

Jewel-Osco

A WHOLLY OWNED SUBSIDIARY OF  Albertsons

HIGHLY DESIRABLE CHICAGO AREA
VERY LOW RENT-TO-SALES RATIO!!
ABSOLUTE NNN LEASE

7122 40TH ST
STICKNEY, IL 60402



Marcus & Millichap
NNN DEAL GROUP

OFFERING MEMORANDUM

ACTUAL SITE

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Marcus & Millichap
NNN DEAL GROUP

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A WHOLLY OWNED SUBSIDIARY OF  Albertsons

INVESTMENT SUMMARY

7122 40TH ST, STICKNEY, IL 60402

PRICE: \$11,600,345

CAP: 5.50%

RENT: \$638,019

OVERVIEW

PRICE	\$11,600,345
GROSS LEASABLE AREA (GLA)	59,009 SF
LOT SIZE	5.18 Acres
BASE RENT	\$638,019
YEAR BUILT / RENOVATED	1996 / 2012

LEASE ABSTRACT

LEASE TYPE	Absolute NNN
BASE TERM	20 Years
REMAINING TERM	13 Years
LEASE COMMENCEMENT	10/31/2017
LEASE EXPIRATION	10/31/2037
RENEWAL OPTIONS	8x5
INCREASES	7.50% Every 5 Years
LANDLORD OBLIGATION	None At All
CORPORATE GUARANTEE	Albertsons Companies, Inc (S&P: BB+)

ANNUALIZED OPERATING DATA

BASE TERM	ANNUAL RENT
Current - Nov 2027	\$638,019
Year 11-15	\$685,871
Year 16-20	\$737,311
Option 1	\$792,609
Option 2	\$852,055
Option 3	\$915,959
Option 4	\$984,656
Option 5	\$1,058,505
Option 6	\$1,137,893
Option 7	FMV
Option 8	FMV

Marcus & Millichap

Downtown Chicago



Welcome Inn & Suites



Marshalls

W PERSHING RD - 9,500 VPD

IL-43 - 37,300 VPD

ACTUAL SITE

INVESTMENT HIGHLIGHTS



TOP RANKING JEWEL-OSCO

This store is the 9th MOST VISITED location nationwide, according to Placer.ai



LONG TERM ABSOLUTE TRIPLE NET (NNN) LEASE

Zero landlord obligations, with 13 years remaining on the base term



STRONG NATIONAL TENANCY

Jewel-Osco is a wholly owned subsidiary of Albertsons Companies, with a S&P rating of BB+ and over 2,200 locations nationwide



HIGHLY DESIRABLE LOCATION

Densely populated and affluent Chicago suburb, over 543,000 residents with 5 miles of the subject site



EXTREMELY LOW RENT-TO-SALES RATIO

The location has incredibly strong store sales, call agent for more info



43

DOLLAR GENERAL

SUBWAY
DOLLAR TREE

AutoZone

McDonald's

Walgreens

White Castle
POPEYES

SUBMARINE

OGDEN AVE - 27,600 VPD

TACO BELL

White Fence Farm

Starbucks
O'Reilly AUTO PARTS

Julie's Pancake House

34

T-Mobile

Berwyn Fruit Market

Bronze Eagle Pub

TACOS

W PERSHING RD - 9,500 VPD

34

IL-43 - 37,300 VPD



redbox.

boost mobile
WING STOP
Falafelji
Dina's Great Cuts Q Nails Plus

VILLA NOVA PIZZA

SPRINGMASTERS Auto Repair

Maxim's

LA FITNESS Marshalls

Jewel-Osco

usbank

PLAY SPIN WIN!

Oceano Azul

CHEVROLET

43



MENARDS

34

50

Downtown Chicago
10 miles

Chick-fil-ee, KAY JEWELERS, Sarku's Japan, ROUND1, SKECHERS, Zippity, urbanair, SENERS, Michaels, Snipes, Wendys, MILLER'S ALE-HOUSE, JCPenney, Kids Foot Locker, ZUMIEZ, HOBBY LOBBY, Michaels CUSTOM FRAMING, petco, H.M., SAME DAY CUSTOM, VICTORIA'S SECRET, Lids, RED WING, Canel's, FASHION TO FITTER, Olive Garden, EXPRESS, SEZPAWN, KOHL'S, SALLY, amazon fresh, ALDI, AT&T, Bath Works, BEST BUY, UPS, LANE BRYANT, BASKIN ROBBINS, AÉROPOSTALE, Burlington, CHAMPS, GameStop

43

Public Storage

DUNKIN'

Jiffy lube

five BELOW, TARGET, SUBWAY, dd's DISCOUNTS, IHOP, KeyMe LOCKSMITHS, ROSS DRESS FOR LESS, STARBUCKS, FE, Food 4 Less, CVS pharmacy, sam's club, O'Reilly AUTO PARTS, THE HOME DEPOT, KFC, ROSS DRESS FOR LESS, GameStop, Panda Express, AT&T, Little Caesars, Burger King, McDonald's

DOLLAR GENERAL

Little Caesars

MIDAS

Advance Auto Parts

SUBWAY

TACO BELL

AutoZone

White Castle

Starbucks, O'Reilly AUTO PARTS, Borwyn Fruit Market

W PERSHING RD - 9,500 VPD

34

RUSH TRUCK CENTERS

boost mobile, Marshalls, LA FITNESS, T-Mobile, WING STOP, PLAY SPIN WIN, ALDI

IL-43 - 37,300 VPD

Jewel-Osco

FedEx Freight

RUSH TRUCK CENTERS

FULTON MARKET

Freeman

McDonald's

50

DOLLAR GENERAL

DOLLAR TREE

ACE Hardware

43

DUNKIN' McDonald's

Jiffy lube

WING STOP

SUNBERGAMERICA

Burger King

Walgreens

Jewel Osco

Starbucks

171

Burger King

ALDI

TACO BELL

AutoZone

Walgreens

Chicago Midway International Airport

Burger King

Walgreens

Starbucks

CHIPOTE

redbox

Jewel Osco

ORMAK

usbank



LA FITNESS

Marshalls



boost mobile

Dina's Great Cuts

Q Nails Plus

Falafelji



Jewel-Osco

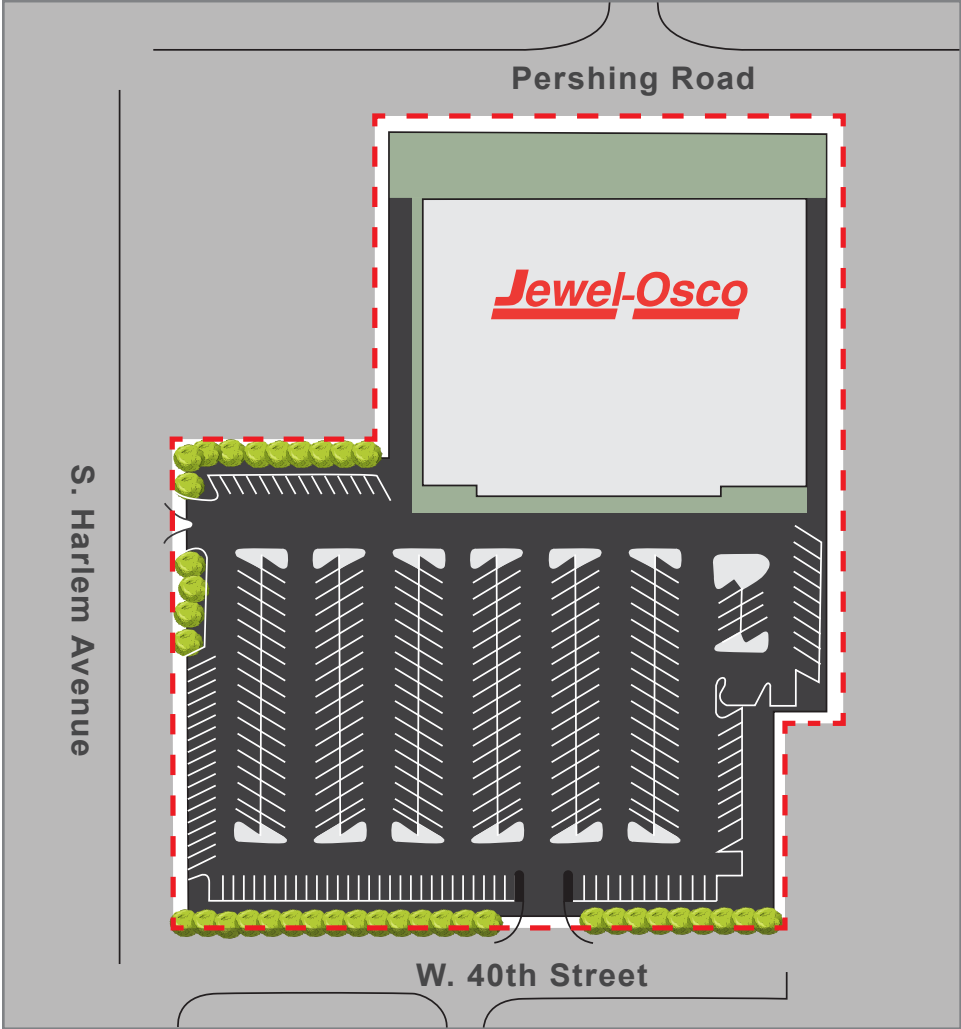


IL-43 - 37,300 VPD

W PERSHING RD - 9,500 VPD

ACTUAL SITE

SITE PLAN



TENANT SUMMARY

Jewel-Osco

Jewel-Osco (or “Jewel”) is a regional supermarket chain with 189 locations primarily within the Chicago MSA and additional locations throughout Iowa and Indiana. Jewel-Osco maintains market dominance in the Chicago MSA and leads local grocers with the highest market share. Jewel has operated as a subsidiary of Albertsons (NYSE:ACI) since 1999

- Leading Grocer in Illinois with 189 Stores
- Wholly Owned Subsidiary of Albertsons Companies, Incorporated
- Founded in 1899 & Headquartered in Itasca, Illinois



Albertsons is an American grocery company founded in 1939 based in Boise, ID. The company owns & operates more than 20 regional grocery brands and generates \$24.26 billion annually. In 2020 the company went public on the NYSE (ACI) and has a current market cap of \$11.03 billion. The company ranks 53rd on the Fortune 500 list by revenues, and is currently in the process of merging with grocery conglomerate Kroger. This deal would combine the two largest grocery store owners in the United States. The merger values Albertsons as roughly \$25 billion. Albertsons boasts a healthy BB+ credit rating and over \$4.5 billion of EBITDA.



PARENT COMPANY: ALBERTSONS COMPANIES, INC



Headquarters
BOISE, ID



Year Founded
1939



Credit Rating
S&P: BB+
MOODY'S: B2



Locations
2,271



NYSE: ACI
Publicly Traded

LOCATION OVERVIEW

STICKNEY, ILLINOIS

Just minutes from downtown Chicago, Stickney, Illinois, offers the perfect blend of suburban tranquility and convenient access to big-city perks. As part of the Chicago Metropolitan Statistical Area (MSA), Stickney provides a family-friendly atmosphere, strong community spirit, and affordable living options—all within easy reach of Chicago’s thriving job market, cultural attractions, and diverse dining scene.

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 / STICKNEY, IL

POPULATION	1 MILE	3 MILES	5 MILES
2028 Projection	21,489	194,954	543,696
2023 Estimate	21,460	194,557	543,481
Growth 2023 - 2028	0.13%	0.20%	0.04%
2010 Census	22,389	195,972	546,933
2020 Census	23,071	201,023	556,070
Growth 2010 - 2020	3.05%	2.58%	1.67%

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2028 Projections	8,348	68,051	194,380
2023 Estimate	8,335	67,880	193,844
Growth 2023 - 2028	0.16%	0.25%	0.28%
2010 Census	8,536	65,945	184,865
2020 Census	8,343	67,921	193,992

2023 EST. HOUSEHOLDS BY INCOME	1 MILE	3 MILES	5 MILES
\$200,000 or More	7.11%	5.68%	6.98%
\$150,000 - \$199,999	6.91%	7.47%	7.20%
\$100,000 - \$149,999	17.18%	17.56%	15.88%
\$75,000 - \$99,999	13.59%	15.98%	13.90%
\$50,000 - \$74,999	19.24%	18.30%	17.24%
\$35,000 - \$49,999	12.06%	11.54%	11.78%
\$25,000 - \$34,999	8.17%	8.13%	8.41%
\$15,000 - \$24,999	7.62%	7.83%	9.06%
\$10,000 - \$14,999	3.75%	3.22%	3.75%
Under \$9,999	4.37%	4.29%	5.78%

2023 Est. Average Household Income	\$94,597	\$91,130	\$92,440
2023 Est. Median Household Income	\$67,820	\$70,238	\$65,877
2023 Est. Per Capita Income	\$36,857	\$31,882	\$33,070

POPULATION PROFILE	1 MILE	3 MILES	5 MILES
2023 Estimated Population by Age	21,460	194,557	543,481
Under 4	5.5%	6.3%	6.5%
5 to 14 Years	13.1%	14.6%	14.7%
15 to 17 Years	4.0%	4.3%	4.4%
18 to 19 Years	2.1%	2.4%	2.4%
20 to 24 Years	5.4%	6.2%	6.1%
25 to 29 Years	6.5%	7.1%	7.2%
30 to 34 Years	6.9%	7.1%	7.2%
35 to 39 Years	7.2%	7.4%	7.3%
40 to 49 Years	13.6%	13.3%	13.1%
50 to 59 Years	13.1%	12.1%	12.0%
60 to 64 Years	6.4%	5.5%	5.5%
65 to 69 Years	5.2%	4.3%	4.3%
70 to 74 Years	4.3%	3.5%	3.5%
Age 75+	6.8%	5.9%	5.6%
2023 Median Age	39.6	36.4	35.9

2023 Population 25 + by Education Level	15,014	128,864	357,484
Elementary (0-8)	4.47%	8.02%	8.47%
Some High School (9-11)	6.18%	7.61%	8.13%
High School Graduate (12)	30.37%	31.66%	29.07%
Some College (13-15)	21.74%	19.27%	18.16%
Associates Degree Only	9.29%	7.66%	6.88%
Bachelors Degree Only	16.07%	15.28%	16.28%
Graduate Degree	10.67%	8.24%	10.49%

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