

roosevelt PLAZA

201 - 275 West Roosevelt Road
Lombard, IL 60148



The Offering

Qualified investors are offered the opportunity to acquire Roosevelt Plaza, a 125,836 square foot, 100% occupied, grocery anchored shopping center located along the highly trafficked Roosevelt Road (Route 38) in Lombard, IL. The Center is anchored by national tenants ALDI, Hobby Lobby, Starbucks, and Harbor Freight Tools, which accounts for 71% of revenue, and is supported by a strong mix of local tenants including Roadhouse 38, The Fruitful Yield, and the newly opened Wicket Sports Store. Roosevelt Plaza carries a 9.50 year WALT, driven by long remaining lease terms from key tenants. Several leases include annual rental increases, contributing to steady NOI growth. In 2025, the Property recorded over 1.3 million visits (Placer.ai), a 27% increase from 2023, driven by its strong visibility on Roosevelt Road, proximity to I-355 (125,500 AVPD), and new tenants.

Roosevelt Plaza represents an opportunity to acquire a fully occupied, grocery anchored center in an infill, high income DuPage County market with tenant stability, strong traffic drivers, and a long history of proven performance. The combination of retail anchors, strategic positioning, and durable cash flow benefits buyers seeking a secure and resilient retail asset.



Asset Summary

Property Name	Roosevelt Plaza
Location	201 - 275 W Roosevelt, Lombard, IL 60148
Building GLA	125,836 Square Feet
Site Size	9.84 Acres
Occupancy	100%
In-Place NOI	\$1,322,886
WALT	9.50
Year Built/Renovated	1967/2008



9.50
Years WALT



\$149,898
Trade Area AHHI



34,300 AVPD
Roosevelt Rd Traffic Counts



295,285
Trade Area Population

Site Plan

W ROOSEVELT RD



Suite	Tenant	GLA
100	Hobby Lobby	59,066
200	Wicket Corp	10,701
250	Harbor Freight Tools	14,958
300, 350	ALDI	22,951
500, 550	The Fruitful Yield	10,000
900	Starbucks Corporation	2,260
1000	Roadhouse 38	5,900

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PRIMARY CONTACTS:

CHRISTIAN WILLIAMS
Executive Vice President
+1 773 610 2977
christian.williams@cbre.com

MICHAEL WILSON
Vice President
+1 847 370 2034
michael.wilson7@cbre.com

OLMAN CHAHEINE
Financial Analyst
+1 708 270 4077
olman.chaheine@cbre.com

DEBT & STRUCTURED FINANCE:

STEVE KUNDERT
Senior Vice President
+1 312 213 8757
steven.kundert@cbre.com

CBRE
700 Commerce Drive
Suite 200
Oak Brook, IL 60523

CBRE

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