



HORVATH & TREMBLAY

GRANT SQUARE

Walgreens

Benjamin Moore
Paints



HINSDALE
HISTORICAL
SOCIETY

corepower
YOGA

Adrienne
Lash & Son

LANE
VETERINARY

Fuller's
CARWASH

FANTANO'S
- BAY PLAZA -

Fuller's
SERVING CENTER

PREMIUM CORE DOWNTOWN HINSDALE LOCATION (HARD CORNER)

HINSDALE
MIDDLE SCHOOL

usbank

VISTRO

STUDIO W INTERIORS

SHOPALIX

ALTAMURA
Take Home Italian Goodness



my sister kate

Flourishing & Sons

MARCUS
CURATED LUXURY COLLECTION

IL POGGIOLO
RISTORANTE

nabuki

David's Salon
LUX BROWS
AND BEAUTY

bluemercury
makeup • skincare • spa

HINSDALE BANK
A TRUST COMPANY N.A.
A WINTHROP COMMUNITY BANK



Café
la Fortuna

RAZNY
JEWELERS



HINSDALE
WINE SHOP

Zag
SALONS

Mobil



HINSDALE

RUSH

verizon

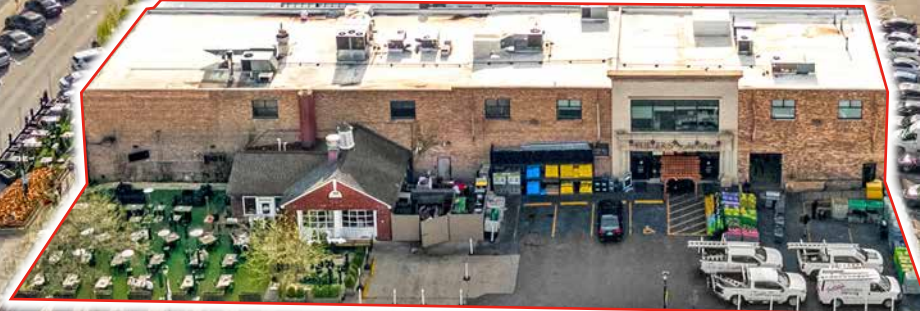
FedEx
Office



SALON LOFTS

Hinsdale
- PRIME STEAK -

Yves Delorme
PARIS



35 E 1ST STREET

HINSDALE | IL

MULTI-TENANT RETAIL OPPORTUNITY



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DISCLAIMER

Horvath & Tremblay has been engaged by the owner of the property to market it for sale. Information concerning the property described herein has been obtained from sources other than Horvath & Tremblay and we make no representations or warranties, express or implied, as to the accuracy or completeness of such information. Any and all references to age, square footage, income, expenses and any other property specific information are approximate. Any opinions, assumptions, or estimates contained herein are projections only and used for illustrative purposes and may be based on assumptions or due diligence criteria different from that used by a buyer. Buyers should conduct their own independent investigation and rely on those results. The information contained herein is subject to change.

Horvath & Tremblay is pleased to present the opportunity to purchase a retail building located at 35 E 1st Street and 50 Garfield Street in Hinsdale, Illinois (the "Property"). The well-maintained two-story building contains 19,110 square feet of gross leasable area on a 0.46-acre corner parcel and also features a large dedicated and well-appointed outdoor dining area. The Property is 88.63% leased to a complimentary mix of four (4) tenants that serve the needs of the local residents. The Property is anchored by Fuller House and Fuller Hardware (Ace Hardware) and offers upside through the lease-up of the 2,173 square feet of vacant space. Additionally, the Property benefits from net leases with scheduled annual rent increase.

35 E 1st Street is strategically located at the intersection of S Garfield Avenue and E 1st Street in the heart of Downtown Hinsdale. The Property enjoys outstanding visibility and frontage and is seconds from the Hinsdale Metra Rail Station. The Property is surrounded by retailers and restaurants and enjoys excellent pedestrian traffic and proximity to a public parking garage. 35 E 1st Street is close to area schools, numerous medical complexes, national retailers, and densely developed residential neighborhoods, providing a built-in and captive customer base. Additionally, the Property enjoys close proximity to Interstate 294, US Route 34, and IL Route 83. Located 20-miles west of the city, Hinsdale is an affluent suburb of Chicago.

Hinsdale is located in DuPage County, the second largest in Illinois (behind Cook County) and one of the most affluent in the state.



ASSET: The Property consists of a well-maintained two-story building with 19,110 square feet of gross leasable area with a large outdoor dining area on a 0.46-acre corner parcel. The Property is 88.63% leased to a complimentary mix of four (4) tenants that serve the needs of the local residents and features one 2,713 square foot vacant unit.

NET LEASES & RENT INCREASES: The retail tenants have net leases and are responsible for their pro-rata share of real estate taxes, insurance, common area maintenance, and repairs to the Property making it an attractive investment for the passive investor and protecting the in-place cash flow against rising costs of service and labor. Additionally, all of the tenants have attractive annual rent increases providing a steady increase in income and an attractive hedge against inflation.



STRATEGIC LOCATION: The Property is located in the heart of Hinsdale at the intersection of E 1st Street and S Garfield Avenue with outstanding visibility and frontage along both. The well-maintained building features a large dedicated outdoor patio for Fuller House, and benefits from excellent pedestrian traffic and proximity to a public parking garage. The Property is close to area schools, retailers and restaurants, numerous medical complexes and densely developed residential neighborhoods. The Property is 0.1-miles from the Hinsdale Metra Rail Station and is convenient to Interstate 294, US Route 34, and IL Route 83.

BUILT-IN CUSTOMER BASE: In addition to the densely developed neighborhoods nearby, the Property is in the heart of Downtown Hinsdale, seconds from the Metra Rail Station, surrounded by retailers and restaurants, and close to the UChicago Medicine AdventHealth Hospital and the Hinsdale medical district which is home to the AdventHealth Cancer Institute & Outpatient Center, Advent Health Lab, the GI Alliance of Illinois, The Edward-Elmhurst Immediate Care Center, and countless other medical offices.

VALUE-ADD OPPORTUNITY: The Property offers upside through the lease up of 2,137 square feet of vacant space. The available space is versatile, and the desirable location should help attract tenants looking to expand into this market.

TRADE AREA: Additional national tenants in the immediate area include Whole Foods, Mariano's, Walgreens, Ace Hardware, Kramer Foods, Huntington Bank, Chase Bank, US Bank, Jimmy John's, McDonald's, Einstein Brothers Bagels, Dunkin', and Starbucks.

IMPRESSIVE DEMOGRAPHICS: Over 90,700 people live within 3-miles of the Property with an average household income of \$252,663. An impressive 247,800 people live within 5-miles of the Property with an average household income of approximately \$189,678. Additionally, there are more than 51,000 employees within 3-miles of the Property.

OUTSTANDING SCHOOL DISTRICT: The Hinsdale School District (District 181) is highly sought after has been nominated by the Illinois State Board of Education to apply for the esteemed U.S. Department of Education Blue Ribbon Schools Award. District 181 schools have received this prestigious award on numerous occasions. District 181 also had thirteen outstanding educators recognized with "Those Who Excel" awards from the Illinois State Board of Education (ISBE), the highest number of awardees in the entire state.

DUPAGE COUNTY: Hinsdale is located in DuPage County, which has considerably less tax exposure than neighboring Cook County. This makes it a more desired sub-market for Chicago commercial real estate. DuPage County has over 926,000 residents with an average household income of \$165,435 producing strong spending power in Hinsdale and the surrounding communities.





\$8,284,000

LIST PRICE



6.75%

CAP RATE



\$559,191

NET OPERATING INCOME

35 E 1ST STREET & 50 S GARFIELD STREET | HINSDALE, IL 60521

PROPERTY TYPE: Multi-Tenant Retail

OWNERSHIP: Fee Simple

BUILDING AREA: 19,110 SF

YEAR BUILT: 1932

LAND AREA: 0.46 Acres

OCCUPANCY: 88.63%

TENANT	UNIT	SQ FT	% OF GLA	ANNUAL RENT	PSF	LEASE TYPE	COMMENCE	EXPIRATION
FULLER'S HOUSE	1	5,538	28.98%	\$202,137	\$36.50	NNN	01/01/2025	12/31/2034
HUMBLE PIZZA	2	1,000	5.23%	\$36,500	\$36.50	NNN	01/01/2025	12/31/2034
FULLER'S HARDWARE	3	6,652	34.81%	\$226,167	\$34.00	NNN	01/01/2025	12/31/2027
AIM	4	3,747	19.61%	\$103,230	\$27.55	MODIFIED GROSS+ELECTRIC	04/01/2024	06/30/2027
VACANT	5	2,173	11.37%	\$58,667	\$27.00	MODIFIED GROSS+ELECTRIC	N/A	N/A
TOTAL		19,110	100.00%	\$626,701				

NOTES

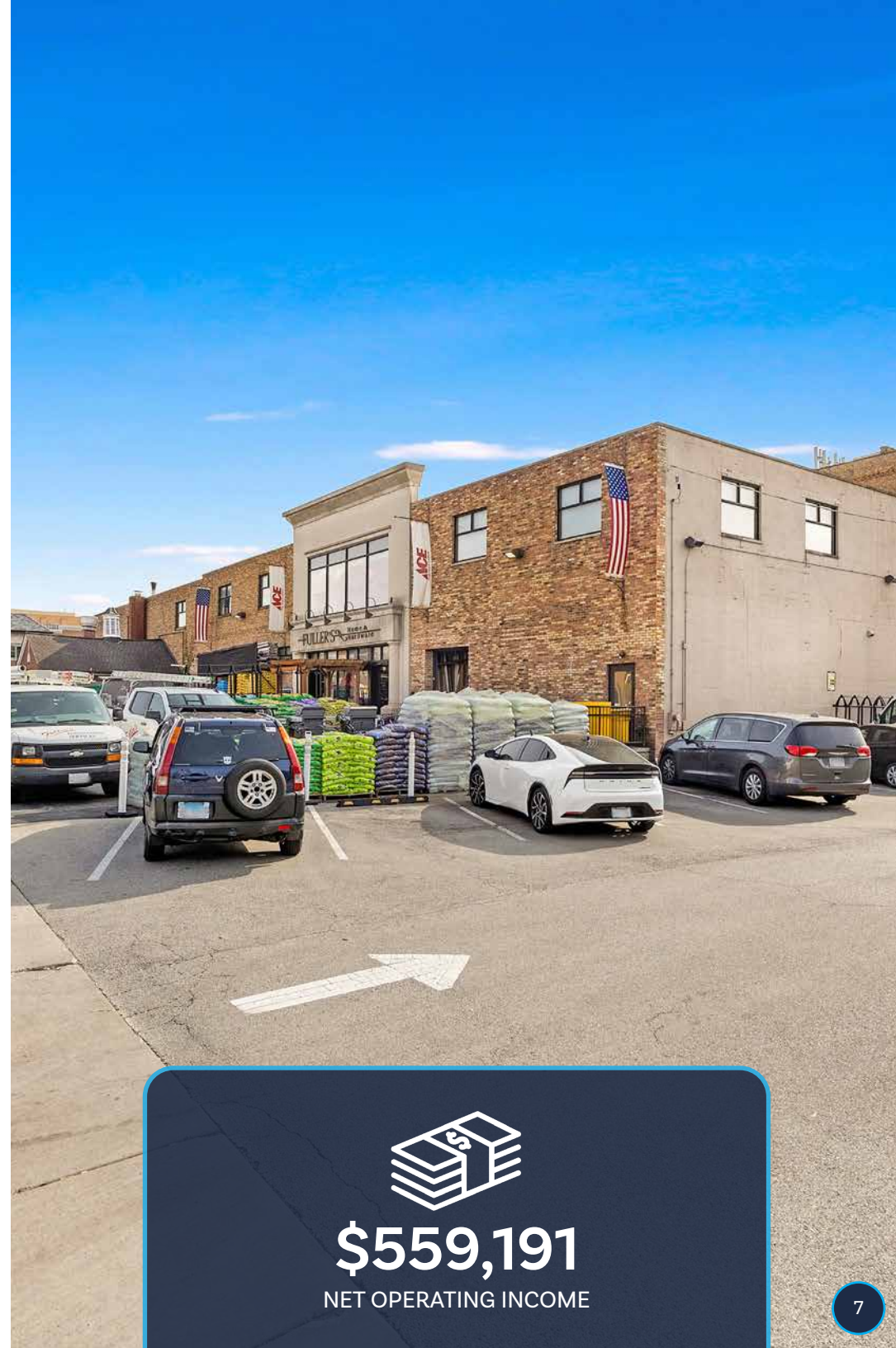
- The above Vacant Unit's rent is set to Market.
- If the Vacant Unit is not rented by the close of escrow, the seller will master lease the space for the lesser of one year or a tenant's rent commencement at the above outlined rent.

TENANT	SUITE	GLA	% GLA	START	END	LEASE TERM	START	END	ANNUAL	PSF	LEASE TYPE	OPTIONS
FULLER'S HOUSE	1	5,538 SF	28.98%	1/1/25 - 12/31/34	CURRENT	01/01/2025 - 12/31/2025	\$202,137	\$36.50	NNN	2, 5-YEAR		
						01/01/2026 - 12/31/2026	\$208,229	\$37.60				
						01/01/2027 - 12/31/2027	\$214,487	\$38.73				
						01/01/2028 - 12/31/2028	\$220,911	\$39.89				
						01/01/2029 - 12/31/2029	\$227,556	\$41.09				
						01/01/2030 - 12/31/2030	\$234,368	\$42.32				
						01/01/2031 - 12/31/2031	\$241,401	\$43.59				
						01/01/2032 - 12/31/2032	\$248,656	\$44.90				
						01/01/2033 - 12/31/2033	\$256,133	\$46.25				
					01/01/2034 - 12/31/2034	\$263,830	\$47.64					
					OPTION 1	01/01/2035 - 12/31/2039	FMR	FMR				
OPTION 2	01/01/2040 - 12/31/2044	FMR	FMR									
HUMBLE PIZZA	2	1,000 SF	5.23%	1/1/25 - 12/31/34	CURRENT	01/01/2025 - 12/31/2025	\$36,500	\$36.50	NNN	2, 5-YEAR		
						01/01/2026 - 12/31/2026	\$37,600	\$37.60				
						01/01/2027 - 12/31/2027	\$38,730	\$38.73				
						01/01/2028 - 12/31/2028	\$39,890	\$39.89				
						01/01/2029 - 12/31/2029	\$41,090	\$41.09				
						01/01/2030 - 12/31/2030	\$42,320	\$42.32				
						01/01/2031 - 12/31/2031	\$43,590	\$43.59				
						01/01/2032 - 12/31/2032	\$44,900	\$44.90				
						01/01/2033 - 12/31/2033	\$46,250	\$46.25				
					01/01/2034 - 12/31/2034	\$47,640	\$47.64					
					OPTION 1	01/01/2035 - 12/31/2039	FMR	FMR				
OPTION 2	01/01/2040 - 12/31/2044	FMR	FMR									
FULLER'S HARDWARE	3	6,652 SF	34.81%	1/1/25 - 12/31/27	CURRENT	01/01/2025 - 12/31/2025	\$226,167	\$34.00	NNN	2, 3-YEAR		
						01/01/2026 - 12/31/2026	\$226,167	\$34.00				
						01/01/2027 - 12/31/2027	\$232,953	\$35.02				
					OPTION 1	01/01/2028 - 12/31/2030	FMR	FMR				
					OPTION 2	01/01/2031 - 12/31/2033	FMR	FMR				
AIM	4	3,747 SF	19.61%	4/1/24 - 6/30/27	CURRENT	04/01/2025 - 03/31/2026	\$103,230	\$27.55	MODIFIED GROSS+ELECTRIC	1, 2-YEAR		
						04/01/2026 - 03/31/2027	\$106,340	\$28.38				
					(PARTIAL YEAR)	04/01/2027 - 06/30/2027	\$27,381	\$29.23				
					OPTION 1	07/01/2027 - 06/30/2028	\$112,822	\$29.23				
					07/01/2028 - 06/30/2029	\$116,194	\$31.01					
VACANT	5	2,173 SF	11.37%	N/A - N/A	CURRENT	N/A - N/A	\$58,667	\$27.00	MODIFIED GROSS+ELECTRIC			
TOTALS:		19,110 SF	100.00%	\$626,701								
OCCUPIED AREA:		16,937 SF	88.63%									
VACANT AREA:		2,173 SF	11.37%	• AIM has a \$8,602 rent abatement for April 2025, and an \$8,862 rent abatement for April 2026								

- The above Vacant Unit's rent is set to Market.
- If the Vacant Unit is not rented by the close of escrow, the seller will master lease the space for the lesser of one year or a tenant's rent commencement at the above outlined rent.

- AIM has a \$8,602 rent abatement for April 2025, and an \$8,862 rent abatement for April 2026.
- AIM has a Modified Gross Lease and is responsible for their pro-rata share of increases in Real Estate Taxes and Insurance above the base year (2024), increases in CAM above the base year (2025), and \$1.50 per SF for electric charge.

INCOME	CURRENT
BASE RENT	\$626,701
EXPENSE REIMBURSEMENT REVENUE	
REAL ESTATE TAXES	\$46,441
INSURANCE	\$7,714
UTILITIES	\$136,898
FIRE & SECURITY	\$4,217
POWER WASHING (DUMPSTER)	\$10,740
OPERATING EXPENSES	\$21,597
MANAGEMENT	\$27,772
TOTAL EXPENSE REIMBURSEMENTS	\$255,379
POTENTIAL GROSS REVENUE	\$882,080
VACANCY LOSS (3%)	\$(26,462)
EFFECTIVE GROSS REVENUE	\$855,618
EXPENSES	
REAL ESTATE TAXES	\$63,534
INSURANCE	\$11,000
UTILITIES - ELECTRIC	\$54,290
UTILITIES - GAS	\$15,827
UTILITIES - WATER	\$43,972
UTILITIES - WASTE REMOVAL	\$28,919
ALARM DETECTION SYSTEMS	\$2,795
CINTAS FIRE PROTECTION	\$2,021
JOHNSON CONTROLS SECURITY SOLUTIONS	\$697
SECURITY	\$500
POWER WASHING (DUMPSTER)	\$10,740
ELEVATOR MAINTENANCE	\$6,191
HVAC	\$3,230
SNOW REMOVAL	\$10,000
PARKING LOT MAINTENANCE	\$2,500
COMMON AREA CLEANING	\$3,540
OTHER BUILDING MAINTENANCE	\$5,336
MANAGEMENT FEE (5%)	\$31,335
TOTAL EXPENSES	\$296,427
NET OPERATING INCOME	\$559,191



\$559,191
NET OPERATING INCOME

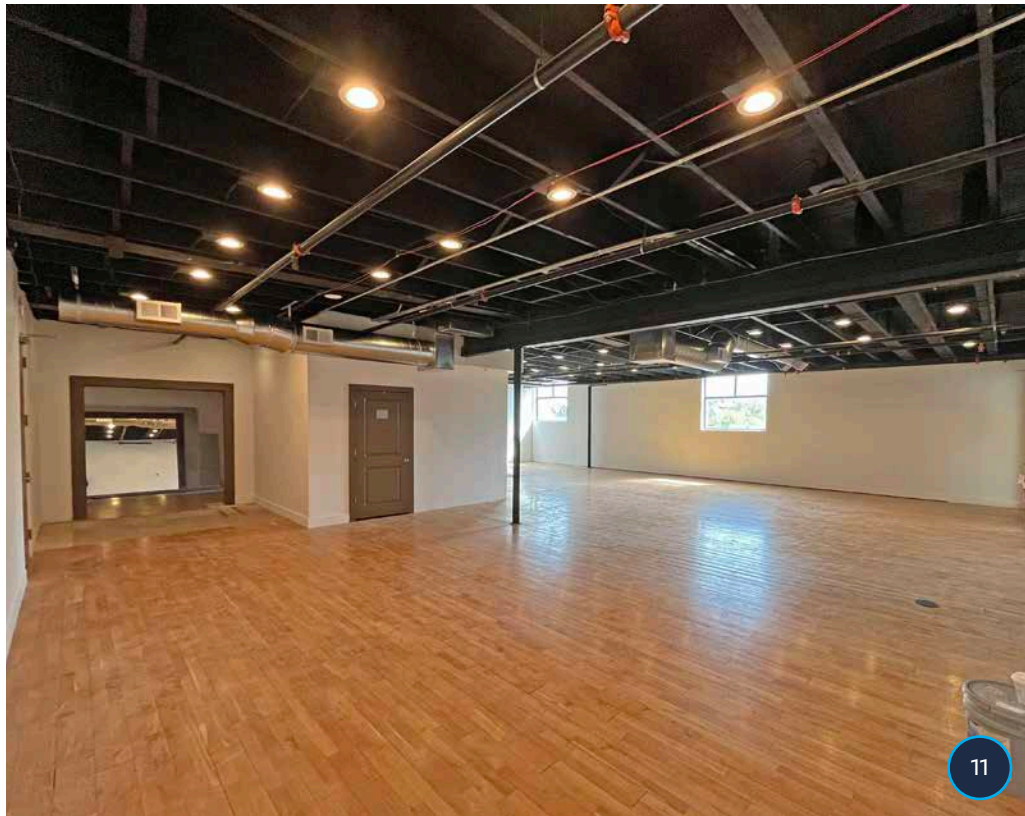
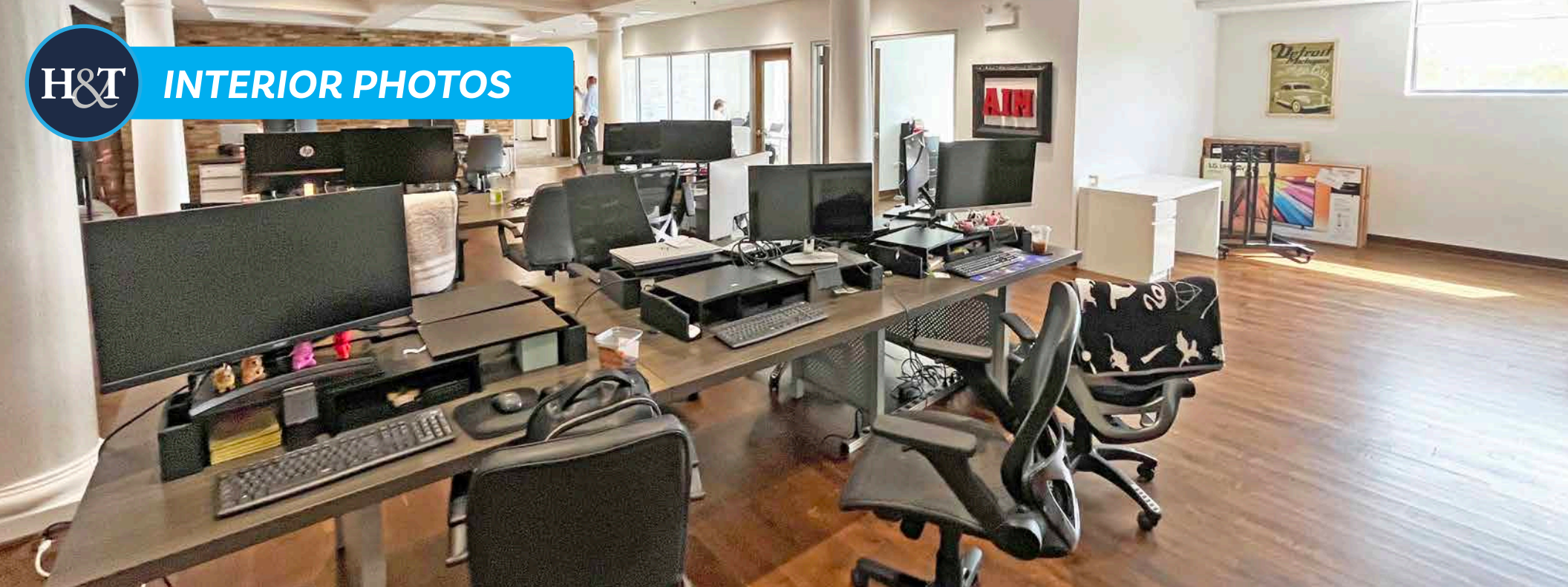




H&T INTERIOR PHOTOS



H&T INTERIOR PHOTOS



H&T AREA RETAIL



H&T AREA RETAIL



DOWNTOWN CHICAGO

UChicago Medicine
Advent Health

PIERCE PARK



HIGHLAND

HINSDALE
VEEK PARK

SL

SALON LOFTS



HINSDALE



FedEx
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verizon



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verizon

FedEx
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HINSDALE BANK
A TRUST COMPANY N.A.
A WYBUSTE COMMUNITY BANK

VEG BARBQ

The Courtyard
You'll treasure the experience

SL

SALON LOFTS

Hinsdale
— PRIME STEAK —

Yves Delorme
PARIS

H&T LOCATION MAP

OGDEN AVENUE

ILLINOIS
BONE & JOINT
INSTITUTE



BURNS FIELD PARK

MONROE
ELEMENTARY
SCHOOL

GRANT SQUARE

Walgreens



CHASE

Mobil



HINSDALE

UNITED STATES
POSTAL SERVICE

SL
SALON LOFTS

BMO

verizon

FedEx
Office

BANK OF AMERICA

usbank

HINSDALE
MIDDLE SCHOOL

UChicago Medicine
Advent Health

HIGHLAND

GATEWAY SQUARE

KUMON
IMPACT
PHYSICAL THERAPY
SPORTS RECOVERY



THE LANE
SCHOOL

HINSDALE
ANIMAL
HOSPITAL

JOHN LAIDLAW
ELEMENTARY
SCHOOL

HINSDALE
ADVENTIST
ACADEMY

PIERCE PARK

HINSDALE
VEEK PARK

INTERSTATE 294



HINSDALE, ILL.

OVERVIEW

Hinsdale, located just 20 miles west of downtown Chicago, offers natural beauty, hometown charm, and a friendly community atmosphere. The Village serves as an ideal base for commerce, education, and suburban living. Hinsdale is located 20 miles (32 km) west of Chicago and is bordered by Western Springs to the east, Clarendon Hills and Westmont to the west, Oak Brook to the north, and Burr Ridge and Willowbrook to the south. It can be reached by highway from Interstate 294 or Interstate 55. The eastern boundary of Hinsdale is I-294, and the western boundary is Route 83.

Hinsdale is served by Metra's BNSF Railway Line at three stations: West Hinsdale, Hinsdale, and Highlands. Additionally, Pace operates connecting bus services. Currently, Pace bus lines 663 and 668 serve Hinsdale. While many Hinsdale residents commute to jobs scattered throughout the Chicago metropolitan area, Hinsdale is also the home of many small and medium-sized businesses. These businesses can be found scattered throughout the entire town.

DuPage County is the second-most populous county in Illinois, with a population of over 926,000. DuPage County has a strong, diverse economy with a highly educated workforce across multiple industries, including professional, scientific, and technical services, transportation, logistics, and warehousing, and healthcare. Fortune 500 corporations in the county include Dover Corporation, Navistar International, OfficeMax and Sara Lee Corporation. The College of DuPage, in Glen Ellyn, is one of the largest community colleges in the country, with more than 20,000 students.

**POPULATION****1 MILES****3 MILES****5 MILES**

2024 Estimate

12,103

90,715

247,868

2029 Projection

12,167

90,178

246,307

2020 Census

12,538

91,611

251,468

**BUSINESS**

2024 Est. Total Businesses

736

4,244

14,249

2024 Est. Total Employees

7,742

51,097

191,770

**HOUSEHOLDS**

2024 Estimate

3,791

34,608

99,160

2029 Projection

3,811

34,415

98,571

2020 Census

3,817

34,478

98,493

**INCOME**

Average Household Income

\$490,927

\$252,663

\$189,678

Median Household Income

\$270,842

\$158,081

\$126,866

**90,700+**

PEOPLE WITHIN 3 MILES

**51,000+**

EMPLOYEES WITHIN 3 MILES

**\$252,663+**

AVERAGE HOUSEHOLD INCOME



E 1ST STREET

S GARFIELD AVE





H&T