

Jewel-Osco

A WHOLLY OWNED SUBSIDIARY OF  Albertsons

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

1759 W OGDEN AVE
NAPERVILLE, IL 60540



Marcus & Millichap
NNN DEAL GROUP

OFFERING MEMORANDUM

ACTUAL SITE

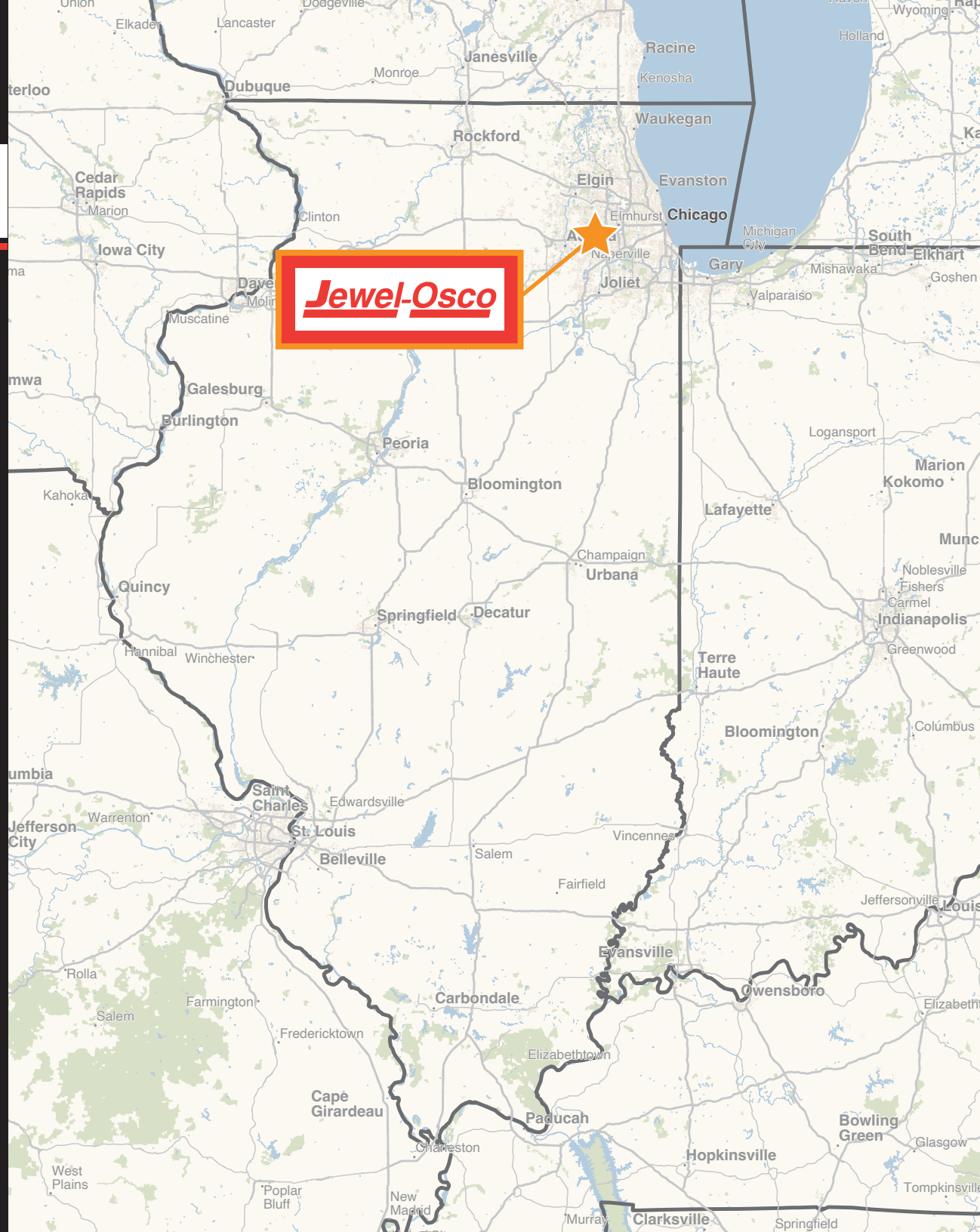
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Marcus & Millichap
NNN DEAL GROUP

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INVESTMENT SUMMARY

1759 W OGDEN AVE, NAPERVILLE, IL 60540

PRICE: \$14,586,540

CAP: 5.50%

RENT: \$802,260

OVERVIEW

PRICE	\$14,586,540
GROSS LEASABLE AREA (GLA)	65,083 SF
LOT SIZE	8.64 Acres
BASE RENT	\$802,260
YEAR BUILT / RENOVATED	1994 / 2016

LEASE ABSTRACT

LEASE TYPE	Absolute NNN
BASE TERM	20 Years
REMAINING TERM	13 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	\$802,260
Year 11-15	\$862,429
Year 16-20	\$927,111
Option 1	\$996,645
Option 2	\$1,071,393
Option 3	\$1,151,747
Option 4	\$1,238,129
Option 5	\$1,330,988
Option 6	\$1,430,812
Option 7	FMV
Option 8	FMV

Marcus & Millichap

LEXUS

BMW
SUBARU
MAZDA
ACURA

Jewel-Osco

BURGER KING

Mercedes-Benz
JAGUAR
NISSAN
CHRYSLER
GMC
Jeep
DODGE
RAM

Advance Auto Parts
FONTINAS ITALIAN KITCHEN
ADVANCED HEALTH OF NAPERVILLE
SUDOOKU RAMEN
YOGA BY CARRIE

SUBWAY
TOTOPOS MEXICAN RESTAURANT

KIA

enterprise

Speedway

Starbucks

UNITED STATES
POSTAL SERVICE

FELDOTT LN - 7,400 VPD

W OGDEN AVE - 24,400 VPD

ACTUAL SITE

INVESTMENT HIGHLIGHTS



LONG TERM ABSOLUTE TRIPLE NET (NNN) LEASE
Zero landlord obligations, with 13 years remaining on the base term



STRONG NATIONAL TENANCY
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
Affluent and densely populated Chicago suburb, average household income within 1 mile of the subject site is over \$168,000



EXTREMELY LOW RENT-TO-SALES RATIO
The location has incredibly strong store sales, call agent for more info



59

IL 59 - 50,700 VPD

AURORA AVE - 18,100 VPD

34

WALTER PAYTON MEMORIAL HWY - 21,700 VPD

MENARDS

LEXUS

UNITED STATES POSTAL SERVICE

STARBUCKS
enterprise
BURGER KING

SUBWAY
TOTOPOS MEXICAN RESTAURANT

Jewel-Osco

FAIROAKS FORD

Prospec TILE Inc.

Baer
DESIGN
studio

Downtown Chicago
30 miles

88

88

CHICAGO - KANSAS CITY EXPY (TOLL ROAD)

Trillium
Woody NAPERVILLE
GERALD
SUBARU OF NAPERVILLE
CASTLE NAPERVILLE, IL
CADILLAC of NAPERVILLE

Carroll Construction Supply
KIA
goldfish swim school
JAGUAR
Mondelēz International
SNACKING MADE RIGHT

CHEVROLET
VW
Mazda
BMW

MCDONALD'S DOLLAR TREE
SUBWAY ANYTIME FITNESS
DUNKIN' MASTERMIND COGNITIVE TRAINING
Wendy's CHASE
Lucky Foot STUDIO 41 HOME DESIGN SHOWROOM

SN
PUB DANNY'S GRILL
Public Storage

59

IL 59 - 50,700 VPD

Hot Chicken
CVS pharmacy
BIRYANI POT

WALTER PAYTON MEMORIAL HWY

SRS DISTRIBUTION
Metro Self Storage
LUMBER
RUSSO
BRICKWORKS SUPPLY CENTER
DUNKIN' HERITAGE POOL SUPPLY GROUP
VAMAR TRUCK REPAIR

BrightView
delta sonic
K-FIVE

basils GREEK DINING
GARAGE 89th MADISON ESSENTIALS EVERYDAY
FINISH LINE
FOREVER 21
CINNABON
Chick-fil-e
MIDAS

H&M
MAC CHICAGO PREMIUM OUTLETS A BRIDEN CENTER
VICTORIA'S SECRET
SKY ZONE
POPEYES
RIGHTHOUS KICKS
GameStop
HOT TOPIC
BOWLING & ARCADE ROUND1
KIDS TOWN play and party

HOOTERS
AMERICAN EAGLE
BAM! BOOKS-A-MILLION
LOV·SHOES
SKY ZONE
POPEYES
FURRY BABIES
Firestone COMPLETE AUTO CARE
macys
CHASE
JCPenney
Kids Foot Locker

Jewel-Osco

AURORA AVE - 18,100 VPD

34

WALTER PAYTON MEMORIAL HWY - 21,700 VPD

TACO BELL
citi
ULTA BEAUTY
STARBUCKS
HOLLYWOOD PALMS A CINEMA, BAR & CATERY
Funtopia
wayfair Outlet

Target
Marshall's
Portillo's
Urban Air
Bundoo Khan
Pappa Roti
Crate&Barrel
WALTER E. SMITHE
SAS
DISCOUNT TIRE

Arbys
Xi'an Cuisine 西安小吃
SPIRIT
LAZY DOG
five BEL'W
wayfair Outlet

ALDI
IORGA LAW
MITSUBISHI MOTORS
Premier Massage & Day Spa
Fontana Flavors
Allstate
Gordon FOOD SERVICE
the great escape

STARBUCKS
redbox
RED LOBSTER
Jewel-Osco
Gymak



Speedway



Jewel-Osco



KIA

W OGDEN AVE - 24,400 VPD

BURGER KING

enterprise

SUBWAY
TOTOPOS MEXICAN RESTAURANT

Advance Auto Parts
FONTINAS ITALIAN KITCHEN
ADVANCED HEALTH OF NAPERVILLE
SUDOOKU RAMEN
YOGA BY CARRIE



AURORA AVE - 18,100 VPD



PATEL BROTHERS

Audi



KIA

Speedway



W OGDEN AVE - 24,400 VPD

SUBWAY
TOTOPOS MEXICAN RESTAURANT

enterprise

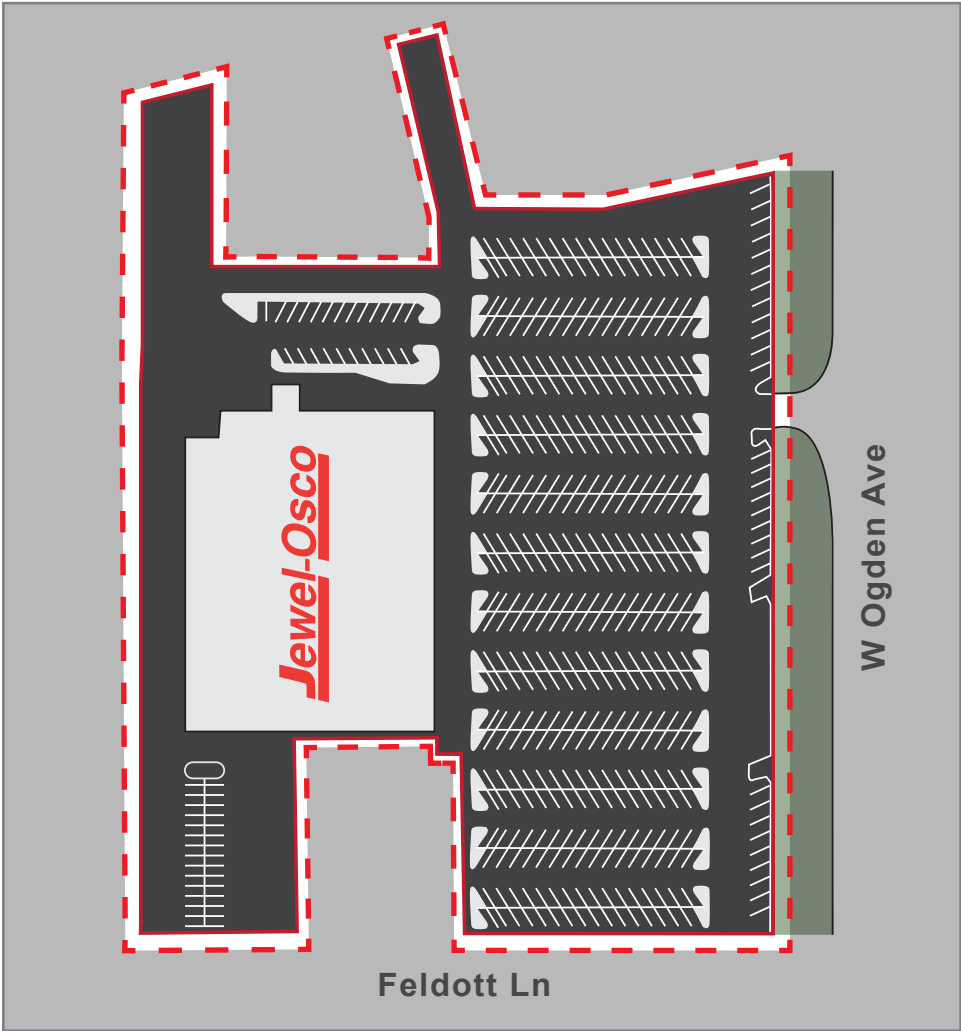
Jewel-Osco

FELDOTT LN - 7,400 VPD

BURGER KING

Advance Auto Parts
FONTINAS ITALIAN KITCHEN
ADVANCED HEALTH OF NAPERVILLE
SUDOOKU RAMEN
YOGA BY CARRIE

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

NAPERVILLE, ILLINOIS

Nestled within the Chicago Metropolitan Statistical Area (MSA), Naperville combines the charm of a close-knit community with the dynamic energy of a major metro region. As one of the largest suburbs of Chicago, Naperville benefits from easy access to world-class business opportunities, a highly skilled workforce, and the cultural richness of a globally renowned city. With top-rated schools, a vibrant downtown, and proximity to Chicago's economic hub, Naperville offers an ideal balance of suburban comfort and urban convenience.

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 / NAPERVILLE, IL

POPULATION	1 MILE	3 MILES	5 MILES
2028 Projection	12,257	92,122	246,111
2023 Estimate	12,251	90,744	241,976
Growth 2023 - 2028	0.04%	1.52%	1.71%
2010 Census	11,637	87,608	237,403
2020 Census	12,132	92,501	244,512
Growth 2010 - 2020	4.25%	5.59%	2.99%

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2028 Projections	4,340	36,155	90,315
2023 Estimate	4,340	35,577	88,604
Growth 2023 - 2028	0.02%	1.62%	1.93%
2010 Census	4,149	33,848	84,052
2020 Census	4,337	35,214	87,572
Growth 2010 - 2020	4.53%	4.03%	4.19%

2023 EST. HOUSEHOLDS BY INCOME	1 MILE	3 MILES	5 MILES
\$200,000 or More	24.47%	19.02%	21.68%
\$150,000 - \$199,999	15.04%	13.22%	13.75%
\$100,000 - \$149,999	25.43%	22.63%	22.68%
\$75,000 - \$99,999	10.77%	12.65%	12.14%
\$50,000 - \$74,999	9.71%	13.35%	12.32%
\$35,000 - \$49,999	4.20%	6.36%	6.33%
\$25,000 - \$34,999	3.27%	4.39%	3.86%
\$15,000 - \$24,999	3.40%	3.97%	3.38%
\$10,000 - \$14,999	1.32%	1.53%	1.35%
Under \$9,999	2.38%	2.89%	2.53%
2022 Est. Average Household Income	\$168,720	\$148,719	\$159,199
2022 Est. Median Household Income	\$127,472	\$109,212	\$115,772
2022 Est. Per Capita Income	\$59,949	\$58,649	\$58,482

POPULATION PROFILE	1 MILE	3 MILES	5 MILES
2023 Estimated Population by Age	12,251	90,744	241,976
Under 4	5.7%	6.3%	5.7%
5 to 14 Years	15.1%	13.3%	14.0%
15 to 17 Years	4.6%	4.0%	4.6%
18 to 19 Years	2.5%	2.6%	2.9%
20 to 24 Years	5.2%	5.9%	6.1%
25 to 29 Years	6.2%	6.6%	5.8%
30 to 34 Years	7.4%	7.7%	6.4%
35 to 39 Years	9.0%	8.5%	7.4%
40 to 49 Years	15.6%	14.2%	14.4%
50 to 59 Years	13.4%	12.2%	14.1%
60 to 64 Years	5.8%	5.6%	6.3%
65 to 69 Years	3.9%	4.4%	4.7%
70 to 74 Years	2.7%	3.3%	3.3%
Age 75+	3.0%	5.3%	4.3%
2023 Median Age	36.9	37.1	38.1

2023 Population 25 + by Education Level	1 MILE	3 MILES	5 MILES
Elementary (0-8)	8,203	61,551	161,389
Some High School (9-11)	0.84%	0.92%	1.42%
High School Graduate (12)	1.18%	1.85%	2.44%
Some College (13-15)	9.63%	11.86%	12.27%
Associates Degree Only	14.56%	14.28%	14.27%
Bachelors Degree Only	6.39%	6.58%	6.54%
Graduate Degree	36.99%	35.69%	35.13%
	29.52%	27.98%	26.94%

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