

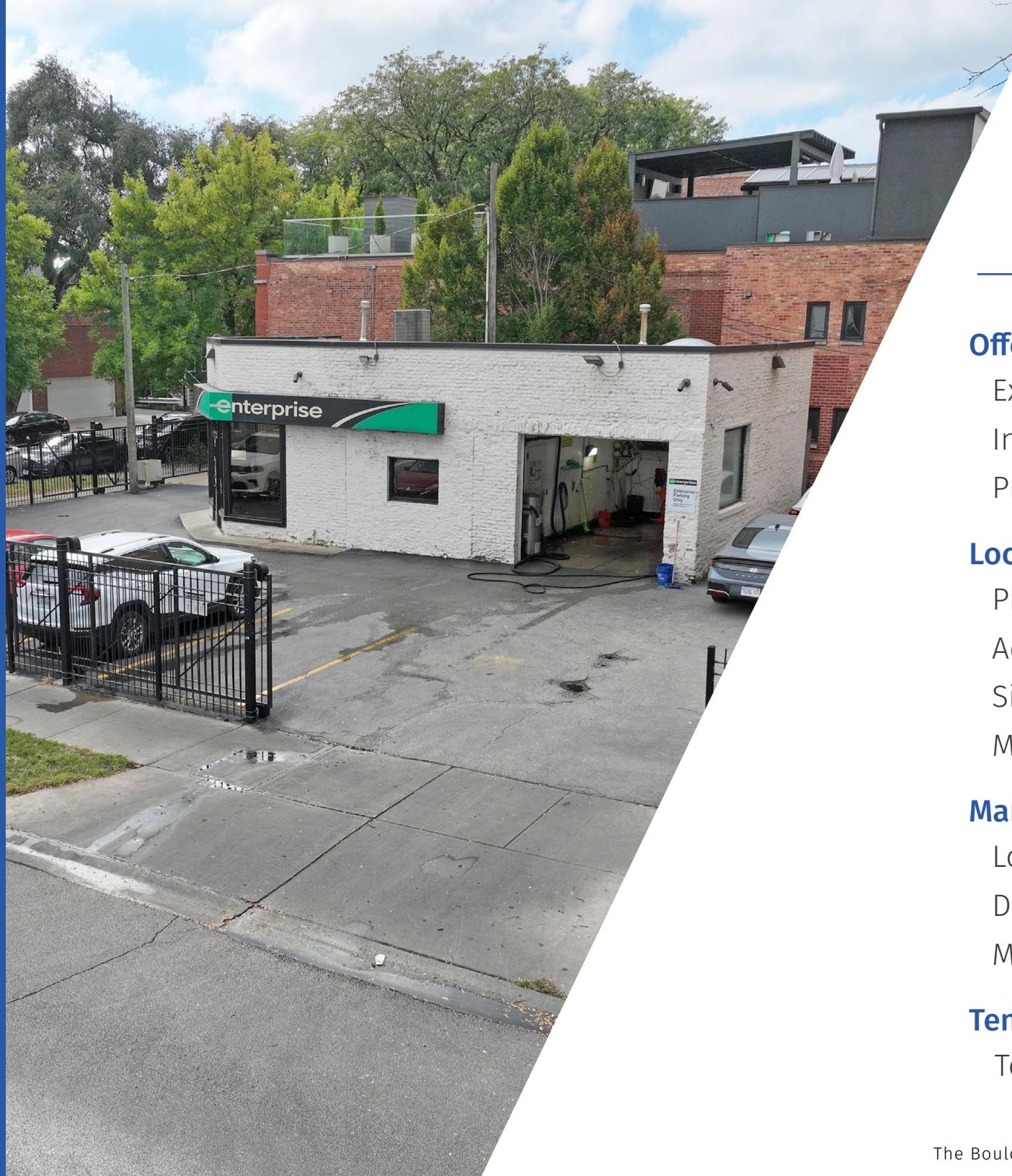


NET LEASE INVESTMENT OFFERING

**Enterprise Rent-A-Car (Wrigleyville)**  
2900 N Sheffield Ave  
Chicago, IL 60657

THE  
**Boulder** GROUP





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## Executive Summary

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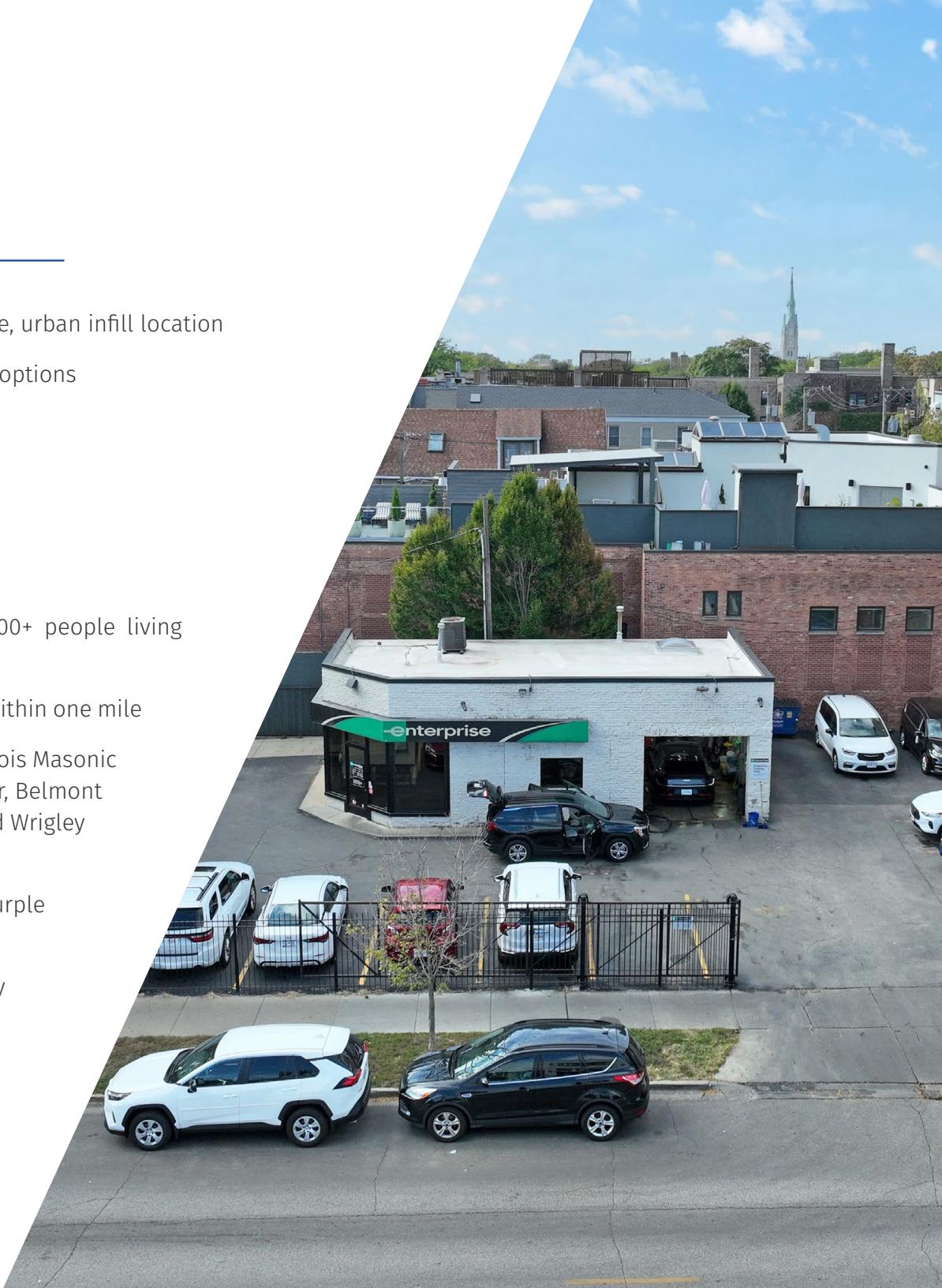
The Boulder Group is pleased to exclusively market for sale a single tenant net leased Enterprise property in Chicago, Illinois. Enterprise has been successfully operating from this location since 1985 and executed a lease extension in 2015 demonstrating commitment. The current lease runs through February 2033 and features significant 2.25% annual rental escalations. The lease is also absolute triple net and presents no landlord responsibilities. This is a rare, dense urban infill site in the heart of Wrigleyville, presenting a potential covered land opportunity as the tenant holds no renewal options.

The property benefits from its position within Chicago's vibrant Lakeview neighborhood. There are over 106,000 people living within one mile of the property, those of which earn an average household income exceeding \$183,000. The property is surrounded by major demand drivers including Advocate Illinois Masonic Medical Center (397 beds), Advocate Outpatient Center, Belmont Harbor, Diversey Harbor, Jewel-Osco, Whole Foods, and Wrigley Field. Situated just two blocks from Wellington Station, served by the Purple and Brown CTA lines with a combined 38,000 daily riders, the property offers exceptional transit access. It is also surrounded by major thoroughfares, including Diversey Pkwy (16,700 vehicles per day), Halsted St (12,400 VPD), Lincoln Ave (13,000 VPD), Belmont Ave (17,700 VPD), and Lake Shore Dr (161,000 VPD).

Enterprise Rent-A-Car, founded in 1957 by Jack Taylor in St. Louis, Missouri, is a global leader in the car rental industry. Initially a small leasing company with just seven vehicles, Enterprise grew under Taylor's vision of exceptional customer service and a focus on local markets. Today, it operates over 9,500 locations in more than 100 countries, offering a wide range of vehicles for personal and business use. The company, still family-owned through Enterprise Mobility, emphasizes flexibility with services like daily rentals, long-term leases, and innovative programs such as Enterprise CarShare and Exotic Car Collection, catering to diverse customer needs.

# Investment Highlights

- » Highly sought-after Wrigleyville neighborhood – Dense, urban infill location
- » Rare, covered land play as Enterprise has no renewal options
- » Absolute NNN – No landlord responsibilities
- » Over 7 years remain on the primary lease term
- » Significant 2.25% annual rental escalations
- » Successful operating history since 1985
- » Found in Chicago's Lakeview neighborhood – 106,000+ people living within one-mile
- » Affluent area - \$183,000+ average household income within one mile
- » Proximity to several local traffic draws – Advocate Illinois Masonic Medical Center (397 beds), Advocate Outpatient Center, Belmont Harbor, Diversey Harbor, Jewel-Osco, Whole Foods, and Wrigley Field
- » Two blocks south of Wellington Station – serving the Purple and Brown CTA lines (38,000 combined daily riders)
- » Surrounded by major thoroughfares: Diversey Pkwy (16,700 VPD), Halsted St (12,400 VPD), Lincoln Ave (13,000 VPD), Belmont Ave (17,700 VPD), Lake Shore Dr (161,000 VPD)





## Property Overview



PRICE  
\$4,300,000



CAP RATE  
6.63%



NOI  
\$285,095<sup>1</sup>

LEASE COMMENCEMENT DATE:	6/1/2008
LEASE EXPIRATION DATE:	2/28/2033
RENEWAL OPTIONS:	None
RENTAL ESCALATION:	2.25% annual
LEASE TYPE:	NNN
TENANT:	Enterprise Leasing Company of Chicago
YEAR BUILT:	1943
BUILDING SIZE:	1,126 SF
LAND SIZE:	0.15 AC
ZONING:	B3-2 <sup>2</sup>

1) As of the March 2026 rental escalation.

2) B3-2 – Community Shopping District – Shopping centers, large stores, and retail storefronts, often along major streets. Allows more types of businesses than B1 and B2 districts. Apartments permitted above the ground floor.

## Photographs



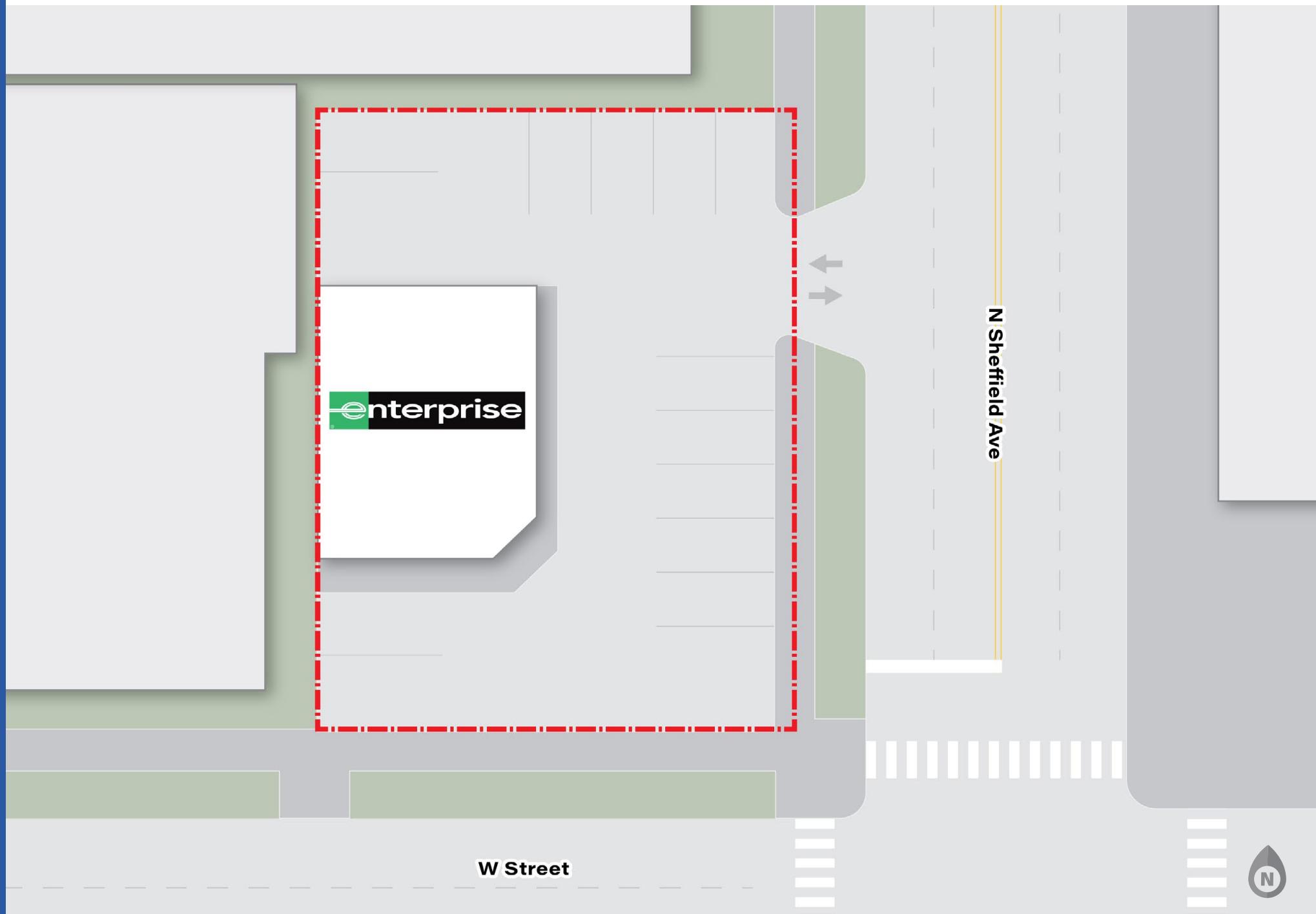
# Aerial



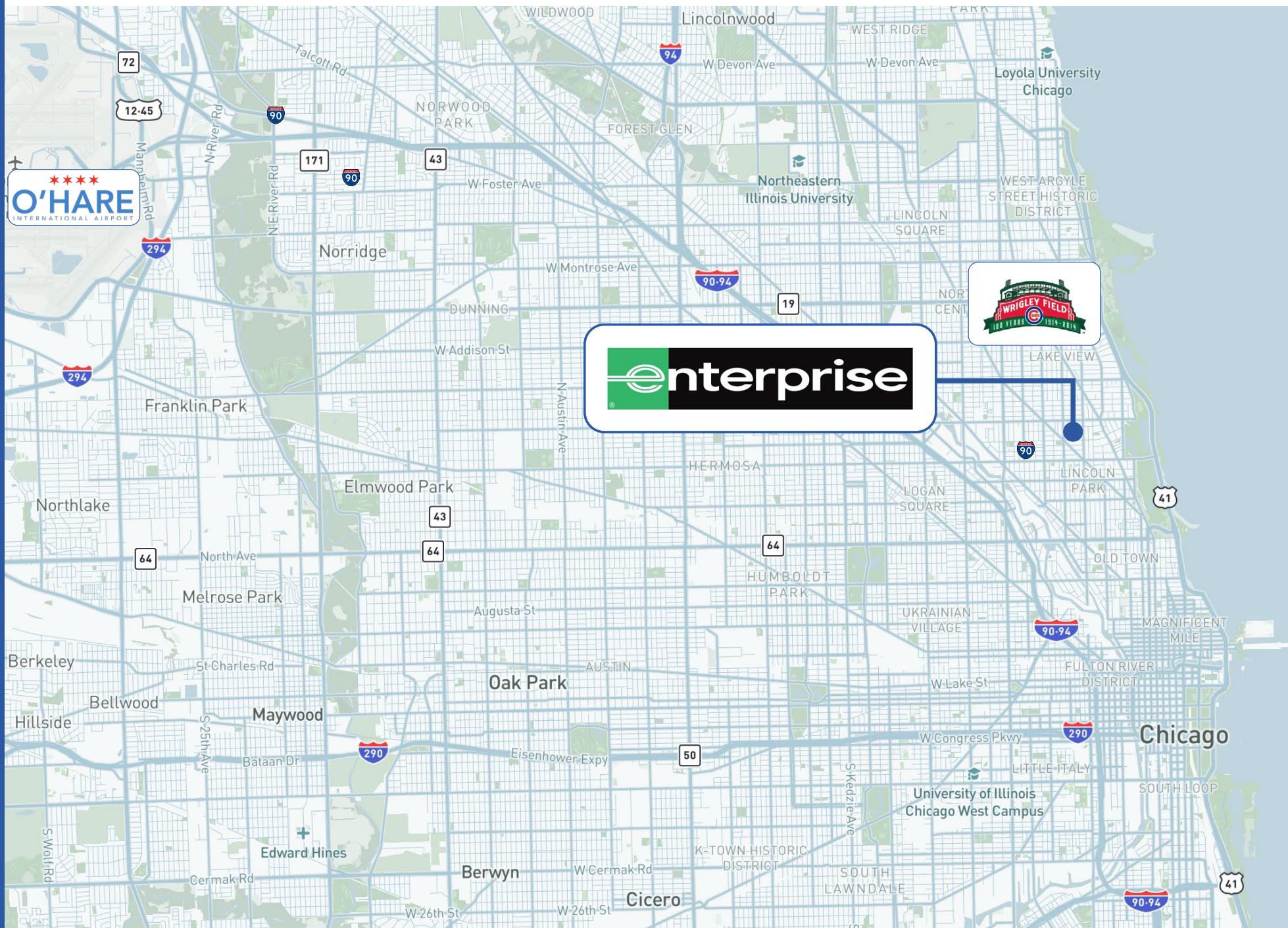
# Aerial



# Site Plan



# Map



# Location Overview

## Lakeview Neighborhood

Lakeview, one of Chicago's most vibrant and diverse neighborhoods, is located on the city's North Side, bordered by Lake Michigan to the east and encompassing areas like Lakeview East, Wrigleyville, and Boystown. With a population of approximately 100,000 as of recent estimates, Lakeview has evolved from its 19th-century roots as a township annexed by Chicago in 1889 into a bustling urban hub known for its lively atmosphere and cultural significance. The neighborhood is celebrated for its mix of historic brownstones, modern condos, and proximity to the lakefront, offering residents scenic views and access to recreational spaces like Belmont Harbor and Lincoln Park. Lakeview's accessibility via the CTA's Red, Brown, and Purple Lines makes it a highly connected community, appealing to young professionals, families, and students alike.

Lakeview is renowned for its dynamic cultural and social scene, hosting iconic landmarks like Wrigley Field, home of the Chicago Cubs, which anchors the energetic Wrigleyville area. The neighborhood is a hotspot for dining, nightlife, and shopping, with diverse offerings along Clark Street, Halsted Street, and Broadway. Lakeview also boasts a thriving arts scene, with venues like the Music Box Theatre and numerous local festivals, such as Lakeview Taco Fest and the Chicago Marathon's passage through the area. Its blend of residential charm, green spaces like Waveland Park, and a strong sense of community make Lakeview a cornerstone of Chicago's cultural and social landscape.

## Demographics

				
	POPULATION	HOUSEHOLDS	MEDIAN INCOME	AVERAGE INCOME
1-MILE	106,346	58,932	\$116,277	\$183,329
3-MILE	478,390	260,949	\$113,700	\$169,275
5-MILE	1,036,406	522,982	\$102,765	\$150,449



## Location Overview

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### CHICAGO, ILLINOIS

Chicago, Illinois, often called the “Windy City,” is the third-largest city in the United States, with a population of approximately 2.7 million as of 2025. Located on the shores of Lake Michigan, it was incorporated in 1837 and grew rapidly as a major transportation and industrial hub, connecting the Midwest to global markets. Known for its rich history, Chicago played a pivotal role in the development of modern architecture, particularly after the Great Chicago Fire of 1871, which led to the construction of the world’s first skyscraper, the Home Insurance Building, in 1885. Today, the city’s skyline, featuring landmarks like the Willis Tower and John Hancock Center, reflects its architectural innovation, while cultural institutions such as the Art Institute of Chicago and the Museum of Science and Industry draw millions of visitors annually.

Chicago is a vibrant cultural and economic center, renowned for its diverse neighborhoods, culinary scene, and contributions to music, particularly jazz, blues, and house. The city hosts major events like Lollapalooza and the Chicago Marathon, and its deep-dish pizza and hot dogs are iconic. Economically, Chicago is a powerhouse, home to major corporations like Boeing and the Chicago Mercantile Exchange, with a thriving finance, technology, and healthcare sector. Its extensive public transit system, including the CTA’s “L” trains, supports its bustling urban life, while green spaces like Millennium Park and Grant Park offer residents and tourists alike a blend of urban and natural beauty. Chicago’s resilience, diversity, and cultural significance continue to shape its identity as a global city.

# Tenant Overview



## ENTERPRISE RENT-A-CAR

Enterprise Rent-A-Car, founded in 1957 by Jack Taylor in St. Louis, Missouri, is a global leader in the car rental industry. Initially a small leasing company with just seven vehicles, Enterprise grew under Taylor's vision of exceptional customer service and a focus on local markets. Today, it operates over 9,500 locations in more than 100 countries, offering a wide range of vehicles for personal and business use. The company, still family-owned through Enterprise Mobility, emphasizes flexibility with services like daily rentals, long-term leases, and innovative programs such as Enterprise CarShare and Exotic Car Collection, catering to diverse customer needs.

Enterprise is renowned for its customer-centric approach, including its signature "We'll Pick You Up" service, which delivers vehicles directly to customers. With a fleet exceeding 2 million vehicles, it serves a broad clientele, from individual travelers to corporate fleets, while maintaining a commitment to sustainability through fuel-efficient vehicles and carbon offset programs. Enterprise Mobility also encompasses sister brands Alamo Rent A Car and National Car Rental, strengthening its position in the global mobility market. The company's focus on employee development and community engagement has earned it numerous accolades, including consistent rankings among top workplaces and customer service leaders.

Website:	<a href="http://www.enterprise.com">www.enterprise.com</a>
Headquarters:	St. Louis, MO
Number of Locations:	9,500
Company Type:	Private



## CONFIDENTIALITY & DISCLAIMER

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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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