

NEW 10-YEAR WALMART LEASE | INVESTMENT-GRADE CORPORATE CREDIT | DENSE LOS ANGELES MARKET



Walmart  **Spark Shop**

1001 N Central Ave
Compton, CA 90222

Retail Investment Opportunity
Offering Memorandum

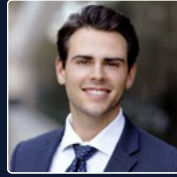
MATTHEWSTM

Exclusively Listed By



Jack Perez
Associate

(949) 744-7897
jack.perez@matthews.com
License No. 02236779 (CA)



Brandon Perez
Vice President

(949) 777-5984
brandon.perez@matthews.com
License No. 02106051 (CA)

David Harrington | Broker of Record | Broker License No. 1320460 (CA) | Firm License No. 2168060 (CA)

Table of Contents

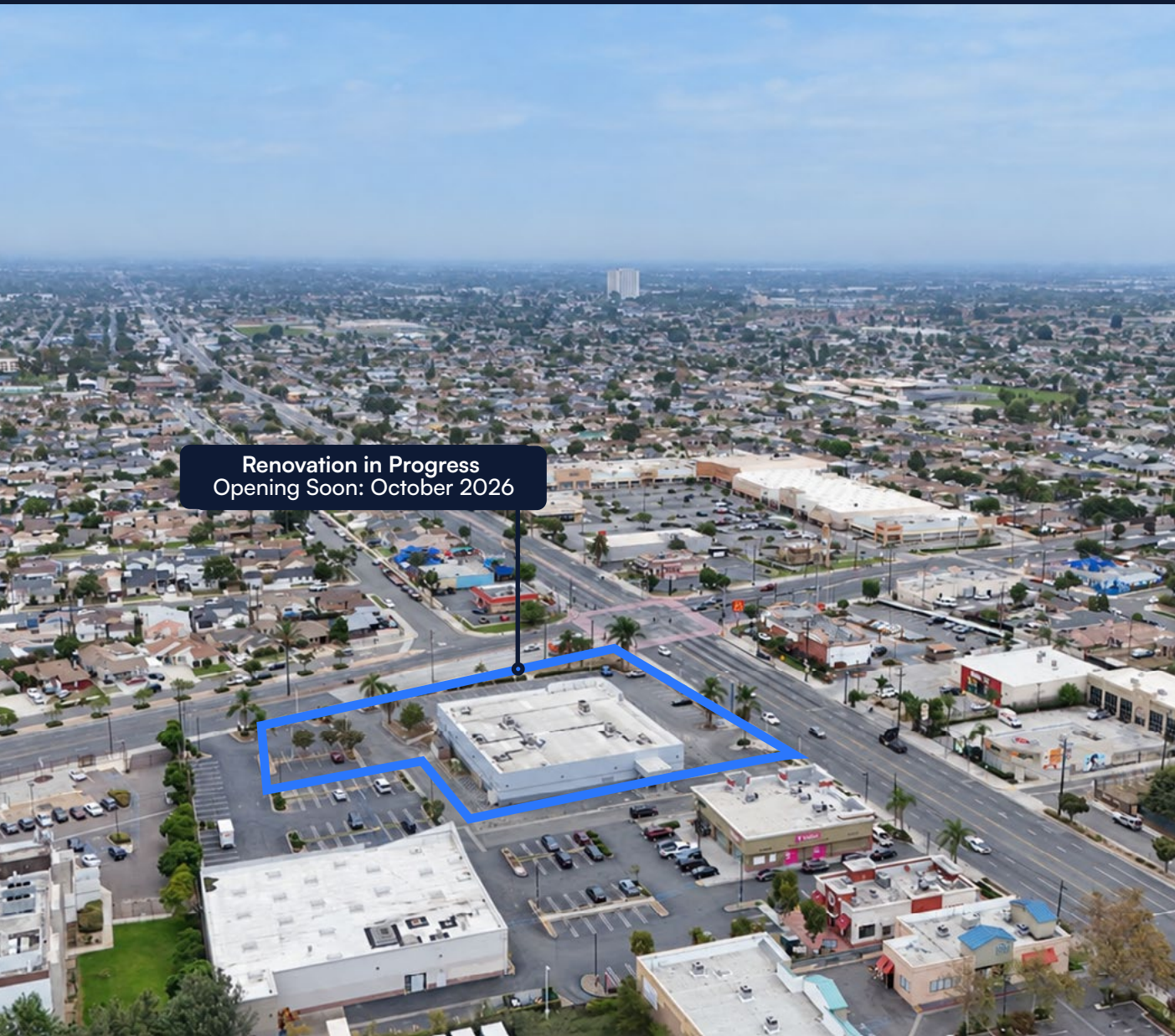
03 | PROPERTY OVERVIEW

07 | FINANCIAL OVERVIEW

10 | TENANT OVERVIEW

12 | MARKET OVERVIEW

MATTHEWS™



Downtown Los Angeles

Property Overview

1001 N Central Ave | Compton, CA 90222

Property Overview



Property Highlights

- **New 10-Year Walmart Lease** — The property is secured by a new 10-year lease with Walmart Inc., providing investors with long-term, predictable income from one of the world's largest and most financially secure retailers. The lease includes three additional five-year renewal options, creating the potential for up to 25 years of occupancy.
- **Strategic Walmart Last-Mile Delivery Facility** — Walmart selected the property as part of its expanding network of smaller, neighborhood-level delivery facilities designed to improve delivery speeds and bring inventory closer to customers. The concept repurposes strategically located former drugstores into localized fulfillment hubs, positioning the property within Walmart's continued investment in e-commerce and last-mile delivery infrastructure.
- **Corporate Lease with Investment-Grade Walmart** — The lease is directly with Walmart Inc., an investment-grade company with credit ratings of AA/Aa2 and fiscal 2026 revenue of approximately \$713 billion. Walmart serves approximately 280 million customers and members each week across more than 10,900 stores and numerous e-commerce platforms, providing investors with exceptional credit-backed income.
- **Dense Infill Los Angeles Location** — The property is located in a densely populated infill market approximately 12 miles south of Downtown Los Angeles, with an estimated population of more than 260,000 residents within three miles and roughly 800,000 residents within five miles. The surrounding density provides Walmart with direct access to a substantial customer base and is particularly well suited for a last-mile delivery operation dependent on proximity to consumers.
- **Signalized Hard-Corner Positioning** — The property is prominently situated at the signalized intersection of North Central Avenue and West Rosecrans Avenue, two established thoroughfares serving Compton and the surrounding South Los Angeles communities. The location offers strong visibility, convenient ingress and egress, and direct access to the area's dense residential neighborhoods.
- **Strategic Southern California Connectivity** — The property benefits from proximity to Interstates 105 and 110 and State Route 91, as well as Downtown Los Angeles and the Ports of Los Angeles and Long Beach. This central positioning provides efficient connectivity throughout Los Angeles County and supports Walmart's ability to serve customers across one of the country's largest and most densely populated metropolitan markets.
- **Large, Adaptable Underlying Parcel** — The property consists of an approximately 16,756-square-foot building situated on 1.84 acres and features existing drive-thru infrastructure, surface parking, and multiple points of access. The low building-to-land ratio and established commercial improvements provide meaningful underlying real estate value and long-term adaptability within a land-constrained Los Angeles infill market.

±16,756
Total GLA (SF)

±1.84
Lot Size (AC)

±51,300
Intersection VPD





BEST BUY
Warehouse
±250 Employees

Subject Property

W Rosecrans Ave ± 27,580 VPD

Starbucks
Domino's
Wing-Stop
Panda Express

SUPERIOR GROCERS
IHOP
Planet Fitness
Burlington

Benjamin O. Davis Middle School
±428 Students

Food 4 Less
AutoZone
Taco Bell
Wells Fargo
Little Caesars

Tibby Elementary
±567 Students

W Compton Blvd ± 20,440 VPD

Smart & Final
ROSS DRESS FOR LESS
CVS pharmacy
DOLLAR TREE
Burger King

Enterprise Middle School
±141 Students

Jasmine Garden Apartments
±164 Units

Compton High School
±1,868 Students

Alondra Blvd ± 18,730 VPD

CVS pharmacy

Compton/Woodley Airport
±60,000 Annual Flight Operations | 190± Based Aircraft | Multiple On-Site Aviation Businesses

Gateway Towne Center
Target
Wells Fargo
Ross Dress for Less
Five Below
Best Buy
24 Fitness
Cane's
Marshall's
Ulta Beauty
PetSmart
Aldi
Carter's

Compton College
±5,909 Students
±406 Employees

Neighborhood Pocket
100+ Homes in West Rancho Dominguez Area

Central Ave ± 23,720 VPD

91 ± 212,000 VPD

Crystal Casino

The Home Depot

GROCERYOUTLET
bargain market



N Central Ave ± 23,720 VPD



W Rosecrans Ave ± 27,580 VPD





Financial Overview

1001 N Central Ave | Compton, CA 90222

Financial Overview



Lease Summary	
Tenant	Spark Shop (Walmart)
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NN
Roof and Structure	Landlord
Original Lease Term	10 Years
Lease Commencement Date	6/26/2026
Rent Commencement Date	10/21/2026
Lease Expiration Date	10/21/2036
Term Remaining	±10 Years
Increases	10% Each Option
Options	Three (5) Year Options



Property Information	
Tenant Trade Name	Walmart
GLA (SF)	±16,756
Lot Size (SF)	±80,150
Lot Size (AC)	±1.84
Year Built	1999
APN *	6134-020-083, 6134-020-084, 6134-020-086
Zoning	CL (Limited Commercial)
Parking Spaces	±83
Parking Ratio (per 1,000)	4.95

*Property consists of three parcels with one singular street address



Financial Overview

\$7,340,723

List Price

5.25%

Cap Rate

±10 Years

Term Remaining

\$385,388

NOI

Annualized Operating Data

Term	Lease Years	Annual Rent	Monthly Rent	Rent PSF	Increase	Cap Rate
Current	1-10	\$385,388.00	\$32,115.67	\$23.00	-	5.25%
Option 1	11-15	\$423,926.80	\$35,327.23	\$25.30	10%	5.78%
Option 2	16-20	\$466,319.48	\$38,859.96	\$27.83	10%	6.35%
Option 3	21-25	\$512,951.43	\$42,745.95	\$30.61	10%	6.99%





Walmart Spark Shop

Walmart Spark Shop represents a new, smaller-format concept designed to extend Walmart's reach into densely populated trade areas while supporting the company's growing omnichannel and last-mile delivery platform. The concept utilizes strategically located, compact retail spaces that are not open to the general public, allowing Walmart Spark drivers to efficiently fulfill and deliver online orders to surrounding households. The format complements Walmart's broader strategy of leveraging its physical real estate network to make fulfillment and delivery faster and more efficient. Walmart can now reach approximately 95% of U.S. households with delivery in three hours or less, demonstrating the growing importance of localized inventory and fulfillment infrastructure within its retail network.



Spark Shop Features

- **Innovative Small-Format Concept:** Spark Shop introduces a more compact Walmart format designed to operate efficiently within established trade areas. A recently opened Fayetteville, Arkansas location, for example, occupies an approximately 13,448-square-foot former Walgreens and operates as a delivery-only fulfillment facility closed to the public, supporting Spark drivers fulfilling online orders for faster delivery.
- **Supports Last-Mile Delivery Growth:** The concept aligns with Walmart's continued investment in faster, more localized fulfillment. Walmart has significantly expanded same-day and Express Delivery, including delivery in 30 minutes or less across dozens of U.S. markets.
- **Strategic Infill Real Estate:** The smaller footprint allows Walmart to establish a presence in locations that may not accommodate a traditional Supercenter, bringing Walmart inventory and services closer to customers within established population centers.
- **Backed by Walmart's Omnichannel Platform:** Spark Shop locations benefit from Walmart's extensive technology, supply chain, e-commerce, and delivery infrastructure, supporting the company's broader strategy of integrating physical locations with increasingly fast digital fulfillment.



Year Founded

1962

Headquarters

Bentonville, AR

Global Retail Units

11,000

Supported Doctors

3,100+

Employees

±2.1 Million

Annual Revenue

\$713 Billion



Tenant Overview

Walmart Inc. is one of the world's largest retailers, operating an extensive omnichannel platform across stores, clubs, e-commerce websites, and an expanding fulfillment and delivery network. The company serves approximately 280 million customers and members each week across more than 10,900 stores and numerous e-commerce platforms in 19 countries. Walmart generated approximately \$713 billion in fiscal 2026 revenue and employs approximately 2.1 million associates worldwide, providing significant financial scale and operational reach

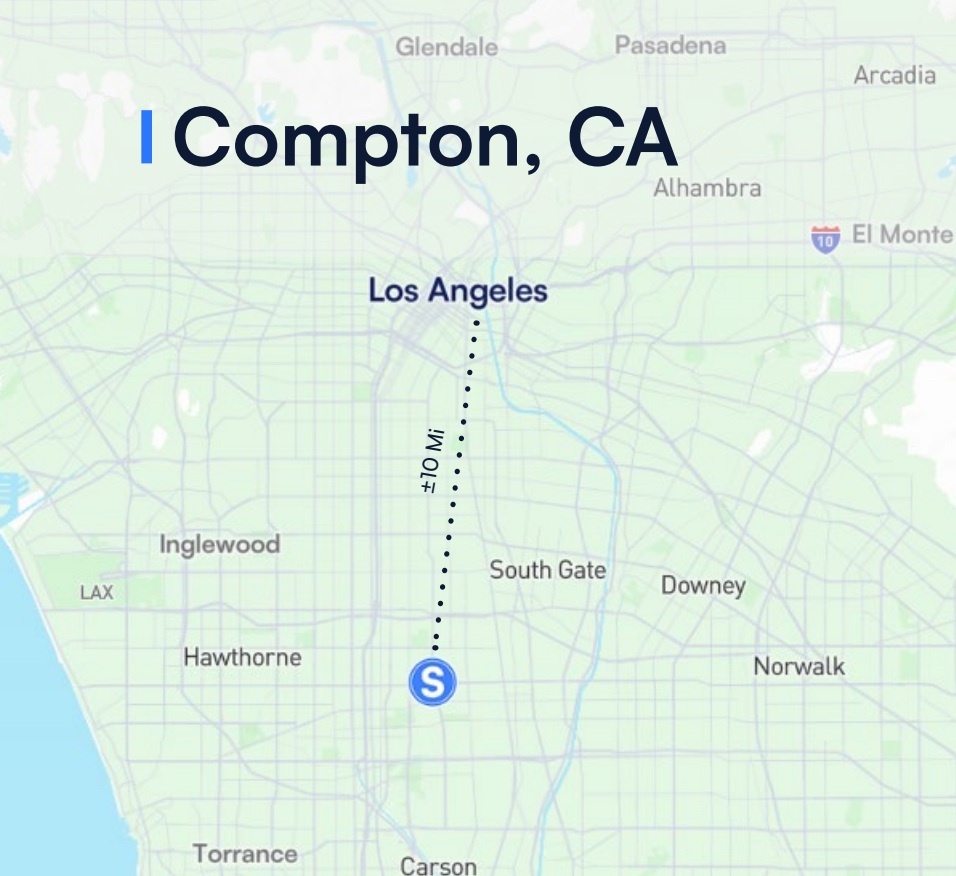
Why Invest in Walmart?

- **Investment-Grade Corporate Credit:** Walmart Inc. is one of the world's largest and most financially established retailers, generating approximately \$713 billion in FY2026 revenue and supporting a substantial global operating platform.
- **Unmatched Global Scale:** Walmart serves approximately 280 million customers and members each week through more than 10,900 stores and numerous e-commerce platforms across 19 countries.
- **Leading Omnichannel Platform:** Walmart has built an integrated retail ecosystem spanning physical stores, e-commerce, fulfillment, delivery, and supply chain infrastructure, allowing the company to serve customers across multiple shopping and delivery channels.
- **Extensive U.S. Footprint:** Walmart operates approximately 5,200 stores and clubs throughout the United States, with locations within 10 miles of approximately 90% of the U.S. population, providing exceptional nationwide market penetration.



Market Overview

1001 N Central Ave | Compton, CA 90222



Compton, CA

413,554
Total Population

209,000
Employed Population

\$97,651
Average Household Income



Local Market Overview

Compton is centrally located within Los Angeles County, approximately 15 miles south of Downtown Los Angeles, providing convenient access to employment centers, major commercial districts, and population centers throughout the region. The city is served by Interstate 710, State Route 91, and several major surface corridors, positioning Compton within the broader Los Angeles transportation and distribution network. With approximately 91,000 residents across just 10 square miles, the city maintains a dense population base that supports consistent demand for goods and services.

Compton's retail environment benefits from its dense surrounding trade area and position within the larger Los Angeles County consumer market. Retailers and service-oriented businesses serve both local residents and customers traveling through the area's major transportation corridors. Compton recorded approximately \$498 million in taxable retail and food-service sales, while Los Angeles County generated approximately \$205.8 billion in retail sales in 2024, demonstrating the scale of consumer activity across the surrounding market.

Property Demographics

POPULATION	1-MILE	3-MILE	5-MILE
2020 Population	29,103	283,885	855,964
2025 Population	27,572	267,068	803,095
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2020 Households	7,866	75,040	235,979
2025 Households	7,388	69,990	219,914
INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$100,616	\$89,478	\$91,326

Los Angeles, CA

As the nation's second-largest metro, the Los Angeles Metropolitan Area is a globally influential economic hub defined by its scale, cultural impact, and diverse industry base. Driven by strengths in entertainment, international

trade, technology, tourism, and aerospace, the region benefits from strong consumer spending, a highly skilled workforce, and continuous global investment positioning it as one of the most dynamic and resilient retail markets in the United States.

9,775,632

LA County Population

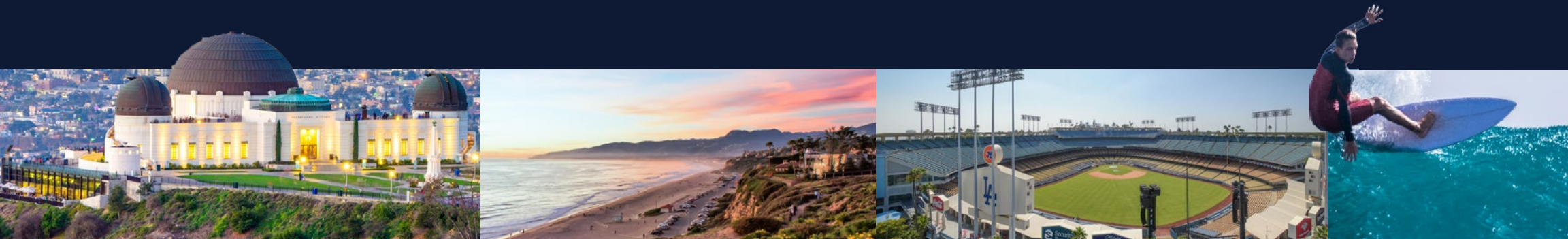
2nd Largest U.S. Metro Economy

Metro GDP | \$1.4T

#2 Largest U.S. City

3.9M | City of LA Population

Source: U.S. Census Bureau, U.S. Bureau of Economic Analysis, CoStar Group | **2025 Dataset**



LA Retail Performance

\$4.7B+

Sales Volume

6.6%

Vacancy Rate

5.2%

Market Cap Rate

445M+

Square Feet of
Retail Inventory

630K

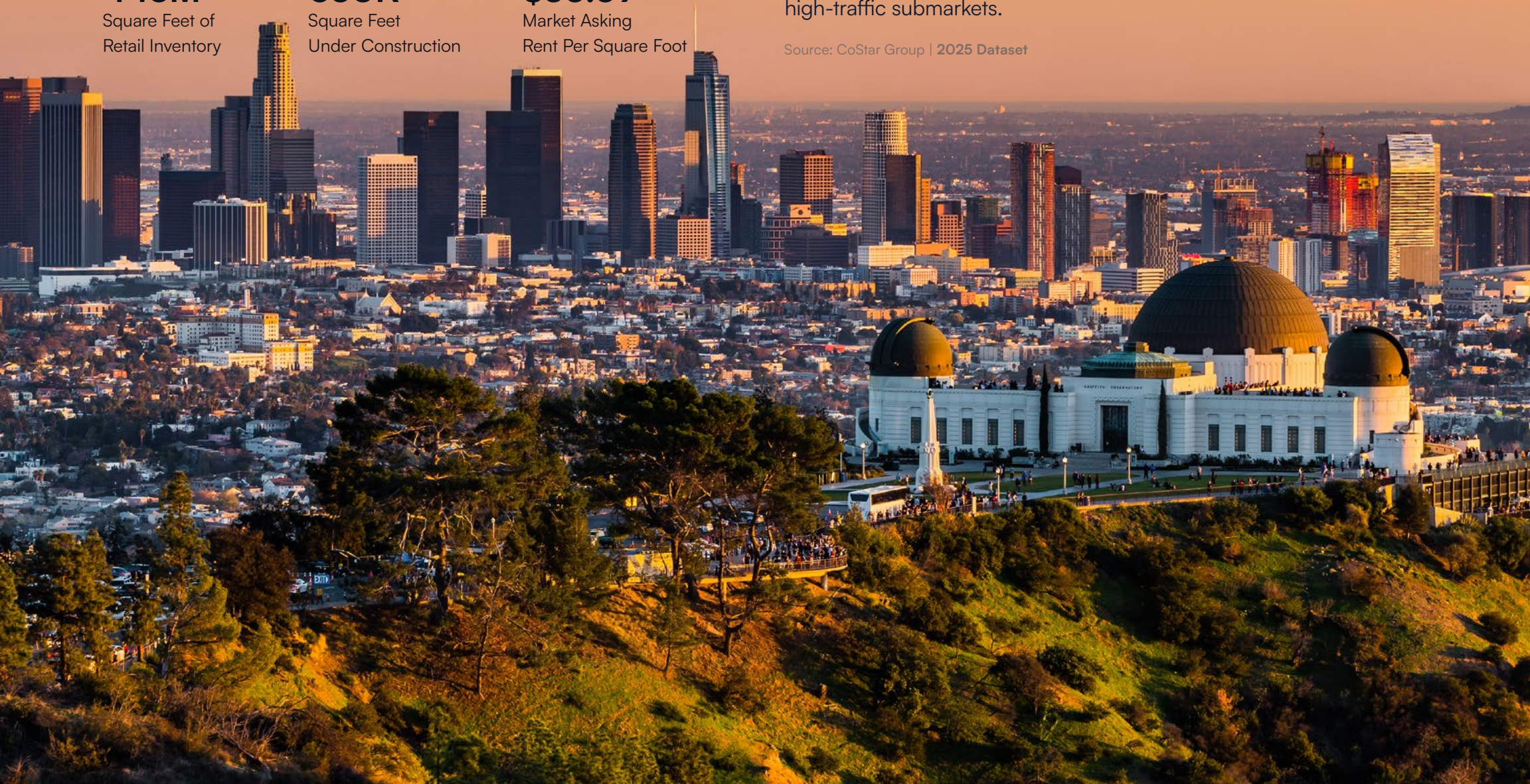
Square Feet
Under Construction

\$36.69

Market Asking
Rent Per Square Foot

Retail investment across the Los Angeles Metropolitan Area has remained steady, supported by consistent activity in both stabilized retail centers and value-add redevelopment opportunities. Investor demand is driven by strong consumer spending, dense population, and limited new supply, with continued focus on well-located assets in high-traffic submarkets.

Source: CoStar Group | 2025 Dataset



Employment

2025 Statistics

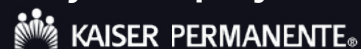
5M+

Total Workforce Base

1.7%

Employment Growth

Major Employer



47,000+ Employees

#1 Employment Sector

20%

Education &
Health Services

Key Industries Driving Demand

Entertainment & Media

Global Hub for Film,
Television, & Streaming

Tourism & Hospitality

Driven by Over
50M Annual Visitors

Tech & Digital Media

Rapidly Expanding
Innovation Ecosystem

International Trade

Anchored by the Nation's
Largest Port Complex

Corporate Tech Presence

Employees in Greater LA

amazon

10,000+ Employees

NETFLIX

8,000+ Employees

Snap Inc.

5,000+ Employees

Google

3,000+ Employees

Meta

2,000+ Employees

Port of LA & Long Beach

20M+ TEUs Annually

\$3B+ Infrastructure & Ongoing
Terminal Expansions

Source: U.S. Bureau of Labor Statistics, Los Angeles County Economic Development Corporation, Port of Los Angeles, Port of Long Beach, California Employment Development Department, CoStar Group | 2025 Dataset



Tourism & Entertainment

Los Angeles is one of the most visited cities in the U.S., welcoming ~50 million annual visitors, making tourism a foundational driver of retail demand. Tourism is expected to significantly increase in international visitation, infrastructure investment, and retail spending across key submarkets.

\$35B+

Annual Visitor Spending Impact

LAX Activity

75M+ Passengers Annually

500K+

Jobs Supported by Tourism

Media & Entertainment

11% of Total GDP Contributed



FIFA World Cup | 2026

\$892M+ in Economic Impact
\$515M+ in Direct Visitor Spending



Super Bowl LXI | 2027

\$477M+ in Economic Impact
\$300M+ in Direct Visitor Spending



Summer Olympics | 2028

\$17B+ in Economic Impact
15M+ Spectators Expected

Disclaimer & Confidentiality Agreement

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 1001 N Central Ave. Compton, CA ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™, the property, or the seller by such entity.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

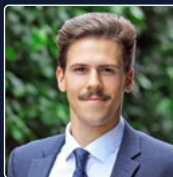
This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer — There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.

MATTHEWS™

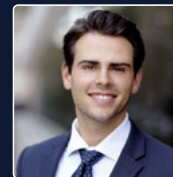


Exclusively Listed By



Jack Perez
Associate

(949) 744-7897
jack.perez@matthews.com
License No. 02236779 (CA)



Brandon Perez
Vice President

(949) 777-5984
brandon.perez@matthews.com
License No. 02106051 (CA)

David Harrington | Broker of Record | Broker License No. 1320460 (CA) | Firm License No. 2168060 (CA)