

# DUNKIN'

BRAND NEW 2026 CONSTRUCTION  
BRAND NEW 15-YEAR ABSOLUTE NNN LEASE

5820 OGDEN AVE  
CICERO, IL 60804  
**CHICAGO MSA**



Marcus & Millichap  
NNN DEAL GROUP

OFFERING MEMORANDUM

REPRESENTATIVE PHOTO

# TABLE OF CONTENTS

Investment Summary .....	3
Investment Highlights.....	6
Aerial Maps .....	7
Site Plan.....	9
Tenant Summary .....	10
Location Overview.....	11
Demographics.....	12

**Marcus & Millichap**  
NNN DEAL GROUP

## LIOR REGENSTREIF

EXECUTIVE MANAGING DIRECTOR INVESTMENTS  
EXECUTIVE DIRECTOR, NET LEASED DIVISION  
EXECUTIVE DIRECTOR, RETAIL DIVISION  
ENCINO OFFICE  
Tel 818.212.2730  
Lior.Regenstreif@marcusmillichap.com  
CA 01267761





## INVESTMENT SUMMARY

5820 OGDEN AVE, CICERO, IL 60804

**PRICE: \$2,182,000**

**CAP: 5.50%**

**NOI: \$120,000**

### OVERVIEW

PRICE	\$2,182,000
GROSS LEASABLE AREA (GLA)	1,850 SF
LOT SIZE	.66 Acres
BASE RENT	\$120,000
YEAR BUILT	2026

### LEASE ABSTRACT

LEASE TYPE	Absolute NNN
BASE TERM	15 Years
LEASE COMMENCEMENT (Estimate)	4/1/2026
LEASE EXPIRATION (Estimate)	3/31/2041
RENEWAL OPTIONS	3x5
INCREASES	10% Every 5 Years
LANDLORD OBLIGATION	None At All
TENANT	Chicagoland Commissary, LLC Strong 20 Unit Operator

### ANNUALIZED OPERATING DATA

BASE TERM	ANNUAL RENT
YEARS 1-5	\$120,000
YEARS 6-10	\$132,000
YEARS 11-15	\$145,200
OPTION 1	\$159,720
OPTION 2	\$175,692
OPTION 3	\$193,261

**Marcus & Millichap**  
NNN DEAL GROUP



**DOWNTOWN CHICAGO**  
12 Miles

sam's club

THE HOME DEPOT

TARGET

**DUNKIN'**  
BRAND NEW DUNKIN' DONUTS COMING SOON  
CALL AGENT FOR DETAILS

**DUNKIN'**

BNSF Railway - Cicero Intermodal Facility

ExtraSpace Storage

W OGDEN AVE - 22,600 VPD

31ST STREET - 10,000 VPD

Lakeshore EXHIBIT SERVICE INC.

gerber COLLISION & GLASS  
BRAND NEW 15-YR NNN  
GERBER ALSO AVAILABLE  
CALL AGENT FOR DETAILS

Public Storage



**jiffylube**

**Advance Auto Parts**

**Lakeshore**  
EXHIBIT SERVICE INC.

**Public Storage**

**gerber**  
COLLISION & GLASS  
BRAND NEW 15-YR NNN  
GERBER ALSO AVAILABLE  
CALL AGENT FOR DETAILS

W OGDEN AVE - 22,600 VPD

31ST STREET - 10,000 VPD

BNSF Railway - Cicero Intermodal Facility

**DUNKIN'**

# INVESTMENT HIGHLIGHTS



## BRAND NEW 2026 CONSTRUCTION

Newly constructed build-to-suit relocation store, in a proven location, offering investors a modern asset with long term tenant stability



## BRAND NEW 15 YEAR ABSOLUTE NNN LEASE

Providing truly passive ownership with zero landlord responsibilities and long term passive income, with regular built-in increases



## - (E-k@V#-) \ h-KATOK

" " strong multi-unit operator Chicagoland Commissary, LLC successfully operates 20 locations locally



## INDUSTRY LEADING QSR TENANT

Dunkin' is one of the largest quick service coffee and breakfast chains globally, with more than 14,000 locations worldwide in more than 40 countries



## STRATEGICALLY LOCATED MAJOR COMMERCIAL CORRIDOR

Ogden Ave is a key transportation artery with strong visibility across Southwestern Chicago, increasing customer access and sustained service demand, while the subject property benefits from proximity to major residential neighborhoods and regional thoroughfares



## MARKET DEMAND & TRADE AREA STRENGTH

The suburban Chicago market remains robust with diverse economic drivers, significant population density, and strong household incomes, supporting continued demand for auto services





Walmart Supercenter Forest Park Palza

amazon DISTRIBUTION CENTER

DOWNTOWN CHICAGO 12 Miles

North Riverside Park Mall

ALDI

JCPenney

KOHL'S HOBBY LOBBY

Michaels petco BEST BUY Burlington THE UPS STORE Canes chili's Chick-fil&

ALDI

Marshalls

UNITED STATES POSTAL SERVICE

SMOOTHIE KING Starbucks Panera BREAD FIFTH THIRD MATTRESS FIRM verizon FIVE GUYS Jimmy John's

O'Reilly AUTO PARTS

CHASE

COSTCO WHOLESALE

Hiawatha Elementary School

Cicero Train Yard

Freedom Middle School

TACO BELL

Jewel-Osco

DUNKIN'

FAMILY DOLLAR

SUBWAY

DUNKIN'

gerber COLLISION & GLASS BRAND NEW 15-YR NNN GERBER ALSO AVAILABLE CALL AGENT FOR DETAILS

Advance Auto Parts

SUBWAY DOLLAR TREE

MORTON MC COLLEGE

ABC Supply Co. inc.

Unity Junior High School

McDonald's

Walgreens

CVS pharmacy

Morton East High School

MENARDS AMC THEATRES

HARBOR FREIGHT SUBWAY

Burlington Foot Locker

TACO BELL total snipes

DOLLAR TREE SALLY BEAUTY

sam's club

THE HOME DEPOT ROSS TARGET

Food4Less

O'Reilly AUTO PARTS T Mobile

McDonald's KFC IHOP

Walmart Supercenter

Starbucks golden corral Wendy's tropical CAFE

GOLD EAGLE

43

HWY 43 - 50,500 VPD

43

W OGDEN AVE - 22,600 VPD

50

50

50

50

50

50

50

50

55

55

7



Columbus (Christopher) Park



DOWNTOWN CHICAGO



INTERSTATE 290

INDUSTRIAL AREA

J Sterling Morton West High School



HARBOR FREIGHT

MENARDS

sam's club



Minnie Miñoso Academy

Veterans Memorial Park

MORTON COLLEGE

Little Village Lawndale High School

Thomas Kelly College Preparatory High School



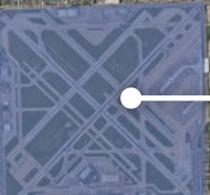
INTERSTATE 55

INDUSTRIAL AREA



INDUSTRIAL AREA

INTERSTATE 90

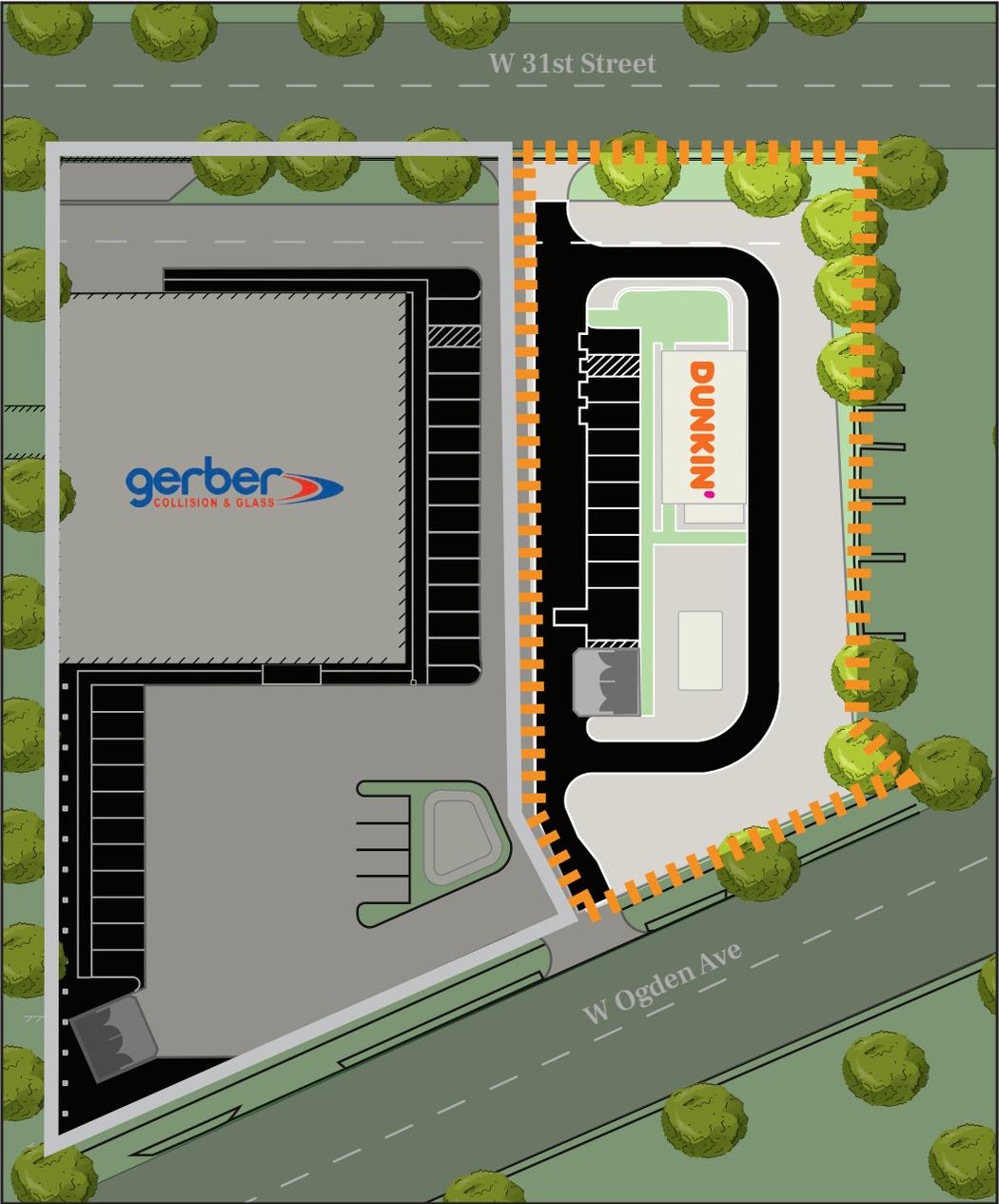


MIDWAY INTERNATIONAL AIRPORT

Eberhart Elementary School

Englewood STEM High School

# SITE PLAN



# TENANT SUMMARY



Dunkin' is one of the largest quick service coffee and breakfast brands in the world. Founded in 1950 in Quincy, Massachusetts, the company is known for its coffee, espresso beverages, donuts, baked goods, and breakfast sandwiches designed for convenient, fast service. Dunkin' operates more than 14,000 locations across nearly 40 countries, with the majority of stores located in the United States. The brand is consistently ranked among the top coffee chains in the country by store count and customer visits and is widely recognized as a leader in the quick service restaurant industry. Nearly all locations are franchise operated, allowing the brand to grow rapidly while maintaining a scalable business model.

In 2020 Dunkin' was acquired for approximately \$11.3 billion by Inspire Brands, one of the largest restaurant companies in the world. Inspire Brands operates several major restaurant concepts and generates more than \$30 billion in annual system sales across its portfolio. Under this ownership, Dunkin' has focused on continued national expansion beyond its traditional Northeast markets, with a strong emphasis on drive thru locations, digital ordering, and loyalty programs. The company continues to grow through new franchise development and modern store formats, reinforcing its position as one of the most recognizable and widely distributed coffee brands in the global quick service restaurant sector.



Headquarters  
**CANTON, MA**



Year Founded  
(Gerber)  
**1950**



Private Ownership  
**Inspire Brands**  
(backed by Roark Capital Group)



Locations  
**14,000+**



Employees  
**270,000+**



2025 Revenue  
**ESTIMATED  
\$13+ BIL**

## CICERO, ILLINOIS

Cicero is a dense, urban suburb just west of downtown Chicago, known for its strong industrial base, central location, and deep transportation infrastructure. The village benefits from immediate access to I-290, I-55, major rail lines, and proximity to O'Hare and Midway airports, making it a key hub for logistics, manufacturing, and distribution. With its strategic location, established workforce, and business friendly environment, Cicero continues to attract investors seeking durable demand, long term tenancy, and strong fundamentals tied to the greater Chicago metro economy.

## CHICAGO MSA

Chicago-Naperville-Elgin is one of the largest metros in the nation. The Chicagoland area is bounded to the east by Lake Michigan, expands over a 5,000-square-mile region in northeastern Illinois and extends into Wisconsin and Indiana. The metro houses 9.6 million people and comprises 14 counties. The city of Chicago contains 2.7 million residents. During the past 20 years, the greatest growth occurred in the western portion of the region and was exemplified between 2020-2021.



### SECOND-LARGEST METROPOLITAN AREA

The metro population trails only Los Angeles in size. Slowing population growth, however, has been noted over the previous decade.



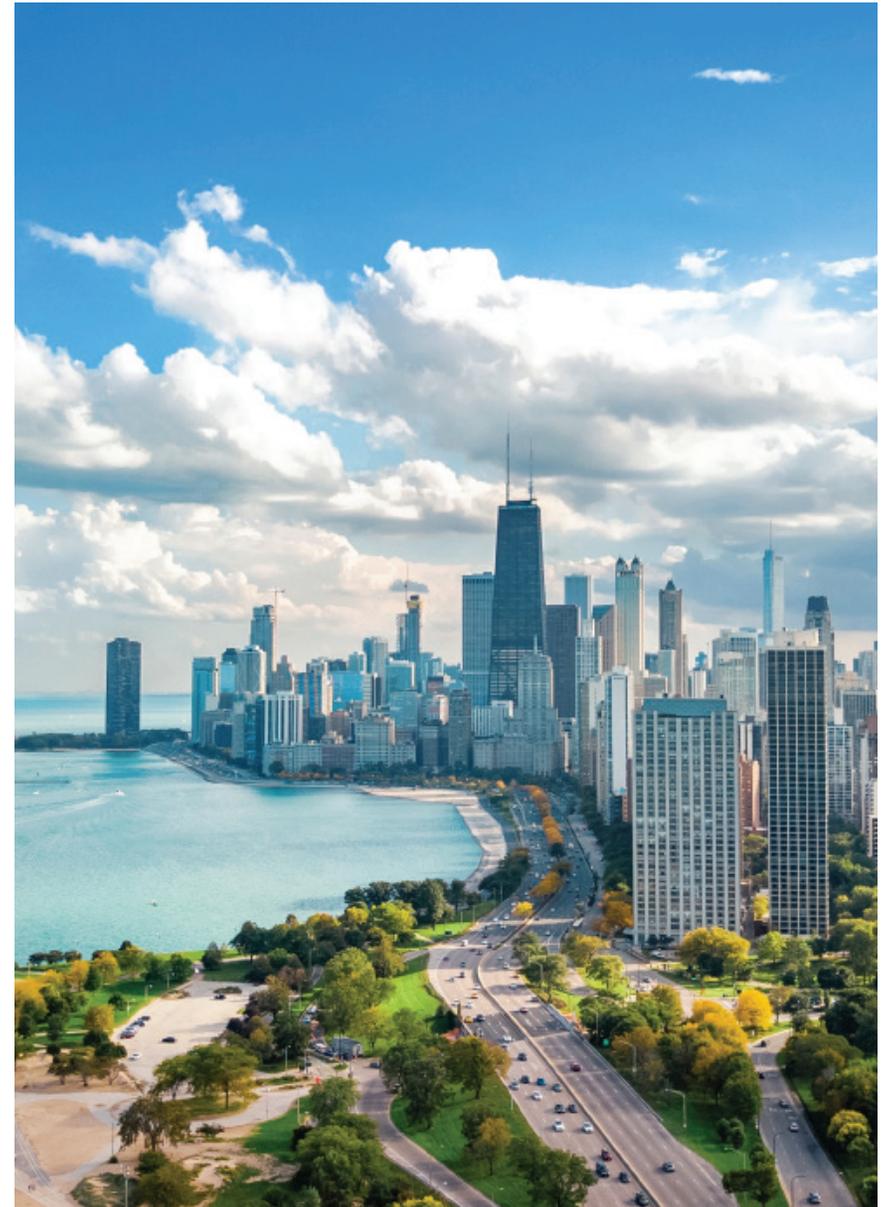
### ECONOMY

The metro has one of the biggest economies in the nation, and is buoyed by its distribution, finance, manufacturing operations and growing high-technology sectors. There are over 30 Fortune 500 companies based locally, including Walgreens, State Farm Insurance and McDonald's.



### EDUCATION

Backed by some of the nation's more well-regarded universities, including Northwestern University and the University of Chicago, the workforce is considered one of the most diverse and well trained among major United States metros.



# DEMOGRAPHICS / CICERO, IL

POPULATION	1 MILE	3 MILES	5 MILES
2030 Projection	39,438	257,381	716,827
<b>2025 Estimate</b>	<b>39,498</b>	<b>258,240</b>	<b>720,386</b>
2010 Census	41,574	271,344	760,820
2020 Census	42,406	274,247	758,138
Growth 2010 - 2020	2.00%	1.07%	-0.35%

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2030 Projections	12,561	89,491	260,551
2025 Estimate	12,537	89,239	259,729
Growth 2025 - 2030	0.19%	0.28%	0.32%
2010 Census	11,744	83,811	240,998
2020 Census	12,502	88,830	258,340
Growth 2010 - 2020	6.46%	5.99%	7.20%

2025 EST. HOUSEHOLDS BY INCOME	1 MILE	3 MILES	5 MILES
\$200,000 or More	5.63%	7.65%	7.94%
\$150,000 - \$199,999	8.35%	8.65%	7.64%
\$100,000 - \$149,999	17.00%	17.55%	16.50%
\$75,000 - \$99,999	15.58%	13.02%	12.13%
\$50,000 - \$74,999	18.06%	17.01%	15.78%
\$35,000 - \$49,999	13.64%	11.37%	11.63%
\$25,000 - \$34,999	9.43%	8.86%	8.57%
\$15,000 - \$24,999	5.61%	7.80%	8.63%
\$10,000 - \$14,999	2.42%	3.22%	4.32%
Under \$9,999	4.27%	4.86%	6.87%
<b>2025 Est. Average Household Income</b>	<b>\$88,866</b>	<b>\$92,232</b>	<b>\$88,824</b>
2025 Est. Median Household Income	\$70,816	\$73,879	\$69,910
2025 Est. Per Capita Income	\$28,355	\$32,198	\$32,552

POPULATION PROFILE	1 MILE	3 MILES	5 MILES
2025 Estimated Population by Age	39,498	258,240	720,386
Under 4	5.9%	6.0%	5.9%
5 to 14 Years	15.0%	14.8%	14.4%
15 to 17 Years	5.1%	4.9%	4.7%
18 to 19 Years	3.2%	2.9%	2.8%
20 to 24 Years	7.4%	6.7%	6.7%
25 to 29 Years	7.0%	6.6%	7.0%
30 to 34 Years	6.8%	6.7%	7.1%
35 to 39 Years	6.9%	7.2%	7.1%
40 to 49 Years	14.5%	14.1%	13.8%
50 to 59 Years	11.7%	12.0%	12.0%
60 to 64 Years	4.9%	5.3%	5.4%
65 to 69 Years	4.2%	4.5%	4.6%
70 to 74 Years	3.1%	3.3%	3.5%
Age 75+	4.4%	4.9%	5.0%
2025 Median Age	34.0	36.0	36.0

2025 Population 25 + by Education Level	1 MILE	3 MILES	5 MILES
2025 Population 25 + by Education Level	25,042	167,119	471,824
Elementary (0-8)	12.84%	9.73%	7.95%
Some High School (9-11)	9.33%	8.35%	9.01%
High School Graduate (12)	38.13%	31.60%	30.37%
Some College (13-15)	15.87%	17.93%	18.02%
Associates Degree Only	6.34%	6.92%	6.66%
Bachelors Degree Only	9.40%	13.57%	14.19%
Graduate Degree	2.91%	7.92%	9.97%

# CONFIDENTIALITY AND DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure 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. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap 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.

## SINGLE TENANT NET LEASE DISCLAIMER

Marcus & Millichap hereby advises all prospective purchasers as follows:

The information contained in this and any other marketing materials provided by Marcus & Millichap has been obtained from sources believed to be reliable. However, Marcus & Millichap has not verified or conducted any due diligence, and will not verify or conduct any due diligence, regarding information communicated to potential buyers. Marcus & Millichap makes no promise, guarantee, warranty, or representation about the accuracy or completeness of any information and expressly denies any obligation to conduct a due diligence examination of this information or of any property for any buyer.

Any projections, forecasts, opinions, pro formas, assumptions, estimates, or expressions of potential future performance used in this or any other marketing material provided by Marcus & Millichap are for example only, represent only what might occur, and do not represent the current, actual, or future performance of this property or tenant. The value to any buyer of any property depends on factors that should be evaluated by each buyer together with the buyer's tax, financial, legal, and other professional advisors (collectively "Professional Advisors"). All buyers should conduct a careful, independent investigation of any property, tenant, and information deemed material to that buyer, to determine to their satisfaction the suitability of a particular property for each buyer's particular needs. All potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making when purchasing this or any other property. Information provided by Marcus & Millichap, including this marketing material, is never a substitute for nor satisfaction of each buyer's responsibility to conduct thorough due diligence of this or any other property the buyer might purchase.

Like all real estate transactions, this potential investment carries significant risks. Each buyer and Professional Advisors must request and carefully review all information and documents related to the property and tenant which the buyer deems material to their particular needs. While the tenant's past performance at this or other properties might be an important consideration, past performance is not a guarantee or necessarily a reliable indication of future performance. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be based on a tenant's projected sales with little or no record of actual performance or comparable rents for the area. Future performance and investment returns are never guaranteed. Tenants and guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of their lease. Cash flow may be interrupted in part or in whole due to market, economic, environmental, or other conditions. Regardless of tenant history and lease guarantees, every buyer is responsible for conducting their own investigation of all matters affecting the intrinsic value of the property and any lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property as well as the lease rates and other terms the buyer might be able to negotiate with potential replacement tenants, considering the location of the property, market rental rates, and the buyer's legal ability to make alternate use of the property.

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary. All potential buyers are admonished and advised to engage Professional Advisors on legal issues, tax, regulatory, financial and accounting matters, and for questions involving the property's physical condition or financial outlook.

By accepting this or any other marketing materials from Marcus & Millichap you agree to release Marcus & Millichap Real Estate Investment Services and its affiliated entities and agents, and hold them harmless, from any claim, cost, expense, or liability arising out of your purchase of this property.

## NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation or Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

**ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.**

**PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.**

# DUNKIN'

**LIOR REGENSTREIF**

EXECUTIVE MANAGING DIRECTOR INVESTMENTS

EXECUTIVE DIRECTOR, NET LEASED DIVISION

EXECUTIVE DIRECTOR, RETAIL DIVISION

ENCINO OFFICE

Tel 818.212.2730

Lior.Regenstreif@marcusmillichap.com

CA 01267761

5820 OGDEN AVE  
CICERO, IL 60804  
**CHICAGO MSA**



Marcus & Millichap  
NNN DEAL GROUP

REPRESENTATIVE PHOTO