OFFERING MEMORANDUM

REPRESENTATIVE

SPROUTS™ FARMERS MARKET

HACIENDA HEIGHTS, CA (LOS ANGELES MSA)

Marcus & Millichap
THE DELTONDO GROUP

SPROUTS FARMERS MARKET

2060 S. Hacienda Blvd., Hacienda Heights, CA

$19,277,500
PRICE

5.00%
CAP

$963,874
NOI

INVESTMENT SUMMARY

Lease Type	NN
Landlord Responsibility	Roof * + Structure
Year Built / Renovated	1970 / 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	478	35,000	PUBLIC	PHOENIX, AZ
REVENUE (2024)	STORES	EMPLOYEES	NASDAQ | SFM	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
THE SALVATION ARMY
CVS pharmacy
THE HOME DEPOT
Wendy's
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
planet fitness
258,685 SF SHOPPING CENTER
Pomona Fwy
225,000 VPD
SPROUTS FARMERS MARKET
BOILING POINT
四海 豆漿
Hacienda Heights Christian Preschool
105 students
Stimson Learning Center, k-12 HLPUSD
POPPING YoLK cafe
Halliburton Rd.
10,900 VPD
Domino's Pizza
Mobil
SUBWAY
華興保險
KCAL INSURANCE AGENCY
VONS
E La Monde St
4,400 VPD
CHARLIES AUTO SERVICES
SPROUTS
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
ITALIAN DELI
Bank of America
CVS pharmacy
Pizza Hut
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
Domino's Pizza
BOILING POINT
四海 豆漿
E La Monde St
4,400 VPD
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
Mesa Robles MS
1,147 students
Hacienda Heights
Christian Preschool
105 students
SUBWAY
VONS
BOILING POINT
四海豆漿
TACO BELL
CVS pharmacy
HILLS AT
HACIENDA HEIGHTS
350 UNITS
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
CHARLIES
AUTO SERVICES
CHRISTY'S
DONUTS
MASSAGE
BY LENA

Los Angeles

$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

RIO HONDO COLLEGE

TARGET
planet fitness
TOYOTA
HONDA
HYUNDAI
LEXUS
KAISER PERMANENTE
271 BEDS
Walmart
THE HOME DEPOT
TARGET
Michaels
REGAL
AMERICAN MANAGEMENT UNIVERSITY
8,000 STUDENTS
10
TOKYO CENTRAL
TARGET
THE SALVATION ARMY
CVS pharmacy
THE HOME DEPOT
Wendy's
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 MENS APPAREL
H&M
HOLLISTER CALIFORNIA
SEAFOOD CITY ONLINE STORE
Island Pacific
DISTRIBUTION CENTERS
KELLWOOD
Smurfit Westrock
SUNNY HEALTH & FITNESS
Industry Hills Golf Course - Dwight D Eisenhower Golf Course
THE HOME DEPOT
BEST BUY
mazda
HYUNDAI
VOLVO
amazon
DISTRIBUTION CENTER
DISTRIBUTION CENTERS
macy's
UNITED STATES POSTAL SERVICE
CUBEWORK
COSTCO WHOLESALE
LOWE'S
TARGET
ROSS DRESS FOR LESS
OliveGarden
BJ's
golden corral
California Country Club
60
60
SPROUTS FARMERS MARKET
Pomona Fwy
225,000 VPD
RÍO HONDO COLLEGE
20,000 STUDENTS
Los Altos HS
2,114 students
PUENTE HILLS MALL
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ROSS DRESS FOR LESS
Chick-fil-A
Krispy Kreme DOUGHNUTS
BUFFALO WILD WINGS
Applebee's
crumbl cookies
PHEASANT RIDGE
358 UNITS
Newton MS
870 students
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
HILLS AT HACIENDA HEIGHTS
350 UNITS
PUENTE HILLS TOWN CENTER
Marshalls
HomeGoods
BIG 5 SPORTING GOODS
Bath & Body Works
five BELOW
DOLLAR TREE
SKECHERS
SALLY BEAUTY
planet fitness
Los Molinos ES
493 students
佛光山西來寺
Fo Guang Shan Hsi Lai Temple
HACIENDA HEIGHTS

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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SUBJECT PROPERTY

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