



NET LEASE INVESTMENT OFFERING



Staples

1552 Illinois Route 59
Naperville, IL 60564 (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 Staples property positioned within the Chicago MSA in Naperville, Illinois. Staples has been successfully operating from this location since 2006 and benefits from the strategic location next to Lowe's Home Improvement. They have executed multiple lease extensions, demonstrating commitment. The current lease runs through March 2031 and contains two five-year renewal options. Additionally, Staples is paying a low rent of \$11.35 per square foot, with a \$0.50 per square foot increase scheduled for March 2027.

The 22,888 square-foot building is located between Lowe's Home Improvement and Ashley along Illinois Route 59, which experiences 68,000 vehicles per day. The property is also located just a short distance from U.S. Highway 34, carrying roughly 34,000 vehicles per day. The surrounding community is comprised of an affluent population that earns an average household income exceeding \$173,000 within one mile. Additionally, there are more than 253,000 people living within a five-mile radius of the property. The property fits into a large cluster of shopping centers along with Fox Valley Mall, a regional shopping destination. Nearby anchoring tenants include Walmart, Costco, The Home Depot, DICK's Sporting Goods, Whole Foods, Menards, Meijer, Target, and many others. Additionally, Naperville Central High School (2,500 students) is located 4 miles northeast, and Waubonsie Valley High School (2,700 students) is situated roughly three miles to the east.

Staples Inc., founded in 1985 by Thomas G. Stemberg and Leo Kahn, opened its first office supplies superstore in Brighton, Massachusetts, on May 1, 1986, pioneering the big-box retail model for office products targeted at small businesses and consumers. Following a 2017 acquisition by private equity firm Sycamore Partners, Staples was restructured into independently managed entities focused on North American operations, shifting emphasis toward B2B services and online fulfillment while maintaining a network of retail locations and next-day delivery to most of the U.S.; as a privately held company, it continues to serve businesses of all sizes with a commitment to productivity, sustainability, and innovative workplace solutions.

Investment Highlights

- » Positioned within the Chicago MSA – Ranked #3 in the United States for population size
- » Successful operating history since 2006
- » Multiple lease extensions demonstrating commitment
- » Staples is a wholly owned subsidiary of Sycamore Partners
- » Significant 20% rental escalation in the first renewal option
- » Affluent community - \$173,000+ average household income within one-mile
- » Located along Illinois Route 59 (68,000 VPD) & Proximity to US Highway 34 (34,000 VPD)
- » Part of a dense retail corridor with several shopping centers anchored by Lowe's, Ashley, Walmart, Costco, The Home Depot, DICK's Sporting Goods, Whole Foods, Menards, Meijer, Target, & many others
- » Less than two miles south of Fox Valley Mall – a regional shopping destination
- » 253,000+ people live within a five-mile radius
- » 10 minutes from Naperville Central High School (2,500 students) and Waubonsie Valley High School (2,700 students)





Property Overview



PRICE
\$3,585,475



CAP RATE
7.25%
(4/2027: 7.35%)



NOI
\$259,947

LEASE COMMENCEMENT DATE: 3/4/2006

LEASE EXPIRATION DATE: 3/31/2032

RENEWAL OPTIONS: Two 5-year

RENTAL ESCALATION: 4/1/2027 – 3/31/2032: \$270,141
Option 1: \$326,208
Option 2: \$356,790

LEASE TYPE: NN – Roof, structure, foundation,
HVAC¹, CAM

TENANT: Staples

YEAR BUILT: 2006

BUILDING SIZE: 22,888 SF

LAND SIZE: 2.38 AC

¹) Staples is responsible for routine maintenance of the HVAC systems. Landlord is responsible for repair and replacement.

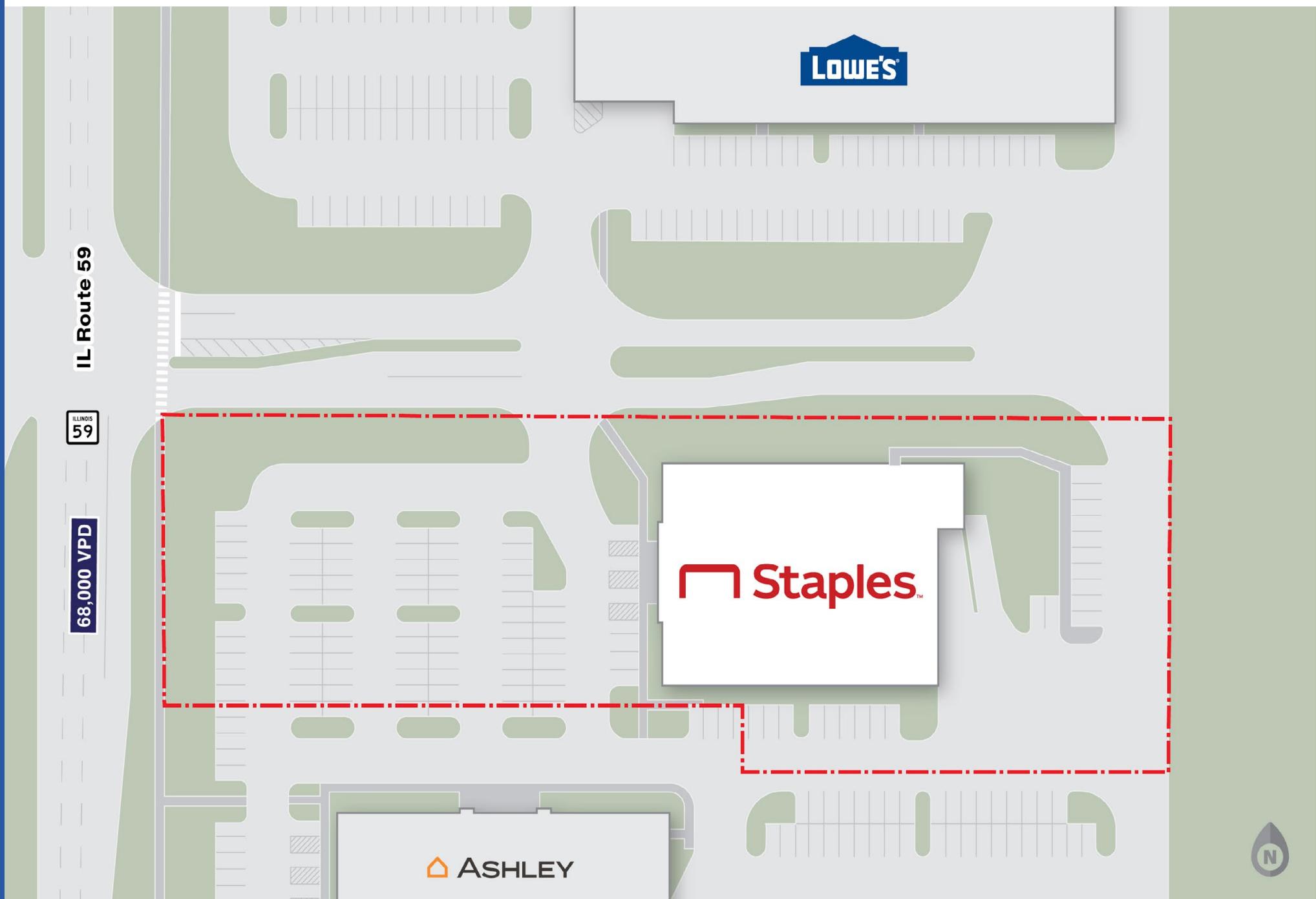
Photographs



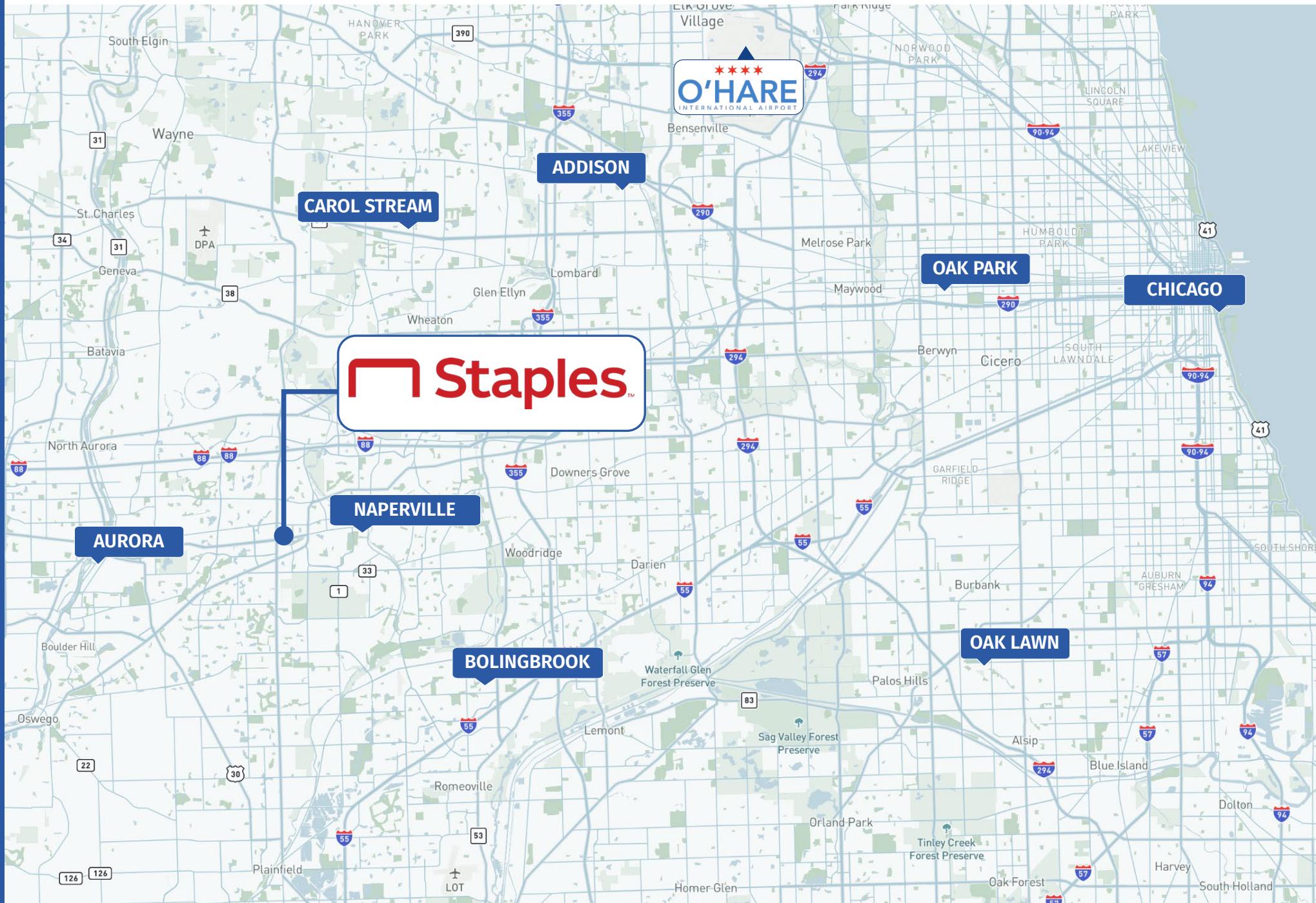
Aerial



Site Plan



Map



Location Overview

NAPERVILLE, ILLINOIS

Naperville, Illinois is a suburban city located approximately 28 miles west of downtown Chicago and is part of the Chicago–Naperville–Elgin Metropolitan Statistical Area. The city spans portions of DuPage and Will counties and is bordered by communities such as Aurora, Wheaton, and Lisle. Naperville has a diversified economy supported by corporate offices, healthcare, and technology-related employers, and it is served by two Metra BNSF Railway stations providing commuter rail access to Chicago. Major transportation routes include Interstate 88, Interstate 355, and U.S. Route 34.

Naperville is known for its well-developed civic infrastructure, extensive park system, and strong public school districts, including Naperville Community Unit School Districts 203 and 204. The city is home to North Central College, a private liberal arts institution located near the downtown area. Naperville's downtown features a mix of retail, dining, and cultural amenities centered around the Riverwalk, a multi-mile public space along the DuPage River that includes walkways, bridges, and public art.



Demographics

	POPULATION	HOUSEHOLDS	MEDIAN INCOME	AVERAGE INCOME
1-MILE	8,818	3,238	\$137,848	\$173,962
3-MILE	95,958	35,485	\$131,062	\$169,926
5-MILE	253,781	90,818	\$131,805	\$170,686



MSA Overview

CHICAGO MSA

The Chicago Metropolitan Statistical Area (Chicago-Naperville-Elgin MSA) is one of the largest and most economically significant metro areas in the United States. Centered around the City of Chicago, the MSA spans northeastern Illinois, northwestern Indiana, and southeastern Wisconsin, encompassing multiple major counties including Cook, DuPage, Lake, Will, Kane, and McHenry. The region serves as a national hub for transportation, supported by O'Hare International Airport, Midway International Airport, an extensive interstate highway network, major rail lines, and one of the country's largest inland port systems along Lake Michigan.

The Chicago MSA features a highly diversified economy with strengths in finance, healthcare, manufacturing, logistics, technology, and professional services. It is home to numerous Fortune 500 headquarters and major institutions, as well as a large and skilled labor force. The region includes a wide range of urban, suburban, and industrial markets, offering varied real estate and investment opportunities across office, industrial, retail, and multifamily sectors. Cultural institutions, higher education, and professional sports franchises further contribute to the MSA's national and global prominence.

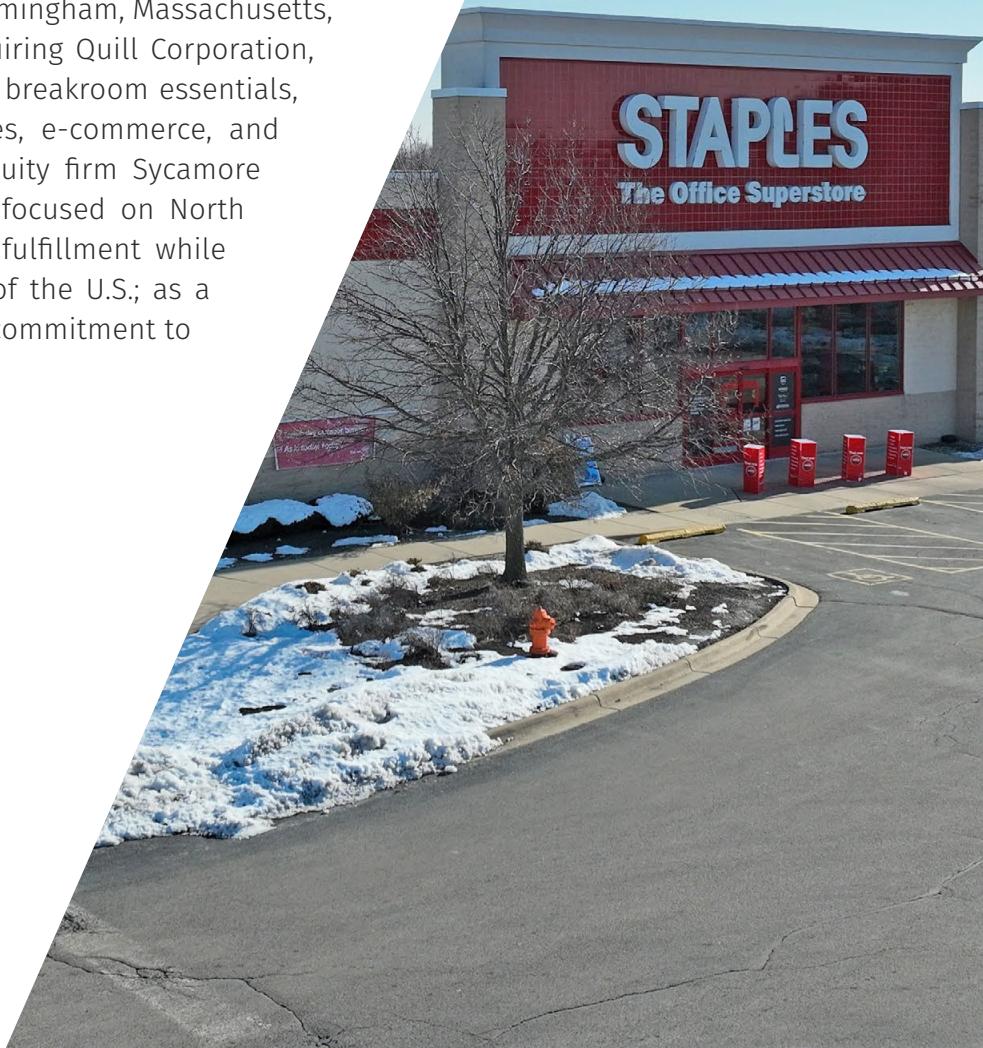
Tenant Overview



STAPLES

Staples Inc., founded in 1985 by Thomas G. Stemberg and Leo Kahn, opened its first office supplies superstore in Brighton, Massachusetts, on May 1, 1986, pioneering the big-box retail model for office products targeted at small businesses and consumers. Headquartered in Framingham, Massachusetts, the company rapidly expanded, reaching Fortune 500 status by 1996, acquiring Quill Corporation, and growing into a major provider of office supplies, furniture, technology, breakroom essentials, print and marketing services, and facility solutions through retail stores, e-commerce, and business-to-business delivery. Following a 2017 acquisition by private equity firm Sycamore Partners, Staples was restructured into independently managed entities focused on North American operations, shifting emphasis toward B2B services and online fulfillment while maintaining a network of retail locations and next-day delivery to most of the U.S.; as a privately held company, it continues to serve businesses of all sizes with a commitment to productivity, sustainability, and innovative workplace solutions.

Website: www.staples.com
Headquarters: Framingham, MA
Number of Locations: 922+/-
Company Type: Private



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This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The Boulder Group has not made any investigation, and makes no warranty or representation.

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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