

FREESTANDING RED ROBIN RESTAURANT IN THE HEART OF CANTERA NEAR TARGET AND LIFETIME

28260 DIEHL ROAD // WARRENVILLE, ILLINOIS



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PROPERTY ADVISORS



FAST FACTS

BUILDING SIZE	+/- 6,603 SF
PARCEL SIZE	1.34 AC
PARKING	+/- 105 SPACES
SEATING	209 (INTERIOR) 32 (PATIO)
PARCEL #	07-02-400-025
R.E. TAXES	\$44,883.94 (\$6.80 PSF)
YEAR BUILT	2001
COUNTY	DUPAGE
ZONING	S-D (SPECIAL DEVELOPMENT)



DEMOGRAPHICS

5-mile radius

192,964
POPULATION

\$180,438
HOUSEHOLD INCOME

135,863
EMPLOYEES

HIGHLIGHTS

- Freestanding 6,603 SF restaurant opportunity on a 1.34-acre outlot within the established Cantera mixed-use development in Warrenville
- Private outdoor patio overlooking a scenic pond and prairie-grass park with walking trails, creating a unique customer experience and strong curb appeal
- Exceptional visibility along Diehl Road with approximately 14,000 vehicles per day, pylon signage opportunities, and convenient access
- Located among major traffic drivers including Target, Life Time Fitness, Phoenix Theatres, Main Event, and surrounding office, hotel, and residential developments along the highly desirable I-88 corridor
- Ample parking with approximately 105 on-site spaces and cross-parking
- Supported by affluent demographics, with average household incomes exceeding \$170,000 and nearly 193,000 residents within 5 miles





TENANT PROFILE

RED ROBIN GOURMET BURGERS, INC. [NASDAQ: RRGB]

Red Robin Gourmet Burgers, Inc. is a casual dining restaurant operator and franchisor specializing in gourmet burgers, sandwiches, appetizers, salads, and its signature Bottomless Steak Fries®. Founded in 1969, the company operates one of the largest gourmet burger restaurant concepts in North America.

As of fiscal year-end 2025, Red Robin operated and franchised 475 restaurants across North America, consisting of 385 company-owned locations and 90 franchised restaurants. The company maintains a presence across 39 states and Canada, providing broad geographic diversification and brand recognition.

For fiscal year 2025, Red Robin generated total revenues of approximately \$1.21 billion. The company reported restaurant-level operating profit of \$151.5 million and a restaurant-level operating margin of 12.7%, representing a significant improvement from the prior year. Adjusted EBITDA increased to \$69.7 million, up approximately 53% year-over-year, reflecting the impact of operational efficiency initiatives and cost-control measures implemented under management's strategic turnaround efforts.

In 2025, the company launched its "First Choice" strategic plan, focused on improving restaurant operations, enhancing value perception, driving traffic growth, reducing debt, reinvesting in restaurant assets, and strengthening company culture. Management reported improved operating performance throughout the year, including increased profitability and narrowing traffic declines relative to the broader casual dining industry.

Red Robin continues to generate substantial restaurant-level cash flow from a large operating base. With more than five decades of operating history, a nationally recognized brand, and a geographically diversified restaurant portfolio, Red Robin remains an established participant in the U.S. casual dining sector. The company's recent focus on operational improvement, cost management, and traffic recovery has contributed to meaningful gains in profitability and cash flow generation.

\$1.21B

FISCAL 2025 REVENUE

475

RESTAURANTS

53%

ADJ. EBITDA GROWTH (YOY)

\$151.5M

**RESTAURANT-LEVEL
OPERATING PROFIT**

PLEASE CONTACT BROKERS FOR INFORMATION ON CURRENT LEASE TERM AND RENT.

AERIAL

ARDEN OF WARRENVILLE
424 APARTMENTS

Constellation
REGIONAL HQ

Ferry Rd

Endeavor Health
CORPORATE HQ

Residence Inn

Winfield Rd

Ronald Reagan Memorial Tollway



145K



THE EMERY
242 APARTMENTS

PHOENIX THEATRES
17 screens

MAIN EVENT

Northwestern
Medicine
CANCER CENTER

SITE



Eddie Merlets



SPRINGHILL SUITES
MARRIOTT

Winfield Rd

17K

FIFTH THIRD BANK

14K



Diehl Rd

Davis Pkwy

Davis Pkwy



LIFETIME

Diehl Rd

W Bauer Rd

Commons Rd

Conestoga Rd

AERIAL

1.34 ACRES

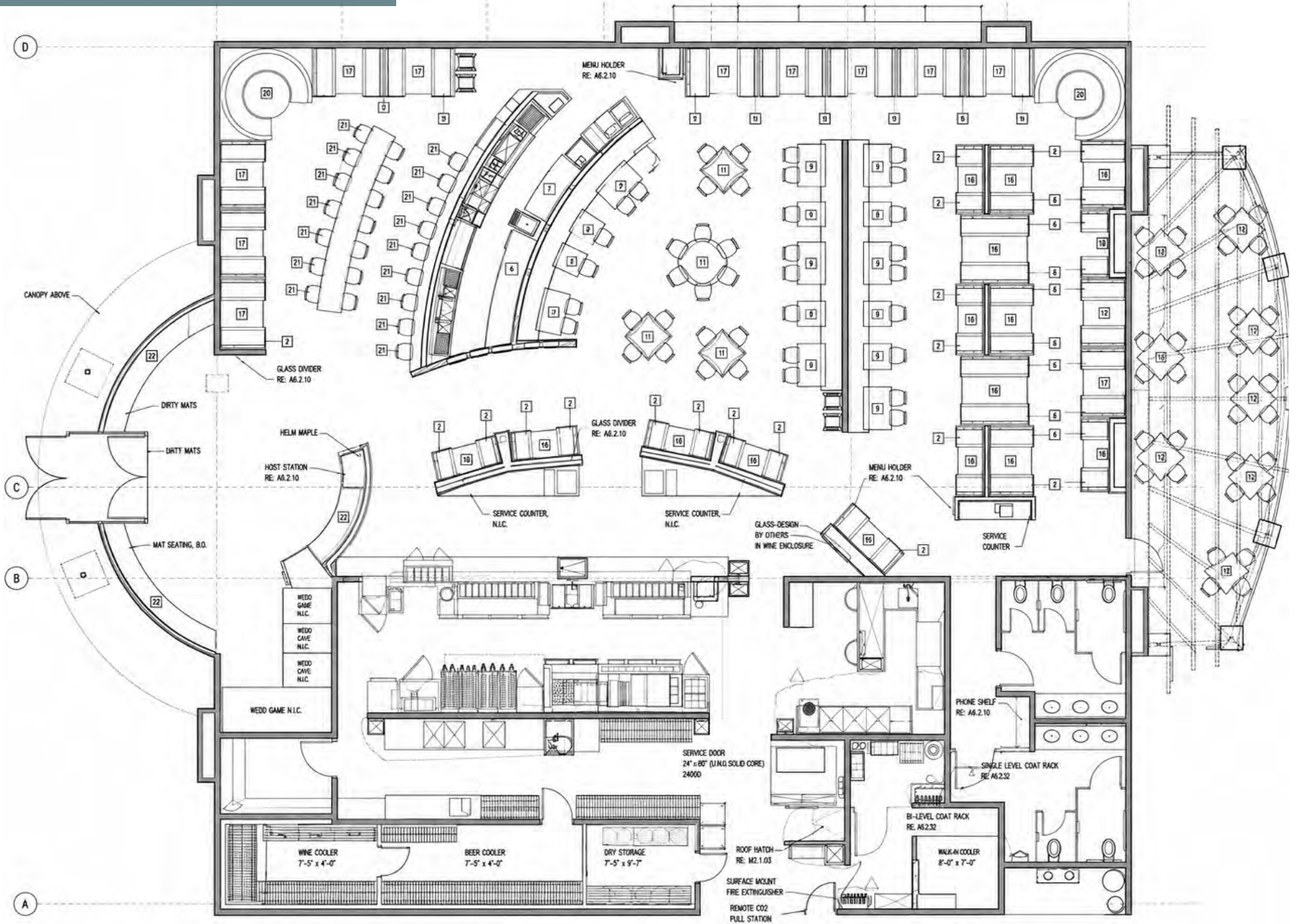
+/- 105 ON-SITE
PARKING SPACES

6,603 SF
RESTAURANT

PATIO



FLOOR PLAN





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