

Jewel-Osco

A WHOLLY OWNED SUBSIDIARY OF  **Albertsons**

HIGHLY DESIRABLE CHICAGO AREA
VERY LOW RENT-TO-SALES RATIO!!
ABSOLUTE NNN LEASE

7122 40TH ST
STICKNEY, IL 60402



Marcus & Millichap
NNN DEAL GROUP

OFFERING MEMORANDUM

ACTUAL SITE

TABLE OF CONTENTS

Investment Summary	3
Investment Highlights.....	5
Aerial Maps	6 & 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



Downtown Chicago



W PERSHING RD - 9,500 VPD



Welcome Inn & Suites



Marshall's

IL-43 - 37,300 VPD



INVESTMENT HIGHLIGHTS



TOP RANKING JEWEL-OSCO

This store is the 9th MOST VISITED location nationwide, according to Placer.ai

NNN

LONG TERM ABSOLUTE TRIPLE NET (NNN) LEASE

Zero landlord obligations, with 12 years remaining on the base term



STRONG NATIONAL TENANCY

The most popular grocery store in Illinois, Jewel-Osco is a wholly owned subsidiary of Albertsons Companies, with a S&P rating of BB+ and over 2,200 locations nationwide



HIGHLY DESIRABLE LOCATION

Densely populated and affluent Chicago suburb, over 543,000 residents with 5 miles of the subject site



EXTREMELY LOW RENT-TO-SALES RATIO

The location has incredibly strong store sales, call agent for more info

Jewel-Osco Is The Most Popular Grocery Store in Illinois!



THE MOST POPULAR GROCERY STORE BY STATE (in 2024)



A WHOLLY OWNED SUBSIDIARY OF 

INVESTMENT SUMMARY

7122 40TH ST, STICKNEY, IL 60402

PRICE: \$11,600,345

CAP: 5.50%

RENT: \$638,019

OVERVIEW

PRICE	\$11,600,345
GROSS LEASABLE AREA (GLA)	59,009 SF
LOT SIZE	5.18 Acres
BASE RENT	\$638,019
YEAR BUILT / RENOVATED	1996 / 2012

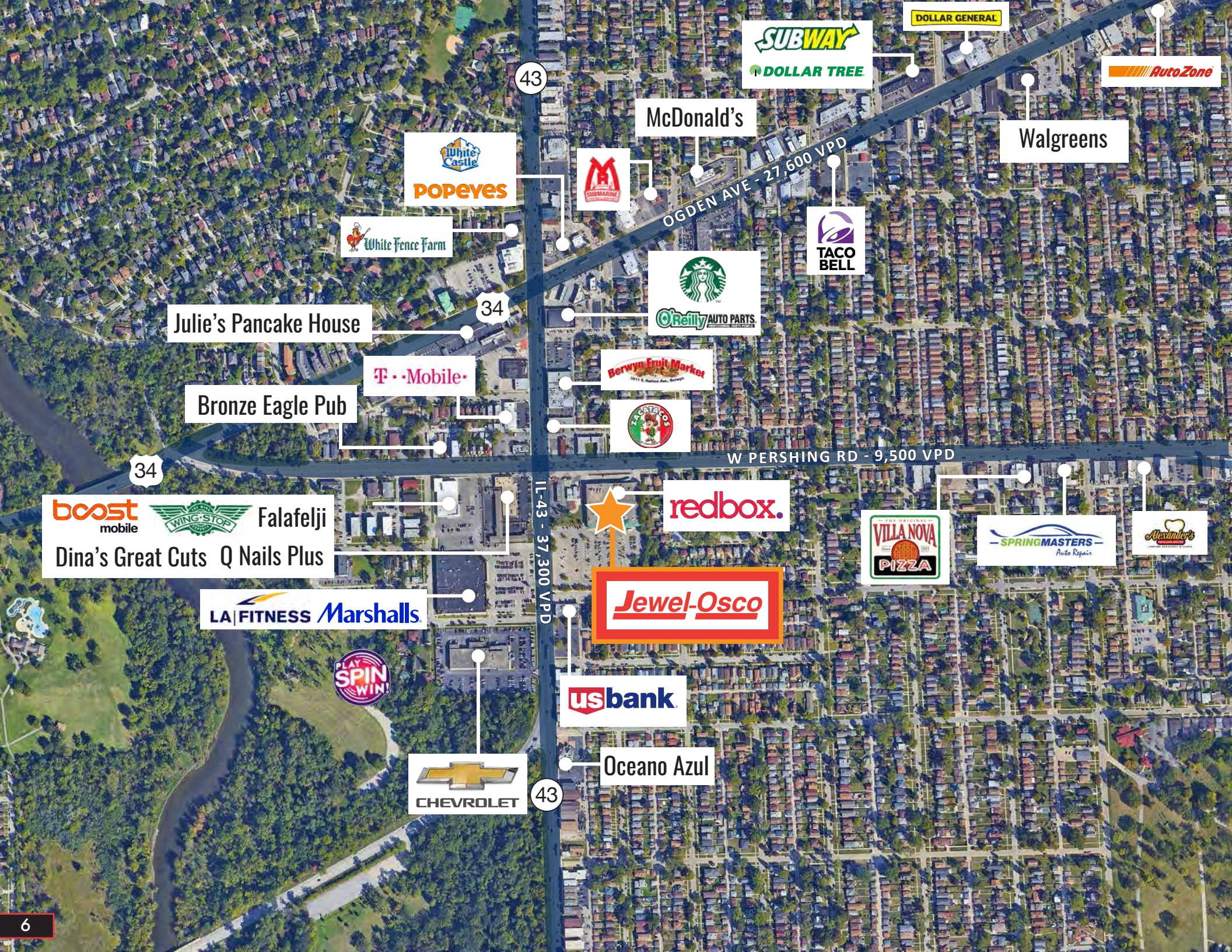
LEASE ABSTRACT

LEASE TYPE	Absolute NNN
BASE TERM	20 Years
REMAINING TERM	12 Years
LEASE COMMENCEMENT	10/31/2017
LEASE EXPIRATION	10/31/2037
RENEWAL OPTIONS	8x5
INCREASES	7.50% Every 5 Years
LANDLORD OBLIGATION	None At All
CORPORATE GUARANTEE	Albertsons Companies, Inc (S&P: BB+)

ANNUALIZED OPERATING DATA

BASE TERM	ANNUAL RENT
Current - Nov 2027	\$638,019
Year 11-15	\$685,871
Year 16-20	\$737,311
Option 1	\$792,609
Option 2	\$852,055
Option 3	\$915,959
Option 4	\$984,656
Option 5	\$1,058,505
Option 6	\$1,137,893
Option 7	FMV
Option 8	FMV

Marcus & Millichap



43

DOLLAR GENERAL

SUBWAY
DOLLAR TREE

AutoZone

McDonald's

Walgreens

White Castle
POPEYES

SUBMARINE

OGDEN AVE - 27,600 VPD

TACO BELL

White Fence Farm

Starbucks
O'Reilly AUTO PARTS

Julie's Pancake House

34

T-Mobile

Berwyn Fruit Market

Bronze Eagle Pub

TEATOS

W PERSHING RD - 9,500 VPD

34

boost mobile
WING-STOP
Falafelji
Dina's Great Cuts Q Nails Plus



redbox.

VILLA NOVA
PIZZA

SPRINGMASTERS
Auto Repair

Alexander's

LA FITNESS
Marshalls

Jewel-Osco

PLAY SPIN WIN!

usbank

CHEVROLET

Oceano Azul

43



MENARDS

34

50

Downtown Chicago
10 miles

Chick-fil-A KAY JEWELERS Sarku's JAPANESE RESTAURANT ROUND1 SKECHERS Zapp's
urbanair SENES Michaels snipes Wendys MILLER'S ALE-HOUSE petco
JCPenney Kids Foot Locker zumiez HOBBY LOBBY Michaels CUSTOM FRAMING
H.M. SAMEDAY CUSTOM VICTORIA'S SECRET Lids RED WING Cabela's
FASHION TO FURBER Olive Garden EXPRESS SEZPAWN KOHL'S SALLY.
amazon fresh Bath & Body Works T BEST BUY UPS
LANE BRYANT BASKIN ROBBINS AÉROPOSTALE Burlington CHAMPS GameStop

43

Public Storage

DUNKIN'

SHERWIN-WILLIAMS

Little Caesars

MIDAS

jiffy lube

DOLLAR GENERAL

SUBWAY
DOLLAR TREE

White Castle
POPEYES

TACO BELL

AutoZone

Starbucks
O'Reilly AUTO PARTS
Borwin Food Market

W PERSHING RD - 9,500 VPD



IL-43 - 37,300 VPD

boost mobile Marshalls
LA FITNESS T-Mobile
WING-STOP PLAY SPIN WIN! ALDI

Jewel-Osco

FedEx Freight

34

RUSH TRUCK CENTERS

Freeman

ACE Hardware

55

43

AutoZone

Walgreens

DUNKIN'
McDonald's

jiffy lube

WING-STOP

SUNBERGAMERICA

McDonald's

DOLLAR GENERAL

Burger King

Walgreens

Jewel-Osco

171

Burger King

ALDI

TACO BELL

Chicago Midway International Airport

five BELOW dd's DISCOUNTS IHOP KeyMe LOCKSMITHS ROSS DRESS FOR LESS
KeyMe LOCKSMITHS Food 4 Less CVS pharmacy
O'Reilly AUTO PARTS GameStop
sam's club Burger King
ROSS DRESS FOR LESS redbox McDonald's
KFC Little Caesars
AT&T Panda Express

SUBWAY golden corral
Starbucks Portillo's
Jimmy John's Walmart Supercenter
Wendy's

CAT THORNTONS

GOLD EAGLE

FULTON MARKET

50

DOLLAR TREE

Starbucks

redbox. RED LOBSTER
Jewel-Osco. Garmak

usbank



LA FITNESS

Marshalls



boost
mobile
Dina's Great Cuts
Q Nails Plus
Falafelji



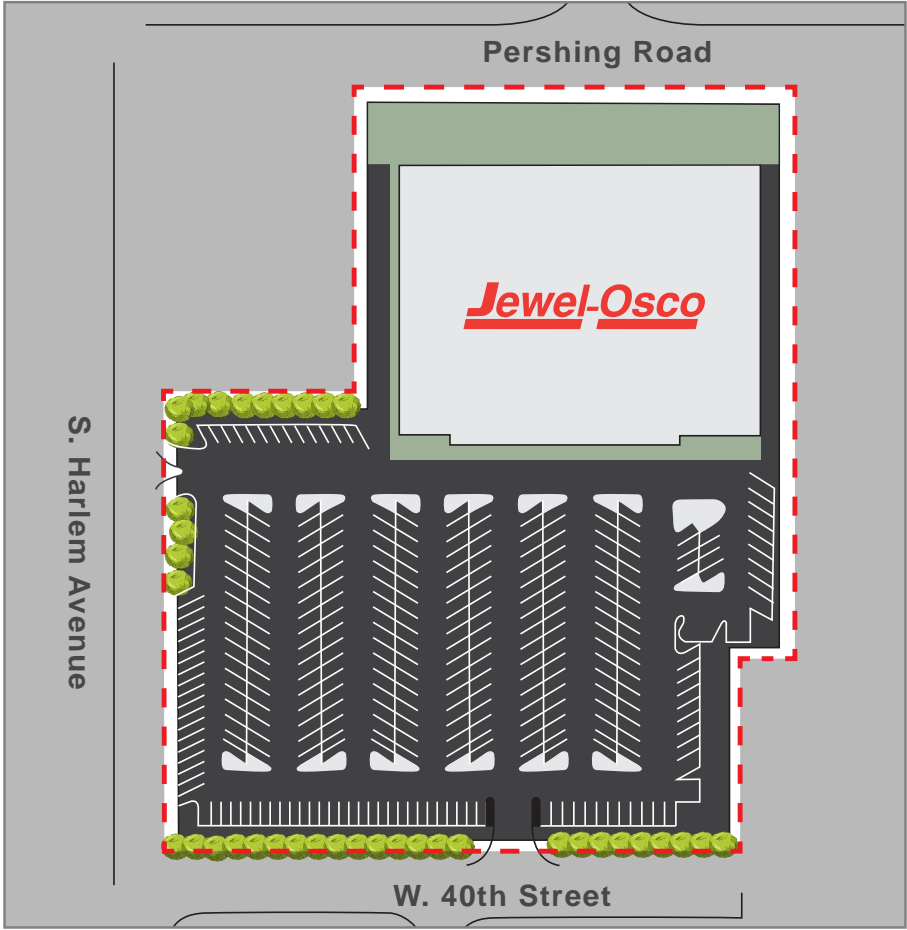
Jewel-Osco

IL-43 - 37,300 VPD



W PERSHING RD - 9,500 VPD

SITE PLAN



TENANT SUMMARY

Jewel-Osco

Jewel-Osco (or “Jewel”) is a regional supermarket chain with 189 locations primarily within the Chicago MSA and additional locations throughout Iowa and Indiana. Jewel-Osco maintains market dominance in the Chicago MSA and leads local grocers with the highest market share. Jewel has operated as a subsidiary of Albertsons (NYSE:ACI) since 1999

- Leading Grocer in Illinois with 189 Stores
- Wholly Owned Subsidiary of Albertsons Companies, Incorporated
- Founded in 1899 & Headquartered in Itasca, Illinois



Albertsons is an American grocery company founded in 1939 based in Boise, ID. The company owns & operates more than 20 regional grocery brands and generates \$24.26 billion annually. In 2020 the company went public on the NYSE (ACI) and has a current market cap of \$11.03 billion. The company ranks 53rd on the Fortune 500 list by revenues, and is currently in the process of merging with grocery conglomerate Kroger. This deal would combine the two largest grocery store owners in the United States. The merger values Albertsons as roughly \$25 billion. Albertsons boasts a healthy BB+ credit rating and over \$4.5 billion of EBITDA.



PARENT COMPANY: ALBERTSONS COMPANIES, INC



Headquarters
BOISE, ID



Year Founded
1939



Credit Rating
S&P: BB+
MOODY'S: B2



Locations
2,271



NYSE: ACI
Publicly Traded

LOCATION OVERVIEW

STICKNEY, ILLINOIS

Just minutes from downtown Chicago, Stickney, Illinois, offers the perfect blend of suburban tranquility and convenient access to big-city perks. As part of the Chicago Metropolitan Statistical Area (MSA), Stickney provides a family-friendly atmosphere, strong community spirit, and affordable living options—all within easy reach of Chicago's thriving job market, cultural attractions, and diverse dining scene.

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 / STICKNEY, IL

POPULATION	1 MILE	3 MILES	5 MILES
2029 Projection	21,789	188,591	524,957
2024 Estimate	21,725	188,893	527,353
2010 Census	22,389	195,972	546,933
2020 Census	23,071	201,023	556,070
Growth 2010 - 2020	3.05%	2.58%	1.67%

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2029 Projections	8,329	67,855	193,536
2024 Estimate	8,334	67,878	193,716
Growth 2024 - 2029	-0.06%	-0.03%	-0.09%
2010 Census	8,536	65,945	184,865
2020 Census	8,343	67,921	193,992
Growth 2010 - 2020	-2.27%	3.00%	4.94%

2024 EST. HOUSEHOLDS BY INCOME	1 MILE	3 MILES	5 MILES
\$200,000 or More	6.97%	7.44%	9.16%
\$150,000 - \$199,999	10.00%	10.09%	8.84%
\$100,000 - \$149,999	20.02%	20.36%	17.87%
\$75,000 - \$99,999	16.22%	14.94%	13.46%
\$50,000 - \$74,999	14.35%	15.81%	15.64%
\$35,000 - \$49,999	10.26%	10.75%	10.73%
\$25,000 - \$34,999	8.24%	8.20%	8.29%
\$15,000 - \$24,999	6.57%	6.65%	7.86%
\$10,000 - \$14,999	2.74%	2.12%	3.15%
Under \$9,999	4.63%	3.65%	4.99%
2024 Est. Average Household Income	\$97,647	\$98,059	\$97,274
2024 Est. Median Household Income	\$80,633	\$81,029	\$78,328
2024 Est. Per Capita Income	\$37,287	\$35,674	\$36,189

POPULATION PROFILE	1 MILE	3 MILES	5 MILES
2024 Estimated Population by Age	21,725	188,893	527,353
Under 4	5.5%	5.9%	5.9%
5 to 14 Years	13.3%	14.0%	14.0%
15 to 17 Years	4.0%	4.4%	4.5%
18 to 19 Years	2.5%	2.7%	2.7%
20 to 24 Years	5.9%	6.4%	6.4%
25 to 29 Years	5.8%	6.2%	6.5%
30 to 34 Years	6.5%	6.6%	6.7%
35 to 39 Years	7.4%	7.1%	7.1%
40 to 49 Years	13.9%	14.1%	13.8%
50 to 59 Years	12.9%	12.6%	12.5%
60 to 64 Years	6.4%	5.8%	5.8%
65 to 69 Years	5.4%	4.8%	4.8%
70 to 74 Years	4.1%	3.7%	3.7%
Age 75+	6.4%	5.7%	5.7%
2024 Median Age	39.0	37.0	37.0

2024 Population 25 + by Education Level	14,951	125,803	350,551
Elementary (0-8)	4.40%	7.57%	7.09%
Some High School (9-11)	4.49%	7.32%	7.16%
High School Graduate (12)	26.61%	30.35%	29.06%
Some College (13-15)	23.96%	18.74%	18.11%
Associates Degree Only	10.27%	8.18%	7.16%
Bachelors Degree Only	15.53%	15.97%	16.88%
Graduate Degree	13.01%	9.00%	11.49%

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.

Jewel-Osco

A WHOLLY OWNED SUBSIDIARY OF  **Albertsons**

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

7122 40TH ST
STICKNEY, IL 60402



Marcus & Millichap
NNN DEAL GROUP

ACTUAL SITE