

PINNACLE

DERMATOLOGY

7123-7127 W Archer Ave, Chicago, IL

Offering Memorandum



MATTHEWS™

Exclusively Listed By



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Property Overview

Pinnacle Dermatology
7123-7127 W Archer Ave, Chicago, IL 60638



7123-7127 W Archer Ave
Chicago, IL 60638

\$665,000

List Price

7.91%

Cap Rate

\$52,577

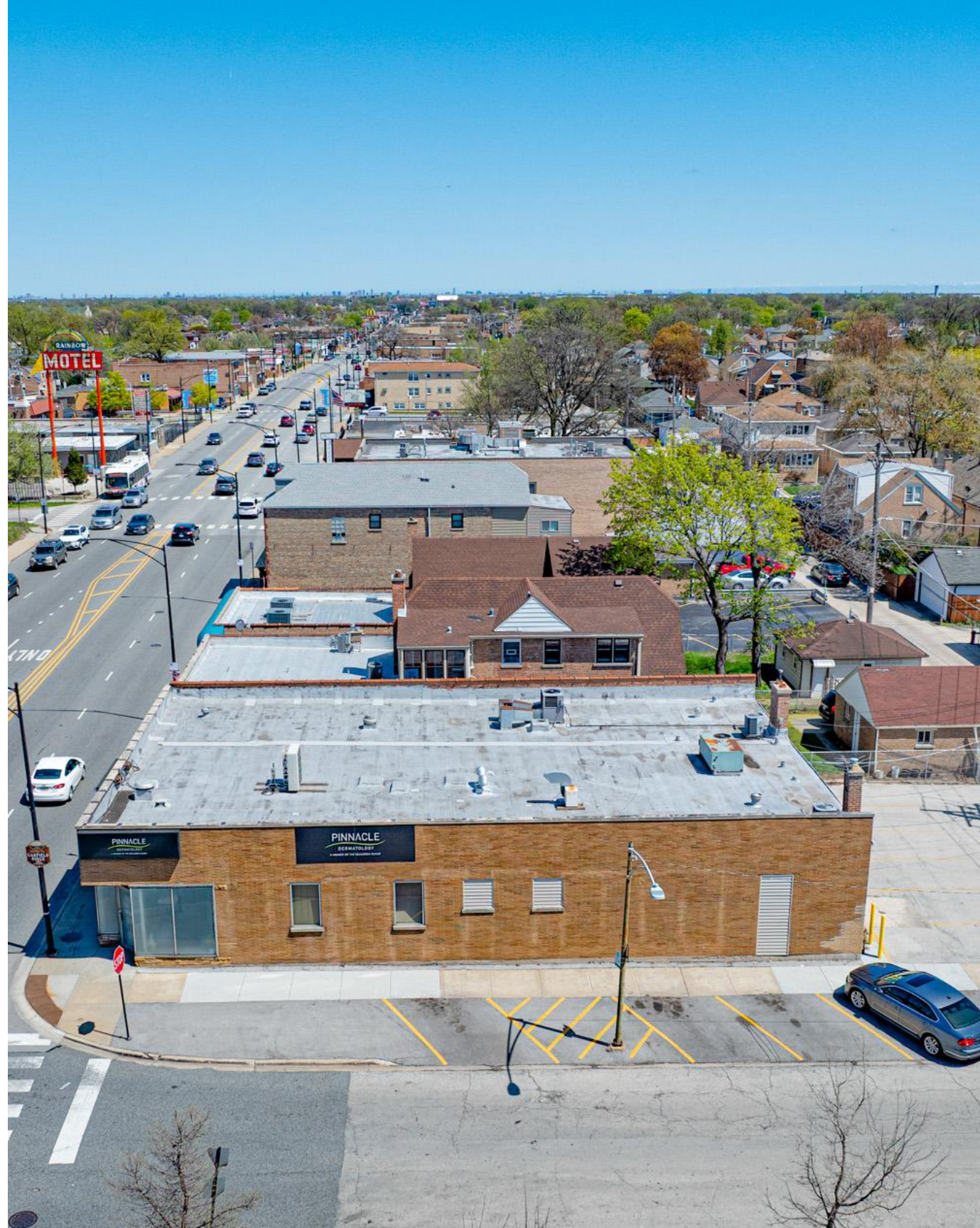
Total NOI

±4,186

Building GLA

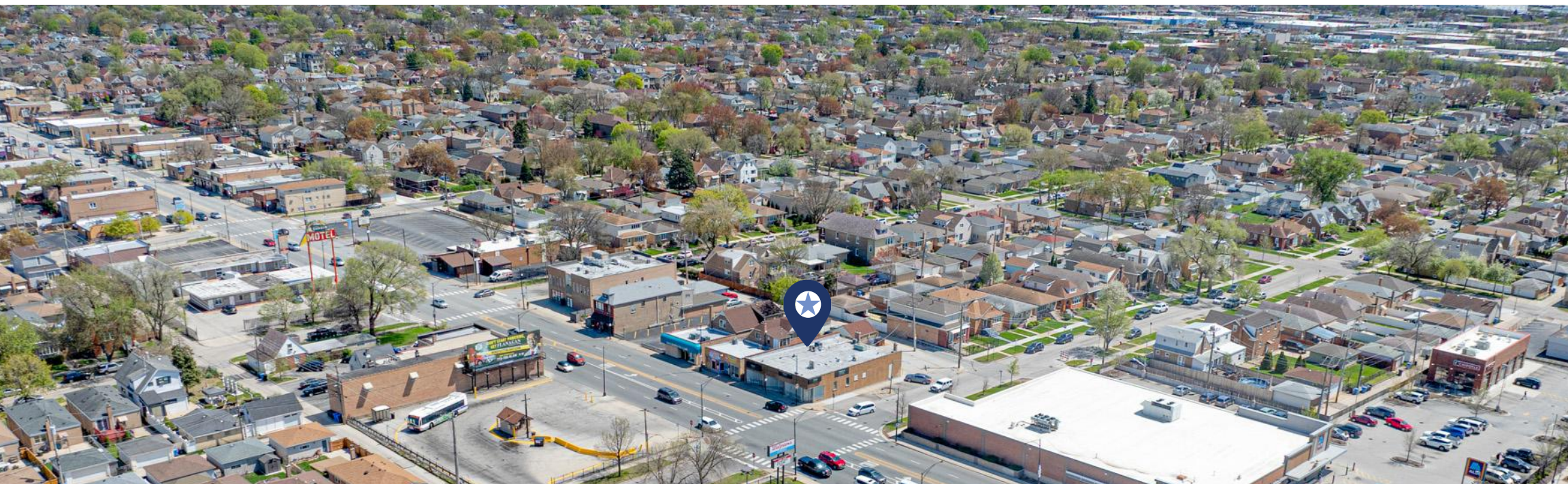
3%

Annual Rent Increases



INVESTMENT HIGHLIGHTS

- **Prime Location With High Visibility:** Strategically located on Archer Ave ($\pm 30,900$ VPD) and directly off of Harlem Ave ($\pm 46,800$), this property offers easy access to major transportation routes, including I-55, and is just minutes from Midway International Airport. Additionally, the site is within close proximity to top-tier healthcare facilities, including Advocate Christ Medical Center and Loyola University Medical Center.
- **National Leader In Dermatology Services:** Pinnacle Dermatology is one of the largest and fastest-growing dermatology networks in the U.S., with over 95 locations nationwide. Through its partnership with QualDerm Partners, Pinnacle is part of a combined network of more than 158 locations and 400 providers.
- **\$70 Billion Industry:** The global dermatology market is expected to reach \$70B by 2027, growing at a compound annual growth rate (CAGR) of 8-9% during that period.
- **Long Tenant Operating History:** The site has offered dermatology services since 1981, originally tenanted by Southwest Dermatology, P.C., before being acquired by Pinnacle Dermatology in 2018. The tenant recently executed a 5-year lease extension in May 2023, with 3% annual rent increases, demonstrating long-term stability and commitment to the location.
- **Medical Office Investment:** Healthcare real estate remains a highly attractive investment due to its resilience in challenging economic climates. The demand for medical space, particularly for specialized services like dermatology, continues to grow, offering investors stability and long-term value.
- **Community Development:** The Garfield Ridge neighborhood continues to see positive developments, with ongoing investments in residential, commercial, and infrastructure improvements. This includes the recent renovation and modernization of local properties, contributing to the area's appeal.



DOWNTOWN

CHICAGO

± 13.4 MILES AWAY



**CHICAGO MIDWAY
INTERNATIONAL AIRPORT**
± 2.9 MILES AWAY



**ATRÍUM WEST
APARTMENTS**
144 UNITS



MARK TWAIN ELEMENTARY
931 STUDENTS



ARCHER/HARLEM (TERMINAL)
BUS TRANSPORTATION



**SUBJECT
PROPERTY**



WARCHER AVE ± 30,900 VPD

HARLEM AVE ± 46,800 VPD



FRESENIUS MEDICAL CARE

AT&T

Mobil

WALSH ELEMENTARY
231 STUDENTS

BURGER KING

AutoZone

Walgreens

Portillo's
HOT DOGS · BEEF · BURGERS · SALADS

HARLEM AVE ± 46,800 VPD

ALDI

SUBJECT PROPERTY

W ARCHER AVE ± 30,900 VPD

CHIPOTLE MEXICAN GRILL

MacQueen
Eye Care Center

Financial Overview

Pinnacle Dermatology
7123-7127 W Archer Ave, Chicago, IL 60638



FINANCIAL SUMMARY

\$665,000 List Price | \$7.91% Cap Rate | \$52,577 NOI | 3% Annual Rent Increases

Property Summary

Address	7123-7127 W Archer Ave, Chicago, IL
GLA of Building	±4,186 SF
Lot Size	±0.15 AC
Year Built	1940/2022
Occupancy	100%
Property Type	Medical Office Building
Ownership Type	Fee Simple

Financial Overview

INCOME	Total
Rental Income (as of May 2026)	\$67,894
Additional Income	\$6,036
Effective Gross Income	\$73,930
EXPENSES	
Property Taxes	\$20,958
Property Insurance	\$2,433
Total Operating Expenses	\$23,391
NET OPERATING INCOME	\$50,540

Tenant Summary

Lease Guarantor	Pinnacle Dermatology Management, LLC
Lease Type	Modified Gross
Lease Commencement	2/8/2018
Lease Expiration	4/30/2028
Increases	3% Annual
# of Options	One, 5-Year
Tenant Responsibilities	Replacement/Repair/Maintenance of Electric, Plumbing, HVAC
Landlord Responsibilities	Property Insurance, Base Year Property Taxes*, Roof, Structure, Parking

**Tenant Reimburses Landlord For Property Taxes Exceeding \$14,921.48*



TENANT OVERVIEW



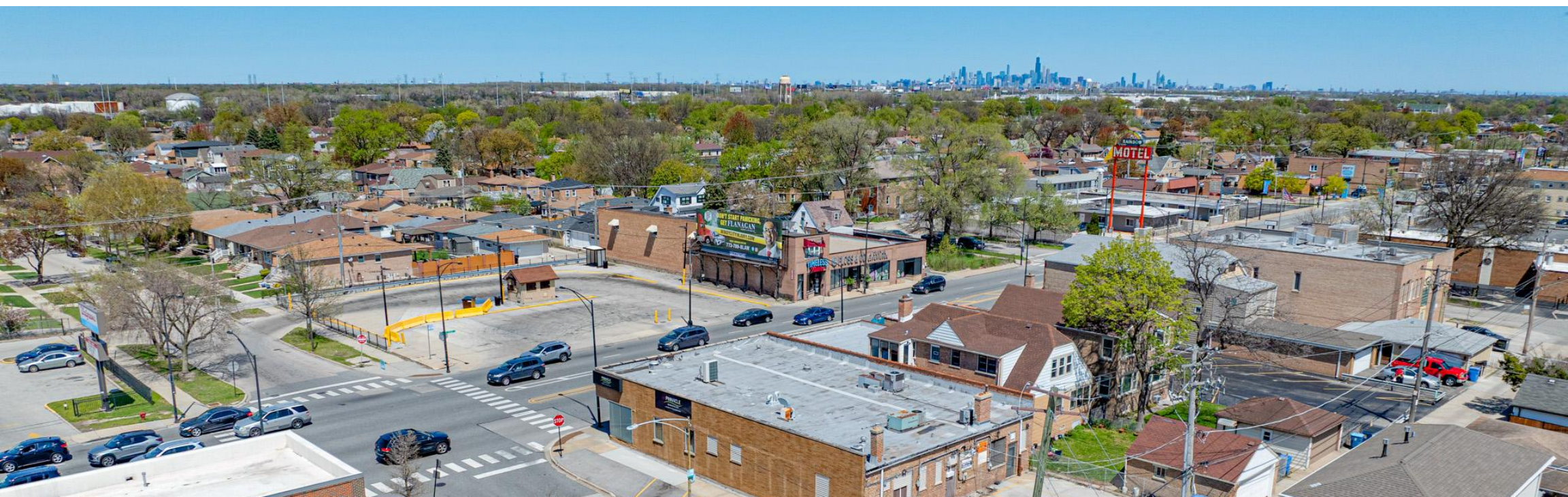
Pinnacle Dermatology is a nationally recognized group providing comprehensive medical, surgical, and cosmetic skin care. Their mission is to deliver exceptional, patient-centered dermatologic care, encompassing general dermatology, skin cancer diagnosis/treatment, Mohs surgery, aesthetic treatments, and pathology.

As part of the QualDerm Partners network, Pinnacle Dermatology shares clinical best practices, operational support, and a provider network. This partnership ensures high standards of care and consistent patient outcomes. Pinnacle features board-certified dermatologists and advanced practitioners committed to clinical excellence and innovation. With a strong focus on early detection and personalized treatment, Pinnacle Dermatology is a trusted leader in dermatologic care.

Locations
95+

Headquarters
Brentwood, TN

Website
[Click Here](#)



Market Overview

Pinnacle Dermatology
7123-7127 W Archer Ave, Chicago, IL 60638



Chicago, Illinois

Chicago, the third-largest city in the U.S., is a major economic and commercial center with a highly diversified and resilient economy. Located on the southwestern shore of Lake Michigan, the city serves as a critical hub for business, transportation, and healthcare across the Midwest and the broader national market.

Chicago’s economy is driven by finance, manufacturing, technology, logistics, and professional services. Its central geographic location, extensive rail and highway networks, and access to one of the nation’s busiest airports position the city as a key distribution and logistics center for North America. This infrastructure continues to attract corporate investment and supports long-term employment stability.

The city is also home to a large concentration of corporate headquarters and regional offices, contributing to consistent demand for office, industrial, and medical real estate. In addition, Chicago’s healthcare and life sciences sectors continue to expand, supported by major hospital systems, academic medical centers, and ongoing investment in medical research and outpatient care. This growth underpins strong fundamentals for real estate and reinforces Chicago’s role as a stable, institutional-quality market for long-term investment.



\$886B Local GDP

Economic Output

5.0M+ Labor Force

Chicagoland Workforce

400+ Major HQs

Corporate Presence

37 Fortune 500 HQs

2nd Most in the U.S.

55.3M+ Annual Visitors

Tourism Volume

\$20.6B Tourism Revenue

Tourism Economic Impact

Market Demographics

Current Estimates	3-Mile	5-Mile	10-Mile
Population	118,281	461,366	2,061,356
Households	42,750	154,511	764,640
Average HH Income	\$111,116	\$111,401	\$111,400

NOTABLE ATTRACTIONS



Navy Pier

Navy Pier is Chicago's lakefront treasure on the shoreline of Lake Michigan. The pier encompasses more than fifty acres of parks, gardens, shops, restaurants, family attractions and exhibition facilities. Drawing nearly 9M visitors annually, Navy Pier is one of the most visited attractions in the entire Midwest.



Willis Tower

Still commonly referred to as the Sears Tower, the Willis Tower is the second-tallest building in the United States. This landmark destination blends business, tourism, and culture and offers breathtaking city views from its Skydeck, including glass-floor views 1,353 feet above the street.



Millennium Park

Located in the Loop community area of the city, Millennium Park is a 25-acre public park that offers awe-inspiring landscape, breathtaking architecture, and an iconic collection of public art, including the Chicago Bean. It is Chicago's premier green space and hosts dozens of free events for residents.



John Hancock Center

The John Hancock Center is currently the 8th tallest building in the country. Equipped with a restaurant and lounge on the 95th floor, the Observatory (360 Chicago), and America's highest indoor swimming pool, the John Hancock Center appeals to residents and tourists alike.



Magnificent Mile

The Magnificent Mile is an upscale section of Chicago's Michigan Avenue and home to some of the tallest buildings in the country, such as the John Hancock Center and the Trump International Hotel and Tower. This district is the main thoroughfare between the business district and Gold Coast.



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 7123-7127 W Archer Ave, Chicago, IL 60638 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™, has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews Real Estate Investment Services™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.