



WILLOW CREEK TOWN CENTER

FOLSOM, CA

LENDER OWNED RETAIL

Listed for Sale Exclusively by:

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auction
item JS-113.com

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INVESTMENT HIGHLIGHTS

- SaveMart and CVS anchors (separately owned, not included)
- Located on high-traffic intersection of major regional commercial corridor
- Strong recent leasing activity with national chains
- Chipotle in Percentage Rent
- Register at auction.com now to view this offering

COMPLETE INFO, INCLUDING PROFORMA,
RENT ROLL, AND CASH FLOW AVAILABLE AT
AUCTION.COM



Two new monument signs

OFFERING SUMMARY

| | |
|---------------------------------|---|
| Address | 1001 East Bidwell St, Sacramento suburb of Folsom, CA 95630 |
| Year Built | 1990 |
| APNs (Sacramento County) | 071-0980-003, 004, 005, 007, and 008 |
| Price | Best Offer at Auction |
| NOI (In-Place) | \$612,142 |
| NOI (Proforma) | \$791,050 |
| Gross Leasable Area | ±36,310 SF |
| Land Area Included | ±140,841 SF (±3.23 ac) on 5 Legal Parcels |
| Auction | July 22 - 24, 2013 |
| Item Number | <u>B110 JS-113</u> |
| Documents | Buyers must complete due diligence review PRIOR to purchase. Documents are available now; register to review them at auction.com |

INVESTMENT HIGHLIGHTS Willow Creek Town Center, Folsom CA

Location

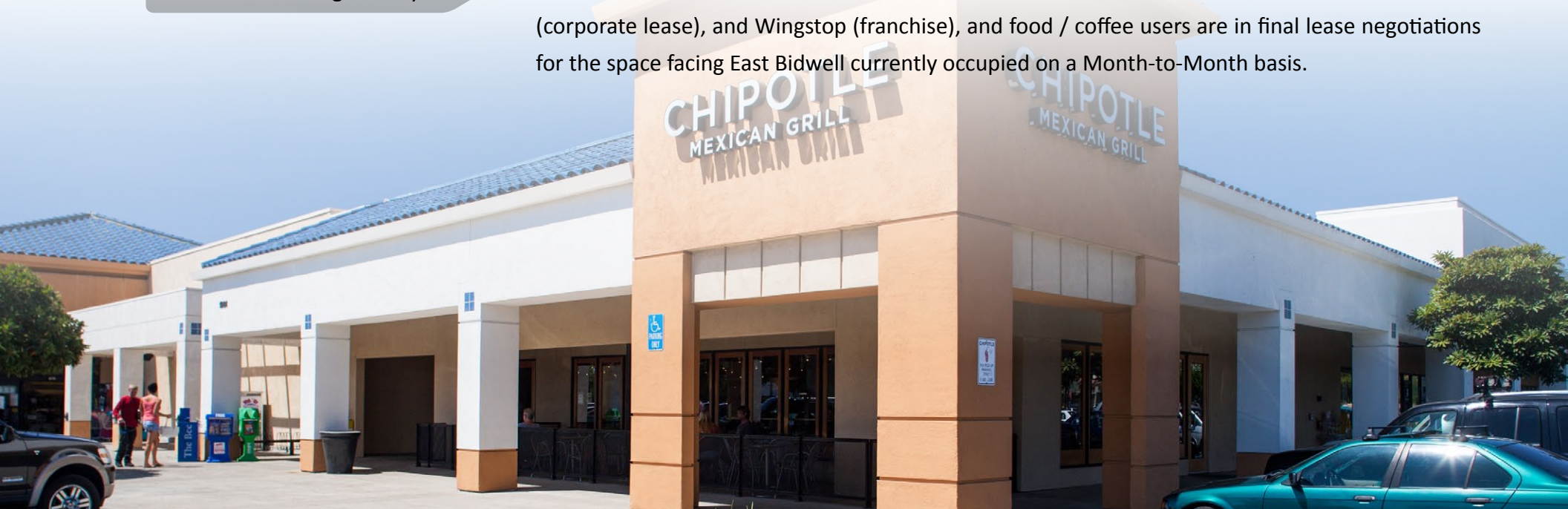
Willow Creek Town Center is located on East Bidwell Street, a major east-west thoroughfare and concentrated retail corridor, at the intersection with Blue Ravine Road, a major north-south thoroughfare for Folsom and the main route into Folsom from El Dorado Hills to the northeast. There are 77,400 residents within 3 miles of Willow Creek Town Center, with an **exceptionally high average household income of \$108,000**.

Shadow Anchors

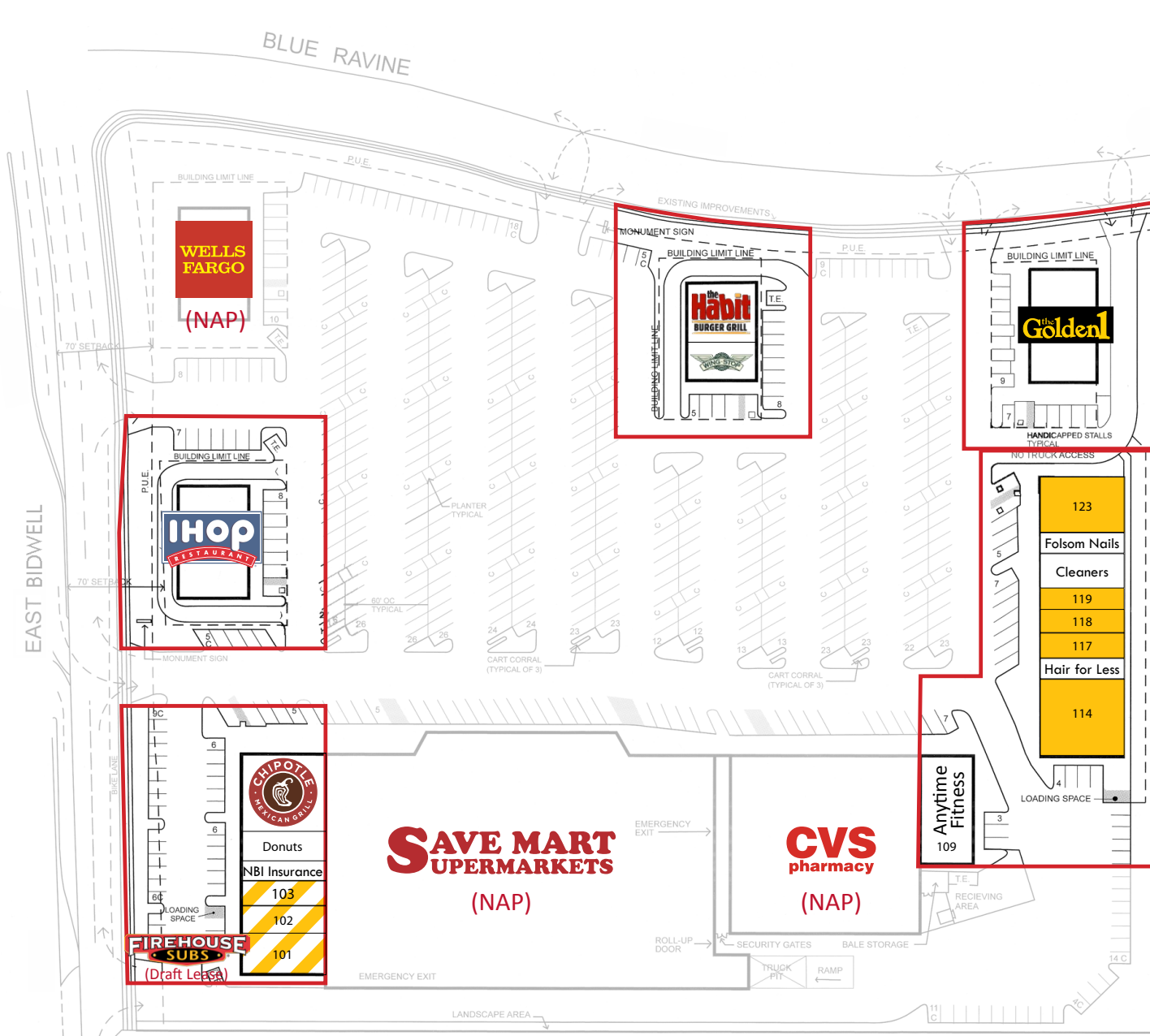
Willow Creek Town Center is a ±108,600 SF shopping center anchored by Save Mart and CVS (not included). This offering includes ±36,310 SF of retail in six buildings, on 5 legal parcels. **Major chain tenants included in this offering** (Chipotle, IHOP, Wingstop, Anytime Fitness, Habit Burger and Golden 1 C.U.) are accompanied here by variety of local and regional retailers and services.

Leasing Activity

Recent leasing efforts have attracted notable tenants such as Anytime Fitness, Habit Burger (corporate lease), and Wingstop (franchise), and food / coffee users are in final lease negotiations for the space facing East Bidwell currently occupied on a Month-to-Month basis.



SITE PLAN Willow Creek Town Center, Folsom CA



- AVAILABLE
- LOI

| Suite | Tenant | Size (±) |
|-------|------------------------|----------|
| 101 | Draft - Firehouse Subs | 1,800 |
| 102 | LOI - Java Mama | 1,200 |
| 103 | LOI - Java Mama | 1,080 |
| 104 | NBI Insurance | 870 |
| 105 | Donut Shop | 1,250 |
| 106 | Chipotle | 3,400 |
| 109 | Anytime Fitness | 3,200 |
| 111 | IHOP | 4,000 |
| 114 | AVAILABLE | 3,300 |
| 116 | Hair For Less | 900 |
| 117 | AVAILABLE | 1,080 |
| 118 | AVAILABLE | 1,020 |
| 119 | AVAILABLE | 900 |
| 120 | Willow Creek Cleaners | 1,500 |
| 121 | Folsom Nails | 900 |
| 123 | AVAILABLE | 2,400 |
| 124 | Wingstop | 1,395 |
| 126 | Habit Burger & Grill | 2,115 |
| 127 | The Golden 1 C.U. | 4,000 |



Property is managed and leased by:
ProEquity Asset Management
 866.647.8844 ext 102

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±49,500 SF Save Mart Anchor (NAP)

Save Mart has 240+ stores in No. CA as Save Mart, S-Mart, Lucky and FoodMaxx (warehouse concept)

www.savemart.com



Shadow Anchor, separately owned

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LOCATION & MARKET Willow Creek Town Center, Folsom CA



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This property is available for sale at **auction.com**

Bids will be accepted July 22 - 24, 2013

HOW IT WORKS:

1 REGISTER

Go to Auction.com to create an account (or log in to your existing account) and register for this auction, [Item 113](#).

2 DUE DILIGENCE, FINANCING, AND DEPOSIT

Due diligence documents are available for review now, and buyers must complete their review of documents PRIOR to purchase. The winner's purchase agreement contains no inspection or review contingency, and close of escrow is approximately 24 hours after acceptance of the winning bid. Auction.com does not provide or facilitate financing, and all purchases must be funded in cash. If you intend to bid, Auction.com will require a bidder deposit, applicable to purchase price and fully refundable to non-winning bidders. See Auction.com for details.

3 PROOF OF FUNDS, ENTITY DOCUMENTATION, AND BIDDING

Details on Auction.com's qualifying process for proof of funds and certification of purchase entity are available online. Bids are placed via the property's listing page after you've registered for this auction.

4 CLOSING

Winning Bidders are contacted via phone and email following the auction, and must be available via phone within 2 hours of the sale to receive instructions on the purchase agreement and closing documents.

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