

# DARIEN SHOPPING CENTER



NORTHEAST CORNER OF 75TH STREET AND CASS AVENUE | DARIEN (DUPAGE COUNTY, SUBURBAN CHICAGO), ILLINOIS

# INVESTMENT HIGHLIGHTS

Mid-America Real Estate Corporation has been retained on behalf of the owner to sell the 100% fee simple interest in a 93% leased grocery shadow anchored shopping center ideally positioned in the dense and affluent western Chicago suburb of Darien.

**Address:** 7409 - 7423 Cass Avenue  
Darien, IL 60561

**Traffic Counts:** 75th Street – 19,000 VPD  
Cass Avenue – 19,400 VPD

**Subject GLA:** 50,495 SF

**Lot Size:** 4.7 AC

**Shadow Anchor:** Jewel-Osco

**Tenants:** Planet Fitness, Concentra Urgent Care, Chuck E. Cheese, Mudslingers Coffee, and World Star Nails & Spa

**Occupancy:** 92.7%

**WALT:** 7.2 years

**10-Year CAGR:** 3.3%



**\$694,957**

Net Operating Income



**\$798,725**

Stabilized NOI



# KEY FEATURES



## VIBRANT TENANT LINE-UP

Darien Shopping Center is 93% leased to a dynamic tenant roster featuring an array of medical, service, fitness, coffee, and entertainment retailers. The diverse tenant line-up provides ideal foot traffic to the subject offering.



## DOMINANT SHADOW GROCERY ANCHOR

The subject property is shadow anchored by a strong-performing Jewel-Osco. The #1 market share grocer in Chicago, Jewel-Osco, has nearly 23% share of the market by volume and 176 locations in the greater Chicago MSA. Jewel-Osco is part of Albertsons, the second largest grocery store chain in the United States. The company operates more than 2,200 grocery stores across 35 states under 22 well-known banners including Jewel Osco, Albertsons, Safeway, Vons, Shaw's, Acme Markets, Tom Thumb, Randalls, and Pavilions. The company reported FY 2026 revenue of \$83.17 billion. The Jewel-Osco at Darien Shopping Center is ranked in the top half of all stores in Illinois according to Placer.ai.



## DENSE RESIDENTIAL DEMOGRAPHIC PROFILE

The center draws its consumer base from Darien and the surrounding communities including Bolingbrook, Woodridge, Downers Grove, Westmont, Willowbrook, Burr Ridge, and Lemont, which feature a dense population of 89,693 residents earning an average household income of \$152,111 within a three-mile radius.



## RECENT LEASING VELOCITY

There has been significant leasing velocity with nearly 57% of GLA having signed renewals or new leases in the last two years. Planet Fitness recently signed a brand new 12-year lease and Mudslingers Coffee signed a new 10-year ground lease. Concentra Urgent Care has also agreed to a 10-year renewal. There are 7.2 years of weighted average lease term remaining at Darien Shopping Center providing a stable cash flow.



## PROMINENT LOCATION

Darien Shopping Center is ideally located along Cass Avenue and 75th Street. The subject property is situated one and a half miles northwest of a full interchange with I-83 and U.S Route 66, providing regional access to nearby communities of Woodridge, Westmont, Hinsdale, and Willowbrook.



## DUPAGE COUNTY PROPERTY TAXES

The subject offering is located in DuPage County which maintains an Aa2 bond rating and effectively manages its finances to support a low property tax rate, allowing purchasers to invest in the Chicago MSA without exposure to higher Cook County real estate tax expenses.



## FUTURE VALUE-ADD OPPORTUNITIES

A buyer can add nearly \$105,000 of gross income by leasing the recently renovated enclosed 3,663 square feet of vacant space at market leasing rates. The 10-year compounded annual growth rate (CAGR) is 3.3% due to both lease up and lease-stipulated rental increases. Concentra Urgent Care, Mudslingers Coffee, and World Star Nails all have 3% annual rent increases. Planet Fitness and Chuck E. Cheese have 10% rent increases every 5 years.

## Strong Demographic Profile

WITHIN A 3-MILE RADIUS



**89,693**  
POPULATION



**80,128**  
DAYTIME POPULATION



**37,375**  
HOUSEHOLDS



**\$152,111**  
AVERAGE HH INCOME



**\$107,391**  
MEDIAN HOME VALUE



**44.2**  
MEDIAN AGE

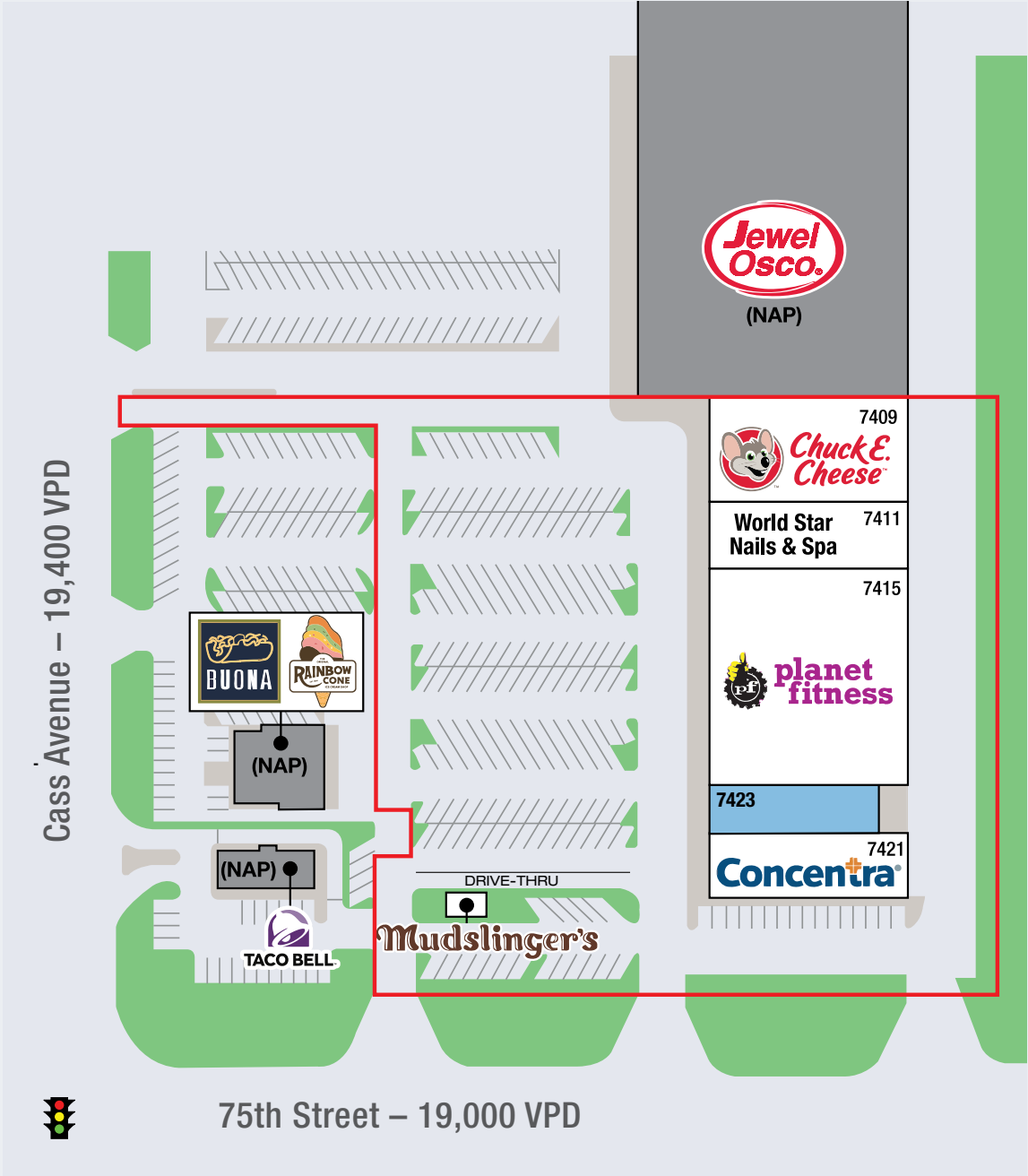


# LEASING PLAN



TENANT	UNIT	SQUARE FEET
Chuck E. Cheese	7409	11,455
World Star Nails & Spa	7411	6,332
Planet Fitness	7415	21,843
Vacant	7423	3,663
Concentra Urgent Care	7421	6,952
Mudslingers Coffee	GL	250
<b>Total</b>		<b>50,495</b>

SUBJECT OFFERING





# EAST FACING AERIAL ◀

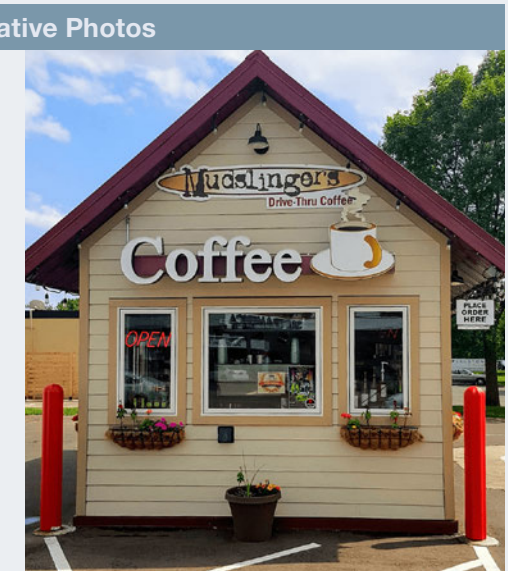


# TENANCY

- Darien Shopping Center is 93% leased to a diverse mix of tenants including Concentra Urgent Care, Planet Fitness, Chuck E Cheese, Mudslingers Coffee, and World Star Nails & Spa. These tenants provide an exceptional combination of fitness, coffee, service, and medical uses to drive cross-traffic at the shopping center.
- The subject property is shadow anchored by Jewel-Osco, the #1 market share grocer in Chicago with nearly 23% share of the market by volume and 176 locations in the greater Chicago MSA.
- Planet Fitness recently opened after signing a new 12-year lease. The location is operated by one of the largest Planet Fitness franchisees in the country with more than 70 locations nationwide. Planet Fitness continues to expand, now serving roughly 20.8 million members across nearly 2,900 clubs nationwide.
- Concentra Urgent Care is a division of Select Medical, a strong credit, leading health care company focused on improving the health of America's workforce. With more than 13,000 Concentra employees providing occupational medicine, urgent care, physical therapy, and wellness services across more than 600 medical centers and 410 onsite clinics nationwide.
- Chuck E. Cheese invested roughly \$500,000 to remodel its suite in 2023 and has operated at the center for over 40 years, with sales holding strong year over year.
- Mudslingers recently signed a 10-year ground lease that will drive consistent daily cross traffic to the center.



Representative Photos





*For further information contact owner's exclusive representatives.*

The Wrigley Building  
410 N Michigan Ave, Suite 1100  
Chicago, Illinois 60611  
Direct: 630.954.7300

---



**Emily Gadomski**  
Vice President  
Direct: 630.261.6962  
[egadomski@midamericagr.com](mailto:egadomski@midamericagr.com)

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.