



NORTH AURORA, IL (CHICAGO MSA)

Pickleball Kingdom

SHADOW ANCHORED BY TARGET | HIGH NET
WORTH GUARANTORS



CP PARTNERS

CPPCRE ILLINOIS, LLC



For Additional Information:

JOHN ANDREINI
ja@cppcre.com
PH: 415.274.2715
CA DRE# 01440360

KIRBY DEDERIAN
kirby@cppcre.com
PH: 415.231.0598
CA DRE# 02095008

Exclusively Listed by:

CPPCRE ILLINOIS, LLC – IL LIC# 481.014466
BENJAMIN UDELL
Managing Broker
budell@cppcre.com
PH: 847.345.2827
IL LIC# 471.022764



Disclaimer

This document and the information herein (the "Offering Memorandum") have been prepared by CP Partners and CPPCRE Illinois, LLC (collectively "CPP") to provide summary, unverified information to prospective purchasers and their representatives (the "Recipients") strictly for purposes of evaluating the subject property's initial suitability for purchase. This information has been obtained from sources believed to be reliable, however, CPP makes no warranty, representation, or guarantee whatsoever regarding the accuracy or completeness of the information provided. As examples, but not limited to the following, references to square footage or age may be approximate, references to terms and conditions of any lease agreement(s) may be paraphrased or inaccurate, and photographs and renderings may be enhanced and not fully representative of the Property in its actual current condition. Any financial projections or analyses are provided strictly for evaluation purposes, could be in error, and are based on assumptions, factors, and conditions that may or may not exist now or in the future. All Recipients must take appropriate measures to understand the subject property independently from this Offering Memorandum and simultaneously recognize that there is an inherent level of risk and unpredictability that comes with owning assets such as the subject property. CPP does not intend for Recipients to make any decision to purchase based on the information contained herein and along with its employees, agents, officers, and owners explicitly disclaim any responsibility for inaccuracies or differences of opinion. CPP strongly encourages all Recipients to seek advice from real estate, tax, financial, and legal advisors before making any offers, entering a binding contract, or consummating a transaction of any kind. By accepting this Offering Memorandum you agree to release CPP and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation, purchase, and ownership of the subject property.

Pickleball Kingdom

1700 Orchard Gateway Blvd, North Aurora, IL 60542 [↗](#)

\$5,713,000

PRICE

8.50%

CAP RATE

PRICE/SF	\$161.77
NOI	\$485,595
LEASE TYPE	NNN
LEASE TERM	10 Years
RENT INCREASES	10% Every 5 Years
OPTIONS	Three, 5-Year
BUILDING SIZE	35,316 SF

Surrounding Retail



Price per foot only \$161/ft. and strong \$60M+ net worth Lease Guarantors

A brand-new 10.5-year Pickleball Kingdom lease featuring 10% rental increases every 5 years throughout the base term and option periods. Subject property is **located in North Aurora Towne Center** – a 430,000+ SF power center drawing **1.9M annual visitors**.

The Offering

- New 10.5-year lease featuring 10% rental increases every 5 years throughout the base term and options
- Well below replacement cost at \$161/ft.
- Traffic counts in excess of 81,000 and strong draw from Target
- 1.9M annual visits and 42 minutes of average dwell time at the center

Tenant Highlights

- Pickleball Kingdom has 68 locations in 26 states
- Very strong personal guarantors (multiple) in excess of \$60M (ask Agent for more details)
- World's Largest Indoor Pickleball Entity
- The \$1.9B pickleball industry is projected to grow another 16%+ in 2026 demonstrating continued growth

Market Highlights

- Affluent Chicago submarket – \$116,000 average household incomes within a 3-mile radius of the subject property
- Steady population growth – estimated population increases in a 1, 3, and 5-mile radius over the next five years
- Significant visibility along I-88 which serves as a distribution thoroughfare for the nearby Nestle and Kraft warehouse/distribution center

Subject Interior Photos



		CURRENT
Price		\$5,713,000
Capitalization Rate		8.50%
Price/SF		\$161.77
Building Size (SF)		35,316
Stabilized Income	\$/SF	
Scheduled Rent	\$13.75	\$485,595
Less	\$/SF	
CAM	NNN	\$0.00
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
Total Operating Expenses	NNN	\$0.00
Net Operating Income		\$485,595

Disclaimer

The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the subject property's initial suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. CPP and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).

LEASE ABSTRACT	
Premise & Term	
Tenant	Pickleball Kingdom
Lease Guarantor(s)	Multiple Personal Guaranties - \$60M+
Lease Type	NNN
Lease Term	10 Years
Rent Increases	10% Every 5 Years
Rent Commencement	10/1/2025
Options	Three, 5-Year
Expenses	
CAM	Tenant's Responsibility
Property Taxes	Tenant's Responsibility
Insurance	Tenant's Responsibility
Utilities	Tenant's Responsibility
HVAC	Tenant's Responsibility
Repairs & Maintenance	Tenant's Responsibility
Roof & Structure	Landlord's Responsibility

Tenant Info		Lease Terms		Rent Summary			
TENANT NAME	BLDG. SF	TERM YEARS		CURRENT RENT	MONTHLY RENT	YEARLY RENT	RENT/SF
Pickleball Kingdom	35,316	10/1/2025	3/31/2031	\$485,595	\$40,466	\$485,595	\$13.75
	10% Increase	4/1/2031	3/31/2036		\$44,513	\$534,155	\$15.13
	Option 1	4/1/2036	3/31/2041		\$48,980	\$587,764	\$16.64
	Option 2	4/1/2041	3/31/2046		\$53,878	\$646,541	\$18.31
	Option 3	4/1/2046	3/31/2051		\$59,266	\$711,195	\$20.14
TOTALS:				\$485,595	\$40,466	\$485,595	\$13.75

LEGEND



Property Boundary

35,316

Rentable SF



Ingress/Egress



World's Largest Indoor Pickleball Entity



68+

PICKLEBALL KINGDOM
LOCATIONS IN 26 STATES

\$1.9 Billion

PICKLEBALL INDUSTRY
Projected to grow another 16%+ in 2026



- Founded in 2022, Pickleball Kingdom is the premier indoor pickleball franchise, focused on fostering community and delivering world-class facilities
- Its mission-driven growth is aimed at building a global network of pickleball venues at the forefront of the fastest-growing sport in the U.S.
- Pickleball Kingdom delivers industry-leading franchise performance, offering the highest AUV (average unit volume) per location and comprehensive franchisee support
- The brand is supported by a compelling market opportunity, driven by 36.5 million U.S. players, participation growth of 300%+ since 2021, and a rapidly expanding \$1.9 billion pickleball market fueled by players of all ages and skill levels

The North Aurora Facility - Opened Dec. 2025

- 10 professional-grade indoor courts - engineered for optimal play
- Expert-led coaching and clinics for all skill levels, youth programs that introduce the next generation to pickleball, organized leagues and tournaments for both casual and competitive play
- Spaces designed for community and corporate events, engagement, connection, and celebration
- Pro Shop, stocked with paddles, balls, and top-quality pickleball equipment for players of all levels

[Tenant Website](#)



CHICAGO
43 MILES



Located in
a thriving
Chicago
submarket

1.9 Million

ANNUAL VISITS TO NORTH
AURORA TOWNE CENTER
(PER PLACER.AI)

81,535

VEHICLES PER DAY ALONG
INTERSTATE 88

43 miles

TO DOWNTOWN
CHICAGO



81,535 VPD

NORTH AURORA TOWNE CENTER
Ranked in the top 23% of shopping centers in Illinois with 1.9M annual visits, per Placer.ai

SUBJECT PROPERTY

- ALDI, ACE, TACO BELL, KFC
- HUPP PARK
- FACTOR_ CVS pharmacy, Jockey Mitox
- Kraft
- Pizza Hut, Great Clips, Panera, FedEx, AT&T, Wendy's, Wild Wings
- Holiday Inn
- IHOP, DISCOUNT TIRE, Hampton
- HERGET MIDDLE SCHOOL
- VAUGHAN ATHLETIC CENTER
- AURORA CHRISTIAN SCHOOLS
- AURORA UNIVERSITY ORCHARD CENTER
- ADVOCATE MEDICAL GROUP OUTPATIENT CENTER
- RASMUSSEN UNIVERSITY - AURORA/NAPERVILLE
- TOYOTA
- verizon COSMO PROF
- FLY XRAY, Core-Mark, CANDLEWOOD SUITES
- Victaulic
- BID EVOLUTION
- The Rustic Fox
- SLICK CITY ACTION PARK
- INTERSTATE 88, 110, 56

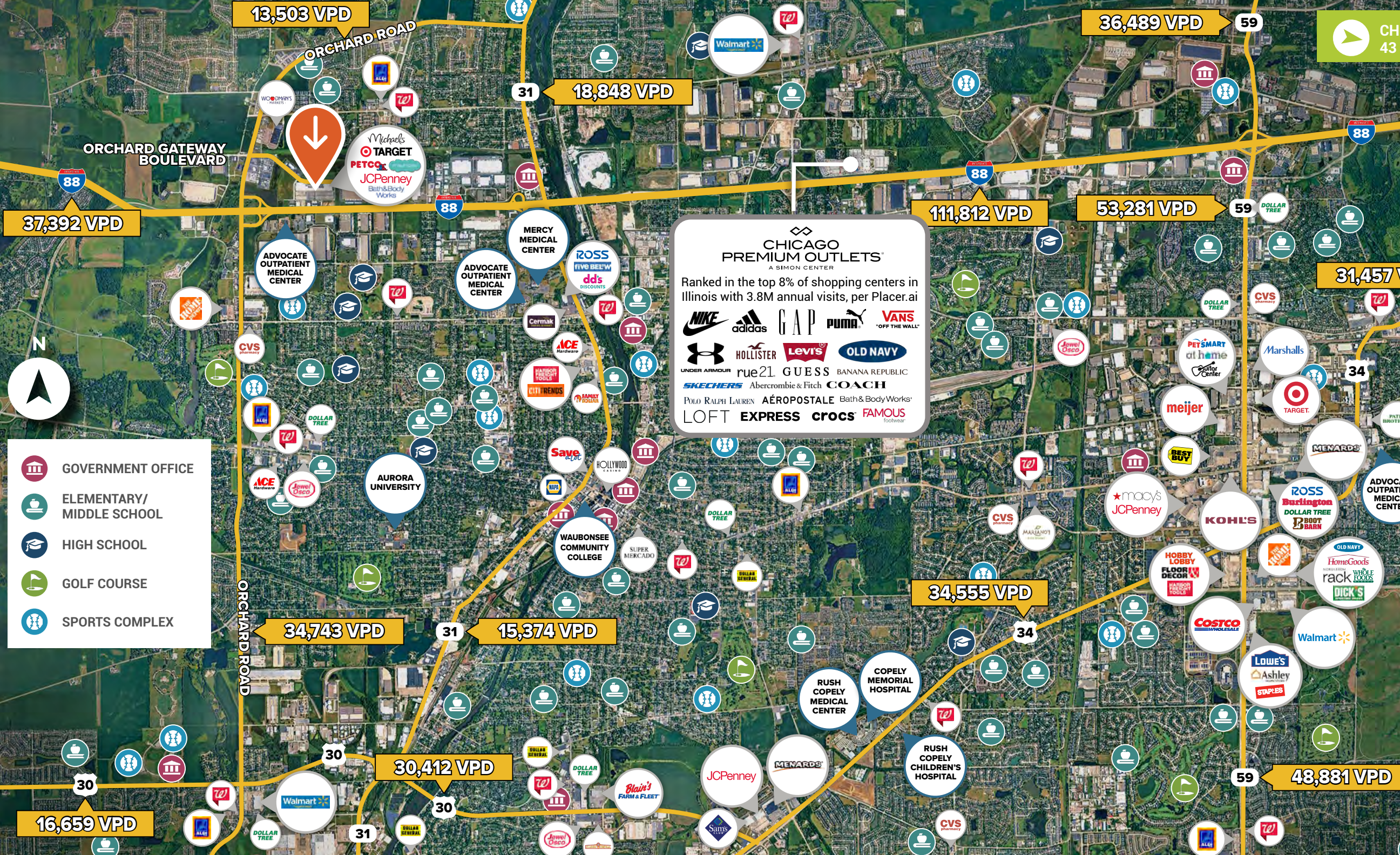


DOWNTOWN AURORA

(4.9 MILES FROM SUBJECT PROPERTY)

- GOVERNMENT OFFICE
- ELEMENTARY/ MIDDLE SCHOOL
- HIGH SCHOOL
- GOLF COURSE
- SPORTS COMPLEX





CHICAGO PREMIUM OUTLETS
A SIMON CENTER

Ranked in the top 8% of shopping centers in Illinois with 3.8M annual visits, per Placer.ai

NIKE adidas GAP PUMA VANS
 UNDER ARMOUR HOLLISTER Levi's OLD NAVY
 SKECHERS Abercrombie & Fitch COACH
 POLO RALPH LAUREN AÉROPOSTALE Bath & Body Works
 LOFT EXPRESS crocs FAMOUS

- GOVERNMENT OFFICE
- ELEMENTARY/MIDDLE SCHOOL
- HIGH SCHOOL
- GOLF COURSE
- SPORTS COMPLEX

Ring Radius Population Data

	1-MILE	3-MILES	5-MILES
2024	3,716	55,977	157,286
2029 Projection	3,965	57,802	161,552

Ring Radius Household Income Data

	1-MILE	3-MILES	5-MILES
Average	\$115,093	\$116,631	\$115,341
Median	\$104,810	\$89,230	\$88,269

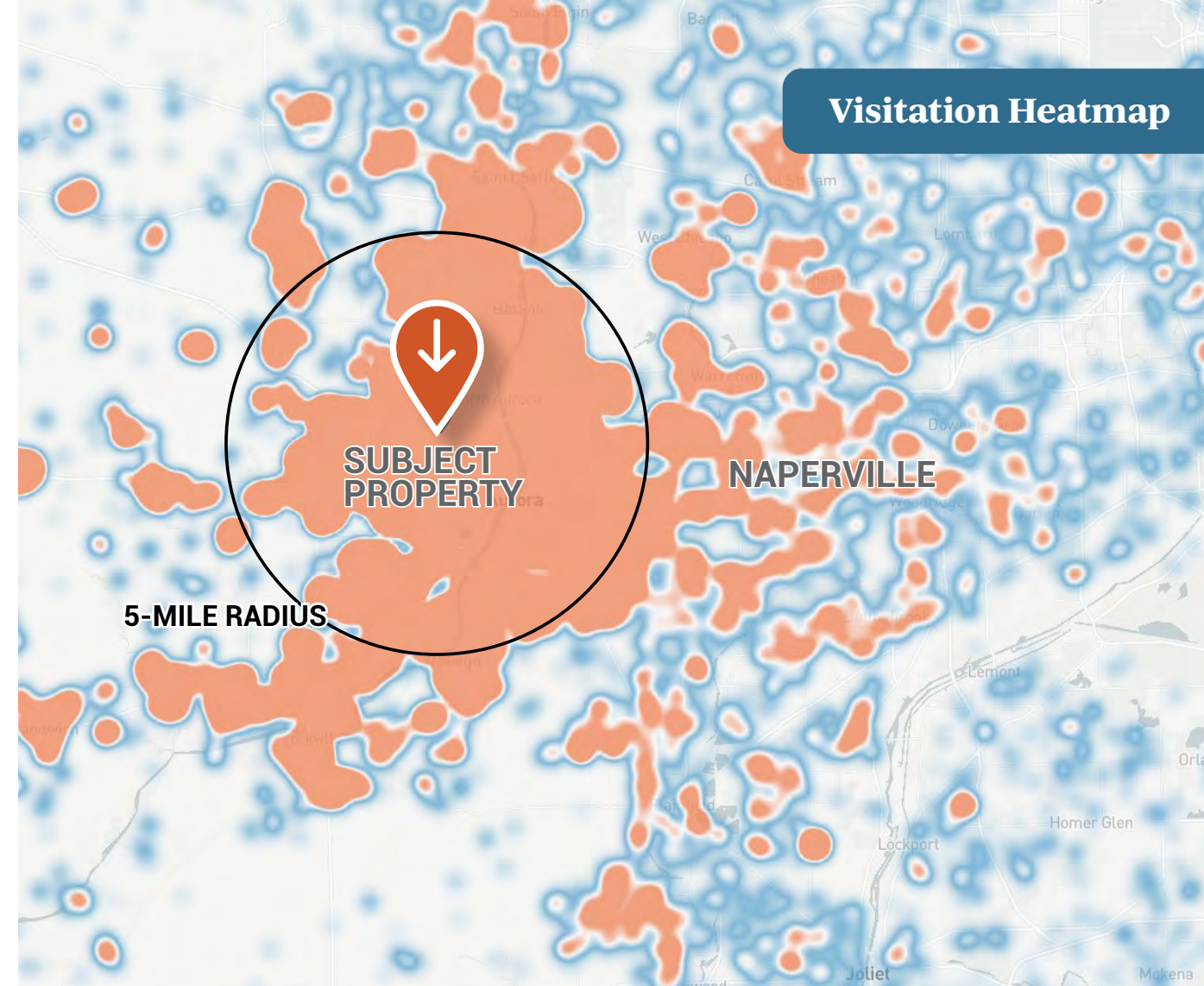
40% of individuals who visited the subject property in the last 12 months **have annual incomes of \$100K and above**

1.9M Visits

OVER PAST 12 MONTHS AT THE NORTH AURORA TOWNE CENTER

42 Minutes

AVERAGE DWELL TIME AT THE NORTH AURORA TOWNE CENTER



Visitation Heatmap

The shading on the map above shows the **home location of people who visited the North Aurora Towne Center over the past 12 months**. Orange shading represents the highest concentration of visits.

*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.

North Aurora, IL



A Suburb of Chicago

- North Aurora is a suburban city located along the Fox River, approximately 40 miles west of downtown Chicago
- North Aurora and the adjacent city of Aurora have a combined population of approximately 200,000 residents

Illinois' Largest City

- Located on the western shores of Lake Michigan, Chicago is the third-largest city in the U.S. with a population of 2.7 million
- Additionally, the Chicago MSA ranks as the third-largest in the country, after New York and Los Angeles
- Known for its expansive public transportation network, the Chicago Transit Authority (CTA) operates the city's buses and the iconic "L" train system, while Metra manages commuter rail services to the suburbs
- The Chicago MSA is a major center for education and research, home to world-renowned institutions like the University of Chicago, Northwestern University, and Loyola University

Business & Economy

- Chicago boasts one of the world's most diverse and dynamic economies, serving as a major hub for finance, culture, industry, and transportation in the Midwest region
- The city is home to the NYSE Chicago (formerly Chicago Stock Exchange), a significant hub for trading, and 35 Fortune 500 companies including Boeing, McDonald's, and United Airlines
- The O'Hare International Airport, is routinely ranked among the world's top busiest airports with 80 million passengers in 2024, an 8.3% increase over the previous year

9.2 Million

CHICAGO MSA ESTIMATED
POPULATION

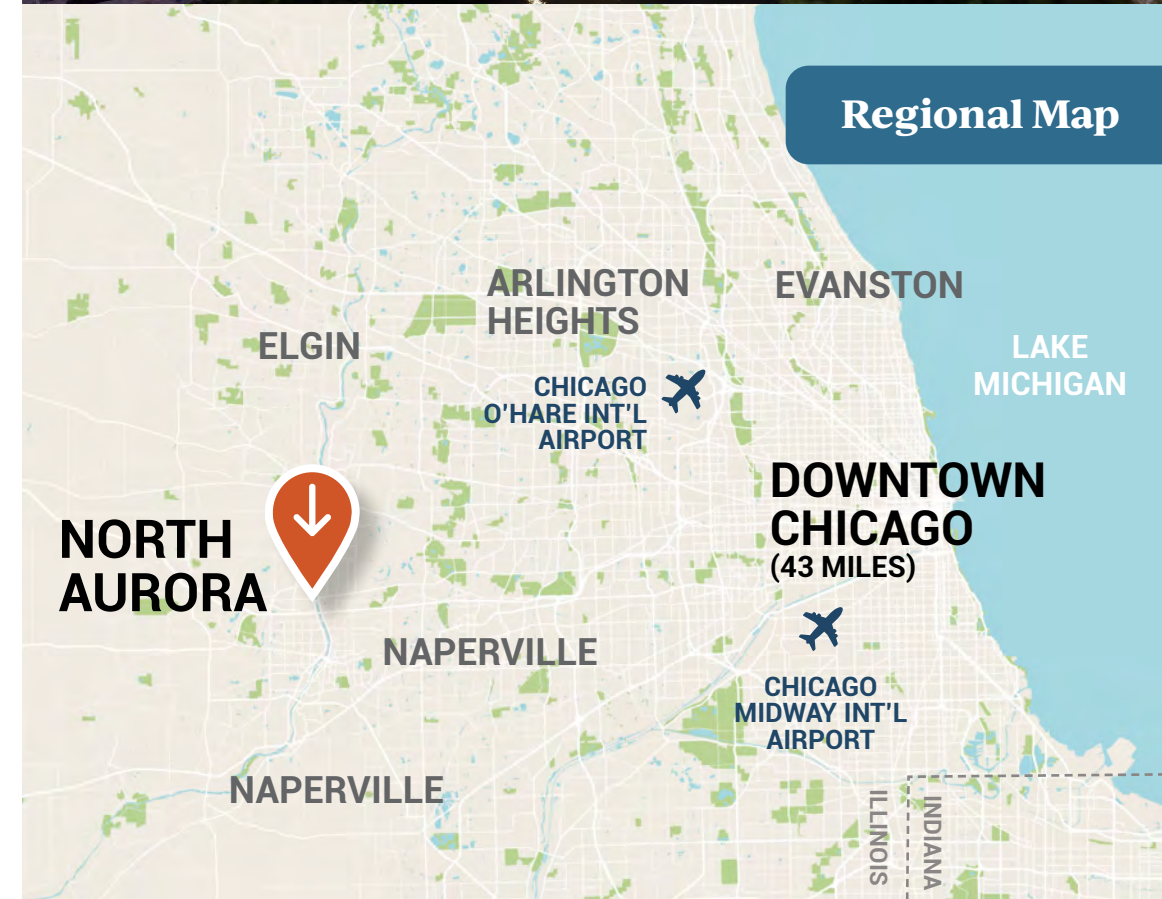
\$725.7 B

CHICAGO MSA GDP

Aurora, IL



Regional Map





CP PARTNERS
CPPCRE ILLINOIS, LLC

For Additional Information:

JOHN ANDREINI
ja@cppcre.com
PH: 415.274.2715
CA DRE# 01440360

KIRBY DEDERIAN
kirby@cppcre.com
PH: 415.231.0598
CA DRE# 02095008

Exclusively Listed by:

CPPCRE ILLINOIS, LLC – IL LIC# 481.014466
BENJAMIN UDELL
Managing Broker
budell@cppcre.com
PH: 847.345.2827
IL LIC# 471.022764