

DOWNTOWN CHICAGO



Petes MARKET
#2 LOCATION IN ILLINOIS

planet fitness

SALLY. DISCOVERY
CLOTHING COMPANY

McDonald's

TOP 95% LOCATION NATIONWIDE

FAIRPLAY
NEIGHBORHOOD MARKET

CHASE

BURGER KING

O'Reilly
AUTO PARTS

ExtraSpaceStorage

Little Caesars



NET LEASE INVESTMENT OFFERING



Little Caesars (Top Performer | Hard Corner | Drive Thru)

2601 W Cermak Rd
Chicago, IL 60608





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Executive Summary

The Boulder Group is pleased to exclusively market for sale a single tenant net leased Little Caesars property located in Chicago, Illinois. After a successful multi-decade operating history since 1983, Little Caesars recently signed a new 10-year lease through June 2036, demonstrating a strong commitment to the site. The lease features rental escalations throughout the primary term and two 5-year renewal options. This net lease investment features a low absolute rent of \$87,360. This is a rare corporate Little Caesars location.

The property is situated at the signalized intersection of West Cermak Road and South Rockwell Street, benefiting from robust traffic flow generated by a strong mix of neighboring retailers and demand drivers. The surrounding trade area includes Ace Hardware, Pete's Fresh Market (#2 Visited of 18 Illinois locations per Placer.ai), McDonald's (Top 95% of 12,295 locations nationwide per Placer.ai), Discovery Clothing, O'Reilly Auto Parts, Planet Fitness, AbsoluteCare, Saint Anthony Hospital, and several others. The property sits within one of the most densely populated trade areas in the Chicago MSA, with more than 335,000 residents within a three-mile radius and an average household income exceeding \$94,000. The area is further supported by major regional employers, including Union Pacific and Cinespace Studios, which drive significant daytime population and consumer spending in the trade area. The strength of the surrounding retail ecosystem is further validated by Placer.ai data, which **ranks this Little Caesars as the #1 visited location in Illinois out of 118 locations and #27 nationwide out of 2,320**, a testament to the exceptional consumer traffic and demand the area commands.

Little Caesars, officially known as Little Caesar Enterprises, Inc., is an American multinational pizza restaurant chain founded on May 8, 1959, by Mike Ilitch and his wife Marian Ilitch in Garden City, Michigan, a suburb of Detroit. Starting as a single family-owned carryout-focused pizzeria, the company pioneered affordable, ready-made pizza options and grew rapidly through franchising, opening its first franchise in 1962. Headquartered in Detroit, Michigan, Little Caesars has become the third-largest pizza chain in the United States by total sales, behind only Pizza Hut and Domino's, with thousands of locations across all 50 states and international markets in over a dozen countries. Renowned for its value-driven menu, including the iconic Hot-N-Ready® pizzas and the famous "Pizza! Pizza!" slogan, the privately held company remains family-influenced and emphasizes convenience, quality, and low prices.

Investment Highlights

- » Positioned within the Chicago MSA – Ranked #3 in the United States for population size
- » Top performing Little Caesars location in Illinois – Ranked #1 Visited of 118 Illinois locations and #27 Visited of 2,320 locations nationwide per Placer.ai (Top 99% Nationally)
- » Successful operating history spanning multiple decades (since 1983)
- » Corporate Little Caesars location
- » New 10-year lease through June 2036
- » Rental escalations throughout the primary term and renewal options
- » Low absolute rent (\$87,360)
- » Located at the signalized intersection of West Cermak Road (15,100 VPD) & South Rockwell Street
- » 335,000+ people live within a three-mile radius
- » Average household income exceeds \$94,000 within three miles
- » Nearby demand drivers include Ace Hardware, Pete’s Fresh Market (#2 Visited of 18 Illinois locations per Placer.ai), McDonald’s (Top 95% of locations nationwide per Placer.ai), Discovery Clothing, O’Reilly Auto Parts, Planet Fitness, AbsoluteCare, Saint Anthony Hospital, and several others
- » Major regional employers, including Union Pacific and Cinespace Studios, drive significant daytime population and consumer spending in the trade area



Property Overview



PRICE
\$1,747,200



CAP RATE
5.25%



NOI
\$91,728¹

LEASE COMMENCEMENT DATE:

7/1/2026

LEASE EXPIRATION DATE:

6/30/2036

RENEWAL OPTIONS:

Two 5-year

RENTAL ESCALATION:

July 2031: \$96,096
Option 1: \$115,315
Option 2: \$116,276

LEASE TYPE:

NNN – structure only ^{2,3}

TENANT:

Little Caesars Enterprises, Inc.

BUILDING SIZE:

1,248 SF

LAND SIZE:

0.23 AC

- 1) NOI includes a 5% management fee (\$4,368) based on base rent of \$87,360.
- 2) Except structural, Landlord may pass through amortized capital improvement costs over useful life. Landlord entitled to 5% admin fee on CAM.
- 3) Tenant's share of Controllable Common Area Expenses (except snow/ice removal, utilities, insurance, and Taxes) for any year is capped at 105% of the prior year's amount.

Photographs



Aerial



Little Caesars

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SAINT ANTHONY HOSPITAL

DOLLAR GENERAL

Bank of America

WING-STOP

SUBWAY

West Cermak Rd

Davita

Domino's

ACE Hardware

O'Reilly AUTO PARTS

BURGER KING

FAIRPLAY
NEIGHBORHOOD MARKET

CHASE

ExtraSpaceStorage.

AbsoluteCare
BEYOND MEDICINE

COOK COUNTY GOVERNMENT

CONCORDANCE
HEALTHCARE SOLUTIONS

Site Plan

W Cermak Road



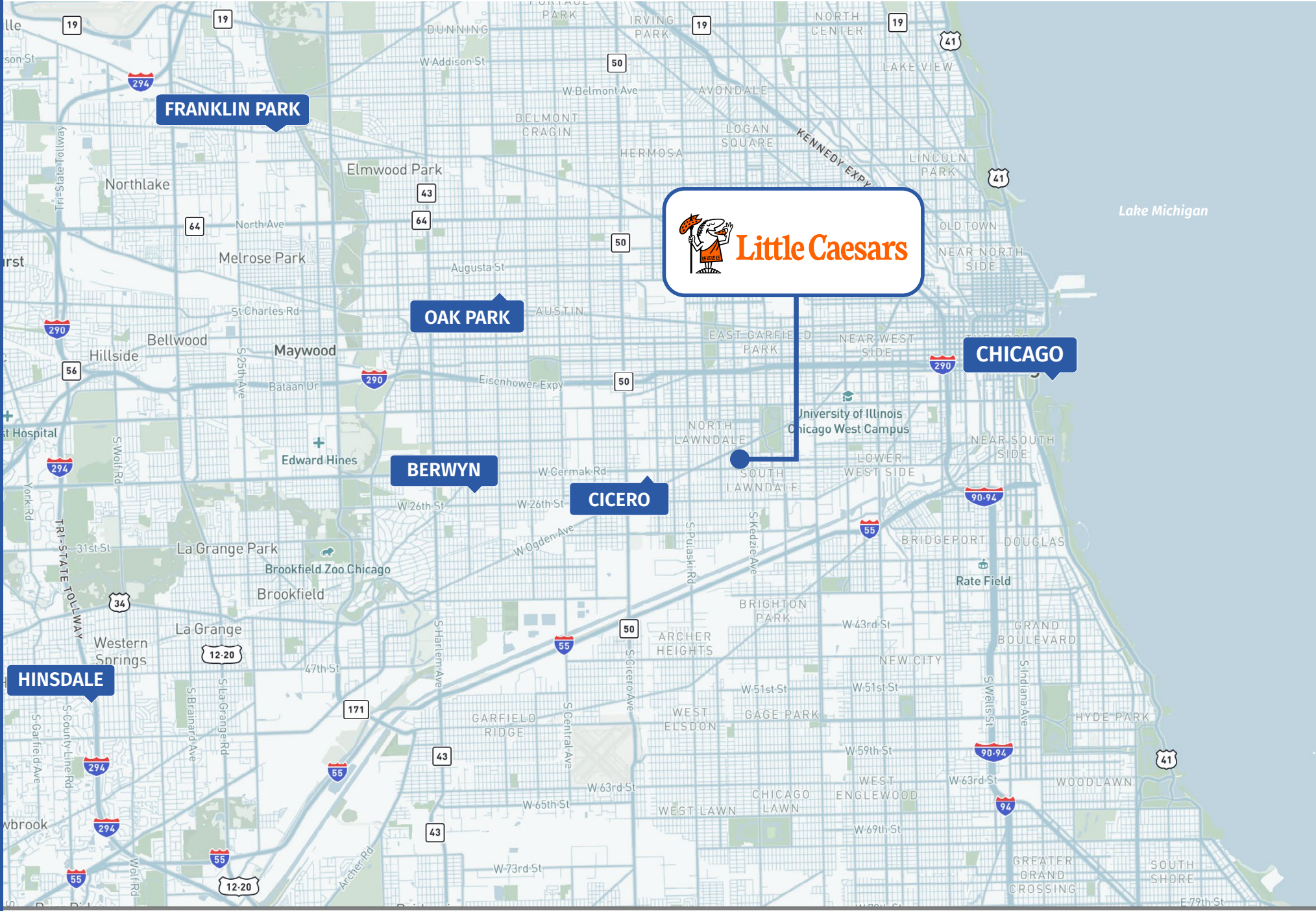
S Rockwell St



Alley



Map







Location Overview

CHICAGO, ILLINOIS

Chicago, Illinois, is the third-most populous city in the United States and the largest in the Midwestern region, situated on the southwestern shore of Lake Michigan. With a 2020 census population of approximately 2.746 million and a 2024 estimate of about 2.721 million within city limits, its broader metropolitan area encompasses over 9 million residents, making it the nation's third-largest metro region. Founded as a small settlement in the early 19th century at the mouth of the Chicago River, the city experienced explosive growth after the Great Chicago Fire of 1871, becoming a major rail hub, industrial powerhouse, and gateway for westward expansion, while attracting waves of immigrants that shaped its diverse cultural fabric. Today, Chicago boasts an iconic skyline featuring architectural masterpieces like the Willis Tower and John Hancock Center, renowned landmarks such as Millennium Park and Navy Pier, and a vibrant economy driven by finance, transportation, technology, manufacturing, and tourism, with the metro area's GDP exceeding \$900 billion in recent years. Known for its 77 distinct neighborhoods, world-class museums, deep-dish pizza, and as the birthplace of innovations like the skyscraper, Chicago remains a dynamic global city embodying Midwestern values of hard work and community alongside rich multicultural heritage.

Demographics

	 POPULATION	 HOUSEHOLDS	 MEDIAN INCOME	 AVERAGE INCOME
1-MILE	5,114	2,427	\$133,881	\$192,634
3-MILE	28,934	11,814	\$134,225	\$196,054
5-MILE	57,401	24,686	\$110,702	\$161,508

Tenant Overview



LITTLE CAESARS

Little Caesars, officially known as Little Caesar Enterprises, Inc., is an American multinational pizza restaurant chain founded on May 8, 1959, by Mike Ilitch and his wife Marian Ilitch in Garden City, Michigan, a suburb of Detroit. Starting as a single family-owned carryout-focused pizzeria, the company pioneered affordable, ready-made pizza options and grew rapidly through franchising, opening its first franchise in 1962. Headquartered in Detroit, Michigan, Little Caesars has become the third-largest pizza chain in the United States by total sales, behind only Pizza Hut and Domino's, with thousands of locations across all 50 states and international markets in over a dozen countries. Renowned for its value-driven menu, including the iconic Hot-N-Ready® pizzas and the famous "Pizza! Pizza!" slogan, the privately held company remains family-influenced and emphasizes convenience, quality, and low prices.

Website: www.littlecaesars.com
Headquarters: Detroit, MI
Number of Locations: 4,300 +/-
Company Type: Private



CONFIDENTIALITY & DISCLAIMER

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from The Boulder Group and should not be made available to any other person or entity without the written consent of The Boulder Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The Boulder Group has not made any investigation, and makes no warranty or representation.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.



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