

# Chili's Multi-Tenant Center

## Downers Grove, IL

Purchase Price: **\$3,461,000**

Cap Rate: **8.00%**

**Stan Johnson Company**, on behalf of ownership, is pleased to exclusively offer for sale the opportunity to acquire the 100% fee simple interest in the commercial property located at 1330-1340 W 75th Street in Downers Grove, IL (the "Property"). The Property consists of a multi-tenant, 14,442 SF building on a 1.95 acre parcel of land. The Property is over 77% occupied by Chili's Grill & Bar, Gong Ho Restaurant, and El Famous Burrito, with an additional two (2) vacant units of 3,250 SF combined. The tenants have an average operating history of over twenty-six (26) years at this location. Each Tenant is operating under a Net Lease, making this a highly passive income investment.

### Location Synopsis

**Downers Grove** is a village in southern DuPage County and a western suburb of Chicago. It is roughly 20 miles from Chicago's Loop, adjacent to the Interstate 88/Interstate 355 interchange, one of the busiest interchanges in the state of Illinois. As of the 2010 census, the population of Downers Grove was 47,833. It is estimated to have grown 3.9% since then which would represent a total increase of approximate 36% over the last 35 years. Downers Grove offers residents ease of access to Chicago via three BNSF Railway stations on the BNSF line of Metra, Chicagoland's metropolitan commuter railroad.

### Investment Highlights

- Diversified Tenant Lineup with Corporate Leases
- Net Lease Structure
- Long-Term Tenancy & Commitment
- Outstanding Visibility, Ease of Access and High Traffic Counts
- Excellent Suburban Chicago Location with Outstanding Demographics
- Proximity to Nearby Employers and Schools
- Retail Trade Area Location



[Click Here for Website & Full Offering Memorandum](#)

For more information, contact:

**Isaiah Harf** | Director  
iharf@stanjohnsonco.com  
+1 312.777.2437

**Brad Feller** | Managing Director  
bfeller@stanjohnsonco.com  
Illinois License #471007951

**Andy Gatchell** | Associate Director  
agatchell@stanjohnsonco.com

**Blaise Bennett** | Associate  
bbennett@stanjohnsonco.com

**Mark Lovering** | Associate  
mlovering@stanjohnsonco.com

**Brandon Moghimi** | Associate Director  
bmoghimi@stanjohnsonco.com

**Rachel Walz** | Associate  
rwalz@stanjohnsonco.com

**Justin Wollmershauser** | Associate  
jwollmershauser@stanjohnsonco.com

.....  
**Stan Johnson Company**  
303 East Wacker Drive | Suite 1111  
Chicago, Illinois 60601  
P: +1 312.240.0127 | F: +1 312.240.0158

[stanjohnsonco.com](http://stanjohnsonco.com)

 **Stan Johnson Co.**