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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Jewel-Osco

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	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	$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
SUBARU
mazda
ACURA
Jewel-Osco
BURGER KING
Mercedes-Benz
JAGUAR
NISSAN
CHRYSLER
Jeep
DODGE
GMC
RAM
SUBWAY
TOTOPOS MEXICAN RESTAURANT
KIA
Advance Auto Parts
FONTINAS ITALIAN KITCHEN
SUDOOKU RAMEN
ADVANCED HEALTH OF NAPERVILLE
YOGA BY CARRIE
enterprise
Speedway
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 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
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

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

THE MOST POPULAR GROCERY STORE BY STATE (in 2024)

IL 59 - 50,700 VPD
59
AURORA AVE - 18,100 VPD
WALTER PAYTON MEMORIAL HWY - 21,700 VPD
34
Jewel-Osco
MENARDS
LEXUS
FAIROAKS FORD
UNITED STATES POSTAL SERVICE
enterprise
BURGER KING
SUBWAY
TOTOPOS MEXICAN RESTAURANT
TACO BELL
TARGET
Marshalls
Portillo's
urbanAir
Bundoo Khan
Pappa Roti
Crate&Barrel
Xi'an Cuisine
Arby's
SPIRIT
citi
Lazy DOG
five BELOW
WALTER E. SMITHE
HOLLYWOOD PALMS A CINEMA, BAR & EATERY
Funtopia
wayfair Outlet
ULTA BEAUTY
CB2
SAS
DISCOUNT TIRE
TGI FRIDAYS
Nick's RED HOTS
CHIPOTLE MEXICAN GRILL
Hyderabad house Biryani Place
DUNKIN'
MILLER'S ALE·HOUSE
meijer
MEN'S WEARHOUSE
zenLEAF
PM MUSIC CENTER
ALDI
Steak 'n Shake
sushiplus
Firestone COMPLETE AUTO CARE
HOOTERS
Chick-fil-A
KOHL'S
CHASE
the Patio BBQ • SANDWICHES • SALADS
MIDAS
Prospec TILE Inc.
Baer DESIGN studio

Downtown Chicago
30 miles
CHICAGO - KANSAS CITY EXPY (TOLL ROAAD)
88
59
IL 59 - 50,700 VPD
34
WALTER PAYTON MEMORIAL HWY
AURORA AVE - 18,100 VPD
WALTER PAYTON MEMORIAL HWY - 21,700 VPD
Jewel-Osco
Trillium
Carroll Construction Supply
An Employee-Owned Company
CHEVROLET
Woody NAPERVILLE
KIA
GERALD
SUBARU OF NAPERVILLE
goldfish swim school
CASTLE NAPERVILLE, IL
JAGUAR
mazda
CADILLAC of NAPERVILLE
Mondelēz International
SNACKING MADE RIGHT
MCDONALD'S
DOLLAR TREE
SUBWAY
ANYTIME FITNESS
DANNY'S PUB GRILL
DUNKIN'
MASTERMIND COGNITIVE TRAINING
Grand appliance and tv
Public Storage
Wendy's
CHASE
Lucky Foot
STUDIO 41
HOME DESIGN SHOWROOM
Hot Chicken
CVS pharmacy
BIRYANI POT
SRS DISTRIBUTION
Metro Self Storage
84 LUMBER
TOWING
RUSSO
BrightView
delta sonic
K FIVE
BRICKWORKS SUPPLY CENTER
DUNKIN'
HERITAGE POOL SUPPLY GROUP
VAMAR TRUCK REPAIR
basils GREEK DINING
H&M
HOOTERS
GARAGE
MAC
AMERICAN EAGLE
89TH & MADISON
CHICAGO PREMIUM OUTLETS
BAM! BOOKS-A-MILLION
FINISH LINE
VICTORIA'S SECRET
LOV·SHOES
PANDA EXPRESS
Steak n Shake
SKY ZONE
Popeyes
PM MUSIC CENTER
RIGHTEOUS KICKS
FURRY BABIES
FOREVER 21
GameStop
Firestone COMPLETE AUTO CARE
CINNABON
HOT TOPIC
macy's
Chick-fil-A
ROUND1
CHASE
MIDAS
KIDS TOWN
JCPenney
Kids Foot Locker
TACO BELL
TARGET
Marshalls
Portillo's
Bundoo Khan
Xi'an Cuisine
Arby's
urbanAir
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SAS
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UNITED STATES POSTAL SERVICE
ALDI
IORGA LAW
MITSUBISHI MOTORS
Progressive Periodontics & Implants
Premier Massage & Day Spa
Fontana Flavors
Allstate
Gordon FOOD SERVICE
the great escape
redbox
RED LOBSTER
Jewel Osco
Cermak PRODUCE


UNITED STATES POSTAL SERVICE
Jewel-Osco
Speedway
Ford
W OGDEN AVE - 24,400 VPD
Advance Auto Parts
FONTINAS ITALIAN KITCHEN
SUDOOKU RAMEN
ADVANCED HEALTH OF NAPERVILLE
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PATEL BROTHERS
Audi
Speedway
W OGDEN AVE - 24,400 VPD
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ORA AVE - 18,100 VPD
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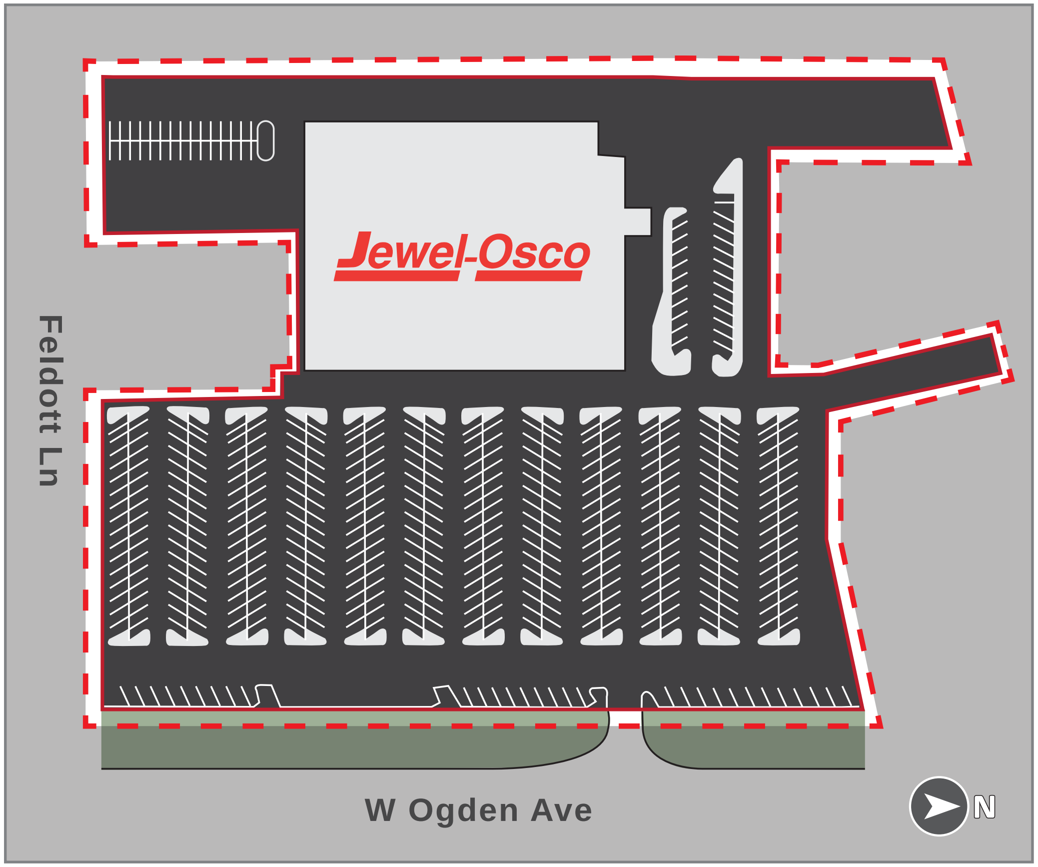
SITE PLAN



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

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	Year Founded	Credit Rating	Locations	
BOISE, ID	1939	S&P: BB+ MOODY’S: B2	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
2029 Projection	11,707	92,400	245,065
2024 Estimate	11,701	91,340	242,351
Growth 2024 - 2029	0.05%	1.16%	1.12%
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
2029 Projections	4,337	36,009	89,987
2024 Estimate	4,336	35,672	88,961
Growth 2024 - 2029	0.01%	0.94%	1.15%
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%

2024 EST. HOUSEHOLDS BY INCOME	1 MILE	3 MILES	5 MILES
$200,000 or More	28.61%	24.32%	27.03%
$150,000 - $199,999	16.79%	14.50%	15.21%
$100,000 - $149,999	24.15%	22.12%	20.96%
$75,000 - $99,999	8.52%	11.38%	10.75%
$50,000 - $74,999	7.78%	11.58%	10.76%
$35,000 - $49,999	3.87%	5.66%	5.49%
$25,000 - $34,999	4.23%	3.16%	3.24%
$15,000 - $24,999	1.29%	2.75%	2.84%
$10,000 - $14,999	1.69%	1.37%	1.06%
Under $9,999	3.05%	3.16%	2.67%
2024 Est. Average Household Income	$170,541	$158,356	$165,440
2024 Est. Median Household Income	$141,060	$131,831	$140,450
2024 Est. Per Capita Income	$64,804	$60,066	$59,644

POPULATION PROFILE	1 MILE	3 MILES	5 MILES
2024 Estimated Population by Age	11,701	91,340	242,351
Under 4	5.9%	5.6%	5.4%
5 to 14 Years	13.2%	13.3%	14.0%
15 to 17 Years	3.9%	4.3%	4.7%
18 to 19 Years	2.6%	2.7%	2.7%
20 to 24 Years	6.0%	6.5%	6.3%
25 to 29 Years	6.3%	6.4%	5.6%
30 to 34 Years	6.7%	6.8%	6.1%
35 to 39 Years	8.3%	7.9%	7.2%
40 to 49 Years	15.0%	14.3%	14.5%
50 to 59 Years	13.7%	13.0%	13.9%
60 to 64 Years	6.1%	5.6%	6.0%
65 to 69 Years	4.3%	4.3%	4.8%
70 to 74 Years	3.4%	3.5%	3.7%
Age 75+	4.6%	5.9%	5.2%
2024 Median Age	38.0	38.0	39.0
2024 Population 25 + by Education Level	8,001	61,783	162,284
Elementary (0-8)	2.06%	0.97%	1.39%
Some High School (9-11)	0.20%	1.62%	2.02%
High School Graduate (12)	10.29%	11.37%	11.75%
Some College (13-15)	10.52%	13.47%	13.59%
Associates Degree Only	5.92%	6.40%	6.41%
Bachelors Degree Only	36.84%	36.51%	35.98%
Graduate Degree	34.12%	29.02%	27.37%

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