



Naperville Station | BNSF Line
1 Hour to Downtown Chicago

DOWNTOWN
NAPERVILLE



NORTH CENTRAL
COLLEGE 1861



Naperville
North High School
2,478 Students



TWIN
CENTERS

Peet's Coffee

OGDEN AVE | 29,100 VPD

CBRE

TWIN CENTERS

636 East Ogden Avenue, Naperville, IL

EXECUTIVE SUMMARY

CBRE NRP-Midwest is pleased to present qualified investors the opportunity to acquire Twin Centers, a 22,500-square-foot neighborhood unanchored retail center in the heart of Naperville – one of the most desirable and affluent suburbs in the Chicago MSA.

Situated less than two miles from Naperville's vibrant downtown and along the high-traffic Ogden Avenue corridor, Twin Centers benefits from outstanding visibility in a dense, high-income trade area. Located in DuPage County, the property also enjoys lower tax exposure than neighboring Cook County, contributing to stronger margins and long-term rent growth potential.

The Property's strong local identity, combined with below-market lease structures, offers investors both stable cash flows and clear upside potential in one of the Midwest's most dynamic suburban markets.

PROPERTY OVERVIEW

Property Name:	Twin Centers
Location:	610-636 East Ogden, Naperville, IL
Total GLA:	22,500 SF
WALT:	2.6 Years
Occupancy:	96.70%
Site Size:	0.88 AC (west), 0.92 AC (east)
Year Built:	1974
5-YR NOI CAGR:	2.90%
In-Place NOI:	\$398,747
Asking Price:	\$5,503,000
Cap Rate:	7.25%



PROPERTY HIGHLIGHTS



29,100
AVPD
OGDEN AVE



282 FT
FRONTAGE



395,780
TRADE AREA
POPULATION



\$163,197
TRADE AREA
AHHI

Northwestern
Medicine

DeVry
University

88

188 | 146,000 VPD



Naperville Park District
Cress Creek Country Club



Naperville North
High School
2,478 Students

34

OGDEN AVE | 29,100 VPD



Beebe Elementary
School
628 Students



TWIN
CENTERS

Naperville
Country Club

Washington
Jr. High School
558 Students



DOWNTOWN
NAPERVILLE

NORTH CENTRAL
COLLEGE 1861
3,003 Students

Endeavor Health
Edward Hospital
359 Beds

Naperville Central
High School
2,477 Students



OGDEN CORRIDOR

TWIN CENTERS



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