



# Darien Towne Centre

2105-2153 75th Street, Darien, IL



# THE OFFERING

CBRE NRP Midwest is excited to offer investors the opportunity to acquire Darien Towne Centre, a 61,591-square-foot shopping center in Darien, Illinois, anchored by dominant national tenants including PetSmart, O'Reilly Auto Parts, and Dollar Tree. With recent leasing momentum, a strategic position with premier visibility in the market's primary retail corridor, a high-income consumer base, and a business-friendly environment, Darien Towne Centre represents a high-quality investment with meaningful embedded value-add potential.

- » *Strong Credit & High Quality Tenancy with 82% of GLA Leased to National Tenants*
- » *Dual-Grocery Shadow Anchors, Walmart and Aldi, with Strong-Performing Home Depot Shadow*
- » *Strong Leasing Momentum Proven by 92% of GLA leased, renewed, or extended in prior 3 years (6.3 Year WALT)*
- » *Prime Retail Location with +1,500 Feet of Frontage*
- » *Business Friendly Climate within Darien, IL*
- » *DuPage County - Favorable Tax Environment*



## OFFERING SUMMARY

|                 |                                            |
|-----------------|--------------------------------------------|
| Address         | 2105-2153 75th Street,<br>Darien, IL 60561 |
| GLA             | 61,591 Square Feet                         |
| Site Size       | 19.79 Acres                                |
| Year Built      | 1994                                       |
| In-Place NOI    | \$770,955                                  |
| 5-Year NOI CAGR | 3.85%                                      |
| WALT            | 6.30 Years                                 |



28,400 AVPD  
Traffic Counts:  
75th Street



\$141,921  
Average Household  
Incomes (Trade Area)



Walmart &  
The Home Depot  
Dual Shadow-Anchored



95,307  
Population  
(Trade Area)

# SITE PLAN

 **AVAILABLE**

**LEASED**



| Suite | Tenant                   | GLA    |
|-------|--------------------------|--------|
| 2     | O'Reilly Auto Parts      | 10,000 |
| 3     | Dollar Tree              | 12,143 |
| 4     | Sakura Foot Massage      | 1,517  |
| 5     | Sally Beauty Supply      | 1,490  |
| 6     | BD Hibachi & Sushi Grill | 2,986  |
| 7     | Great Clips              | 1,500  |
| 8     | Fruitful Yield           | 4,468  |
| 9     | Available                | 2,000  |
| 10    | PetSmart                 | 25,487 |

## PRIMARY CONTACTS

### CHRISTIAN WILLIAMS

Executive Vice President

+1 773 610 2977

christian.williams@cbre.com

### MICHAEL WILSON

Vice President

+1 847 370 2034

michael.wilson7@cbre.com

### MADALYN LADD

Senior Financial Analyst

+1 224 456 7377

madalyn.ladd@cbre.com

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## FINANCE CONTACT

### STEVE KUNDERT

Senior Vice President

+1 312 213 8757

steven.kundert@cbre.com

**CBRE**

700 Commerce Drive  
Suite 200  
Oak Brook, IL 60523

FOR MORE INFORMATION, PLEASE VISIT [WWW.DARIANTOWNECENTRE-CBRE.COM](http://WWW.DARIANTOWNECENTRE-CBRE.COM)