

For Sale  
**\$2,650,000**

**1330 S Torrence Avenue**  
Calumet City, IL



Dual tenant retail building  
NNN leases located in Calumet City, IL

**Confidential Offering Memorandum**

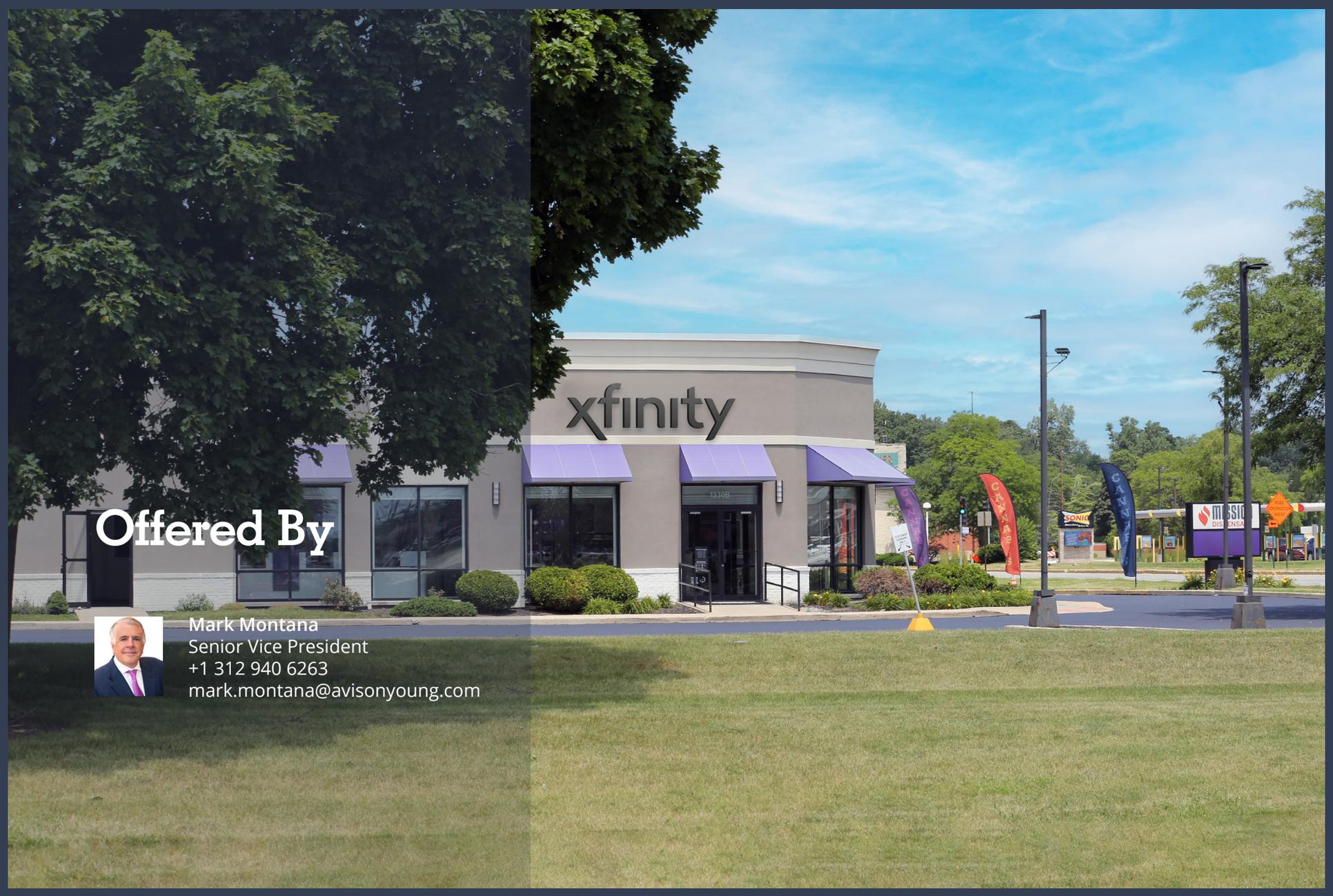
**AVISON  
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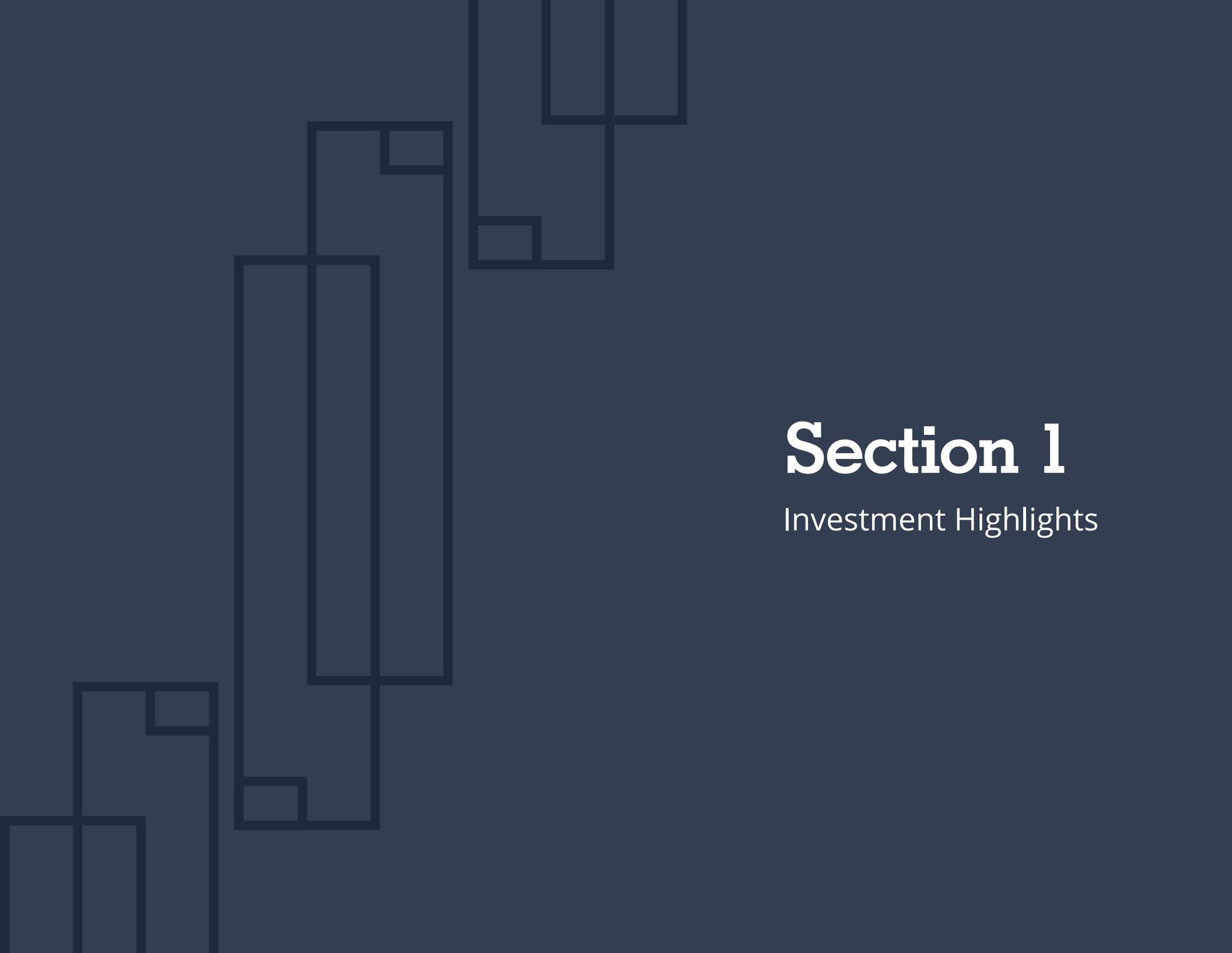
xfinity



# Contents

- 01. Investment Highlights page 06
- 02. Tenant Profiles page 12
- 03. Location & Market Overview page 15
- 04. Transaction Guidelines & Confidentiality Disclaimer page 19





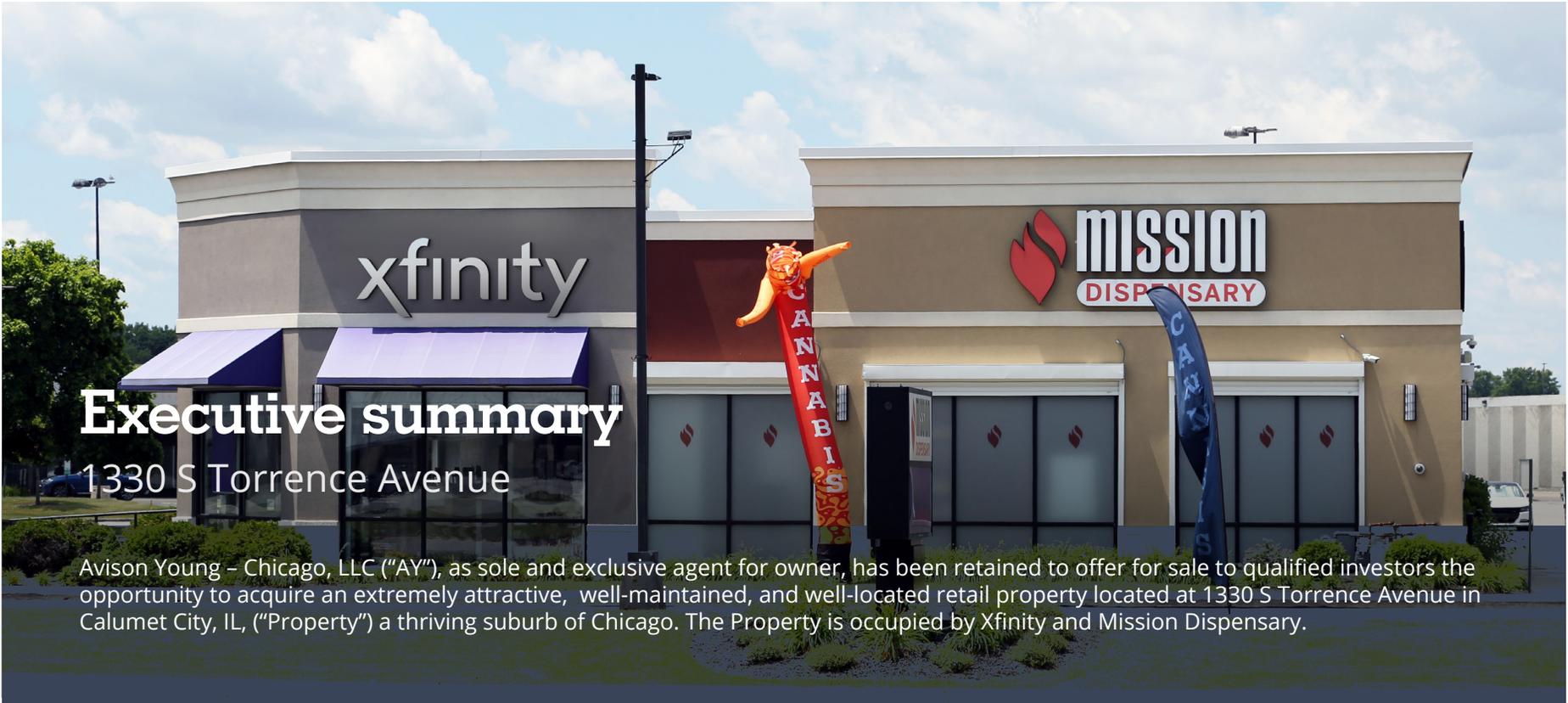
# Section 1

Investment Highlights

1330 S Torrence Ave  
Calumet City, Illinois

**5,887-sf outlot  
building with 2  
tenants, on an  
approximately 1.25  
acre lot**





# Executive summary

1330 S Torrence Avenue

Avison Young – Chicago, LLC (“AY”), as sole and exclusive agent for owner, has been retained to offer for sale to qualified investors the opportunity to acquire an extremely attractive, well-maintained, and well-located retail property located at 1330 S Torrence Avenue in Calumet City, IL, (“Property”) a thriving suburb of Chicago. The Property is occupied by Xfinity and Mission Dispensary.

 <p>Dual tenant, 5,887 rentable square foot retail building</p>	 <p>Newly landscaped and automatic sprinkler system on an approximate 1.25 acre lot</p>	 <p>55 parking spaces</p>	 <p>New LED lighting in parking lot has significantly reduced common area electrical expenses</p>	 <p>Approx. 27,000 monthly visitors to the property</p>
 <p>22,000 average daily traffic count on Torrence</p>	 <p>No other dispensaries within a 5-mile radius. Bordering the Indiana State line</p>	 <p>The property is in the heart of the Calumet City retail business corridor</p>	 <p>Immediate access to I-94</p>	 <p>Parking lot resealed and re-stripped</p>

# Investment Highlights

Sale price: \$2,650,000

NNN Leases with Renewal Options -  
Combined Annualized Base Rent of approximately \$165,000--NOI

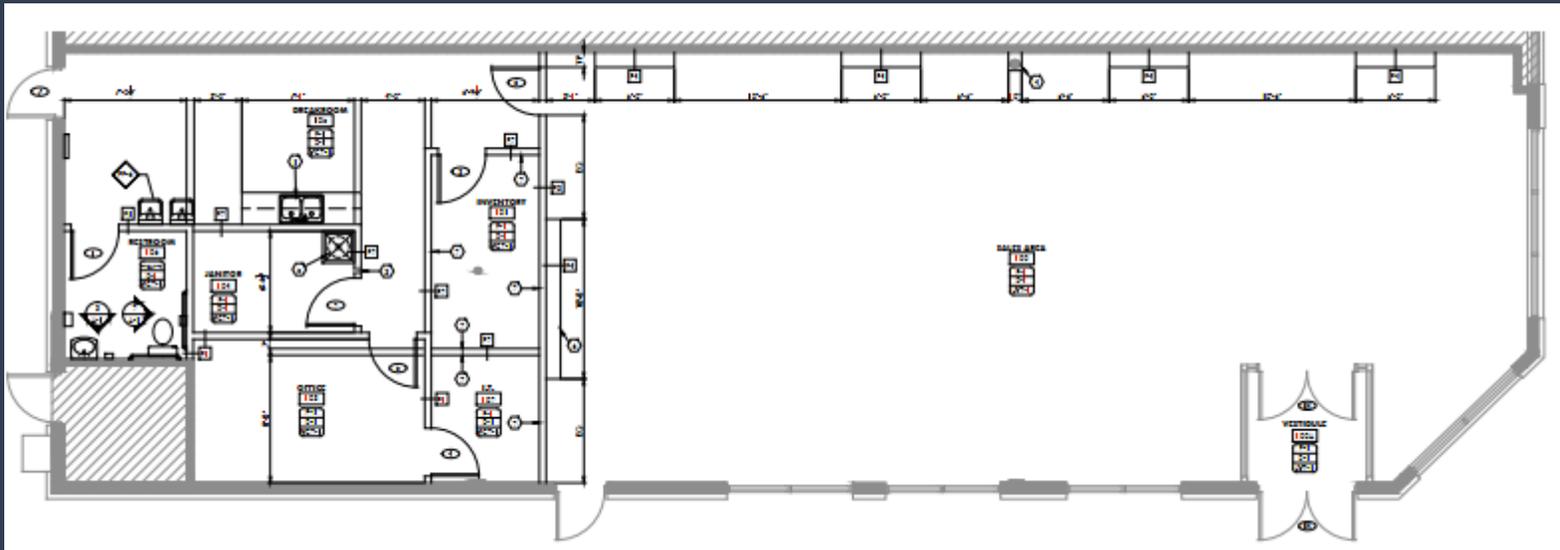
Mission Dispensary — 3,371 square feet (57%) with a lease expiration of February 28, 2030. Renewal options with 5% rent increases. Annual increases of 3% to the base rent.

Xfinity (BluFox Mobil Dealer) — 2,516 square feet (43%) Lease Expiration October 31, 2033. With three (3) percent annual increases. Renewal option with 5% increase to Base Rent.

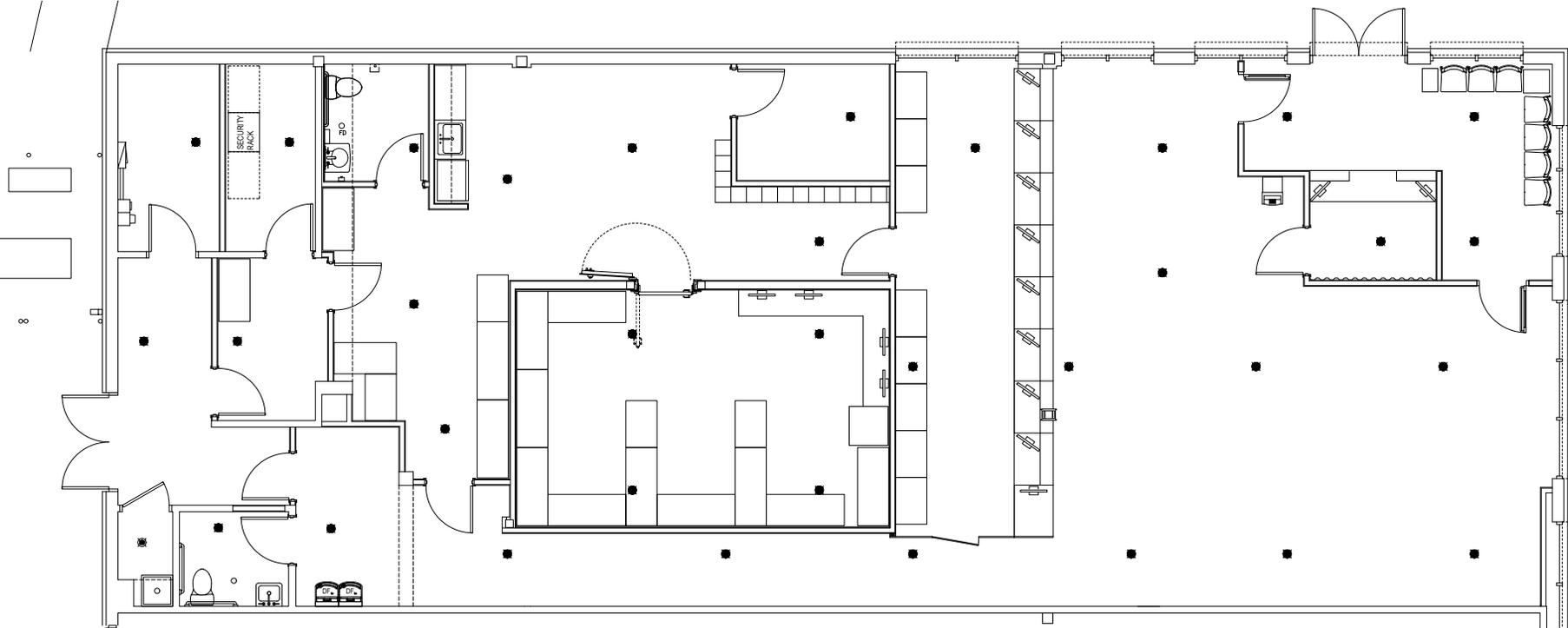
- Professionally managed property with 100% expenses, including management and 5% administrative costs, passed through to the tenants.
- Tenants are corporate owned / guaranteed entities.
- Current Real Estate Taxes, Insurance and CAM pass-through expenses are 100% paid proportionately by tenants.
- Landlord secured a 12-year Real Estate Tax Incentive reduction resulting in a real estate tax decrease from approximately \$75,000 to \$25,000.
- 2026 CAMIT is projected at \$90,000 // \$15.29 per square foot.
- Tenants are current on rent payments and have never been in default.

# Xfinity floor plan

## Existing conditions



# Mission Dispensary floor plan





xfinity

 mission  
DISPENSARY

 mission  
DISPENSARY

CANABIS  
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ONLY

13304



# Section 2

Tenant Profiles



Blufox Mobile LLC operates a portfolio of branded store locations for Comcast Xfinity. Blufox Mobile is one of three branded authorized retailers of Comcast Xfinity – a provider of high-speed internet, TV and streaming, home security systems, and mobile services to residential and business customers nationwide.

Since the opening of the first two stores in April 2018, As a preferred branded partner, Blufox Mobile has seen explosive growth in the last 4 years and is poised to expand its footprint from the existing retail locations all over the US to over 200 in the coming years.

Since its inception, Blufox Mobile has built a reputation for excellence in connecting communities and delivering high-quality Comcast XFINITY services. The company's dedication to customer satisfaction and service quality has been a driving force behind its success. With the acquisition of Let's Talk Mobile, Blufox Mobile is poised to set new industry benchmarks in these areas.

Blufox Mobile is a fast-growing branded partner for Comcast XFINITY services with locations in CT, DE, FL, GA, IL, IN, MA, MD, MI, NH, NJ, PA, TN, TX, VA, and WV and expanding to other states.

Under the XFINITY brand, Comcast is one of the nation's largest video, high-speed Internet, home security and mobile providers to residential and business customers.

As a preferred branded partner, Blufox Mobile has seen explosive growth in the last 4 years and is poised to expand its footprint from the existing retail locations all over the US to over 200 in the coming years.

While the actual tenant is Blufox, signage will be Xfinity.



**Mission** is a different kind of dispensary, not just filling orders, but fulfilling customer's needs as individuals. The world of marijuana, or just the rules for recreational use, can be intimidating: with different regulations in different states. So many options for the types of cannabis and the ways you can consume it. Maybe even a little nervousness at trying it. That's a lot of unknowns. Mission's goal is to help you through the process, from how to register, to what to expect when you step through the doors. Mission explains your choices, so you can create an experience that best fits you and your life, giving you a comfortable, no-judgments space to come and connect with others like you. That's our Mission.

Explore our iconic location distinguished by its iconic twin smiley face towers and affectionately known as "Cal City" by locals, Calumet City enjoys a prime position merely 20 miles south of downtown Chicago and a quick 5-minute drive from the Illinois-Indiana border. This thriving town seamlessly blends urban and suburban lifestyles. Amidst this charming locale, you'll encounter serene nature preserves like Memorial Park, Downey Park, and Finneran Park, infusing the area with a small-town charm while embracing metropolitan advantages.

The devoted team at Mission Dispensary takes immense pride in nurturing meaningful relationships within the community and forging strategic collaborations. Notably, Mission has curated Cannabis Educational classes in partnership with respected entities such as the Auto Workers Union, Chamber of Commerce, and local nursing homes. These endeavors underscore the dedication to elevating community awareness of their values and their unwavering commitment to enhancing lives.



# Section 3

Location &  
Market Overview

# Calumet City

## Submarket overview

Tabbed the hub of the Chicago Southland and the Crossroads of America, Calumet City is a wonderful community that sits as the center of the broader River Oaks region. Less than a 30-minute drive from the Loop, Calumet City is located in Chicago's south suburbs straddling the Illinois/Indiana border. Interstate 94, which passes along the southern and western borders, is one of the most frequently traveled interstates in the nation, bringing the community into the view of more than 400,000 travelers daily. The city is the centerpiece of a 300,000-resident region encompassing more than a dozen municipalities and Chicago neighborhoods, with easy access to all the features and amenities of the entire Chicago region.

**Over the last two years, Calumet City saw more than \$18.1 million in economic development investment, during which it created and retained more than 550 jobs**

### Calumet Region Enterprise Zone

The Calumet Region Enterprise Zone (CREZ) was created to stimulate development in the Chicago Southland region. The Zone combines State & local incentives to assist businesses



in locating and/or expanding in these designated areas.

Since the Zone began in 2016, businesses have invested \$25 million in construction, remodeling and rehabilitation. 2,293 jobs were retained in the Zone and 340 new jobs were created. Several of these projects turned long vacant areas into vibrant thriving business centers. Others helped established businesses expand or modernize at their current location. These investments bring new property tax revenues to the Zone, and new sales tax to their home communities.

# Area Demographics

3 MILE RADIUS



**Area Population**

117,948



**Median Age**

38



**Median Household Income**

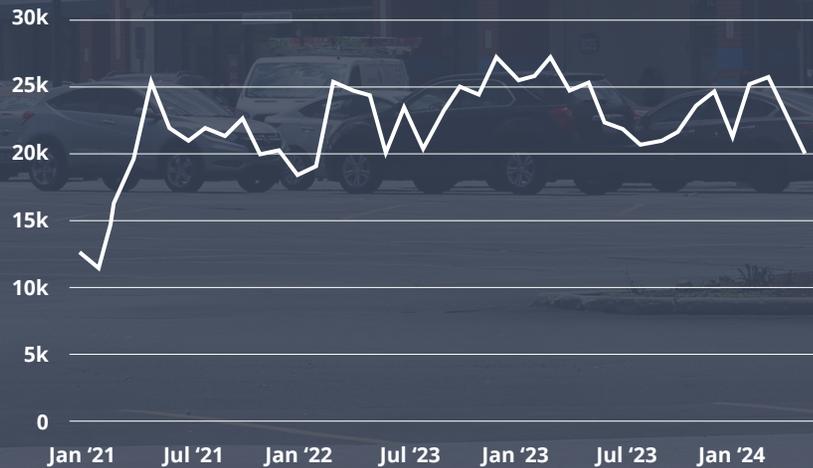
\$53,613



**Median Home Value**

\$131,840

## 1330 S Torrence Ave Visits Trend



## Torrence Ave Traffic Volume



# Area Tenants





# Section 4

Transaction Guidelines &  
Confidentiality Disclaimer

# Transaction Guidelines

## 1330 S Torrence Avenue

1330 S Torrence Avenue is being offered to a select list of pre-qualified investors. The prospective investor will be selected by Owner in its sole and absolute discretion based on a variety of factors including, but not limited to:

- Offer price
- Financial strength
- Level of discretion to invest funds
- Ability to close in a timely fashion
- Experience in closing similar transactions
- Absence of contingencies
- Level of Property due diligence completed
- Thoroughness and conveyance of Property underwriting
- Timeframe and amount of non-refundable earnest money deposit
- Strength of commitment from lender and terms of debt, if any

Avison Young will be available to assist prospective investors to arrange on-site inspections and to answer any questions related to information contained in this Offering Memorandum.

Other key Transaction Guidelines include the following:

- The amount of earnest money deposit and timeframe to non-refundable status
- An outline of the proposed schedule for due diligence and closing
- A description of any physical or environmental assumptions which affect the price being offered
- A list of any contingencies, including committee approvals, required to close the transaction
- The Seller will be responsible for County and State transfer taxes and the prospective purchaser will be responsible for the city transfer taxes, survey and title insurance.
- As is the standard practice for the sale of properties in the Chicagoland area, real estate taxes will be prorated on a cash basis. Offers must confirm that the bid incorporates such real estate tax prorations.



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The information contained herein was obtained from sources believed reliable; however, the Agency makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice.

# Confidentiality Disclaimer

1330 S Torrence Avenue

Avison Young ("Agent") has been engaged by Ownership ("Seller") as the exclusive agent for the sale of 1330 S Torrence Avenue in Calumet City, IL ("The Property").

The Property is being offered for sale in an "as-is, where-is" condition and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed, should be registered with Avison Young as a "Registered Potential Investor" or as "Buyer's Agent" for an identified "Registered Potential Investor". The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the confidentiality agreement furnished by Agent prior to delivery of this Offering Memorandum.

The enclosed materials are being provided solely to facilitate the prospective investor's own due diligence, for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Agent nor the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein.

Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserves the right at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller. Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by owner and any conditions to owner's obligations there under have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in strictest confidence and shall be returned to Agent or Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller or Agent or as otherwise provided in the Confidentiality and/or Registration Agreement executed and delivered by the recipient(s) to Avison Young. Seller will be responsible for any commission due to Agent in Connection with the sale of the Property. Each prospective purchaser will be responsible for any claims for commissions by any other broker or agent in connection with a sale of the Property if such claims arise from acts of such prospective purchaser or its broker/agent's authority to act on its behalf. If you have no interest in the property at this time, please return this Offering Memorandum immediately to:

## Avison Young

One South Wacker Drive, Suite 3000  
Chicago, IL 60606

Attn: **Mark Montana**, Senior Vice President  
+1 312 940 6263  
mark.montana@avisonyoung.com

The information contained herein was obtained from sources believed reliable; however, Avison Young makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice.

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