

Roosevelt PLAZA

201 - 275 West Roosevelt Road
Lombard, IL 60148



CBRE

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



FOR MORE INFORMATION, PLEASE VISIT WWW.ROOSEVELTPLAZA-CBRE.COM

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