

CENTRUM
OLD IRVING



**12,804 SF UNANCHORED STRIP CENTER IN CHICAGO'S OLD IRVING PARK NEIGHBORHOOD
(\$125K AHHI & 47K POPULATION WITHIN 1-MILE RADIUS) | 100% OCCUPIED | 6 YEARS WALT**

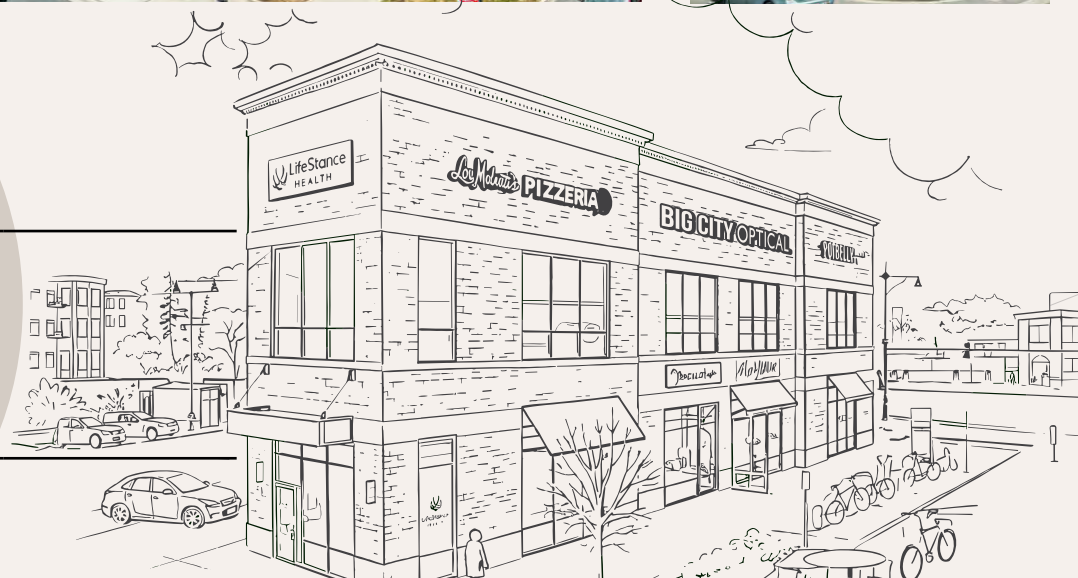
THE OFFERING



SECOND FLOOR TENANT



FIRST FLOOR TENANT



PROPERTY OVERVIEW

PROPERTY ADDRESS

4185 WEST IRVING PARK ROAD, CHICAGO, IL

5-YEAR CAGR

2.2%

PROPERTY SIZE (GLA)

12,804 SF

YEAR BUILT

2016

OCCUPANCY

100%

PARKING SPACES

29

YEAR 1 NOI

+/-
\$440,000

PARKING RATIO

2.3

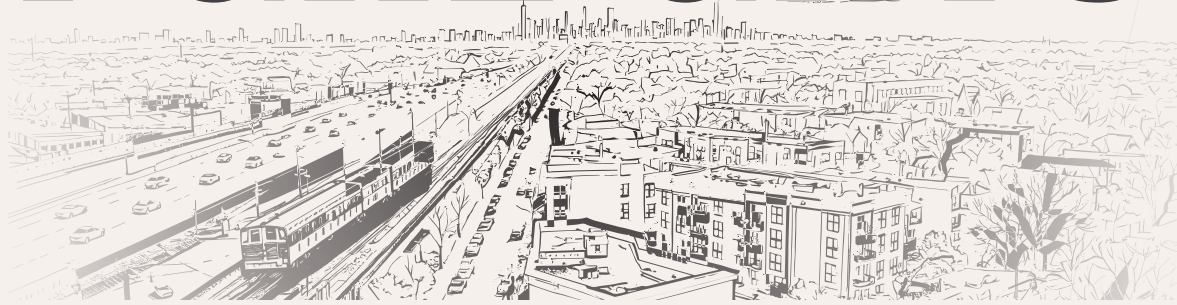
TAX PARCEL

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WALT

6 YEARS

INVESTMENT HIGHLIGHTS



PREMIER INFILL LOCATION WITH EXCEPTIONAL ACCESSIBILITY, VISIBILITY, & DEMOGRAPHICS

- Positioned along Irving Park Road (30,000+ VPD) with direct frontage and prominent tenant signage to daily commuter traffic
- Adjacent to the Old Irving Park Metra Station with immediate access to I-90/94, providing connectivity to Downtown Chicago and O'Hare
- Well-configured site with 29 on-site parking spaces supporting medical and service-oriented uses
- Approximately 47,042 residents within 1 mile and 448,578 residents within 3 miles
- Average household incomes of approximately \$125,545 in 1-mile, increasing to \$145,000 in half-mile radius

STABILIZED CASH FLOW WITH DEMONSTRATED LEASING MOMENTUM

- 100% occupied strip center with a 6-year WALT
- Recently executed long-term lease with Big City Optical enhancing income durability
- National and regional operators including Potbelly Sandwich Shop & the famous Lou Malnati's, providing brand recognition and tenant credit strength
- Service and medical tenancy supporting consistent rent collections and limited e-commerce exposure
- Built-in contractual rent increases and long-term income visibility

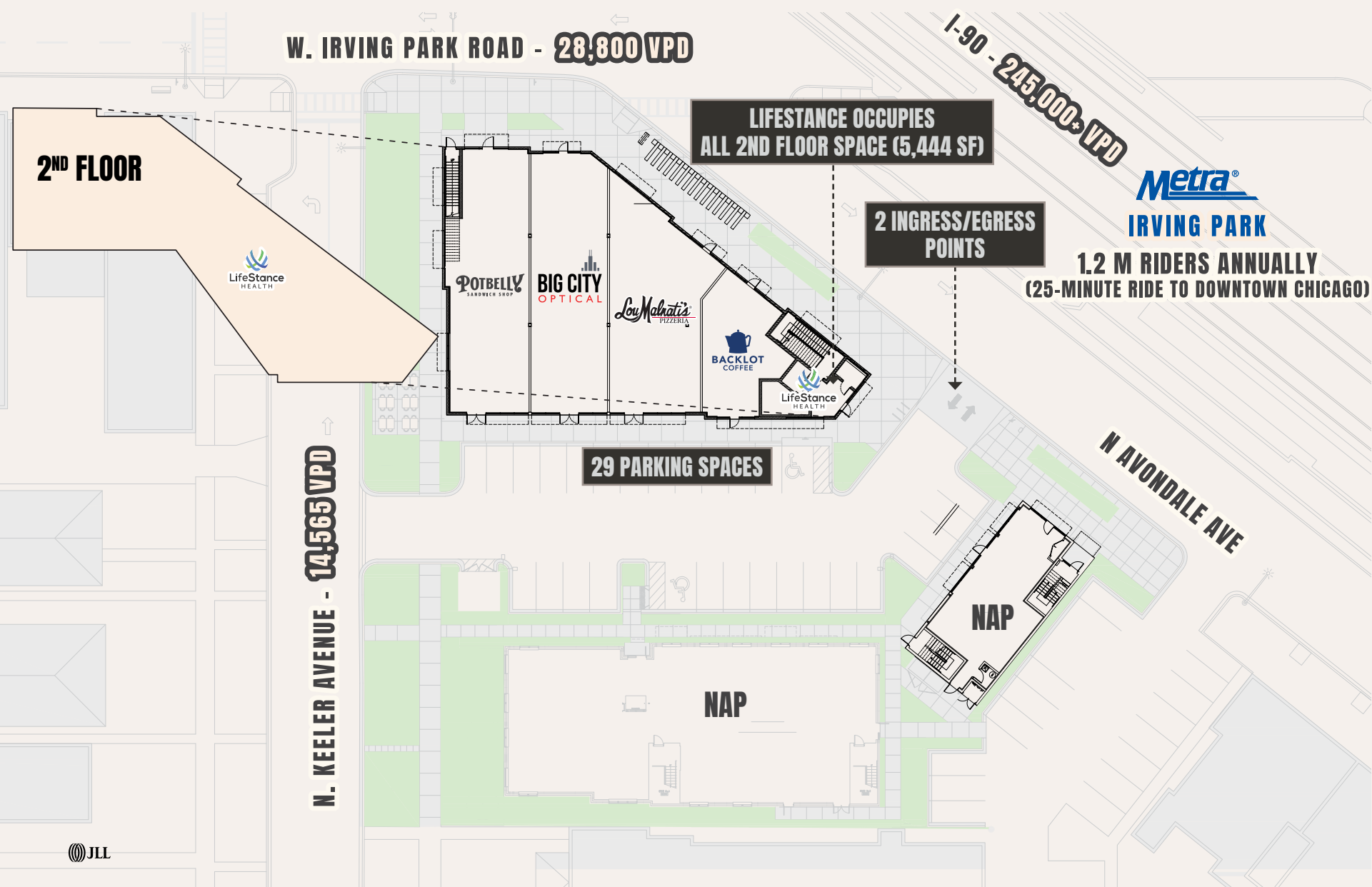


IDEAL TENANT MIX ANCHORED BY NATIONAL HEALTHCARE OPERATOR

- LifeStance Health, one of the largest outpatient mental healthcare providers in the United States with 550 centers across 30+ states and 8,000+ clinicians
 - LifeStance occupies approximately 42.5% of total GLA and contributes approximately +/- 35% of total base rental income
 - Medical anchor drives recurring daily visits and stabilizes center cash flow
- Complementary mix of medical, food, and neighborhood service tenants creating internal synergy and consistent foot traffic



SITE PLAN



TENANT ROSTER

TENANT	AREA	LXD
POTBELLY	2,200	APR-31
BIG CITY OPTICAL	2,088	JUN-36
LOU MALNATI'S	2,066	MAR-31
BACKLOT COFFEE	1,006	AUG-32
LIFESTANCE HEALTH	5,444	AUG-31
TOTAL / WALT	12,804	6 YEARS

ESTABLISHED TRADE AREA

STRAIGHT A'S - IRVING PARK (NICHE)

A	A	A	A
OVERALL GRADE	GOOD FOR FAMILIES	NIGHTLIFE	DIVERSITY

Irving Park, located on Chicago’s Northwest Side, is an attractive residential neighborhood offering an “urban-suburban” mix. Irving Park is known for its strong community, ample green spaces, and proximity to downtown via the Blue Line and Metra.

CENTRUM OLD IRVING DEMOGRAPHICS

	0.5 MILE	1 MILE	3 MILE	5 MILE
POPULATION	10,207	47,042	448,578	1,185,619
HOUSEHOLDS	4,912	20,318	180,169	518,674
AHHI	\$144,951	\$125,545	\$125,914	\$130,626
BUYING POWER	\$712M	\$2.6B	\$22.7B	\$67.8B



TENANT OVERVIEW



LifeStance Health (NASDAQ: LFST), founded in 2017, is a major national provider of outpatient mental health services for all ages, offering both in-person and virtual care for conditions like anxiety and depression. With over 550+ centers across 33 states and nearly 8,000 clinicians, they focus on insurance-covered, personalized care including therapy and psychiatry.

As of March 2026, LifeStance Health Group is experiencing strong growth, reporting 2025 revenues of \$1.424 billion (14% YOY increase).

CLINICIAN BASE ALSO ROSE 9% TO 8,040 CLINICIANS.

LifeStance Health at Centrum Old Irving has 20 different providers offering in-office and online appointments



Lou Malnati's Pizzeria is a renowned Chicago-based restaurant chain, founded in 1971 by Lou and Jean Malnati in Lincolnwood, IL. Famous for authentic Chicago-style deep dish pizza featuring a signature flaky, buttery crust, Wisconsin mozzarella, and vine-ripened tomatoes, the chain now operates over 70 locations across four states, with a focus on quality, family tradition, and community involvement.

Lou Malnati's is extremely famous and widely considered one of the best, most iconic, and oldest family-named purveyors of Chicago-style deep dish pizza.

**IN 2025, YELP NAMED LOU MALNATI'S
AMERICA'S TOP PIZZA CHAIN
AMONG THOSE WITH OVER 60 LOCATIONS!**



LOCATION OVERVIEW

OLD IRVING PARK

Irving Park offers residents a unique and highly desirable lifestyle that blends a relaxing, suburban feel with the vibrant energy and amenities of Chicago. The neighborhood features picturesque tree-lined streets, historic homes, and an abundance of parks and recreational areas. With diverse dining options ranging from local cafes to international restaurants, Irving Park is a culinary destination.

The area is well served by public transit, including multiple bus routes and proximity to the Blue Line, providing convenient access to downtown Chicago and O'Hare International Airport.



WITHIN A 1-MILE RADIUS OF CENTRUM OLD IRVING

12,804 POPULATION	20,318 HOUSEHOLDS
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\$125,545
AVERAGE HOUSEHOLD INCOME

\$145,000 | HALF MILE RADIUS

\$500,000 AVERAGE HOME VALUE	38 AVERAGE AGE	64% WHITE COLLAR EMPLOYEES
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