

gerber

COLLISION & GLASS

**BRAND NEW 15 YEAR NNN LEASE
NEWLY RENOVATED**

5840 OGDEN AVE
CICERO, IL 60804
CHICAGO MSA



W OGDEN AVE - 22,600 VPD

DUNKIN'
BRAND NEW DUNKIN'
DONUTS COMING SOON
CALL AGENT FOR DETAILS

31ST STREET - 10,000 VPD

**BNSF Railway - Cicero
Intermodal Facility**

Marcus & Millichap
NNN DEAL GROUP

OFFERING MEMORANDUM

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Marcus & Millichap
NNN DEAL GROUP

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INVESTMENT SUMMARY

5840 OGDEN AVE, CICERO, IL 60804

PRICE: \$3,579,300

CAP: 5.80%

NOI: \$207,600

OVERVIEW

PRICE	\$3,579,300
GROSS LEASABLE AREA (GLA)	18,620 SF
LOT SIZE	1.53 Acres
BASE RENT	\$207,600
YEAR BUILT / RENOVATED	1967 / 2026

LEASE ABSTRACT

LEASE TYPE	NNN
BASE TERM	15 Years
LEASE COMMENCEMENT	3/6/2026
LEASE EXPIRATION	3/31/2041
RENEWAL OPTIONS	3x5
INCREASES	10% Every 5 Years
LANDLORD OBLIGATION	Roof* & Structure

*Roof repairs and maintenance under \$5k are tenant's responsibility

ANNUALIZED OPERATING DATA

BASE TERM	ANNUAL RENT
YEARS 1-5	\$207,600
YEARS 6-10	\$228,360
YEARS 11-15	\$251,196
OPTION 1	\$276,316
OPTION 2	\$303,948
OPTION 3	\$334,342

Marcus & Millichap
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DOWNTOWN CHICAGO
12 Miles

sam's club



BNSF Railway - Cicero
Intermodal Facility

ExtraSpace
Storage

31ST STREET - 10,000 VPD

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Lakeshore
EXHIBIT SERVICE INC.

gerber
COLLISION & GLASS

Public
Storage



Public Storage

Lakeshore
EXHIBIT SERVICE INC.

gerber
COLLISION & GLASS

W OGDEN AVE - 22,600 VPD

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INVESTMENT HIGHLIGHTS



BRAND NEW 15 YEAR NNN CORPORATE LEASE

The newly executed 15-year NNN lease minimizes ownership costs, making this property ideal for long-term, low-maintenance income



STRONG CORPORATE TENANT

Gerber Collision & Glass, part of The Boyd Group Inc., is one of the largest collision repair networks in the U.S., with over 1,140 locations nationwide



ESSENTIAL INDUSTRY - AUTOMOTIVE COLLISION REPAIR

Gerber's nationwide footprint and insurance relationships support tenancy stability and long-term demand for increased insurance claims and safety requirements



STRATEGICALLY LOCATED MAJOR COMMERCIAL CORRIDOR

Ogden Ave is a key transportation artery with strong visibility across Southwestern Chicago, increasing customer access and sustained service demand, while the subject property benefits from proximity to major residential neighborhoods and regional thoroughfares



MARKET DEMAND & TRADE AREA STRENGTH

The suburban Chicago market remains robust with diverse economic drivers, significant population density, and strong household incomes, supporting continued demand for auto services





Walmart Supercenter Forest Park Plaza

amazon DISTRIBUTION CENTER

DOWNTOWN CHICAGO 12 Miles

AutoZone North Riverside Park Mall

UNITED STATES POSTAL SERVICE

DUNKIN'

ABC Supply Co. Inc.

boost mobile

ALDI Olive Garden

SMOOTHIE KING STARBUCKS PANERA BREAD FIFTH THIRD MATTRESS FIRM verizon FIVE GUYS Jimmy John's

FAMILY DOLLAR

metro by T Mobile

McDonald's

MENARDS AMC THEATRES HARBOR FREIGHT SUBWAY

AutoZone

DUNKIN'

JCPenney

O'Reilly AUTO PARTS

CHASE

SUBWAY

Walgreens

CVS pharmacy

Burlington Foot Locker

ALDI

J Sterling Morton West High School

Morton East High School

TACO BELL total snipes DOLLAR TREE SALLY BEAUTY

McDonald's

COSTCO WHOLESALE

gerber COLLISION & GLASS

sam's club ROSS TARGET

DUNKIN'

KOHL'S HOBBY LOBBY Michaels petco BEST BUY Burlington THE UPS STORE Canes chili's Chick-fil-A

Hiawatha Elementary School

DUNKIN' ALSO AVAILABLE FOR SALE, PLEASE REACH OUT FOR DETAILS

THE HOME DEPOT Food4Less

Cicero Train Yard

O'Reilly AUTO PARTS T Mobile McDonald's FIVE BEL'W KFC IHOP

Freedom Middle School

ExtraSpace Storage

Walmart Supercenter

Little Village Lawndale High School

Advance Auto Parts

SUBWAY DOLLAR TREE

ALDI

TACO BELL

Jewel-Osco

Starbucks golden corral Wendy's tropical CAFE

GOLD EAGLE

Marshalls

MORTON MC COLLEGE



Columbus (Christopher) Park



DOWNTOWN CHICAGO



INTERSTATE 290

I-290 - 196,900 VPD

INDUSTRIAL AREA

J Sterling Morton West High School



HARBOR FREIGHT

MENARDS

DUNKIN'
ALSO AVAILABLE FOR SALE, PLEASE REACH OUT FOR DETAILS

sam's club



W OGDEN AVE - 22,600 VPD

MORTON COLLEGE

Veterans Memorial Park



Little Village Lawndale High School

Thomas Kelly College Preparatory High School

I-55 - 140,300 VPD

INDUSTRIAL AREA



INDUSTRIAL AREA



Eberhart Elementary School

Englewood STEM High School

SITE PLAN



TENANT SUMMARY



Gerber Collision & Glass, a major brand under Boyd Group Services Inc., is one of North America’s largest providers of automotive collision repair and glass replacement services. The company operates a wide network of repair centers that partner closely with insurance carriers and vehicle manufacturers to deliver high-quality, efficient service.

In the third quarter of 2025, Boyd Group reported strong results, with sales reaching \$790.2 million, up 5 percent from the previous year. Same-store sales grew 2.4 percent, while gross profit rose 6.5 percent to \$365.9 million. Adjusted EBITDA climbed 22.8 percent to \$98.4 million, representing 12.4 percent of sales, an improvement from 10.7 percent a year earlier. During the quarter, Boyd added 24 new locations—17 through acquisitions and seven through new developments—expanding its national footprint.

A key highlight of the period was Boyd’s agreement to acquire Joe Hudson’s Collision Center for approximately \$1.3 billion. The deal adds 258 locations, primarily across the southeastern United States, significantly expanding Gerber’s presence and operational capacity. The acquisition is expected to generate \$35 to \$45 million in annual synergies and further strengthens Gerber’s position as a leading, growth-focused player in the collision repair industry.



Headquarters
**WINNIPEG,
MANITOBA,
CANADA**



Year Founded
(Gerber)
1937



Public Ownership
Boyd Group Services Inc.
**TSX: BYD &
NYSE: BGS**



Locations
1,140+



Employees
13,500+



2024 Revenue
\$3.1 BIL USD

CICERO, ILLINOIS

Cicero is a dense, urban suburb just west of downtown Chicago, known for its strong industrial base, central location, and deep transportation infrastructure. The village benefits from immediate access to I-290, I-55, major rail lines, and proximity to O'Hare and Midway airports, making it a key hub for logistics, manufacturing, and distribution. With its strategic location, established workforce, and business friendly environment, Cicero continues to attract investors seeking durable demand, long term tenancy, and strong fundamentals tied to the greater Chicago metro economy.

CHICAGO MSA

Chicago-Naperville-Elgin is one of the largest metros in the nation. The Chicagoland area is bounded to the east by Lake Michigan, expands over a 5,000-square-mile region in northeastern Illinois and extends into Wisconsin and Indiana. The metro houses 9.6 million people and comprises 14 counties. The city of Chicago contains 2.7 million residents. During the past 20 years, the greatest growth occurred in the western portion of the region and was exemplified between 2020-2021.



SECOND-LARGEST METROPOLITAN AREA

The metro population trails only Los Angeles in size. Slowing population growth, however, has been noted over the previous decade.



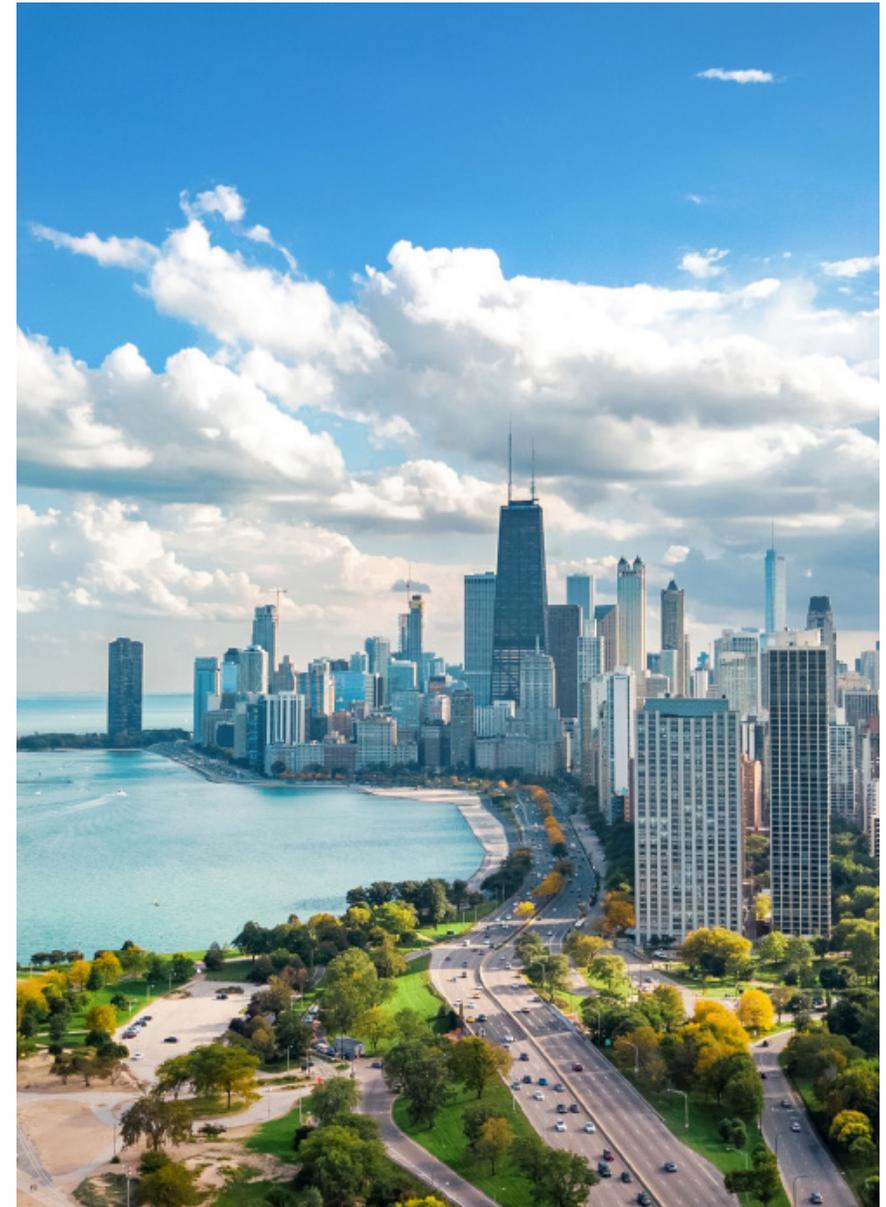
ECONOMY

The metro has one of the biggest economies in the nation, and is buoyed by its distribution, finance, manufacturing operations and growing high-technology sectors. There are over 30 Fortune 500 companies based locally, including Walgreens, State Farm Insurance and McDonald's.



EDUCATION

Backed by some of the nation's more well-regarded universities, including Northwestern University and the University of Chicago, the workforce is considered one of the most diverse and well trained among major United States metros.



DEMOGRAPHICS / CICERO, IL

POPULATION	1 MILE	3 MILES	5 MILES
2030 Projection	39,438	257,381	716,827
2025 Estimate	39,498	258,240	720,386
2010 Census	41,574	271,344	760,820
2020 Census	42,406	274,247	758,138
Growth 2010 - 2020	2.00%	1.07%	-0.35%

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2030 Projections	12,561	89,491	260,551
2025 Estimate	12,537	89,239	259,729
Growth 2025 - 2030	0.19%	0.28%	0.32%
2010 Census	11,744	83,811	240,998
2020 Census	12,502	88,830	258,340
Growth 2010 - 2020	6.46%	5.99%	7.20%

2025 EST. HOUSEHOLDS BY INCOME	1 MILE	3 MILES	5 MILES
\$200,000 or More	5.63%	7.65%	7.94%
\$150,000 - \$199,999	8.35%	8.65%	7.64%
\$100,000 - \$149,999	17.00%	17.55%	16.50%
\$75,000 - \$99,999	15.58%	13.02%	12.13%
\$50,000 - \$74,999	18.06%	17.01%	15.78%
\$35,000 - \$49,999	13.64%	11.37%	11.63%
\$25,000 - \$34,999	9.43%	8.86%	8.57%
\$15,000 - \$24,999	5.61%	7.80%	8.63%
\$10,000 - \$14,999	2.42%	3.22%	4.32%
Under \$9,999	4.27%	4.86%	6.87%
2025 Est. Average Household Income	\$88,866	\$92,232	\$88,824
2025 Est. Median Household Income	\$70,816	\$73,879	\$69,910
2025 Est. Per Capita Income	\$28,355	\$32,198	\$32,552

POPULATION PROFILE	1 MILE	3 MILES	5 MILES
2025 Estimated Population by Age	39,498	258,240	720,386
Under 4	5.9%	6.0%	5.9%
5 to 14 Years	15.0%	14.8%	14.4%
15 to 17 Years	5.1%	4.9%	4.7%
18 to 19 Years	3.2%	2.9%	2.8%
20 to 24 Years	7.4%	6.7%	6.7%
25 to 29 Years	7.0%	6.6%	7.0%
30 to 34 Years	6.8%	6.7%	7.1%
35 to 39 Years	6.9%	7.2%	7.1%
40 to 49 Years	14.5%	14.1%	13.8%
50 to 59 Years	11.7%	12.0%	12.0%
60 to 64 Years	4.9%	5.3%	5.4%
65 to 69 Years	4.2%	4.5%	4.6%
70 to 74 Years	3.1%	3.3%	3.5%
Age 75+	4.4%	4.9%	5.0%
2025 Median Age	34.0	36.0	36.0

2025 Population 25 + by Education Level	1 MILE	3 MILES	5 MILES
2025 Population 25 + by Education Level	25,042	167,119	471,824
Elementary (0-8)	12.84%	9.73%	7.95%
Some High School (9-11)	9.33%	8.35%	9.01%
High School Graduate (12)	38.13%	31.60%	30.37%
Some College (13-15)	15.87%	17.93%	18.02%
Associates Degree Only	6.34%	6.92%	6.66%
Bachelors Degree Only	9.40%	13.57%	14.19%
Graduate Degree	2.91%	7.92%	9.97%

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