

**SALE/LEASE BACK  
10 Year NNN**



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**OFFERING MEMORANDUM**



# **URBAN INDOOR PROPERTIES, LLC**

**TENANT: TOCA SOCCER & SPORTS CENTERS**

**2454 Oakton St, Evanston, IL 60202**

*Rare Commercial Property Opportunity*



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# PROPERTY HIGHLIGHTS

State of the Art Sports Facility Built in 2016

Rare Chicago North Shore Commercial Asset

Positioned within the Chicago MSA – Ranked #3 in the United States

Current tenant operates 35+ locations across the U.S. and Canada

Prime Location with Easy Access via Highway & Public Transit

Avg HH Income: ~\$114,000+ (10 Mile Radius)

## PROPERTY OVERVIEW

PROPERTY NAME	TOCA Soccer & Sports Centers
ADDRESS	2454 Oakton St, Evanston, IL 60202
BUILDING S.F.	67,800 Square Feet
LOT SIZE	115,535 Square Feet
YEAR BUILT	2016

## FINANCIAL OVERVIEW

PRICE	\$6,295,714
CAP RATE	7.00 %
N.O.I.	\$440,700 Annually
RENT INCREASE	+3% Annually

## LEASE OVERVIEW

TENANT TRADE NAME	TOCA Training Centers
TENANT	TOCA Training Centers –Evanston, LLC
AFFILIATE	Urban Indoor Properties, LLC
LEASE TERM	Existing 10-Year Lease
EXTENSION OPTIONS	Two (2) Five Year Options
LEASE TYPE	NNN Lease



TOCA Football provides a one-of-a-kind, tech-enhanced soccer experience for players of all ages and skill levels.

TOCA was founded in 2016 by two-time U.S. World Cup and former MLS and English Premier League midfielder Eddie Lewis. He led the development of TOCA's training platform, which employs a proprietary ball machine, digitalized targets and a data-enhanced app to create a welcoming environment for players at every level. TOCA recently opened new sport centers in the Chicago-land area, Nashville, and Dallas, and added US Women's National Champion, Abby Wambach, to its board.

Serving local communities throughout the United States and Canada, their training centers welcome players and families to find their best with classes, training sessions, and league play that meet players' respective skill-sets.

Headquartered in Costa Mesa, California, TOCA Football, Inc. is a technology-enabled soccer experiences and entertainment company that is transforming the sports experience and building communities that inspire everybody to play. TOCA provides an authentic soccer experience on demand, making players better and getting more people to play.

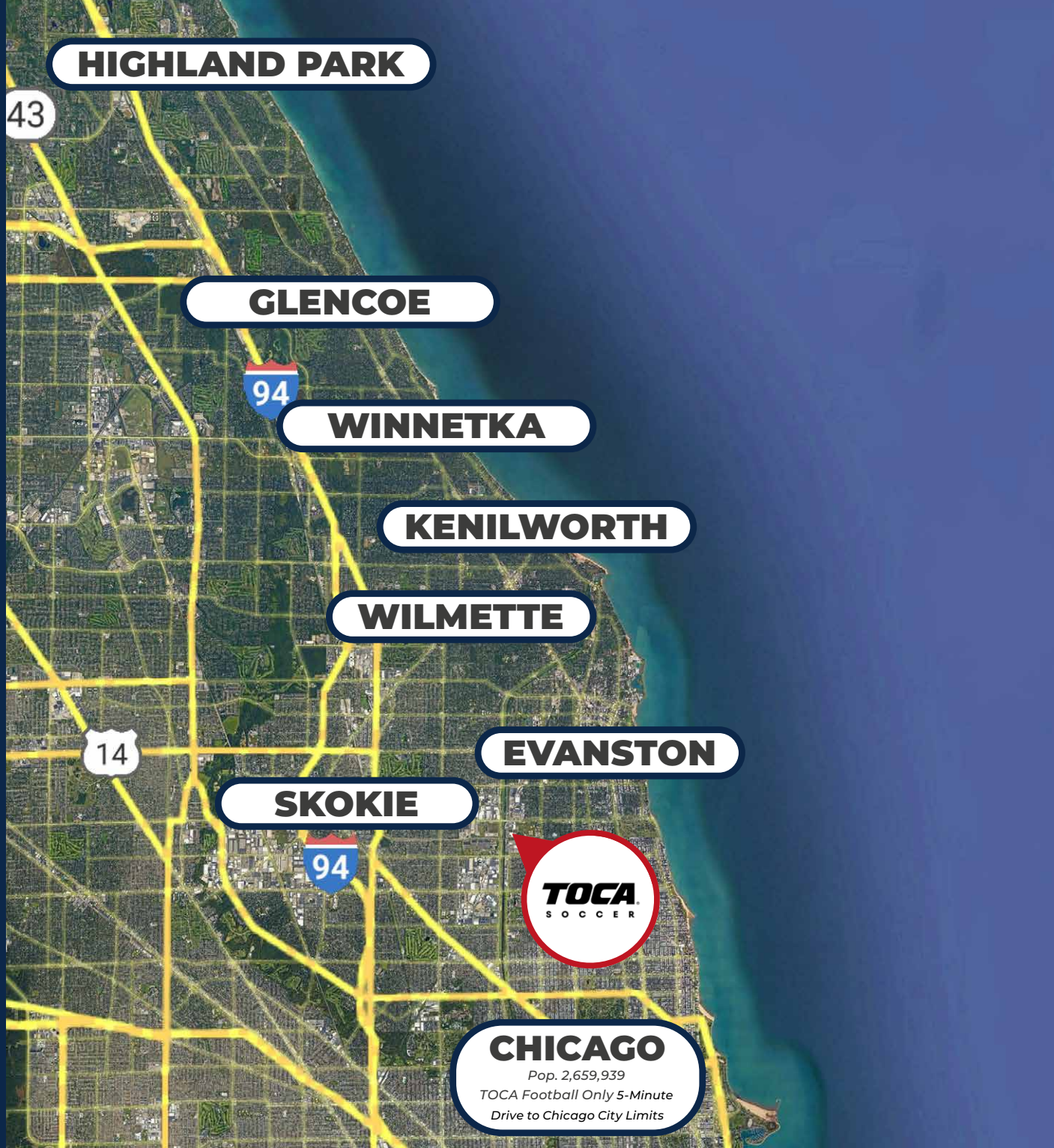
TOCA was named to Forbes' list of Top 500 Startup Employers in 2020 and was recently nominated for a Football Business Award in innovation.

## Urban Indoor Properties, LLC



Urban Indoor Properties, LLC is located in Evanston, Illinois. This organization primarily operates in the Nonresidential Building Operators Business/Industry within the Real Estate sector.

This organization has been operating for approximately 8 years. Urban Indoor Properties(Sports)hasenjoyedconsistent growth and employs approximately 5 people full-time, and 10 part-time employees at this single location.



# CHICAGO'S NORTH SHORE

Chicago's North Shore, stretching along the pristine shores of Lake Michigan, is a quintessential representation of luxury suburban living. Known for its lush landscapes, high-end neighborhoods, and cultural richness, the area offers a unique blend of natural beauty and urban sophistication. This region is a haven for those who appreciate the finer things in life, with its exclusive shopping districts, gourmet dining, and abundant recreational activities like beach outings and forest preserve explorations.

Evanston, Illinois, is a standout city in the North Shore. As the home of prestigious Northwestern University, it's a vibrant blend of intellectual energy and historic charm. With its diverse population of approximately 75,000, Evanston combines the amenities of a bustling city with the warmth of a close-knit community. The city boasts an architectural mosaic of historic homes and modern buildings, alongside a lively downtown filled with unique shops, art galleries, and eclectic eateries. The picturesque lakefront provides residents and visitors with scenic parks and recreational opportunities. Evanston's easy accessibility to Chicago, facilitated by public transport including the 'L' and Metra trains, makes it an attractive destination for those seeking a balance of cultural, educational, and natural attractions within the Chicago metropolitan area.

**SITE AREA INFORMATION**



# THE SITE LOCATION

- Exceptional Accessibility with Proximity to Major Highways & Public Transit, Facilitating Easy Visitor Access
- Ideally Situated near multiple schools and Northwestern University, Offering Exposure to a Vibrant Student Population
- Surrounded by local schools, restaurants & multiple retail centers
- Local Amenities Include Eclectic Dining Options, Diverse Shopping Destinations, and More
- Over 1,833,232 residents within 10 miles with a strong \$100k+ average HH income

# NORTH FACING AERIAL

## MAIN STREET MARKET SHOPPING MALL



CHANNELSIDE PARK



EVANSTON PUBLIC LIBRARY



ROBERT CROWN COMMUNITY CENTER

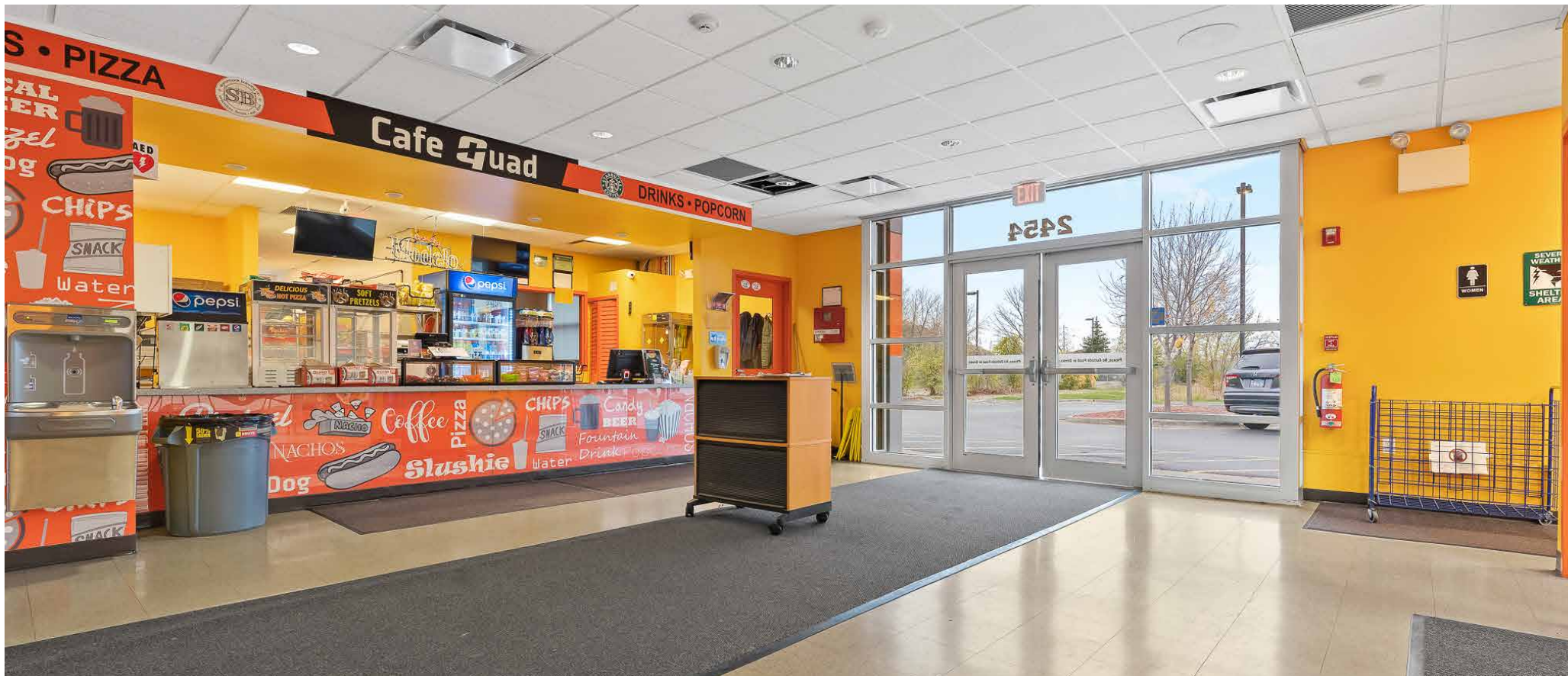


JAMES PARK

**TOCA**  
SOCCER

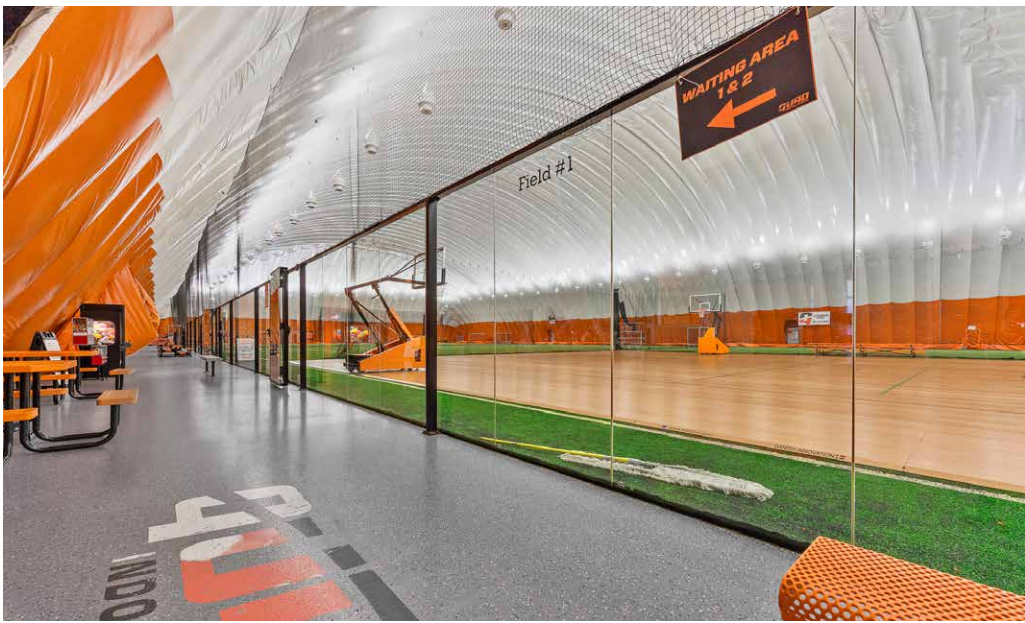
**SUBJECT  
PROPERTY**

PROPERTY PHOTOGRAPHY

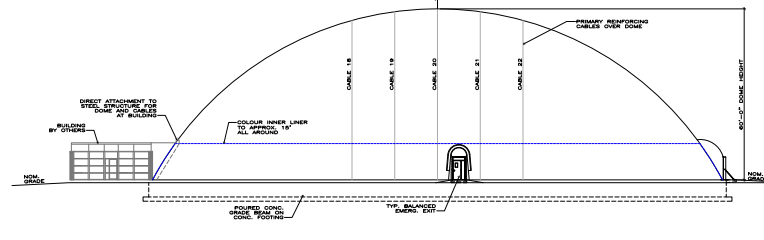
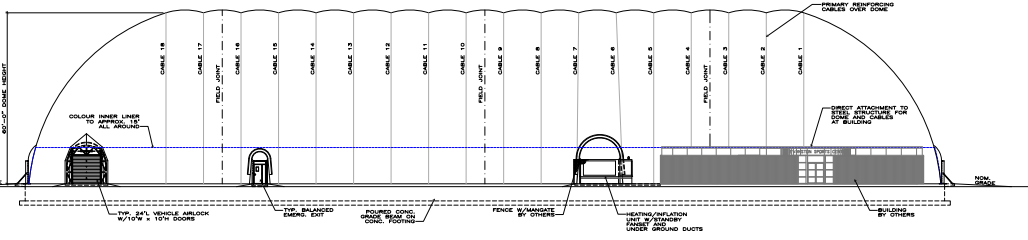
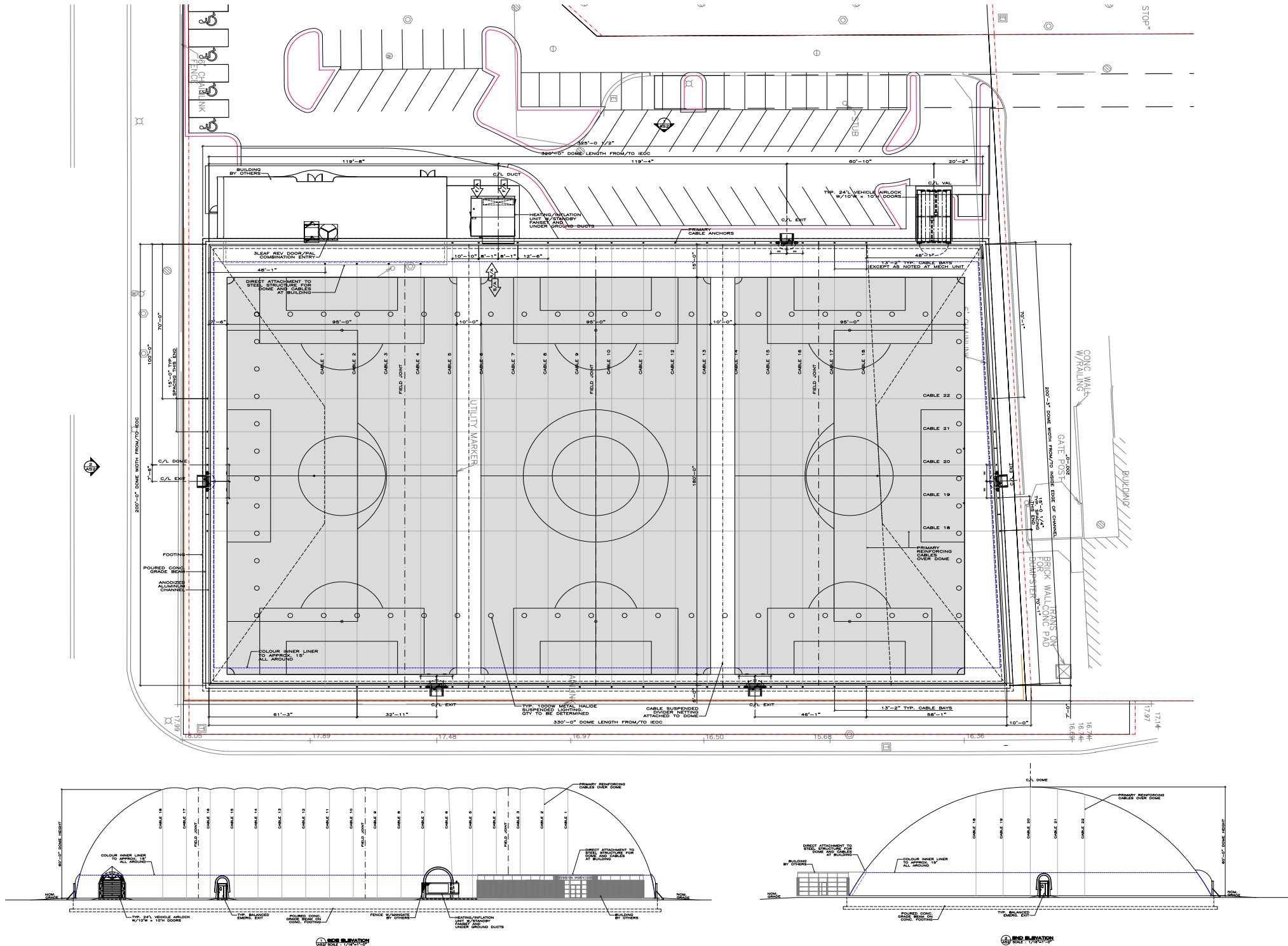




# PROPERTY PHOTOGRAPHY






# SITE PLAN



## EVANSTON ILLINOIS AREA ECONOMICS

Evanston, Illinois, a vibrant city north of Chicago, showcases a robust economy with key industries contributing significantly to its recent growth. Educational Services, alongside Professional, Scientific, & Technical Services, lead in employment numbers. Health Care & Social Assistance also plays a vital role in the job market. Furthermore, sectors like Management of Companies & Enterprises and Finance & Insurance, including Real Estate & Rental & Leasing, stand out for their high-income potential. This economic diversity underscores Evanston's commitment to a range of prosperous and dynamic industries.

# 2454 OAKTON STREET | EVANSTON, IL

	<u>2 MILE</u>	<u>5 MILE</u>	<u>10 MILE</u>	<b>TOP 10 EMPLOYERS IN EVANSTON, IL</b>	<b>TOTAL # OF EMPLOYEES</b>
 <b>2023 POPULATION</b>	130,698	633,234	1,833,232	Northwestern University	9,471
 <b>HOUSEHOLDS</b>	49,351	250,384	742,684	NorthShore University HealthSystem	3,727
 <b>AVG HOUSEHOLD INCOME</b>	\$105,577	\$102,795	\$114,069	Evanston-Skokie School District	1,600
				Saint Francis Hospital	1,272
				City of Evanston	918
				Presbyterian Homes	602
				Rotary International	525
				Evanston Township High School District	520
				Jewel/Osco	480
				C.E. Niehoff & Co.	450



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