

# Net Lease Investment

425 Burlington Ave Downers Grove, IL

**FOR SALE**

Offered for sale is a stabilized mixed-use investment anchored by Downers Grove Dental & Orthodontics, corporately guaranteed by Smile Partners USA, a national dental services organization. The dental tenancy is secured by a long-term lease with approximately 13 years of remaining term, delivering durable, healthcare-backed income supported by recession-resistant demand, high patient retention, and strong location dependency. Located in the heart of Downers Grove, steps from the Fairview Avenue BNSF Metra station and minutes from Downtown, the property benefits from strong demographics, excellent access, and consistent traffic. The residential component consists of three apartment units on short-term leases at below-market rents, providing additional income and value-add upside. An ideal opportunity for 1031 exchange buyers and investors seeking stable healthcare income with embedded growth potential.



**Sale Price:**  
\$1,265,560

**Cap Rate:**  
7.5%

**NOI:**  
\$94,917

**Building Size:**  
4,225 SF

**Tenancy:**  
Multiple

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REAL ESTATE &  
PRACTICE ADVISORY

# 425 Burlington Ave

## Downers Grove, IL

# PROPERTY SUMMARY



### PROPERTY HIGHLIGHTS

- Stable Mixed-Use Investment featuring a national credit dental tenant complemented by three residential apartment units, providing diversified income streams within a single asset.
- Long-Term NNN Lease occupied by Downers Grove Dental and Orthodontics, and corporately guaranteed by Smile Partners USA, a well-established, multi-state Dental Service Organization (DSO) with a growing national footprint and strong operational backing.
- Predictable Passive Income generated by a triple-net (NNN) lease structure, minimizing landlord responsibilities and exposure to operating expense volatility for the commercial component.
- Additional Upside from Residential Units, with three multifamily leases providing supplemental cash flow, rental growth potential, and natural inflation hedging.
- Attractive Suburban Chicago Location at 425 Burlington Avenue, Downers Grove, positioned in a mature, supply-constrained infill market with strong household incomes and long-term demographic stability.
- Proximity to Downtown Downers Grove offering walkability to retail, dining, Metra rail service, and municipal amenities—enhancing tenant retention and residential desirability.
- Transit-Oriented Asset, located near the Downers Grove Metra Station, providing convenient commuter access to downtown Chicago and regional employment hubs.
- Strong Healthcare Fundamentals, as dental services are necessity-based, recession-resilient, and less susceptible to e-commerce disruption.
- Below Replacement Cost Profile, benefiting from established improvements and zoning, creating a durable barrier to entry for competing mixed-use developments.
- Flexible Exit Strategy, appealing to: - Single-tenant NNN buyers seeking credit tenancy - Mixed-use investors targeting diversified cash flow - 1031 exchange buyers prioritizing stability with upside

### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,265,560
<b>NOI:</b>	\$94,917
<b>CAP RATE:</b>	7.5%
<b>INVESTMENT TYPE:</b>	NNN
<b>LEASE YEARS REMAINING:</b>	13 years
<b>LEASE EXPIRATION DATE:</b>	12/31/39
<b>BUILDING SIZE:</b>	4,225 SF
<b>CAM/INS SF</b>	\$2.42
<b>RET SF</b>	\$2.11

# 425 Burlington Ave

Downers Grove, IL

## INVESTMENT HIGHLIGHTS



### INVESTMENT HIGHLIGHTS

**Mission-Critical Healthcare Tenant** — The property is occupied by Downers Grove Dental and Orthodontics and corporately guaranteed by **Smile Partners**, a leading dentist-led, multi-state dental services organization supporting a network of established practices. The tenant delivers comprehensive, non-discretionary dental care — from routine cleanings to implants and emergency services — reinforcing predictable patient demand and consistent foot traffic.

- **Recession-Resilient Demand** — Dental care represents essential health services, with recurring preventive and restorative visits underpinning stable cash flows. Smile Partners' broad range of care offerings helps insulate the income stream from economic cycles while supporting longevity of tenancy.

- **Strategic Suburban Chicago Location** — Positioned in Downers Grove along Burlington Ave, a well-trafficked east-west corridor near downtown, Metra rail service and established residential neighborhoods.

- **Demonstrated Local Necessity** — Dental offices in the community function as indispensable service providers, supporting both preventative and urgent oral healthcare. The location's proximity to established residential areas enhances its value proposition for long-term patient retention and sustained utilization.

- **Passive Triple-Net Income Profile** — Offered with a long-term net lease structure, the investment provides predictable, landlord-light cash flow. The essential nature of the tenant's business aligns with NNN buyer profiles focused on income stability and minimal management overhead.

- **Population & Community Anchors** — Downers Grove and surrounding DuPage County communities offer a well-educated, affluent population with consistent demand for healthcare and housing.

- **Visibility & Accessibility** — Excellent frontage along Burlington Ave provides strong visibility and convenient access for patients and staff alike, enhancing the property's functional appeal and long-term tenant viability.

# 425 Burlington Ave

## Downers Grove, IL

## PROPERTY DESCRIPTION



### TENANT OVERVIEW:

**Smile Partners** is a dentist-led, multi-state dental services organization connecting patients with trusted dentists across **Alabama, Colorado, Georgia, Illinois, Michigan, and Ohio**. The platform supports established practices that provide **comprehensive dental care**, including routine cleanings, dental implants, teeth whitening, and emergency services—reinforcing consistent patient demand and recurring revenue.

Smile Partners' scale and geographic diversification reduce provider concentration risk while supporting stable, repeat visit volumes across its network. Centralized management, standardized systems, and professional back-office support enhance operational efficiency and continuity, positioning the tenant as a **reliable, long-term occupant** for net-lease investors.

Dental practices operated under the Smile Partners platform are **recession-resistant and non-discretionary**, benefiting from insurance-supported revenue streams and essential healthcare demand. Locations are highly specialized and mission-critical, creating significant barriers to relocation and supporting long-term tenancy under a **triple-net lease structure**.

For single-tenant NNN buyers, Smile Partners represents a **passive, durable income stream** backed by an established healthcare operator with a proven operating model, regional scale, and a demonstrated commitment to long-term occupancy—aligning well with investors seeking predictable cash flow and downside protection.

# 425 Burlington Ave

Downers Grove, IL

RENT ROLL

SUITE	TENANT NAME	PRICE / SF / YEAR	ANNUAL RENT	LEASE END
425 Burlington	Smile Partners	\$39.19	\$56,832	01/01/2039
427 Burlington	Residential	\$15.57	\$14,400	-
429 Burlington	Residential	\$12.32	\$11,400	-
431 Burlington	Residential	\$13.28	\$12,285	-
<b>TOTALS</b>		<b>\$80.37</b>	<b>\$94,917</b>	
<b>AVERAGES</b>		<b>\$20.09</b>	<b>\$23,729</b>	



# 425 Burlington Ave

Downers Grove, IL

## INCOME & EXPENSES

### INCOME SUMMARY

425 BURLINGTON FINANCIALS

GROSS INCOME

\$114,056

### EXPENSES SUMMARY

425 BURLINGTON FINANCIALS

Insurance \$5,528

Operating Charges \$4,712

Taxes \$8,899

OPERATING EXPENSES

\$19,139

NET OPERATING INCOME

\$94,917



# 425 Burlington Ave

Downers Grove, IL

# DEMOGRAPHICS MAP AND REPORT

## Population

1 MILE

**15,929**

**TOTAL POPULATION**

101,545 | 244,424  
3 MILES | 5 MILES

**39.2**

**AVERAGE AGE**

43.5 | 43.2  
3 MILES | 5 MILES

## Households and Income

1 MILE

**6,591**

**TOTAL HOUSEHOLDS**

43,673 | 104,103  
3 MILES | 5 MILES

**2.4**

**# OF PERSONS PER HH**

2.3 | 2.3  
3 MILES | 5 MILES

1 Mile

**39.4**

**AVERAGE AGE (MALE)**

42.1 | 41.8  
3 MILES | 5 MILES

**38.8**

**AVERAGE AGE (FEMALE)**

44.7 | 44.6  
3 MILES | 5 MILES

1 Mile

**\$119,271**

**AVERAGE HH INCOME**

\$126,001 | \$127,939  
3 MILES | 5 MILES

**\$376,815**

**AVERAGE HOUSE VALUE**

\$383,760 | \$392,340  
3 MILES | 5 MILES



# 425 Burlington Ave

Downers Grove, IL

## ADDITIONAL PHOTOS



# 425 Burlington Ave

Downers Grove, IL

## RETAILER MAP



**425 Burlington Ave**

**Downers Grove, IL**

**LEAD BROKER**



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