



**NET LEASE INVESTMENT OFFERING**

**Talecris Plasma Resources**

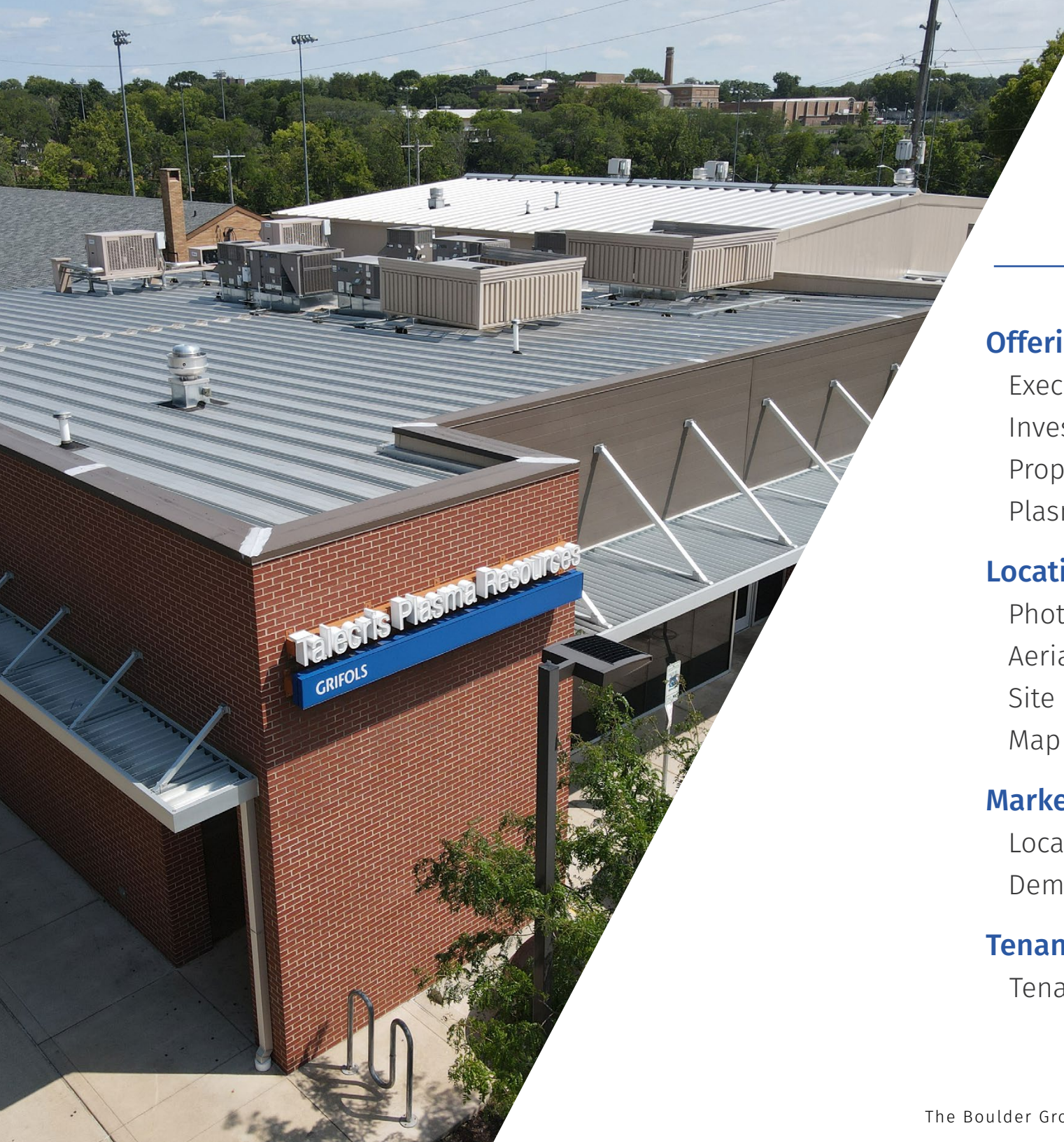
**GRIFOLS**

**Talecris Plasma Resources**

1902 N Sheridan Rd  
Peoria, IL 61604







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## Executive Summary

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The Boulder Group is pleased to exclusively market for sale a single-tenant net-leased Talecris property located in Peoria, Illinois. Talecris has a significant operating history at this location since 2002, demonstrating their long-term commitment by executing multiple lease extensions. In 2016, the original building was demolished, and a new state-of-the-art facility was constructed in its place. The current lease extends through December 2027, featuring 2.5% annual rental escalations throughout the primary term and three 5-year renewal options.

The 12,163-square-foot building is strategically located at the signalized intersection of Sheridan Road and Nebraska Avenue, with a combined traffic count of 12,900 vehicles per day. The property is located in immediate proximity of Interstate 74, which sees 47,300 vehicles per day (VPD). Additionally, the location is less than one mile northwest of two major hospitals: OSF St. Francis Medical Center (649 beds) and Carle Health Methodist Hospital (272 beds). The area benefits from the proximity to Bradley University (5,400 students) and Peoria High School (1,500 students). Furthermore, over 125,500 people live within a five-mile radius, with an average household income of \$78,582.

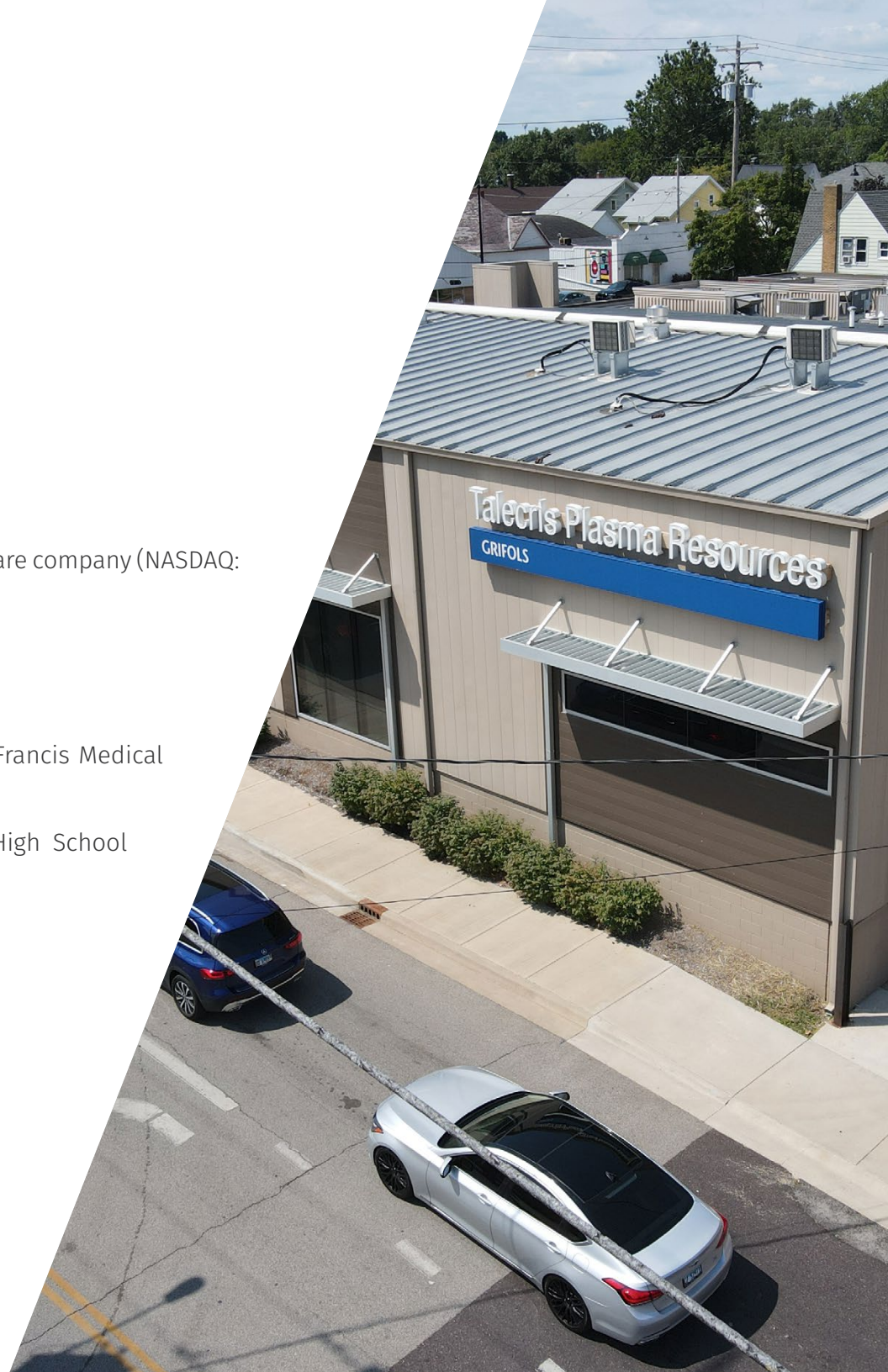
Talecris Plasma Resources, Inc. is a subsidiary of Grifols, a multinational pharmaceutical and chemical manufacturer headquartered in Barcelona, Spain. Talecris was officially acquired by Grifols in June 2011. Grifols was founded in 1909 and is the largest global producer of plasma-based products and has over 23,000 employees. Grifols operates over 400 plasma donation centers throughout Europe, the United States, Canada, and Egypt. Grifols has been a pioneer in advancing plasma science, as the company has numerous achievements including developing the plasmapheresis procedure that revolutionized the safe and efficient collection of plasma. Grifols USA was established in 2003 and is based in Los Angeles, California.



# Investment Highlights

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- » E-commerce resistant & essential business
- » Multiple lease extensions demonstrate commitment to the site
- » New ground up construction completed in 2016
- » Significant operating history since 2002
- » Talecris is a subsidiary of Grifols, a publicly traded global healthcare company (NASDAQ: GRFS)
- » 2.5% annual rental escalations
- » Immediate access to Interstate 74 (47,300 VPD)
- » Less than one mile northwest of two major hospitals: OSF St. Francis Medical Center (649-Bed) and Carle Health Methodist Hospital (272-Bed)
- » Proximity to Bradley University (5,400 students) and Peoria High School (1,500 students)
- » Over 125,500 people live within a five-mile radius
- » Average household income within five miles is \$78,582





# Property Overview



PRICE  
\$3,269,185



CAP RATE  
8.25%



NOI  
\$269,707  
(as of 11/1/2024)<sup>1</sup>

LEASE COMMENCEMENT DATE:	12/1/2002
LEASE EXPIRATION DATE:	10/31/2027
RENEWAL OPTIONS:	Three 5-year
RENTAL ESCALATION:	2.5% annual
LEASE TYPE:	NN – Roof, structure, foundation, & HVAC <sup>2</sup>
TENANT:	Talecris Plasma Resources, Inc.
YEAR BUILT:	2016
BUILDING SIZE:	12,163 SF
LAND SIZE:	1.15 AC

1. NOI is inclusive of building base rent (\$ 222,160) and parking lot base rent (\$47,547). The parking lot lease runs concurrent with the building lease.  
2. Landlord shall be responsible for the first \$1,000 for any HVAC repair in a given year.

# Plasma

## Overview

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### WHY DONATING BLOOD PLASMA IS IMPORTANT:

Plasma, the largest component of human blood, is a yellowish liquid that constitutes about 55% of blood's total volume. It is primarily composed of water, proteins, and essential substances such as electrolytes, hormones, and waste products. Plasma plays a critical role in maintaining blood pressure, volume, and pH balance, as well as in transporting nutrients, hormones, and proteins throughout the body.

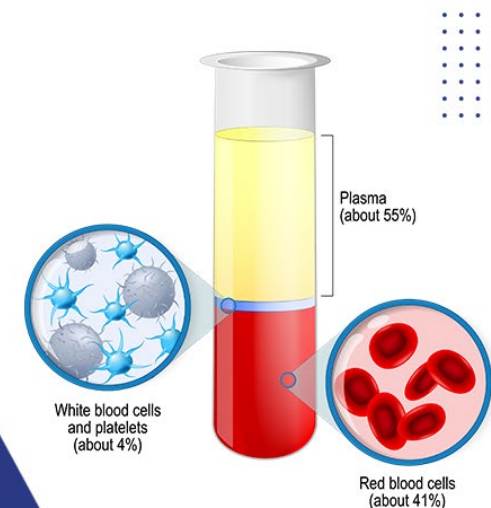
### WHY DONATING BLOOD PLASMA IS IMPORTANT:

Donating plasma is crucial because it is used to create life-saving therapies for patients with severe burns, trauma, shock, and chronic illnesses like hemophilia and immune deficiencies. Plasma donations are also essential for manufacturing clotting factors for those with bleeding disorders and for creating immunoglobulins to help fight infections. Regular plasma donations ensure a steady supply of these vital therapies, benefiting patients worldwide.

### BLOOD PLASMA MARKET OVERVIEW:

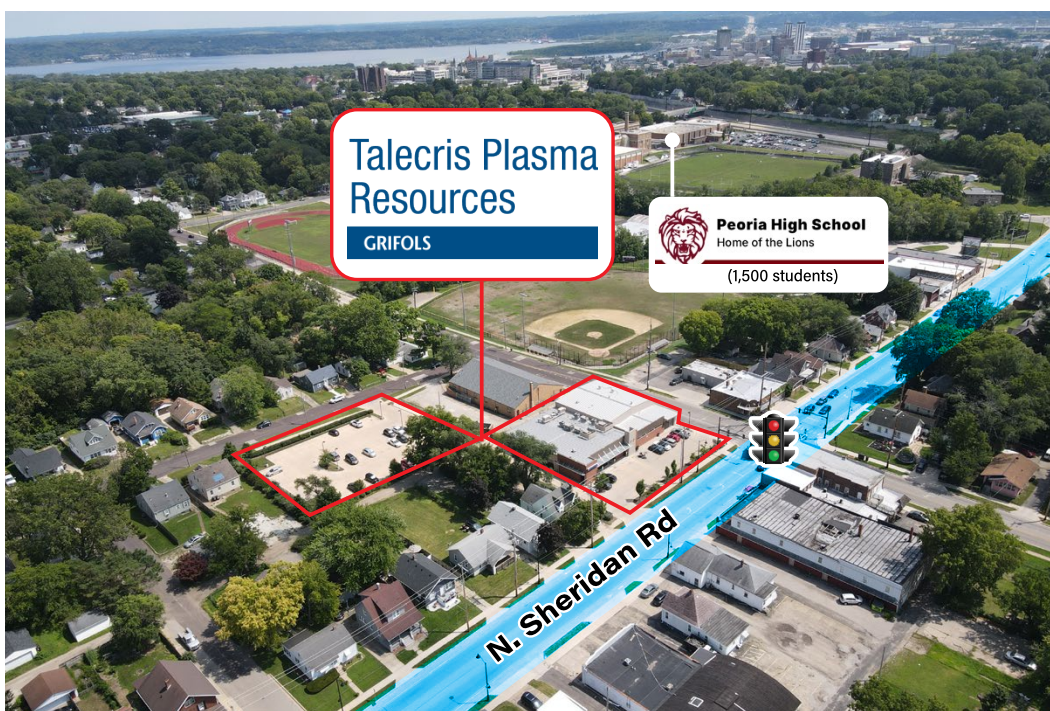
The global blood plasma market, which encompasses both blood plasma and plasma-derived products, is estimated to be worth \$34.02 billion in 2023 and is projected to reach \$59.97 billion by 2032, reflecting a compound annual growth rate (CAGR) of nearly 6.5% from 2024 to 2032. The United States is the largest market for plasma-derived products, driven by the increasing prevalence of chronic diseases such as hemophilia, immune disorders, and certain cancers. Advancements in plasma collection and processing technologies, including automated systems and improved screening methods, are enhancing efficiency and safety. Despite these advancements, there is no synthetic substitute for plasma, so drug manufacturers continue to rely on human donors. Additionally, emerging markets in Europe and Asia-Pacific are experiencing growth, with more plasma collection centers opening and rising demand for therapies.

**PLASMA**  
The largest part  
of the blood





# Photographs





# Aerial



**Talecris Plasma Resources**

**GRIFOLS**

**POPEYES**

**Peoria High School**  
Home of the Lions  
(1,500 students)

**TACO BELL**

**LONG JOHN SILVER'S**

**BURGER KING**

**O'Reilly AUTO PARTS**

**Starbucks**

**DUNKIN'**

**Firestone**

N. Sheridan Rd

INTERSTATE 74

Interstate 74

47,300 VPD



**UnityPoint Health**  
Cardiology Peoria

**Carle Health**  
Methodist Hospital  
(272-Bed)

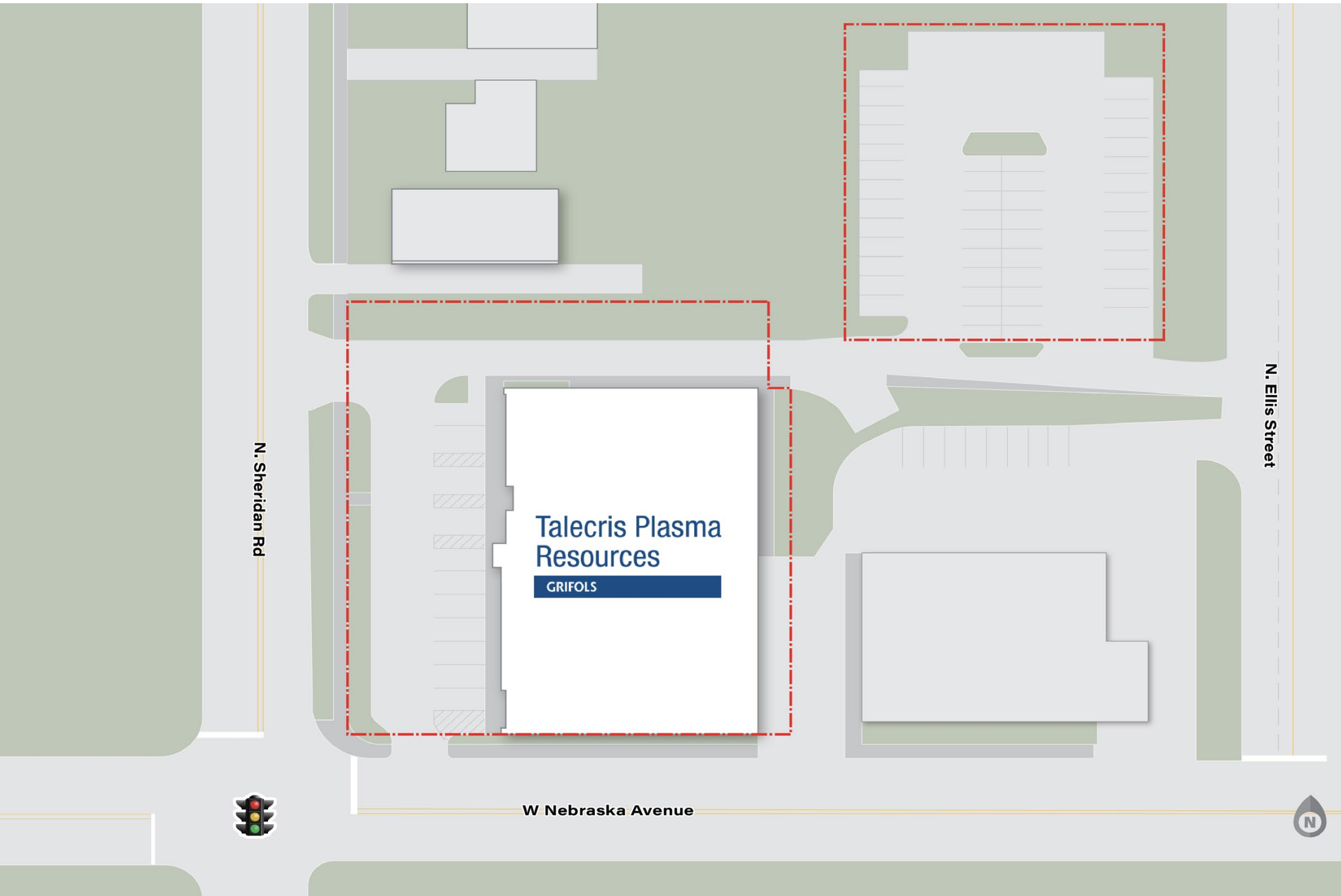
**BRADLEY University**

← (5,400 students)

**OSF**  
SAINT FRANCIS  
MEDICAL CENTER  
(649-Bed)

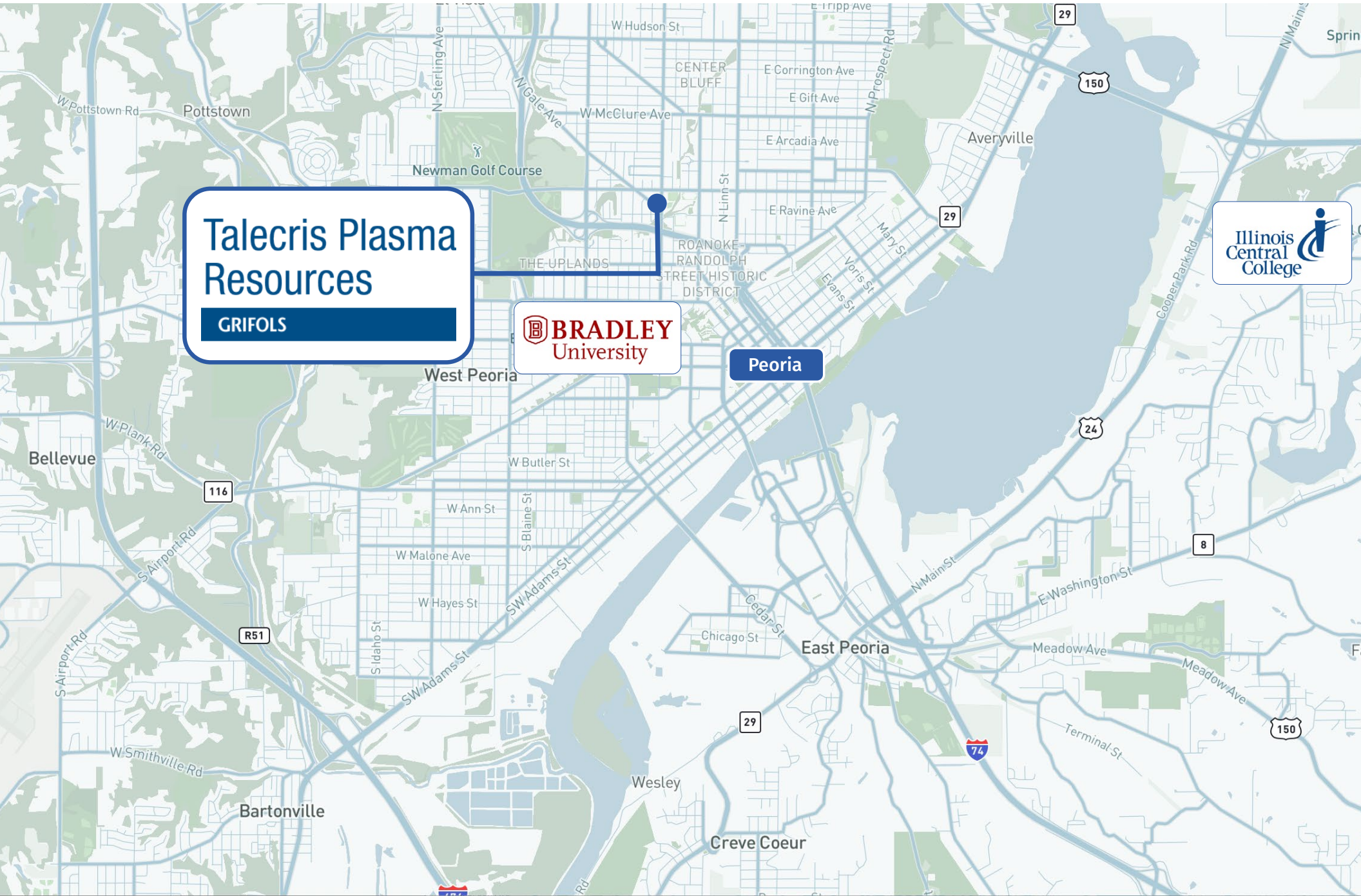


# Site Plan





# Map





# Location Overview

## PEORIA, ILLINOIS

Peoria, Illinois, is a vibrant city located along the Illinois River and serves as the largest city in Peoria County. With a population of approximately 113,150 residents as of the 2020 census, Peoria anchors a metropolitan area that is home to around 403,000 people, making it the third-largest metro area in the state. The city's rich history as a center for commerce, manufacturing, and education has helped shape its diverse and resilient economy.

The economic landscape of Peoria is characterized by its strong healthcare, manufacturing, and education sectors. Major employers include Caterpillar Inc., which has its global headquarters in the city, as well as OSF Healthcare and UnityPoint Health. Bradley University and the University of Illinois College of Medicine at Peoria contribute significantly to the educational and research environment, further solidifying Peoria's role as a regional hub.

Peoria's real estate market is known for its affordability and stability. The median home value is around \$120,000, with a median household income of approximately \$54,000. The city's housing options range from historic homes to new developments, catering to a variety of preferences and needs. Recent investments in the downtown area, including new residential and commercial developments, are part of ongoing efforts to revitalize the city and attract new businesses.

Peoria also offers a high quality of life, with numerous parks, cultural attractions, and recreational opportunities. The Peoria Civic Center, Peoria Riverfront Museum, and the Caterpillar Visitors Center are just a few of the city's popular destinations. Well-connected by major highways and served by the Greater Peoria Regional Airport, Peoria provides convenient access to business and travel, making it an appealing location for both residents and companies.

## Demographics



### POPULATION

1-MILE	16,558
3-MILE	73,552
5-MILE	125,588



### HOUSEHOLDS

6,291
31,957
55,379



### MEDIAN INCOME

\$47,124
\$49,195
\$56,507

### AVERAGE INCOME

\$62,464
\$66,801
\$78,582



# Tenant Overview

## Talecris Plasma Resources

GRIFOLS

### **TALECRIS PLASMA RESOURCES, INC. (GRIFOLS)**

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Website:	<a href="http://www.grifols.com">www.grifols.com</a>
Headquarters:	Barcelona, Spain (Global) Los Angeles, CA (Grifols USA)
Number of Locations:	400+
Company Type:	Public (NASDAQ: GRFS) (BMAD: GRF)
Number of Employees:	23,000+





## CONFIDENTIALITY & DISCLAIMER

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This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The Boulder Group has not made any investigation, and makes no warranty or representation.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.



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