



NET LEASE INVESTMENT OFFERING

UNCLE JULIO'S
MEXICAN
from Scratch

Uncle Julio's (Corporate Guaranty)

2360 Fountain Square Dr
Lombard, IL 60148 (Chicago MSA)

THE
Boulder
GROUP





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Executive Summary

The Boulder Group is pleased to exclusively market for sale a single tenant net leased Uncle Julio's property positioned within the Chicago MSA in Lombard, Illinois. Uncle Julio's has been successfully operating at this location since 2003 on a 20-year lease. In 2021, Uncle Julio's demonstrated their commitment to the location by extending the lease early through August 2032. The lease contains two 5-year renewal options. There is a 10% rental increase in 2027 and 15% in the first option. The lease is also guaranteed by Uncle Julio's Corporation and there are no landlord responsibilities.

The 10,682 square-foot building benefits from its position off Butterfield Road, which experiences over 43,500 vehicles per day. Butterfield Road is a dense retail thoroughfare positioned at the intersection of Interstate 88 (161,100 VPD) and Interstate 355 (120,500 VPD). The property is also strategically placed between Yorktown Center and Oakbrook Center, two regional shopping destinations that feed continual traffic through the corridor. Tenants occupying the area include Dick's Sporting Goods, Target, The Home Depot, Costco, AMC Theaters, Chick-Fil-A, Starbucks, Ethan Allen, PF Chang's, Weber Grill, Yard House, Benihana, and many others. Additionally, Uncle Julio's backs up to The Hyatt Place Hotel, Fountain Square condominiums, and Sunrise Senior Living. There are over 264,800 people living within a five-mile radius of the property. The daytime population experiences a 27% surge due to the area's office and industrial presence. The area's population is affluent, with an average household income in excess of \$152,900 within five miles.

Uncle Julio's is a chain of Mexican restaurants with locations primarily in the United States. Known for its upscale casual dining atmosphere, Uncle Julio's offers a menu inspired by traditional Mexican cuisine with a modern twist. Headquartered in Irving, TX, the first Uncle Julio's opened in 1986 and has since grown to 41 restaurants in eleven states: Texas, Georgia, Illinois, Maryland, Virginia, Florida, Tennessee, Oklahoma, North Carolina, Wisconsin, and Colorado and continues to expand to define the polished casual Mexican industry.

Investment Highlights

- » Positioned within the Chicago MSA – Ranked #3 in the United States for population size
- » NNN – No landlord responsibilities
- » Long operating history since 2003
- » Early 10-year lease extension in 2021
- » Corporate Uncle Julio's guaranty
- » 10% & 15% upcoming rental escalations
- » Affluent area – average household income in excess of \$152,900 (5-Miles)
- » Located off Butterfield Road (43,500 VPD)
- » Proximity to Interstate 88 (161,100 VPD) and Interstate 355 (120,500 VPD)
- » Over 264,800 people live within a five-mile radius | Daytime population increases by 27%
- » Located in a dense retail corridor between Yorktown Center and Oakbrook Center
- » Neighboring retailers include Dick's Sporting Goods, Target, The Home Depot, Costco, AMC Theaters, Chick-Fil-A, Starbucks, Ethan Allen, PF Chang's, Weber Grill, Yard House, Benihana, and many others
- » Next to The Hyatt Place Hotel, Fountain Square condominiums, and Sunrise Senior Living



Property Overview



PRICE
\$4,294,117



CAP RATE
8.50%

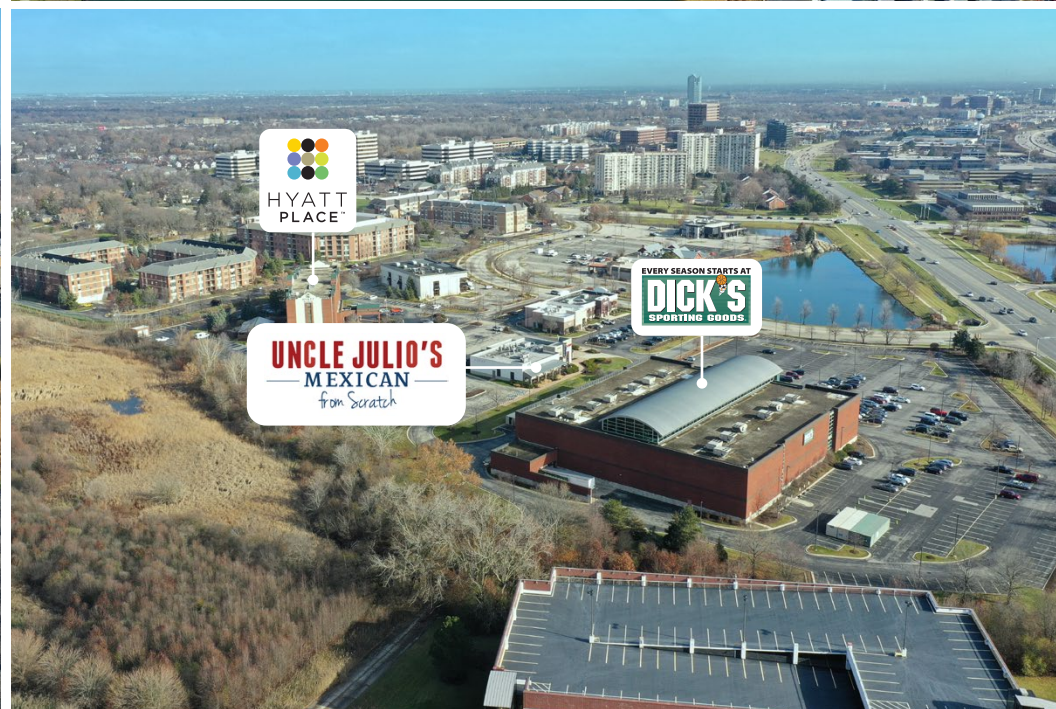


NOI
\$364,999.92

UNCLE JULIO'S
MEXICAN
from Scratch

LEASE COMMENCEMENT DATE:	3/24/2003
LEASE EXPIRATION DATE:	8/31/2032
RENEWAL OPTIONS:	Two 5-year
RENTAL ESCALATION:	Current - 8/31/2027: \$364,999.92 9/1/2027 - 8/31/2032: \$401,499.91 Option 1: \$461,724.90 Option 2: Market Rate
LEASE TYPE:	NNN
TENANT:	Uncle Julio's of Illinois, Inc.
GUARANTOR:	Corporate
YEAR BUILT:	2003
BUILDING SIZE:	10,682 SF
LAND SIZE:	2.52 AC

Photographs



Aerial



UNCLE JULIO'S
 MEXICAN
from Scratch

Yorktown Center
 Penney VON MAUR
 Marshalls HomeGoods H&M
 FOREVER 21

ETHAN ALLEN

THE HOME DEPOT

Oakbrook Center
 LIFETIME NORDSTROM
 MAGGIANO'S GUCCI
 LITTLE ITALY LOUIS VUITTON
 amc Ω macy's

TARGET

HYATT PLACE

P.F. CHANG'S

Yard House

Butterfield Road

COSTCO WHOLESALE

REI CO-OP

WESTIN HOTELS & RESORTS

43,500 VPD

OLIVET NAZARENE UNIVERSITY

Shops at Oak Brook
 NORDSTROM rack NIKE DSW
 TJ-maxx ULTA BEAUTY OLD NAVY

amc

DICK'S SPORTING GOODS

161,100 VPD

Lazy DOG EAT. DRINK.

Chick-fil-A

INTERSTATE 88

BENIHANA

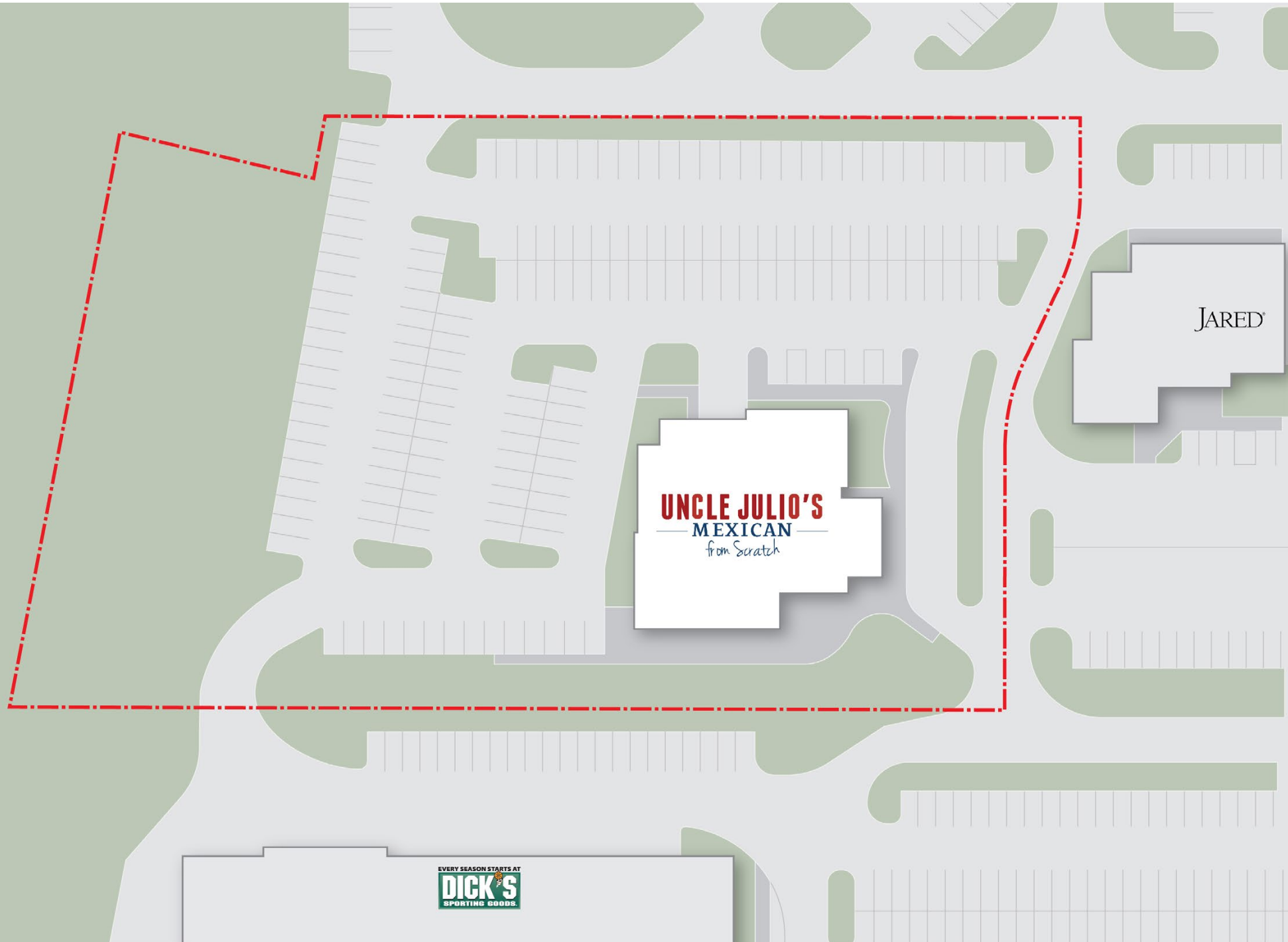
Interstate 88

Starbucks

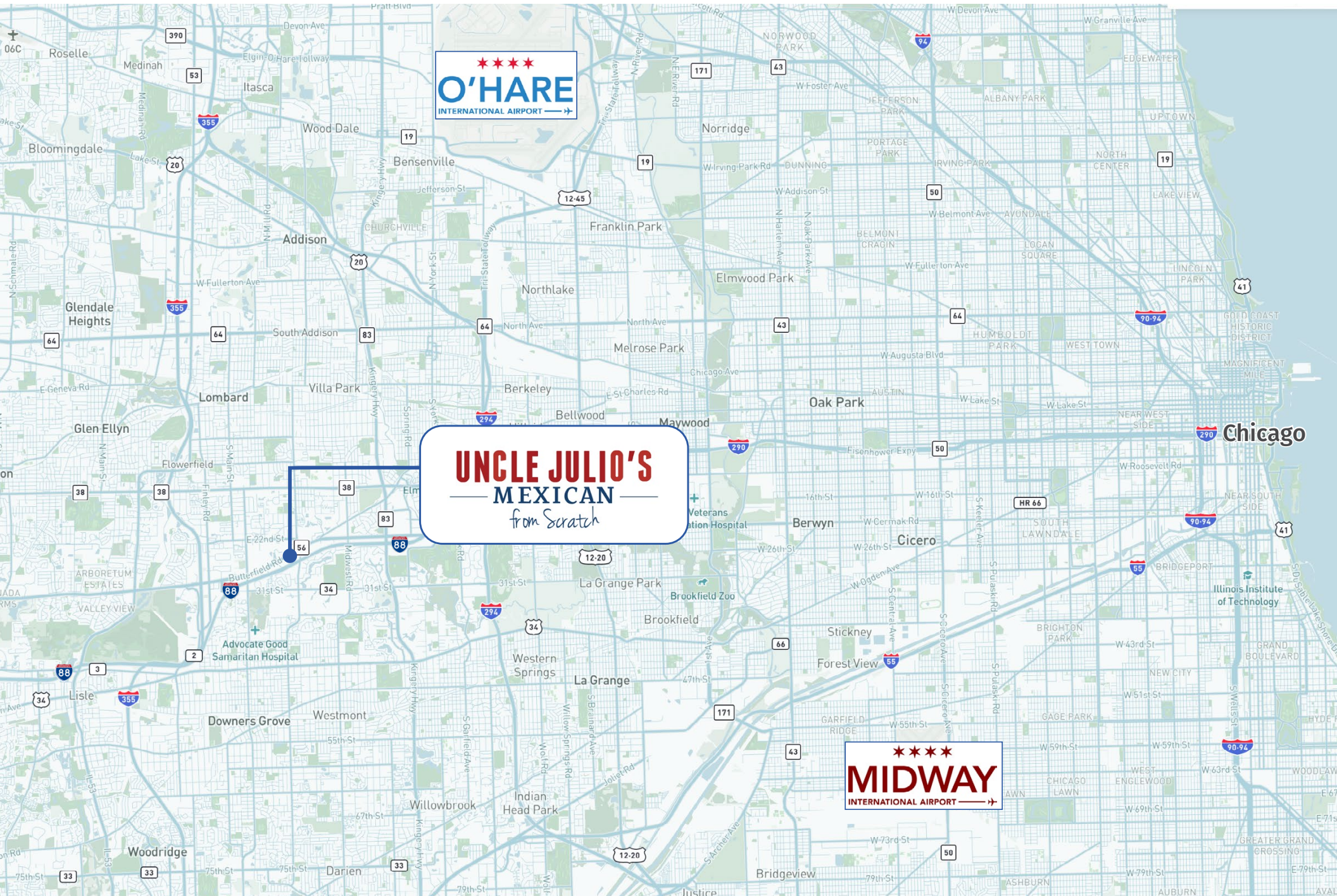
Oak Brook Promenade
 KONA GRILL sleep number
 ALLEN EDMONDS J.O.S.A. BANK M&S
 PORT WASHINGTON McCORMICK & SCHMICK'S EST. 1914

Butterfield Country Club

Site Plan



Map







Location Overview

LOMBARD, ILLINOIS

Lombard, a suburb located in DuPage County, Illinois, boasts a rich history dating back to the 1830s. Officially incorporated in 1869, the village evolved from its agricultural roots to become a vibrant residential community as Chicago expanded. Known as the “Lilac Village,” Lombard takes pride in Lilacia Park, a public green space renowned for its extensive collection of lilac bushes. Residents and visitors alike enjoy community events throughout the year, including the Lilac Time Art and Craft Fair, the Lilac Parade, and the Taste of Lombard. The village’s education system is served by various school districts, offering a range of educational opportunities. Lombard’s convenient transportation options, including the Metra Union Pacific/West Line and major highways like I-88 and I-355, connect it seamlessly to the greater Chicago area. The local economy is diverse, featuring retail, healthcare, and professional services. Residential areas encompass a mix of housing options, from single-family homes to condominiums and apartments. Lombard’s cultural attractions, including Lilacia Park and Yorktown Center, contribute to the community’s lively and welcoming atmosphere.

Demographics

	 POPULATION	 HOUSEHOLDS	 MEDIAN INCOME	 AVERAGE INCOME
1-MILE	8,074	3,884	\$77,022	\$115,776
3-MILE	87,755	35,804	\$92,564	\$130,455
5-MILE	264,817	103,383	\$103,694	\$152,957



MSA Overview

CHICAGO, ILLINOIS MSA

The Chicago metropolitan area, also colloquially referred to as Chicagoland, is the metropolitan area containing the City of Chicago, which includes its surrounding suburbs and satellite cities. Encompassing 10,286 square mi, the metropolitan area includes the city of Chicago, its suburbs and hinterland, that span 14 counties across northeast Illinois, northwest Indiana, and southeast Wisconsin. The MSA had a 2020 census population of 9,618,502 and the combined statistical area which spans up to 19 counties had a population of nearly 10 million people. The Chicago area is the fourth largest metropolitan area in North America (after the metro areas of Mexico City, New York City, and Los Angeles), the third largest metropolitan area in the United States, the largest within the entire Midwest, and the largest in the Great Lakes megalopolis. Its urban area is one of the forty largest in the world.

According to the 2020 Census, the metropolitan's population is approaching the 10 million mark. The metropolitan area has seen a substantial increase of Latin American residents on top of its already large Latin population, and the Asian American population also increased according to the 2020 Census. The metro area has a large number of White, Black, Asian, and Arab American residents, and also has Native American residents in the region, making the Chicago metropolitan area population truly diverse. The Chicago metropolitan area represents about 3 percent of the entire US population.

Chicagoland has one of the world's largest and most diversified economies. With more than six million full and part-time employees, the Chicago metropolitan area is a key factor of the Illinois economy, as the state has an annual GDP of over \$1 trillion. The region is home to more than 400 major corporate headquarters, including 31 in the Fortune 500 such as McDonald's, United, and Blue Cross Blue Shield. With many companies moving to Chicagoland, and many current companies expanding, the area ranked as the nation's top metropolitan area for corporation relocations and expansions for nine consecutive years, the most consecutive years for any region in the country.

Tenant Overview



UNCLE JULIO'S

Uncle Julio's is a chain of Mexican restaurants with locations primarily in the United States. Known for its upscale casual dining atmosphere, Uncle Julio's offers a menu inspired by traditional Mexican cuisine with a modern twist. The restaurant is recognized for its made-from-scratch dishes, including various types of mesquite-grilled meats, seafood, and a selection of Tex-Mex specialties. Some signature items on the Uncle Julio's menu may include fajitas, enchiladas, tamales, and freshly prepared guacamole made tableside. The restaurant often emphasizes the use of high-quality ingredients and the authentic flavors of Mexican cooking. Uncle Julio's is also popular for its extensive drink menu, featuring a variety of margaritas and other cocktails.

Headquartered in Irving, TX, the first Uncle Julio's opened in 1986 and has since grown to 41 restaurants in eleven states: Texas, Georgia, Illinois, Maryland, Virginia, Florida, Tennessee, Oklahoma, North Carolina, Wisconsin, and Colorado and continues to expand to define the polished casual Mexican industry.

Website:	unclejulios.com
Headquarters:	Irving, TX
Number of Locations:	41
Company Type:	Private



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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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