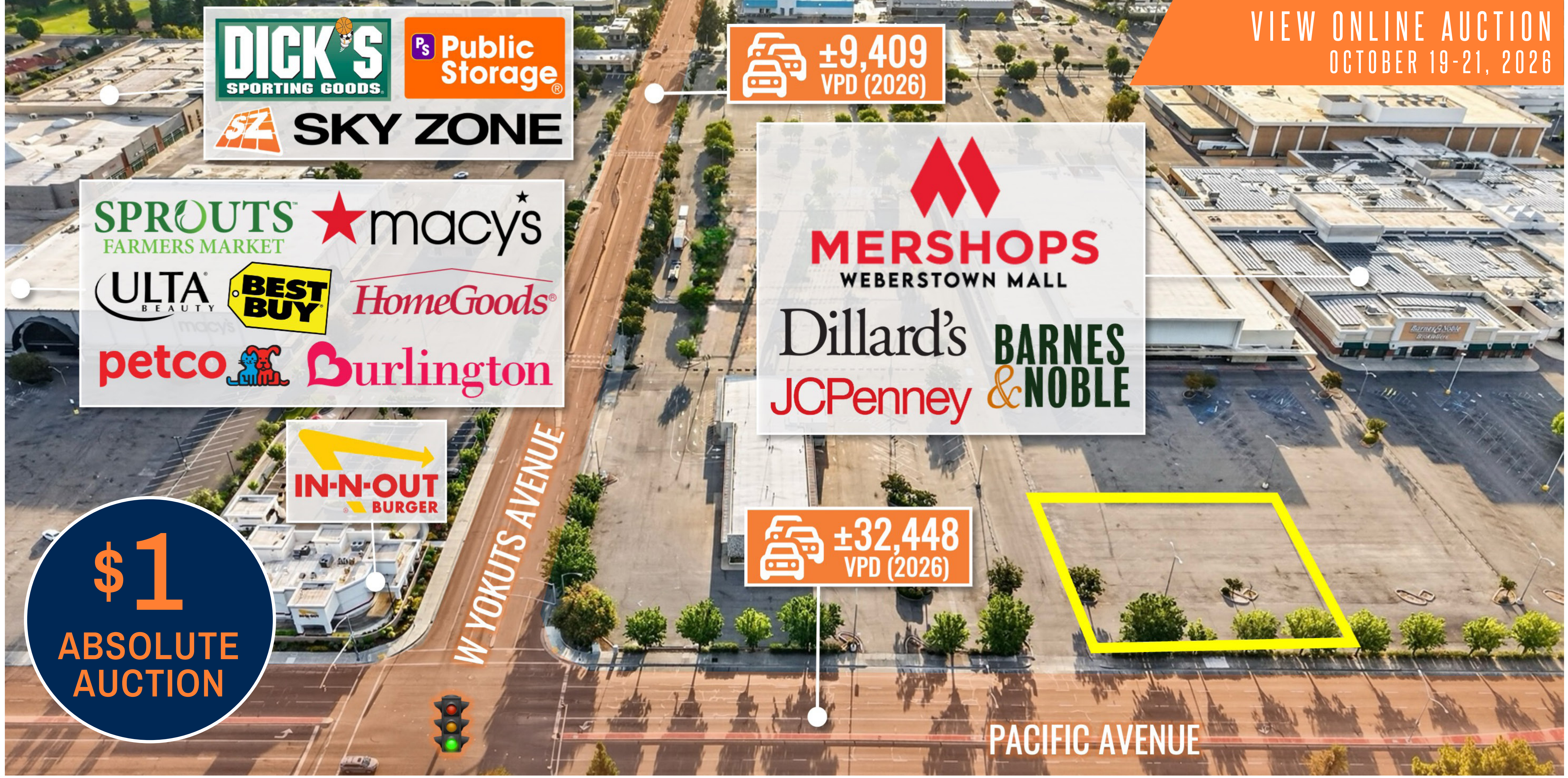
ONLINE AUCTION

OCTOBER 19-21, 2026

±0.51 ACRE COMMERCIAL REDEVELOPMENT SITE POSITIONED AS AN OUTPARCEL TO MERSHOPS WEBERSTOWN MALL; OFFERED AT A SUBSTANTIAL DISCOUNT BELOW LAND VALUE

COMPELLING REDEVELOPMENT OPPORTUNITY WITH SIGNIFICANT VALUE-ADD THROUGH REDEVELOPMENT; FLEXIBLE AND FAVORABLE PUD ZONING ALLOWING FOR A VARIETY OF RETAIL, AND COMMERCIAL, USES

STRATEGIC LAND PLAY; PRIME LOCATION ALONG PACIFIC AVENUE, ONE OF STOCKTON'S PRIMARY RETAIL CORRIDORS, WITH EXCELLENT FRONTAGE, ACCESS, AND VISIBILITY WITH ±32,448 VPD



VIEW ONLINE AUCTION
OCTOBER 19-21, 2026

±0.51 ACRES (COMMERCIAL REDEVELOPMENT OPPORTUNITY)

PACIFIC AVENUE/WEBERSTOWN MALL, STOCKTON, CA 95207

ONLINE AUCTION: OCTOBER 19-21, 2026 | ABSOLUTE $1 AUCTION

PARCEL NUMBER: 102-230-200-000

LOT SIZE: ±0.51 AC (±22,215 SF)

ZONING: PUD, PLANNED URBAN DEVELOPMENT

PROPERTY TYPE: RETAIL REDEVELOPMENT/LAND

WEBERSTOWN MALL OUTPARCEL

UTILITIES AND DRAINAGE ON SITE

±170 FT OF PACIFIC AVENUE FRONTAGE

COUNTY: SAN JOAQUIN

STOCKTON-LODI MSA

±2.5-MI TO I-5

±4-MI TO SR-99

±45-MI TO SACRAMENTO

$104k AVG HH INCOME (5-MI)

Marcus & Millichap and RI Marketplace are pleased to present the opportunity to acquire the fee simple interest in ±0.51 acres of commercial real estate located along Pacific Avenue at Weberstown Mall in Stockton, California 95207 (the "Property"). Offered at a substantial discount to land value, the Property presents an attractive opportunity for owner-users, investors, and commercial developers to acquire a highly visible outparcel to Weberstown Mall at an attractive basis. **FIRST BID MEETS RESERVE!**

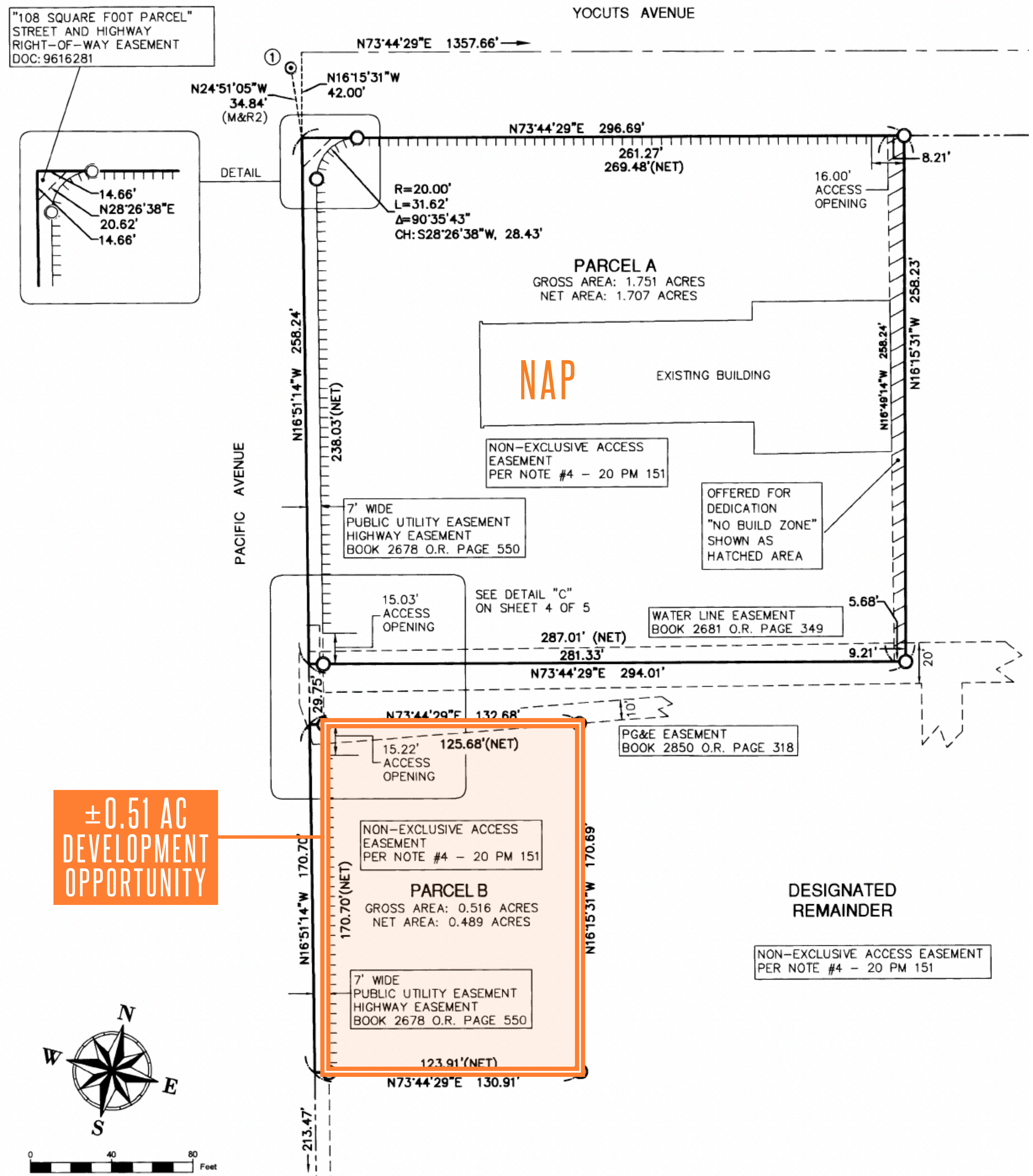
The Property consists of a ±0.51-acre commercial parcel and is zoned PUD, Planned Urban Development, providing future redevelopment potential subject to applicable municipal approvals. The fully paved site benefits from ±170 feet of frontage along Pacific Avenue (±32,448 VPD), providing prominent visibility along one of Stockton's primary commercial corridors. The Property is an outparcel to Mershops Weberstown Mall, a major regional ±845k+ SF shopping destination anchored by Dillard's and JCPenney, with a diverse tenant mix including Five Below, Old Navy, Barnes & Noble, Hollister, JD Sports, Shoe Palace, Bath & Body Works, Victoria's Secret, and American Eagle. Recent investment at the mall includes a newly developed Jollibee occupying the prominent Pacific Avenue/W March Lane hard corner at the opposite end of Weberstown Mall. The surrounding commercial district includes a dense concentration of national retailers, restaurants, services, and shopping centers, creating an established consumer draw and supporting a variety of potential future commercial uses. Located near Pacific Avenue and W Yokuts Avenue, the Property also benefits from convenient access to W March Lane and is ±2.5-mi from I-5 (±113,354 VPD) and ±4-mi from SR-99, providing regional connectivity throughout Stockton, San Joaquin County, Sacramento, the San Francisco Bay Area, and the broader Central Valley.

Stockton is one of the largest cities in California's Central Valley, with nearly 325k residents in 2025, and serves as the economic center of the Stockton-Lodi metropolitan area. Strategically positioned along I-5 and SR-99, Stockton provides direct connectivity throughout Northern California, including Sacramento, the San Francisco Bay Area, and the broader Central Valley. The Property is positioned within Stockton's established Pacific Avenue/March Lane commercial district, surrounded by regional shopping destinations, national retailers, restaurants, service providers, educational institutions, healthcare facilities, and established residential neighborhoods that collectively support sustained consumer activity. Major area demand drivers include San Joaquin Delta College at ±0.4-mi, the University of the Pacific at ±1.2-mi, St. Joseph's Medical Center at ±2-mi, Downtown Stockton at ±3-mi, and the Port of Stockton at ±4.5-mi, with Stockton Metropolitan Airport approximately ±9.5-mi from the Property. The surrounding area features compelling demographics, with nearly 184k residents within 3-mi and ±310,133 residents within 5-mi, where average household income is ±$104,516. The Property is poised to benefit from its established infill location, prominent Pacific Avenue exposure, proximity to major institutional and employment anchors, and position within one of Stockton's largest concentrations of retail and service uses.

Disclaimer & Source(s): Disclaimer & Source(s): Estimated rents are not a formal appraised rental estimate and are only intended to provide a submarket or market rent estimate, according to CoStar. Parcel outline is used for illustrative purposes; please refer to survey for precise parcel boundaries. Arapahoe County source for zoning, lot size/land area, and taxes. Demographics provided by CoStar and/or ESRI. Bidders need to confirm and perform their own due diligence prior to bidding.

STOCKTON, CA

±0.51 ACRES
SURVEY



MERSHOPS
WEBERSTOWN MALL
REGIONAL RETAIL DESTINATION

$1 ABSOLUTE AUCTION

ESTABLISHED REGIONAL RETAIL DESTINATION

Weberstown Mall is a ±846,000 SF regional shopping destination positioned along Stockton's primary Pacific Avenue and W March Lane retail corridor. Anchored by Dillard's and JCPenney, the center features a diverse mix of national retailers including Five Below, Old Navy, Barnes & Noble, Hollister, JD Sports, Shoe Palace, Bath & Body Works, Victoria's Secret, and American Eagle. Recent investment includes the newly developed Jollibee at the signalized Pacific Ave/W March Lane hard corner, reinforcing continued demand for strategically positioned outparcel locations surrounding the mall.

STOCKTON RETAIL MARKET

Stockton serves as the principal commercial center of San Joaquin County, supported by more than 324,000 residents and a large regional consumer base. Pacific Avenue/W March Lane represents one of the city's most established retail concentrations, anchored by Weberstown Mall and complemented by surrounding shopping centers, national retailers, restaurants, and service uses. Nearby San Joaquin Delta College and University of the Pacific further strengthen daytime population and consumer activity, with combined enrollment exceeding 23,000 students.

Jollibee

RECENT DEVELOPMENT NEW HARD CORNER QSR

The recently developed Jollibee at 4704 Pacific Ave occupies the signalized Pacific Ave/W March Lane hard corner at Weberstown Mall. The ±2,060 SF restaurant is situated on ±1.26 AC under a $250,000 annual corporate ground lease, with 10% rent increases every 5 years, providing a recent benchmark for outparcel investment along the corridor.

Sources: Spinoso Real Estate Group (www.spinosoreg.com); Weberstown Mall (www.weberstown.com)

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OCTOBER 19-21, 2026

NOTABLE TENANTS

Dillard's · five BELOW · HOLLISTER · JD · SHOE PALACE · JCPenney · OLD NAVY · VICTORIA'S SECRET · BARNES & NOBLE BOOKSELLERS · Buckle · Bath & Body Works · AMERICAN EAGLE

WEBERSTOWN MALL STATS

MALL GLA	TOTAL VISITS	UNIQUE VISITORS	ANNUAL VISITS	AVG. DWELL TIME	AVG. INCOME
±845,000 SF	4.7MM	734,600	6.4	48 MINS	$116,141

Source: Placer.ai (2025) | Data represents estimates for Weberstown Mall trade area.

±0.51 ACRES (COMMERCIAL REDEVELOPMENT OPPORTUNITY)

STOCKTON, CA

SAN JOAQUIN COUNTY
STOCKTON, CALIFORNIA

Located in California's Central Valley, Stockton is the largest city in San Joaquin County and a major population, employment, transportation, and commercial center within Northern California. Home to an estimated 325,000 residents in 2025, Stockton anchors a county of more than 823,000 residents and is strategically positioned along I-5 and SR-99, two of California's principal north-south transportation corridors. This location provides direct connectivity to Sacramento, the San Francisco Bay Area, Southern California, and markets throughout the Central Valley, while supporting the Stockton-Lodi MSA's employment base of ±287,500 nonfarm jobs.

Stockton supports a diversified economy spanning healthcare, logistics and distribution, education, government, manufacturing, agriculture, and retail. Major employment and institutional anchors include San Joaquin County, St. Joseph's Medical Center, University of the Pacific, San Joaquin Delta College, Kaiser Permanente, and Stockton Unified School District. University of the Pacific enrolls ±6,800 students, while San Joaquin Delta College serves 17,000+ students, contributing to a substantial student, employee, and daytime population concentrated throughout Stockton.

The Port of Stockton, a major inland deep-water port on the San Joaquin River, further distinguishes the city as an international trade and logistics center. The Port encompasses approximately 4,200 acres and provides direct access to I-5, BNSF Railway, and Union Pacific Railroad, connecting regional businesses with domestic and global markets through ship, rail, and highway infrastructure. Port activity supports ±10,000 jobs throughout Stockton and the greater San Joaquin Valley, while Port-related businesses have generated nearly $2 billion in private-sector investment. San Joaquin County's broader transportation and warehousing sector supports more than 63,500 jobs, reinforcing the region's position as a major Northern California goods-movement and distribution hub.

Stockton also serves as a primary retail and service destination for San Joaquin County, supported by its large residential base, regional workforce, and established commercial corridors. Pacific Avenue and W March Lane form one of the city's principal retail concentrations, anchored by Weberstown Mall and complemented by national retailers, restaurants, services, shopping centers, and dense surrounding residential neighborhoods. The city's population scale, access to more than 823,000 County residents, major educational and healthcare institutions, regional transportation infrastructure, and established consumer base continue to support retail activity, commercial investment, and redevelopment throughout Stockton.

HOME TO MORE THAN 325,000 RESIDENTS, STOCKTON IS THE LARGEST CITY IN SAN JOAQUIN COUNTY AND A MAJOR COMMERCIAL HUB OF CALIFORNIA'S CENTRAL VALLEY

LOCATED ALONG I-5 & SR-99, PROVIDING DIRECT CONNECTIVITY TO SACRAMENTO, THE SAN FRANCISCO BAY AREA AND MARKETS THROUGHOUT NORTHERN CALIFORNIA

THE PORT OF STOCKTON SUPPORTS 10,000+ JOBS AND PORT-RELATED BUSINESSES HAVE GENERATED NEARLY $2B IN PRIVATE-SECTOR INVESTMENT ACROSS THE REGION

DISCOVER STOCKTON

VIEW ONLINE AUCTION
OCTOBER 19-21, 2026

WHY STOCKTON?

- **Strategic Central Valley Location:** Positioned along I-5 and SR-99, Stockton provides efficient connectivity to Sacramento, the Bay Area, and major Northern California population and distribution centers.
- **Transportation & Logistics Hub:** The Port of Stockton, interstate highway network, and freight rail infrastructure support a major concentration of logistics, distribution, manufacturing, and trade activity.
- **Diversified Economic Base:** Healthcare, education, government, logistics, manufacturing, agriculture, and retail provide Stockton with a broad employment base and substantial daytime population.
- **Established Consumer Market:** More than 324,000 residents, major educational and healthcare institutions, and established residential communities support demand for retail, dining, services, and commercial uses.

$1 ABSOLUTE AUCTION

STOCKTON'S TAX PROFILE

8.84%	9.00%	7.25%	1.75%
California Corporate Income Tax Rate	Combined Sales & Use Tax Rate	California Base Sales Tax Rate	Additional Local / District Sales Taxes

9.00% combined sales and use tax rate effective July 1, 2026.
Rate includes: 7.25% California base sales tax + 1.75% Stockton local & district taxes.

STOCKTON'S ECONOMIC HIGHLIGHTS

324,597 Stockton Residents	#1 Largest City in San Joaquin County	10,000+ Jobs Supported by Port of Stockton
NEARLY $2B Port-Related Private Sector Investment	I-5 + SR-99 Major North-South Transportation Corridors	9.00% Combined Sales & Use Tax Rate

STOCKTON'S LARGEST/PRIMARY EMPLOYERS

- San Joaquin County
- St. Joseph's Medical Center
- Stockton Unified School District
- University of the Pacific
- San Joaquin Delta College
- City of Stockton
- DHL
- Amazon
- Kaiser Permanente
- Dameron Hospital
- California State University, Stanislaus, Stockton Campus
- San Joaquin General Hospital
- Port of Stockton
- University of California Cooperative Extension
- Pacific Gas & Electric
- Walmart
- Target
- Costco Wholesale
- Federal Government

Sources: U.S. Census Bureau (www.census.gov); City of Stockton (www.stocktonca.gov); Port of Stockton (www.portofstockton.com); California Department of Tax and Fee Administration (www.cdtfa.ca.gov)

ECONOMIC & LOGISTICS HUB OF NORTHERN CALIFORNIA
SAN JOAQUIN COUNTY

Strategically located within California's Central Valley and the Northern California Megaregion, San Joaquin County is home to an estimated 823,815 residents in 2025, up 5.7% from 2020. The County encompasses Stockton, Tracy, Manteca, Lodi, Lathrop, Ripon, and Escalon and benefits from direct access to the San Francisco Bay Area and Sacramento markets. Its combination of population growth, available land, transportation infrastructure, and proximity to major West Coast population centers has established San Joaquin County as an important center for commerce, employment, and investment.

San Joaquin County supports a diversified economy spanning transportation and warehousing, healthcare, manufacturing, agriculture and food processing, government, construction, and professional services. Transportation and warehousing has emerged as a particularly significant economic driver, accounting for 16.5% of County employment and approximately 63,500 jobs, with the sector more than three times as concentrated locally as the national average. Major companies with operations in the County include Amazon, FedEx, Medline, Thermo Fisher Scientific, Tesla, and other national distribution and manufacturing users.

The County's location is reinforced by a multimodal transportation network encompassing I-5, SR-99, transcontinental rail service, Stockton Metropolitan Airport, and the deep-water Port of Stockton. These transportation assets connect businesses with consumers throughout California and national and international markets, while supporting the continued expansion of logistics, distribution, manufacturing, and e-commerce operations throughout the region.

REGIONAL EMPLOYMENT & BUSINESS BASE

San Joaquin County has developed into one of Northern California's most significant logistics and employment hubs. Transportation and warehousing represents the County's largest employment sector, while healthcare, education, manufacturing, agriculture, government, and professional services provide additional economic diversification. The County's location between the Bay Area and Sacramento, combined with comparatively abundant industrial and commercial land, continues to attract major employers and investment.

TRANSPORTATION & CONNECTIVITY

San Joaquin County benefits from a multimodal transportation network anchored by I-5 and SR-99, the principal north-south freight corridors through the Central Valley. The Port of Stockton, Stockton Metropolitan Airport, major freight rail systems, and regional highways further connect the County to the Bay Area, Sacramento, Southern California, and national and international markets.

GROWING CONSUMER MARKET

With more than 823,000 residents and approximately 245,250 households, San Joaquin County provides a substantial and growing consumer base. Population increased 5.7% from 2020 to 2025, while continued residential development and employment growth throughout Stockton, Tracy, Manteca, and surrounding communities support demand for retail, dining, services, housing, and other commercial uses.

SAN JOAQUIN COUNTY ECONOMIC PROFILE

823,815	245,250	5.7%	63,526	16.5%	#1
2025 Residents	Households	Population Growth 2020 to 2025	Transportation & Warehousing Jobs	of Employment in Transportation & Warehousing	Nationwide Concentration of Transportation & Warehousing*

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OCTOBER 19-21, 2026

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STOCKTON, CA

THE CALIFORNIA ADVANTAGE
DIVERSE ECONOMY

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OCTOBER 19-21, 2026

CALIFORNIA AT A GLANCE

- **LARGEST STATE ECONOMY IN THE U.S.:** California generates more than $4.1 trillion in annual Gross State Product, ranking as the world's fifth largest economy if measured independently.
- **HOME TO THE PORTS OF LOS ANGELES AND LONG BEACH:** Collectively handleing approximately 40% of all U.S. containerized imports, reinforcing California's position as the nation's premier gateway for Pacific Rim trade.
- **39.5+ MILLION RESIDENTS:** California remains the nation's most populous state, providing one of the world's largest consumer markets and labor pools that supports sustained demand across retail, industrial, office, multifamily, hospitality, and mixed-use assets.
- **INNOVATION & TECHNOLOGY LEADER:** California attracts more venture capital investment than any other state and continues to lead the nation in technology, life sciences, aerospace, clean energy, and advanced manufacturing.
- **TOURISM & LIFESTYLE DESTINATION:** Welcoming more than 260 million visitors annually, California's tourism economy supports significant spending across hotels, retail, entertainment, dining, recreation, and transportation.
- **WORLD-CLASS TRANSPORTATION NETWORK:** California's extensive infrastructure includes major international airports, deep-water seaports, Class I rail service, interstate highways, and multimodal logistics facilities that efficiently connect businesses to domestic and international markets.

PRIMARY GATEWAY

California is the nation's premier gateway for international trade, supported by its strategic Pacific Rim location and world-class transportation infrastructure. Home to the Ports of Los Angeles and Long Beach, major international airports, Class I rail, and an extensive interstate highway network, the state provides exceptional access to domestic and global markets.

Its global connectivity, diversified economy, and robust logistics network continue to support long-term business growth and commercial real estate investment across virtually every asset class.

QUALITY OF LIFE

Consistently recognized as one of the nation's most desirable places to live and work, California offers an unmatched combination of natural amenities, cultural diversity, world-renowned universities, professional sports, entertainment, recreation, and year-round outdoor lifestyles. From the Pacific coastline and mountain recreation to vibrant urban centers and renowned dining destinations, the state's quality of life continues to attract residents, employers, entrepreneurs, and investment from around the world. Combined with strong educational institutions, extensive healthcare systems, and diverse housing and employment opportunities, California continues to support long-term population growth and a highly educated workforce that strengthens communities and regional economies throughout the state.

EXCEPTIONAL WORKFORCE

California is home to one of the world's largest, most educated, and most diverse labor forces, supported by an extensive network of universities, community colleges, research institutions, and workforce development programs. The state continues to produce highly skilled graduates across engineering, business, healthcare, logistics, computer science, life sciences, and advanced manufacturing, supplying talent to virtually every major industry. This dynamic workforce, combined with California's culture of innovation and entrepreneurship, continues to attract leading employers, emerging companies, and institutional investment. The state's diverse employment base and long-term economic resilience reinforce California's position as one of the nation's premier markets for commercial real estate investment across retail, office, industrial, multifamily, hospitality, and mixed-use assets.

Source: https://business.ca.gov

WHY CHOOSE CALIFORNIA

California stands as one of the world's largest and most dynamic economies, offering an unparalleled combination of economic scale, global connectivity, innovation, and long-term market stability. As the largest state economy in the United States and the fifth largest economy in the world if measured independently, California is supported by a highly diversified business base spanning technology, healthcare, logistics, international trade, entertainment, advanced manufacturing, agriculture, tourism, and professional services. This diverse economic foundation, combined with sustained population growth, world-class infrastructure, and exceptional access to domestic and global markets, continues to support durable commercial real estate demand across virtually every asset class.

$1 ABSOLUTE AUCTION

4TH
LARGEST ECONOMY IN THE WORLD
$4.25 TRILLION GDP (2025)
Source: IMF, BEA

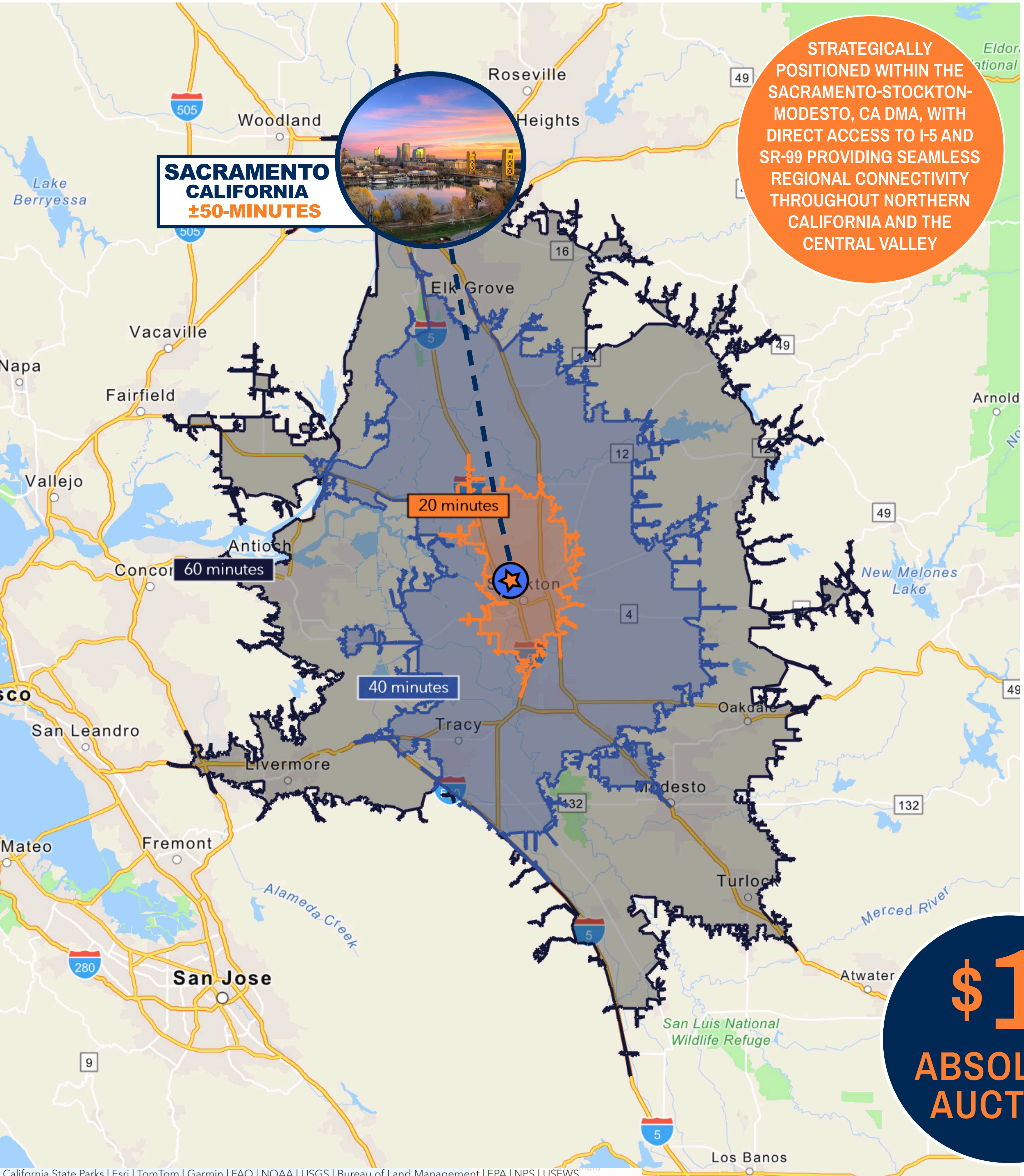
39.5M+
RESIDENTS
Largest population of any U.S. state.
Source: U.S. Census Bureau (2025)

#1
VENTURE CAPITAL DESTINATION
Leads the nation in venture capital investment.
Source: CB Insights (2025)

40%+
U.S. CONTAINERIZED IMPORTS
Handled through the Ports of Los Angeles and Long Beach.
Source: Ports of LA & Long Beach (2024)

260M+
ANNUAL VISITORS
America's leading travel destination.
Source: Visit California (2024)

SACRAMENTO-STOCKTON-MODESTO, CA DESIGNATED MARKET AREA
DRIVE TIME MAP (10, 20, 30-MINUTES)



$1 ABSOLUTE AUCTION

5-MILE DEMOGRAPHICS

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Households

In 2018, there were **99,753** households with an average size of **3.04** people per household.

Household expenditure is **$89,174** per year, with **$3,798** spent eating out, **$9,731** on transport and **$27,349** on retail.

Household Income

Disposable income averages **$80,929** per household or **$33,898** per capita.

An estimated **15.8%** households live below the poverty line while **4.9%** have $200,000 or more in disposable income.

Population

310,133 people live in the area, **154,019** men and **156,114** women.

With growth of **0.3%**, the population is expected to reach **314,853** by 2026.

Home Value

The median home value is **$473,020** with home ownership at **52.2%**.

Of the **104,686** homes **52,039** are owner occupied and **4,933** (**4.7%**) vacant.

Age

The median age is **35.0**.

24.8% are under 18, **60.7%** 18-65 and **14.4%** 65 or older.

KEY FACTS

310,133
Population

35.0
Median Age

3.0
Average Household Size

$104,516
2022 Average Household Income (Esri)

EDUCATION

20%
No High School Diploma

29%
High School Graduate

29%
Some College

22%
Bachelor's/Grad/Prof Degree

BUSINESS

8,760
2026 Total Businesses (NAICS)

102,747
2026 Total Employees (NAICS)

EMPLOYMENT

White Collar 53%

Blue Collar 32%

Services 15%

7.7%
Unemployment Rate

INCOME

$80,929
Median Household Income

$33,898
Per Capita Income

$165,788
Median Net Worth

ANNUAL HOUSEHOLD SPENDING

$2,216
Apparel & Services

$195
Computers & Hardware

$3,896
Eating Out

$6,699
Groceries

$6,375
Health Care

This infographic contains data provided by Esri, Esri and Infogroup. The vintage of the data is 2024, 2027.

NON-ENDORSEMENT & DISCLAIMER NOTICES

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All potential buyers must take appropriate measures to verify all of the information set forth herein.

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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

RENT DISCLAIMER

Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Marcus & Millichap makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.

Activity ID # **ZAH1240185**

ONLINE AUCTION

STARTING BID $1
FIRST BID MEETS RESERVE
AUCTION DATES: OCTOBER 19-21, 2026
CLICK TO VIEW AUCTION WEBSITE

THE OFFERING PROCESS
An online auction event will be conducted on RealINSIGHT Marketplace in accordance with the Sale Event Terms and Conditions (https://marketplace.realinsight.com/legal-sale-terms). ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

DUE DILIGENCE
Due diligence materials are available to qualified prospective bidders via an electronic data room hosted by RealINSIGHT Marketplace. Prospective bidders will be required to electronically execute a confidentiality agreement prior to being allowed access to the materials. All due diligence must be conducted prior to signing the purchase and sale agreement. You may contact the sales advisors with any due diligence questions.

BUYER QUALIFICATION
Prospective bidders will be required to register with RealINSIGHT Marketplace to bid. Each bidder will be required to provide current contact information, submit proof of funds up to the full amount they plan to bid, and agree to the Auction Terms and Conditions. In order to participate in an auction, the Seller requires bidders to provide proof of their liquidity in an amount of at least their anticipated maximum bid for those assets they wish to bid on. Such liquidity must be in the form of cash, or cash equivalents, and must be available immediately without restriction.

Generally, recent bank statements, brokerage account statements, or bank letters are acceptable. A line of credit statement may be acceptable only if it is already closed and in place, has undrawn capacity, and may be funded immediately without bank approval. Loan pre-approval letters, term sheets, and the like, where the loan would be collateralized by the property up for auction and funded at escrow closing, are NOT acceptable. Capital call agreements, investor equity commitments, and the like, are evaluated on a case-by-case basis. The acceptance of any proof of funds documents are made at the sole and absolute discretion of RealINSIGHT Marketplace. For further information, please visit the Bidder Registration FAQ (https://marketplace.realinsight.com/faq-bid-registration).

AUCTION DATE
The Auction end date is set for OCTOBER 19-21, 2026.

ABSOLUTE AUCTION
This will be an absolute auction and the Property will have a $1 reserve price ("Reserve Price"). The starting bid is the Reserve Price. The seller can accept or reject any bid. All bidders agree to execute the non-negotiable purchase and sale agreement, which will be posted to the electronic data room prior to bidding commencement, should they be awarded the deal. For further information about how to bid, please visit the Bidding page (https://marketplace.realinsight.com/faq-bidding).

CLOSING
Following the auction, the winning bidder will be contacted by phone and email to go over specifics of the sale, including the execution of the purchase agreement and all documentation involved in the purchase. The winning bidder must be available by telephone within two hours of the sale. More information can be found on the RealINSIGHT Marketplace website.

FOR AUCTION RELATED QUESTIONS

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