



SPROUTS[™]
FARMERS MARKET

**HACIENDA HEIGHTS, CA
(LOS ANGELES MSA)**

Marcus & Millichap
THE DELTONDO GROUP

SPROUTS FARMERS MARKET

2060 S. Hacienda Blvd., Hacienda Heights, CA

\$17,525,000

PRICE

5.50%

CAP

\$963,874

NOI

INVESTMENT SUMMARY

Lease Type	NN
Landlord Responsibility	Roof * + Structure
Year Built / Renovated	2025
Building Area	23,737 SF
Land Area	1.93 AC

* New Roof Membrane; Leak Free; 20-Year NDL Warranty
+ 2-Year Sub-Contractor Warranty New HVAC System

INVESTMENT HIGHLIGHTS

15-YEAR NN LEASE | ROOF & STRUCTURE LANDLORD RESPONSIBILITY

Recently Commenced Lease with 15 Years Remaining. Minimal Landlord Responsibilities with Roof + Structure Long-Term Warranties Included on Brand New Roof & HVAC System.

10% RENT BUMPS EVERY 5 YEARS | THREE 5-YEAR OPTIONS

Contractual Growth That Provides Market-Based Upside Every Five Years; Tenant Has Option To Extend Through Three Additional 5-Year Periods.

FULLY RENOVATED / RE-BUILT PROPERTY | MODERN BIG-BOX FOOTPRINT (23,737 SF ON 1.93 ACRE PAD)

Originally Built in 1970, With Full Renovation In 2025; Positioned To Accommodate Sprouts' Modern Prototype Footprint In A Strong Format Size.

PREMIER SOUTHERN CALIFORNIA RETAIL NODE | POSITIONED IN A DENSE COMMUNITY TRADE AREA

Located At 2060 S. Hacienda Blvd., Hacienda Heights (Los Angeles County) – A High Visibility Location Within A Major Retail Corridor With Strong Consumer Demographics.

PUBLICLY TRADED, CREDIT-BACKED TENANT | SPROUTS FARMERS MARKET (NASDAQ: SFM)

Tenant Is A Public Company With Robust Financial Performance: 2024 Net Sales Of ~\$7.72 B (~13% Growth) And Over 478 Stores Across 24 States.



SUBJECT PROPERTY

SPROUTS™ FARMERS MARKET

Sprouts Farmers Market (“Sprouts”) is a produce-forward specialty grocer focused on fresh, natural, and organic foods at accessible prices. Founded in 2002 in Chandler (later Phoenix), Arizona, the company has scaled into a nationally recognized banner with a neighborhood-market feel and a differentiated wellness assortment. Sprouts trades on the NASDAQ under ticker SFM and employs more than 30,000 team members across its network, with headquarters in Phoenix.

Operational momentum remains solid. For fiscal year 2024, Sprouts generated approximately \$7.72 billion in net sales—~13% year-over-year growth—driven by healthy traffic and ticket gains. Comparable store sales rose ~7.6% for the full year, reflecting durable demand for clean-label staples, high-quality produce, and private-label value. During 2024 the company opened 33 new stores and ended the year with roughly 440 locations across 24 states as of December 29, 2024, reinforcing both scale and brand density in priority markets.

Sprouts is targeting at least 35 new store openings in fiscal 2025, emphasizing a disciplined pipeline in trade areas where the brand historically over-indexes with health-oriented demographics. The concept’s compact, neighborhood-friendly format supports efficient real estate execution, while omnichannel capabilities (curbside pickup and delivery partnerships) capture incremental convenience occasions without diluting the core in-store experience. Continued category depth in produce, minimally processed foods, and vitamins/supplements remains central to basket mix and margin.



\$7.72 B
REVENUE (2024)

478
STORES

35,000
EMPLOYEES

PUBLIC
NASDAQ | SFM

PHOENIX, AZ
HEADQUARTERS



SPROUTS ANNUALIZED OPERATING DATA	Annual
November 7, 2025 - November 6, 2030	\$913,874.00
November 7, 2030 - November 6, 2035	\$1,005,261.40
November 7, 2035 - November 6, 2040	\$1,105,787.54

SPROUTS FIXED CAM CONTRIBUTION	Annual
November 7, 2025 - November 6, 2026	\$50,000.00
November 7, 2026 - November 6, 2027	\$51,250.00
November 7, 2027 - November 6, 2028	\$52,531.25
November 7, 2028 - November 6, 2029	\$53,844.53
November 7, 2029 - November 6, 2030	\$55,190.64
November 7, 2030 - November 6, 2031	\$56,570.41
November 7, 2031 - November 6, 2032	\$57,984.67
November 7, 2032 - November 6, 2033	\$59,434.29
November 7, 2033 - November 6, 2034	\$60,920.14
November 7, 2034 - November 6, 2035	\$62,443.15
November 7, 2035 - November 6, 2036	\$64,004.23
November 7, 2036 - November 6, 2037	\$65,604.33
November 7, 2037 - November 6, 2038	\$67,244.44
November 7, 2038 - November 6, 2039	\$68,925.55
November 7, 2039 - November 6, 2040	\$70,648.69
Total Year 1 Income (November 7, 2025 - November 6, 2026) \$913,874 + \$50,000	\$963,874

LEASE SUMMARY

Tenant:	Sprouts
Guaranty:	Corporate
Type of Ownership:	Fee Simple
Lease Type:	NN
Landlord Responsibilities:	Roof + Structure
Rent Commencement:	November 7, 2025
Lease Expiration:	November 6, 2040
Term Remaining:	15 Years
Increases:	10% Every 5 Years
Fixed CAM Contribution:	2.5% Annually
Options:	Three, 5 Year



amazon
DISTRIBUTION CENTER

TARGET
CVS pharmacy
THE HOME DEPOT
Starbucks
Wendy's
THE SALVATION ARMY

CITY OF INDUSTRY
1957
LOS ANGELES COUNTY
92% OF THE CITY IS ZONED FOR INDUSTRIAL USE
3,000+ COMPANIES
68,000+ EMPLOYEES
TOTAL AREA: ~12 SQ MI

PUENTE HILLS MALL
AMC THEATRES
ROSS DRESS FOR LESS
Chick-fil-A
Krispy Kreme
BUFFALO WILD WINGS
Applebee's
crumbl cookies
1.1 MILLION SF MALL

PUENTE HILLS TOWN CENTER
Marshalls
HomeGoods
BIG 5 SPORTING GOODS
Bath & Body Works
five BELOW
DOLLAR TREE
SKECHERS
SALLY BEAUTY
258,685 SF SHOPPING CENTER

Pomona Fwy
225,000 VPD

Stimson Learning Center, k-12 HLPUSD

POPPING YoLK cafe

BOILING POINT 四海 豆漿

SPROUTS FARMERS MARKET

Hacienda Heights Christian Preschool
105 students

Halliburton Rd.
10,900 VPD

Dominos Pizza

SUBWAY

Mobil

華興保險
KCAL INSURANCE AGENCY

Starbucks

VONS

E La Monde St
4,400 VPD

CHARLIES AUTO SERVICES

S. Hacienda Blvd.
25,400 VPD

TACO BELL

CVS pharmacy

Steps from the SR-60/Hacienda Blvd interchange, tapping freeway volumes of roughly 225k AADT—a constant inflow of shoppers across the San Gabriel Valley. Sprouts enjoys a 83,263 population in 3-mile radius. There are only 2 grocery options within a 3 mile radius.

RÍO HONDO COLLEGE
20,000 STUDENTS

DISTRIBUTION CENTERS
macy's
CUBEWORK
UNITED STATES POSTAL SERVICE

CITY OF INDUSTRY
1957
LOS ANGELES COUNTY

92% OF THE CITY IS ZONED FOR INDUSTRIAL USE
3,000+ COMPANIES
68,000+ EMPLOYEES
TOTAL AREA: ~12 SQ MI

Los Altos HS
2,114 students

Pomona Fwy
225,000 VPD

HACIENDA CREEK
31 TOWNHOMES

HACIENDA PLAZA
APARTMENTS
54 UNITS

CVS pharmacy

Pizza Hut

Bank of America

ITALIAN DELI

Bank of America

Mobil

華興保險
KCAL INSURANCE AGENCY

Halliburton Rd.
10,900 VPD

POPPING YoLK cafe

S. Hacienda Blvd.
25,400 VPD

TACO BELL

VONS

Pommy's Pizza

BOILING POINT 四海 豆漿

E La Monde St
4,400 VPD

Starbucks

SUBWAY

SPROUTS FARMERS MARKET

Hacienda Heights posts a \$109K average household income (2024), and a broad 5-mile radius of ~391K people.

SPROUTS FARMERS MARKET

HILLS AT HACIENDA HEIGHTS
350 UNITS

Mesa Robles MS
1,147 students

Hacienda Heights Christian Preschool
105 students

BOILING POINT 四海 豆漿

SUBWAY



VONS

TACO BELL

CVS pharmacy

POPPING YoLK cafe



E La Monde St
4,400 VPD

華興保險
KCAL INSURANCE AGENCY

Halliburton Rd.
10,900 VPD

Mobil

S. Hacienda Blvd.
25,400 VPD

CHARLIE'S AUTO SERVICES

CHRISTY'S DONUTS

MASSAGE BY LENA



\$12.59 M[±]
MSA POPULATION

\$1.29 T
GROSS DOMESTIC
PRODUCT

57
FORTUNE 500
COMPANIES

\$40.4 B
TOURIST
IMPACT (MSA)

Hacienda Heights is located in Los Angeles County in the greater Los Angeles–Long Beach–Anaheim Metropolitan Statistical Area, a region marked by substantial population density, significant disposable income, and robust retail activity. The gateway location of 2060 S. Hacienda Blvd. presents the asset with immediate exposure to high traffic counts, major shopping corridors, and strong anchor-driven retail synergy, which supports both tenant demand and investor stability.

From a macro perspective, the Los Angeles MSA is one of the largest in the United States, offering deep labor pools, a large consumer base, and ongoing infrastructure investment that underpin its long-term population and economic profile. The Southern California market continues to benefit from retail-driven real estate demand, particularly for grocers and everyday-necessity tenants, which adds resilience to NN/NNN-type leases like this opportunity.



LOS ANGELES



HACIENDA HEIGHTS



TARGET
planet fitness
TOYOTA HONDA HYUNDAI LEXUS

KAISER PERMANENTE
271 BEDS

Walmart

THE HOME DEPOT

Michaels REGAL

AMERICAN MANAGEMENT UNIVERSITY
8,000 STUDENTS



TARGET

TORREY PINES APARTMENT HOMES
251 UNITS

Bassett HS
839 students

PUENTE HILLS MALL
macy's JCPenney NORDSTROM HOT TOPIC
BEST BUY VICTORIA'S SECRET DXL H&M HOLLISTER

TARGET
CVS pharmacy THE HOME DEPOT Starbucks Wendy's

SEAFOOD CITY ONLINE STORE
Island Pacific

DISTRIBUTION CENTERS
KELLWOOD
Smurfit Westrock SUNNY HEALTH & FITNESS

California Country Club

DISTRIBUTION CENTERS
macy's CUBEWORK UNITED STATES POSTAL SERVICE

amazon
DISTRIBUTION CENTER

Industry Hills Golf Course - Dwight D Eisenhower Golf Course

COSTCO WHOLESALE LOWE'S TARGET
ROSS DRESS FOR LESS Olive Garden BJ's golden corral

THE HOME DEPOT BEST BUY
mazda HYUNDAI VOLVO

RIO HONDO COLLEGE
20,000 STUDENTS



Pomona Fwy
225,000 VPD

SPROUTS FARMERS MARKET

Los Altos HS
2,114 students

Newton MS
870 students

PUENTE HILLS MALL
AMC THEATRES ROSS DRESS FOR LESS Chick-fil-A
Krispy Kreme BUFFALO WILD WINGS Applebee's crumbl COOKIES

PHEASANT RIDGE
358 UNITS

GATEWAY POINTE INDUSTRIAL PARK
MICHAEL KORS CUBEWORK FedEx FOOD BANK

VONS CVS pharmacy Bank of America
FIRST CITIZENS BANK DEL TACO Domino's Pizza TACO BELL Starbucks

HILLS AT HACIENDA HEIGHTS
350 UNITS

Los Molinos ES
493 students

PUENTE HILLS TOWN CENTER
Marshalls HomeGoods BIG 5 SPORTING GOODS
Bath & Body Works five BELOW DOLLAR TREE SKECHERS SALLY BEAUTY Planet Fitness

佛光山西來寺
Fo Guang Shan Hsi Lai Temple

SPROUTS FARMERS MARKET



DOWNTOWN LOS ANGELES 17 MILES

Los Angeles

DEMOGRAPHIC SUMMARY	1 MILE	3 MILE	5 MILE
POPULATION	20,056	83,263	390,999
AVG. HOUSEHOLD INCOME	\$126,236	\$120,925	\$109,519



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