

MAVIS TIRE

3845 E Main St, St. Charles, IL 60174

Marcus & Millichap



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Activity ID #ZAG0420050

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Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this Net Lease property.

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OFFICES THROUGHOUT THE U.S. AND CANADA
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EXECUTIVE SUMMARY

Offering Summary
Investment Highlights

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OFFERING SUMMARY

3845 E MAIN ST



Listing Price
\$4,750,000



Cap Rate
7.03%



Price/SF
\$547.87

FINANCIAL

Listing Price	\$4,750,000
Down Payment	100% / \$4,750,000
*NOI	See Notation Below
Cap Rate	7.03%
Price/SF	\$547.87
Rent/SF	\$3.21

OPERATIONAL

Lease Type	Absolute Net
Guarantor	Corporate Guarantee
Lease Expiration	05/31/2032
Gross SF	8,670 SF
Rentable SF	8,670 SF
Lot Size	0.85 Acres (37,026 SF)
Occupancy	100%
Year Built	2007



*The 7.03% Cap rate is based on assumed CPI increase for spring 2027. The CPI index is already at 10.8% above the prior CPI index from spring 2022. Seller will credit a Buyer the rent differential of \$2,980 per month from close of escrow through May 31st, 2027

As of August 2025, the U.S. Bureau of Labor Statistics (BLS) data indicates the index has already increased 10.8% over the prior adjustment index. Based on the assumption the cumulative CPI index will increased by 12% or more by the next rental increase date, it is assumed that base rent will increase as follows in June 2027:

\$298,077 X 112% = \$333,846.

\$333,846 - \$298,077 = \$35,769 / 12 = \$2,980.75 Monthly Rent Credit To A Buyer







MAVIS TIRE

3845 E Main St, St. Charles, IL 60174

INVESTMENT OVERVIEW

The Mavis Tire & Brakes offering is located in the city of St. Charles, Kane county, Illinois. This is about 40 miles west of Chicago, and known as the "Pride of the Fox" for the Fox River which runs through it. St. Charles features a bustling downtown, a scenic riverwalk, and attractions like Pottawatomie Park and Hickory Knolls Discovery Center. The city is also noted for its family-friendly amenities, fine dining, unique shops, and a vibrant arts and entertainment scene, making it a popular Chicago suburb.

This Mavis location benefits from being located on the main retail corridor or East Main Street and it is adjacent the Target and Petco retail locations on one side with numerous national and regional retailers to the other side and on nearby pad sites. The location also benefits from a strong mixed use area with industrial businesses and a dense residential corridor as evidenced by viewing the aerial photos provided in this Offering Memorandum.

INVESTMENT HIGHLIGHTS

Approximately 105,000 population in a 5 mile radius

Corporate Guarantee

The lease provides for a cumulative CPI increase every 5 years, at maximum of 12%

..... SECTION 2

02

PROPERTY INFORMATION

[Tenant Profiles](#)

[Regional Map](#)

[Local Map](#)

[Retailer Map](#)

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TENANT OVERVIEW

Company:	-Mavis Tire
Founded:	-1972
Locations:	-1500+
Headquarters:	-100 Hillside Ave, White Plains, NY 10603
Website:	- https://www.mavis.com/

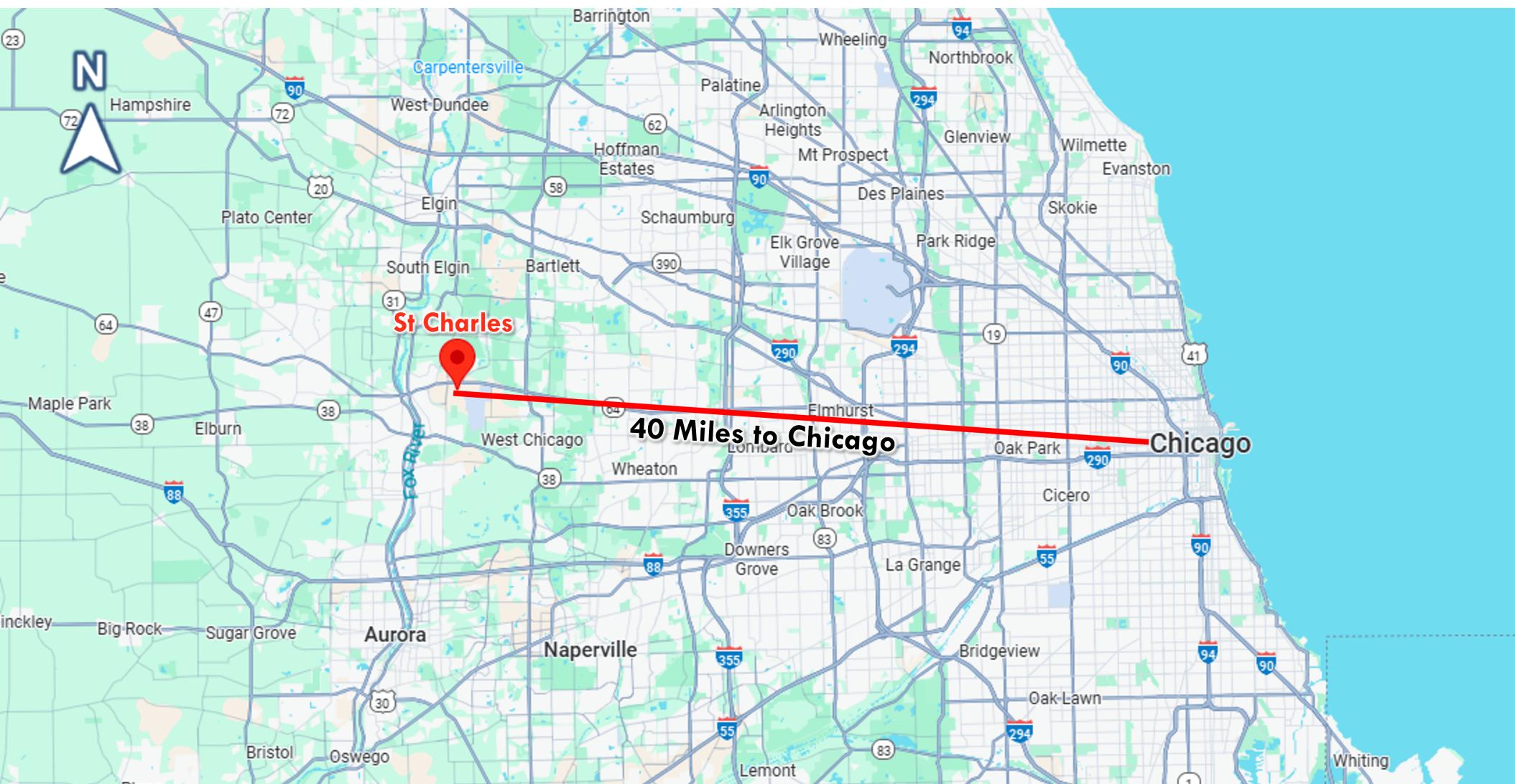
TENANT INFO

Mavis Tire Express Services Corporation is based in White Plains, New York. Mavis is one of the largest independent tire and service providers in the United States, with approximately 3,500 retail locations, including 1,300 franchised locations across 38 states. Mavis operates a variety of retail brands including Mavis Tire & Brakes, Tire Kingdom, Brakes Plus, National Tire & Battery (NTB), Midas, Town Fair Tire, Action Gator Tire, and other brands. In addition to its core offering of tires from over 20 major brands, Mavis offers a menu of repair and maintenance services including brakes, alignments, suspension, shocks, AC, electrical and exhaust.

Mavis, which was founded in 1972 by Marion and Victor Sorbaro and has roots dating back to 1949, has a strong reputation for delivering best-in-class customer service and quality. The family still has significant holdings in the company with the sons' of the founders, David and Stephen Sorbaro, as the Co-CEOs, with co-ownership with Bay Pine LP, TSG Consumer Partners LP and a minority stake owned by Golden Gate Capital.

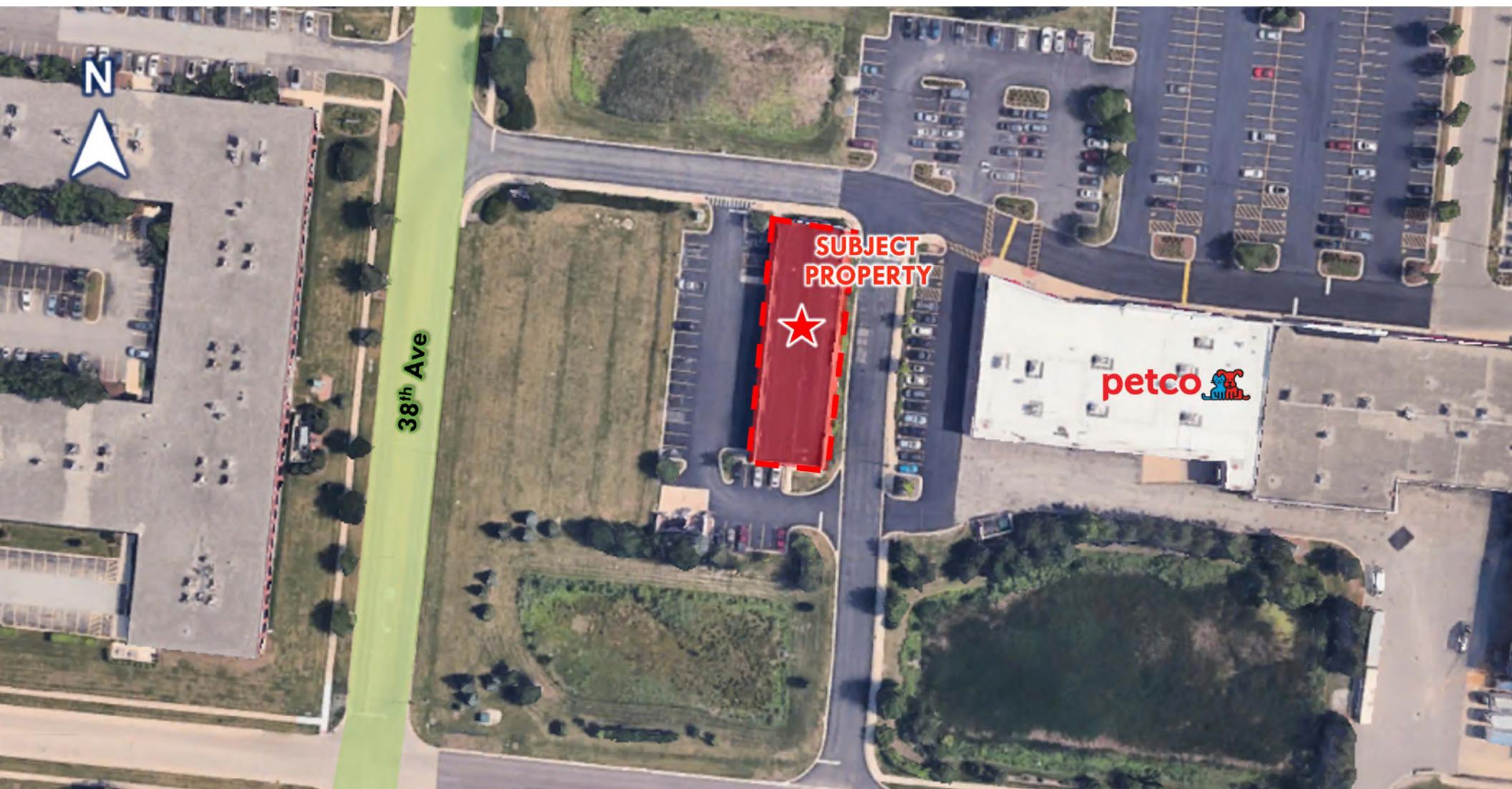
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REGIONAL MAP



MAVIS TIRE

LOCAL MAP



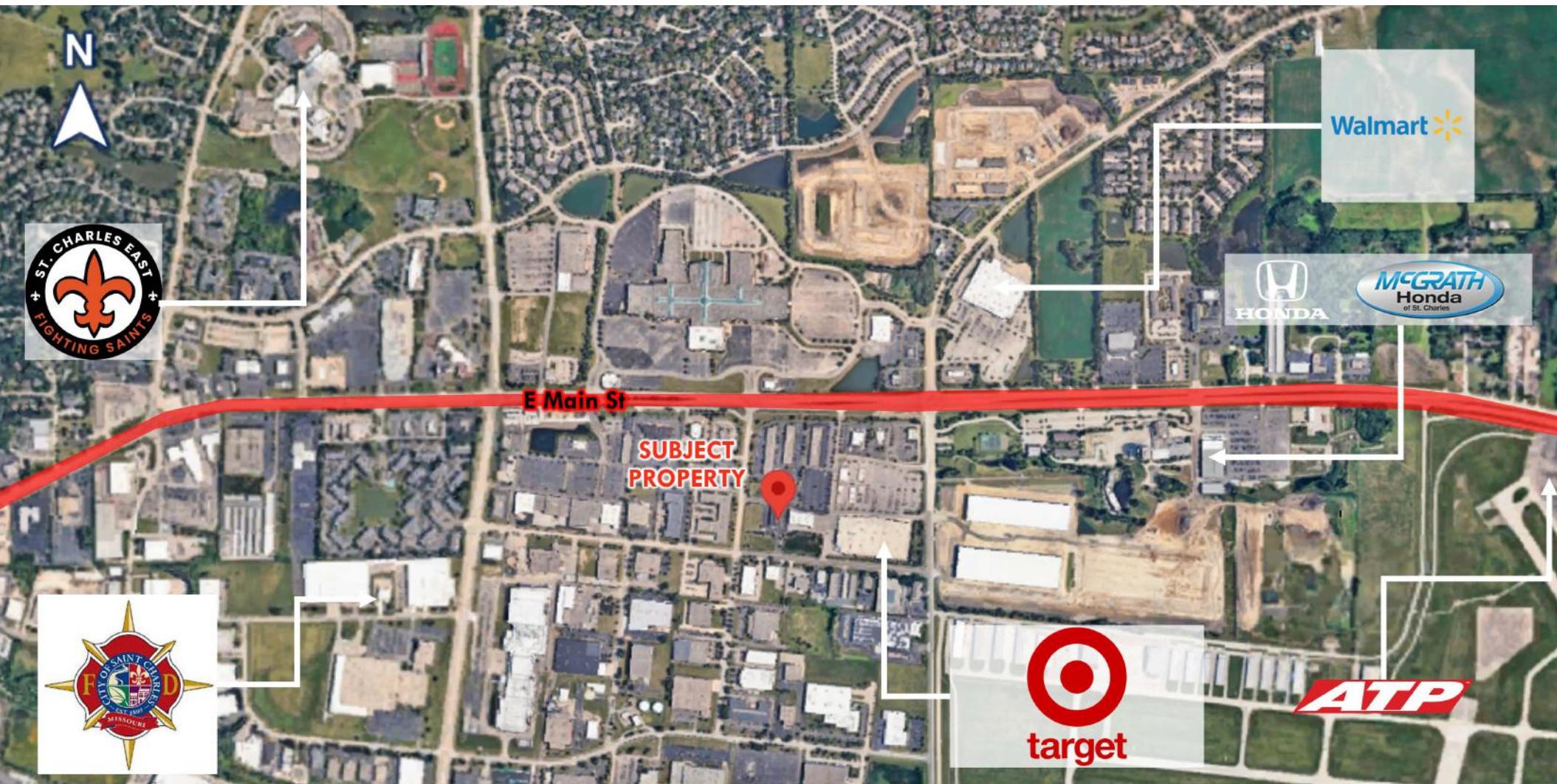
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LOCAL MAP



MAVIS TIRE

LOCAL MAP



..... SECTION 3

03



FINANCIAL ANALYSIS

Financial Details

Marcus & Millichap

THE OFFERING

Price	\$4,750,000
Capitalization Rate	7.03%
Price/SF	\$547.87

PROPERTY DESCRIPTION

Year Built / Renovated	2007
Gross Leasable Area	8,670 SF
Type of Ownership	Fee Simple
Lot Size	0.85 Acres

LEASE SUMMARY

Tenant	Mavis Tire
Rent Increases	Cumulative CPI increase every 5 years
Guarantor	Corporate Guarantee
Lease Type	Absolute Net
Lease Commencement	11/20/2006
Lease Expiration	05/31/2032
Renewal Options	(3) 5 Year Options
Term Remaining on Lease (Yrs)	6 Years
Landlord Responsibility	None
Tenant Responsibility	All (Roof and Structure)

RENT SCHEDULE

YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE
*NOI	\$333,846	\$27,821	\$38.51	7.03%

*The 7.03% Cap rate is based on assumed CPI increase for spring 2027. The CPI index is already at 10.8% above the prior CPI index from spring 2022. Seller will credit a Buyer the rent differential of \$2,980 per month from close of escrow through May 31st, 2027

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$\$298,077 \times 112\% = \$333,846$.

$\$333,846 - \$298,077 = \$35,769 / 12 = \$2,980.75$ Monthly Rent Credit To A Buyer

..... SECTION 4

04



MARKET OVERVIEW

Market Overview
Demographics

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CHICAGO

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. Since then, movement back into downtown Chicago is gaining headway as employers increasingly push for in-person work attendance, while progressing tourism levels support activity in the urban core.

METRO HIGHLIGHTS



SECOND-LARGEST METROPOLITAN AREA

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



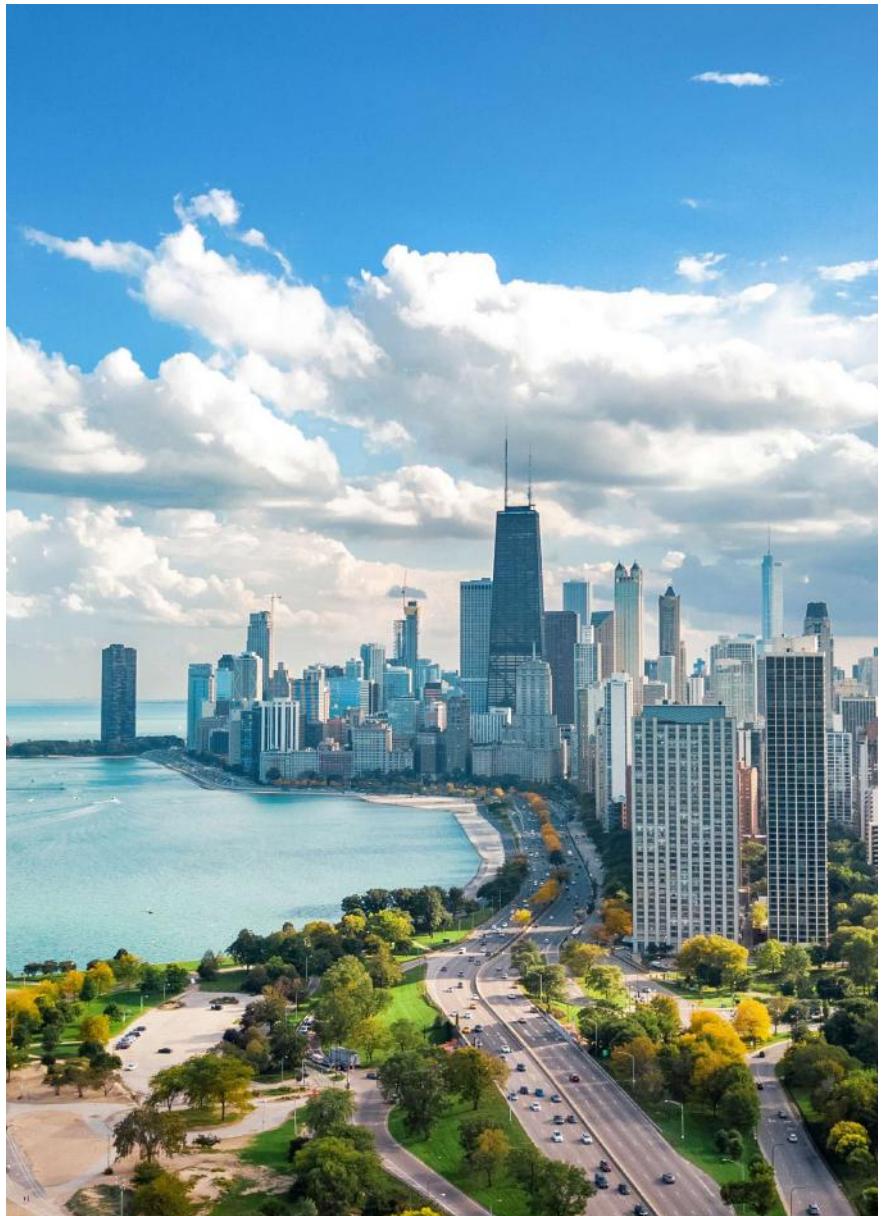
WEALTH OF INTELLECTUAL CAPITAL

Illinois trails only New York City, Texas and California in total corporate headquarters. There are over 30 Fortune 500 companies based locally.



LARGE, DIVERSE EMPLOYMENT BASE

The Chicago metro employs 4.8 million workers in an array of industries, including the growing tech and logistics sectors.



TRANSPORTATION

- The region's transit network ranks among the largest and most efficient across the country, with the Chicago L spanning over 100 miles across the metro.
- The vast network of freeways, centralized location, a large rail-truck intermodal facility and the Port of Chicago contribute to the metro's position as a major distribution and logistics hub.
- Chicago is the nation's top freight rail hub, with major carriers BNSF, Union Pacific, CSX and Norfolk Southern servicing the region.
- Amtrak routes originate from Union Station, while the "L" serves the city of Chicago. The Metra commuter rail provides passenger service in the suburbs.
- International airports include O'Hare, Midway and Gary/Chicago. Sixteen smaller airports also provide air service for the region.

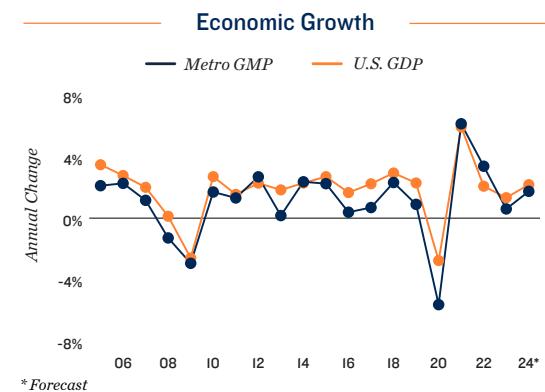


ECONOMY

- 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.
- Fortune 500 companies headquartered in the metro include Walgreens, State Farm Insurance and McDonald's.
- The area is a major global tourist and convention destination. Typically, more than 50 million people visit the metro annually and support nearly 500,000 jobs in the leisure and hospitality sector. Although suppressed during the pandemic, visitations and employment have rebounded substantially.
- Large tech firms operating in the metro, such as Amazon and Google, attract a wide array of startup companies.
- Backed by some of the nation's more well-regarded universities, the workforce is considered one of the most diverse and well trained among major United States metros.

MAJOR AREA EMPLOYERS

- Nielsen
- Advocate Aurora Health
- Walmart
- Northwestern Memorial Healthcare
- United Continental Holdings, Inc.
- American Airlines
- Abbott Laboratories
- AMITA Health
- University of Chicago



SHARE OF 2023 TOTAL EMPLOYMENT

 9%
Manufacturing

 18%
PROFESSIONAL AND
BUSINESS SERVICES

 11%
GOVERNMENT

 9%
LEISURE AND
HOSPITALITY

 7%
FINANCIAL ACTIVITIES

 20%
TRADE, TRANSPORTATION,
AND UTILITIES

 4%
CONSTRUCTION

 16%
EDUCATION AND
HEALTH SERVICES

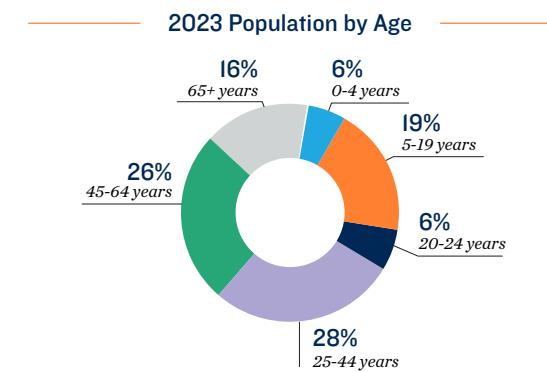
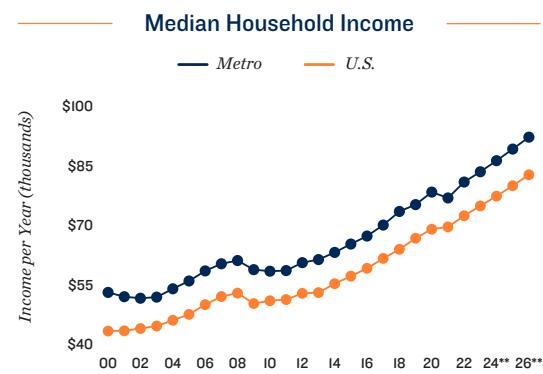
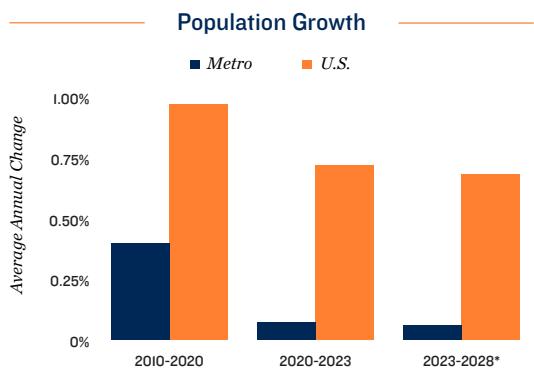
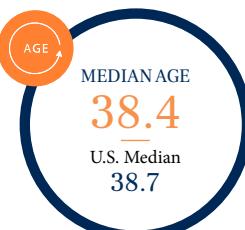
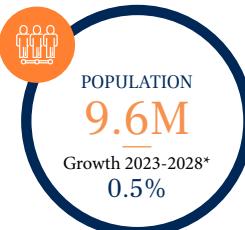
 2%
INFORMATION

 4%
OTHER SERVICES

DEMOGRAPHICS

- Chicago is the second-most populous metro in the U.S., with 9.5 million residents. During the next five years, however, the population is expected to lower marginally.
- World-class education institutions, including Northwestern University and the University of Chicago, help provide a skilled labor pool. More than 40 percent of residents ages 25 and older hold a bachelor's degree, and of these, roughly 15 percent have also earned a graduate or professional degree, which is well above the national level.
- Younger professionals moving to the market for employment provide a skilled workforce and contribute to a median age that is slightly below that of the U.S. median, as well as a household income above the national level.
- More people are renting as thousands of new apartments are completed. Local home-ownership is slightly below the national rate of 65 percent.

► QUICK FACTS



*Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

QUALITY OF LIFE

The Chicago metro has something to offer each of its residents and visitors, whether it is legendary blues and jazz music, cultural and educational venues, professional sports, dining, entertainment, shopping or recreational amenities.

The Chicago area's relative affordability is largely due to its lower housing costs. The median home price is significantly less than in other cities of its size and is below that of many smaller cities, including Seattle and Denver.

Cultural activities and artistic venues underpin the metro's cosmopolitan lifestyle. The region is home to various well-known museums, including the world-class Field Museum, Shedd Aquarium, the Museum of Science and Industry, the Art Institute of Chicago and Adler Planetarium. The theater scene rivals the world's best, and troupes, dance companies, symphony orchestras and music venues abound. Chicago is also home to the upcoming Obama Presidential Center, which is set to open in 2026.

\$356,200

MEDIAN HOME PRICE

70

MUSEUMS

29

MILES OF SHORELINE

SPORTS

Baseball	MLB CHICAGO CUBS
Baseball	MLB CHICAGO WHITE SOX
Football	NFL CHICAGO BEARS
Basketball	NBA CHICAGO BULLS
Hockey	NHL CHICAGO BLACKHAWKS
Soccer	MLS CHICAGO FIRE FC

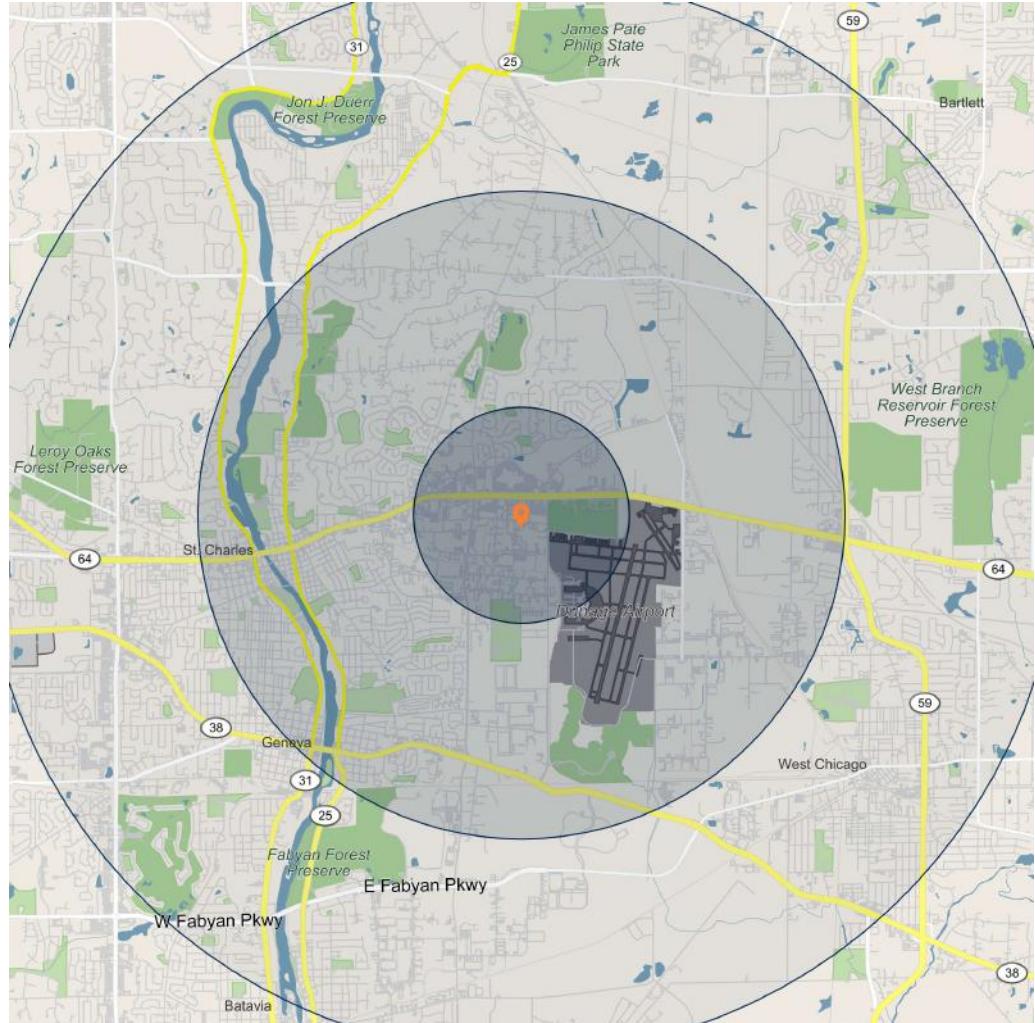
EDUCATION

- DEPAUL UNIVERSITY
- THE UNIVERSITY OF CHICAGO
- NORTHWESTERN UNIVERSITY
- LOYOLA UNIVERSITY CHICAGO
- UNIVERSITY OF ILLINOIS CHICAGO

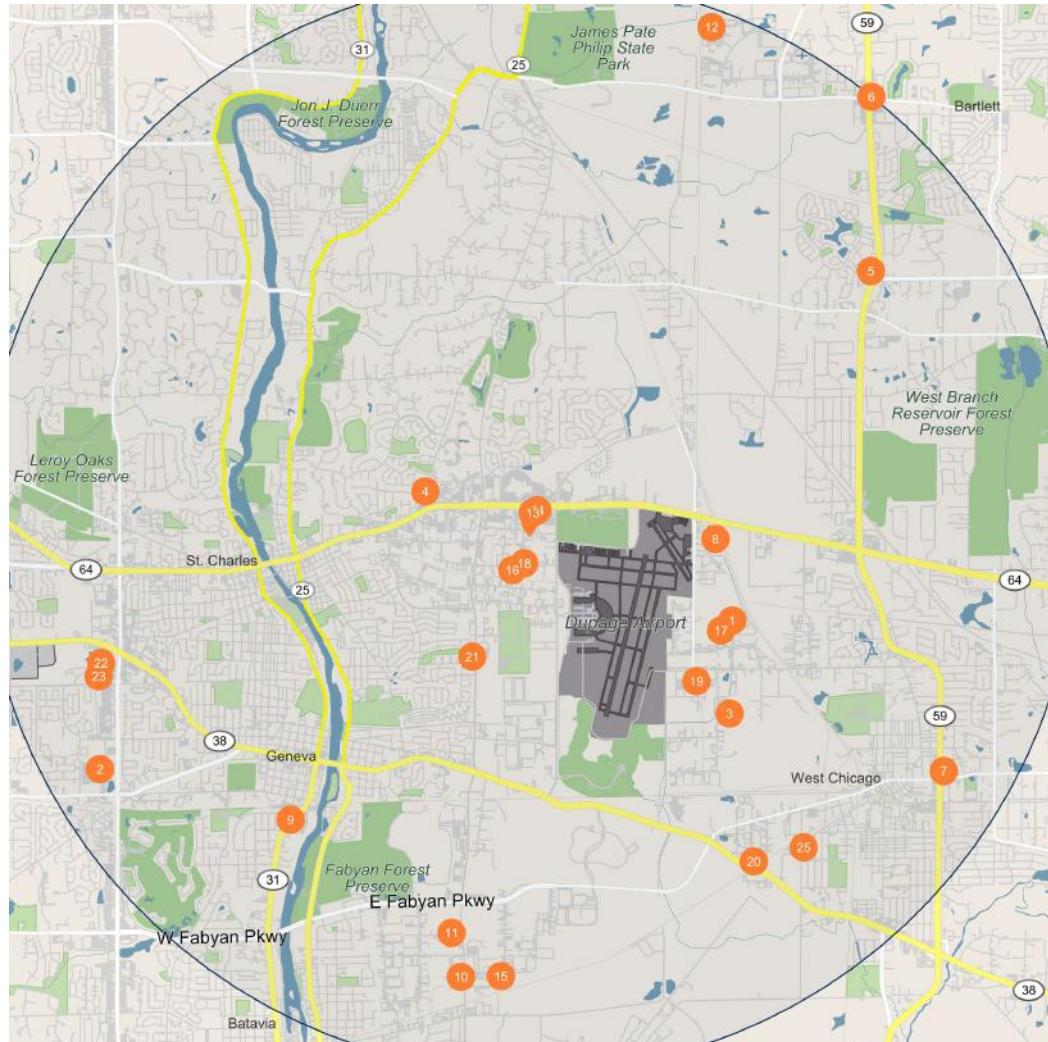
ARTS & ENTERTAINMENT

- ADLER PLANETARIUM
- SHEDD AQUARIUM
- THE FIELD MUSEUM CHICAGO
- MUSEUM OF SCIENCE AND INDUSTRY, CHICAGO

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau



	1 Mile	3 Miles	5 Miles
POPULATION			
2029 Projection	3,316	34,669	105,798
2024 Estimate	3,316	34,380	105,634
2020 Census	3,424	35,230	108,810
2010 Census	3,540	35,766	109,543
HOUSEHOLD INCOME			
Average	\$167,905	\$151,120	\$150,410
Median	\$136,009	\$127,760	\$126,854
Per Capita	\$63,972	\$60,033	\$55,971
HOUSEHOLDS			
2029 Projection	1,481	14,229	39,960
2024 Estimate	1,472	14,058	39,682
2020 Census	1,461	13,822	39,315
2010 Census	1,465	13,617	37,793
HOUSING			
Median Home Value	\$414,452	\$380,376	\$388,238
EMPLOYMENT			
2024 Daytime Population	8,155	48,384	128,342
2024 Unemployment	1.60%	2.12%	3.44%
Average Time Traveled (Minutes)	35	30	31
EDUCATIONAL ATTAINMENT			
High School Graduate (12)	2.39%	1.35%	1.37%
Some College (13-15)	23.74%	25.98%	25.67%
Associate Degree Only	10.68%	11.53%	11.78%
Bachelor's Degree Only	7.68%	8.05%	7.63%
Graduate Degree	52.42%	47.32%	46.04%



Major Employers

	Employees
1	2,701
2	1,600
3	1,302
4	1,200
5	1,171
6	1,057
7	1,057
8	906
9	900
10	750
11	720
12	700
13	700
14	642
15	620
16	565
17	563
18	500
19	496
20	455
21	437
22	426
23	422
24	400
25	400

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