



# DAVITA & BMO HARRIS BANK STRIP CENTER

DAVITA-ANCHORED STRIP CENTER IN CHICAGO MSA – NATIONAL CREDIT TENANTS

WAUKEGAN, IL (CHICAGO MSA)



CAPITAL PACIFIC



# Retail Aerial



W YORKHOUSE ROAD



N LEWIS AVENUE







# DAVITA & BMO HARRIS BANK STRIP CENTER

3113 N LEWIS AVENUE, WAUKEGAN, IL 60087

**\$3,430,000**

**PRICE**

**7.75%**

**CAP**

LEASEABLE SF

**12,448 SF**

LAND AREA

**1.21 ACRES**

NOI

**\$266,203**

LEASE TYPES

**NNN**

YEAR BUILT

**2016**

PARKING

**73 SPACES**

**100% leased NNN retail strip center in Chicago suburb**

**Anchored by DaVita Dialysis and BMO Harris Bank (investment Grade tenant)**

**High population density – over 150K residents within a 5-mile radius**

**Located within the Chicago MSA with average HH incomes over \$80K in a 1-mile radius**

**Adjacent to 18,000 SF Target anchored strip center**

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

# Investment Highlights

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**CAPITAL PACIFIC** is pleased to present the opportunity to acquire a 100% leased, retail strip center in Waukegan, IL (Chicago MSA). The subject property is leased to a mix of nationally recognized tenants including DaVita Dialysis and BMO Harris Bank. The leases are all NNN, with the tenants reimbursing for their shares of common area, tax, and insurance expenses, resulting in limited Landlord responsibilities. Additionally, the leases include 2-3% rental increases annually and numerous 5-year options to extend, offering a long-term, inflation-protected income stream to an investor.

**THE SUBJECT PROPERTY** is located in Waukegan, IL, a suburb of Chicago located roughly 40 miles north of city center. The property is positioned at the intersection of N Lewis Avenue and York House Road, the largest and busiest retail hub in the trade area, drawing over 20,000 vehicles per day. This intersection includes multiple national, daily-needs retailers including: Target, Jewel-Osco, CVS, Starbucks, Dollar Tree, and Ace Hardware, all of which create tremendous synergy. The property features excellent street appeal, signage, and ample parking. The trade area includes over 150,000 residents within a 5-mile radius, and average household incomes above \$72,000. Nearby traffic drivers include the Waukegan National Airport (1 mile away) and Six Flags Great America (7 miles away).



**DAVITA HAS 2,664 DIALYSIS CENTERS  
LOCATED WITHIN THE UNITED STATES**

## Contact the team

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# Retail Aerial



20,500  
VPD

HR MCCALL  
ELEMENTARY  
SCHOOL

WAUKEGAN  
NATIONAL  
AIRPORT

ACE  
Hardware  
DOLLAR  
TREE

PET SUPPLIES PLUS  
H&R BLOCK  
sears  
OPTICAL  
HC  
hair cutters  
GNC  
ENVY NAILS

Jewel-Osco

TACO  
BELL

TARGET

Davita  
SportClips  
HAIRCUTS  
BMO Harris Bank  
T-Mobile

20,100  
VPD

MING TOY  
RESTAURANT

BURGER  
KING

N LEWIS AVENUE

W YORKHOUSE ROAD



# Zoomed-In Aerial



**DOLLAR TREE**

**ACE Hardware**

**Great Lakes**

**TACO BELL**

**CITGO**

**LA MEXICANA CARNICERIA Y PASTELERIA**

**SCHOOL**

**Jewel-Osco**

**GNC**  
**hair cuttery**  
**PET SUPPLIES PLUS**

**H&R BLOCK**

**TARGET**

**AMERICAN FAMILY INSURANCE**

**BURGER KING**

**20,100 VPD**

**CHICAGO**  
**(45 MILES)**





# Zoomed-Out Aerial



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# Subject Property





# Surrounding Retail

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# Income & Expense

CURRENT		
Price:		\$3,430,000
Capitalization Rate:		7.75%
Price Per Square Foot:		\$275.55
Total Leased (SF):	100.00%	12,448
Total Vacant (SF):	0.00%	0
Total Rentable Area (SF):	100.00%	12,448
INCOME		PER SQUARE FOOT
Scheduled Rent	\$21.78	\$271,060
Reimbursable Income	\$6.76	\$84,115
Admin Fees	\$0.56	\$6,923
EFFECTIVE GROSS INCOME		\$362,098
EXPENSE		
Taxes	\$5.27	\$65,642
Insurance	\$0.50	\$4,883
Utilities	\$0.48	\$6,000
CAM	\$3.50	\$8,715
Mgmt Fee (3% of Rent and Reimb. Income)	\$0.86	\$10,655.25
TOTAL OPERATING EXPENSES		\$7.70 \$95,895
NET OPERATING INCOME		\$266,203

\*Admin fees based on varied Admin fee % for tenants (as specified in leases)





# Rent Roll

TENANT INFO			LEASE TERMS		RENT SUMMARY		
TENANT	SQ. FT.	PERCENT OF GLA	TERM		MONTHLY RENT	ANNUAL RENT	ANNUAL RENT/FT
DaVita Dialysis	7,095	57.00%	06/01/19	05/31/24	\$13,008	\$156,090	\$22.00
		Increase	06/01/24	05/31/29	\$14,308	\$171,699	\$24.20
		Option 1	06/01/29	05/31/34	\$15,739	\$188,869	\$26.62
		Option 2	06/01/34	05/31/39	\$17,312	\$207,742	\$29.28
		Option 3	06/01/39	05/31/44	\$19,044	\$228,530	\$32.21
T-Mobile	1,805	14.50%	01/01/18	12/31/22	\$2,106	\$25,270	\$14.00
		Option 1	01/01/23	12/31/27	\$2,231	\$26,768	\$14.83
		Option 2	01/01/28	12/31/32	\$2,356	\$28,266	\$15.66
Sports Clips	1,218	9.78%	10/01/19	09/30/20	\$2,030	\$24,360	\$20.00
		Increase	10/01/20	09/30/21	\$2,091	\$25,091	\$20.60
		Increase	10/01/21	09/30/22	\$2,154	\$25,844	\$21.22
		Increase	10/01/22	09/30/23	\$2,218	\$26,619	\$21.85
		Increase	10/01/23	09/30/29	\$2,285	\$27,417	\$22.51
		Option 1	10/01/29	09/30/34		3% annual	
		Option 2	10/01/34	09/30/39		3% annual	
BMO Harris Bank	2,250	18.08%	10/01/08	10/31/23	\$5,445	\$65,340	\$29.04
		Option 2	11/01/23	10/31/28	\$5,989	\$71,865	\$31.94
Landlord Room	80	0.64%	-	-	-	-	-
OCCUPIED	12,448	100.00%			\$22,588	\$271,060	\$21.78
VACANT	0	0.00%					
CURRENT TOTALS	12,448	100.00%					



# Lease Abstract



<b>TENANT</b>	DaVita Dialysis
<b>LEASE SIGNED BY</b>	Total Renal Care, Inc.
<b>BUILDING SF</b>	7,095 SF
<b>LEASE TYPE</b>	NNN
<b>TERM</b>	10 Years
<b>OPTIONS</b>	Three 5-Year Options

## RENT

### BASE RENT

DATE RANGE	MONTHLY RENT	ANNUAL RENT
06/01/19 - 05/31/24	\$13,008	\$156,090
06/01/24 - 05/31/29	\$14,308	\$171,699

### OPTION RENTS

DATE RANGE	MONTHLY RENT	ANNUAL RENT
1. 06/01/29 - 05/31/34	\$15,739	\$188,869
2. 06/01/34 - 05/31/39	\$17,312	\$207,742
3. 06/01/39 - 05/31/44	\$19,044	\$228,530

The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the Property's suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. Capital Pacific and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).

## EXPENSES

### COMMON AREA MAINTENANCE

Tenant shall pay, as additional rent, Tenant's proportionate share of all operating costs, as well as an additional administrative fee equal to 10% of the total costs.

### TAXES

Tenant shall pay, as additional rent, Tenant's proportionate share of all applicable taxes and assessments.

### INSURANCE

Tenant shall obtain and keep in force commercial general liability insurance in a minimum amount of \$1,000,000 per claim and \$3,000,000 in the aggregate for both injury and property damage.

### UTILITIES

Tenant shall pay for all utilities necessary in the operation of the Premises.

### TENANT'S OBLIGATIONS

Tenant is responsible, at its sole cost and expense, to maintain and repair all systems serving the interior of the Premises, including all electrical, plumbing, and HVAC systems.

#### Landlord's Obligations

Landlord is responsible for maintenance, repairs, and/or replacement of the roof, structure, and exterior components of the Premises.



# Lease Abstract



<b>TENANT</b>	T-Mobile
<b>LEASE SIGNED BY</b>	DSNY, INC
<b>BUILDING SF</b>	1,805 SF
<b>LEASE TYPE</b>	NNN
<b>TERM</b>	5 Years
<b>OPTIONS</b>	Two 5-Year Options

## RENT

### BASE RENT

DATE RANGE	MONTHLY RENT	ANNUAL RENT
01/01/18 - 12/31/22	\$2,106	\$25,270

### OPTION RENTS

DATE RANGE	MONTHLY RENT	ANNUAL RENT
1. 01/01/23 - 12/31/27	\$2,231	\$26,768
2. 01/01/28 - 12/31/32	\$2,356	\$28,266

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## EXPENSES

### COMMON AREA MAINTENANCE

Tenant shall pay, as additional rent, Tenant's proportionate share of operating costs, as well as an additional fee equal to 5% of the total costs.

### TAXES

Tenant shall pay, as additional rent, Tenant's proportionate share of all applicable taxes and assessments.

### INSURANCE

Tenant shall maintain in full force and effect commercial general liability insurance having a combined single limit of liability of \$2,000,000.

### UTILITIES

Tenant shall pay for all utilities consumed at the Premises either directly to such utility companies or to Landlord as additional rent.

### TENANT'S OBLIGATIONS

Tenant is responsible, at its sole cost and expense, to maintain and repair all systems serving the interior of the Premises, including all electrical, plumbing, mechanical, alarm, and HVAC systems.

### LANDLORD'S OBLIGATIONS

Landlord is responsible for maintenance, repairs, and/or replacement of the roof, structure, and exterior components of the Premises.



# Lease Abstract



<b>TENANT</b>	Sports Clips
<b>LEASE SIGNED BY</b>	McMahon Investco, Inc.
<b>BUILDING SF</b>	1,218 SF
<b>LEASE TYPE</b>	NNN
<b>TERM</b>	10 Years
<b>OPTIONS</b>	Two 5-Year Options

## RENT

### BASE RENT

DATE RANGE	MONTHLY RENT	ANNUAL RENT
10/01/19 - 09/30/20	\$2,030	\$24,360
10/01/20 - 09/30/21	\$2,091	\$25,091
10/01/21 - 09/30/22	\$2,154	\$25,844
10/01/22 - 09/30/23	\$2,218	\$26,619
10/01/23 - 09/30/29	\$2,285	\$27,417

### OPTION RENTS

DATE RANGE	MONTHLY RENT	ANNUAL RENT
1. 10/01/29 - 09/30/34	3% annual	
2. 10/01/34 - 09/30/39	3% annual	

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## EXPENSES

### COMMON AREA MAINTENANCE

Tenant shall pay, as additional rent, Tenant's proportionate share of operating costs, as well as an administrative fee equal to 10% of the total costs.

### TAXES

Tenant shall pay, as additional rent, Tenant's proportionate share of all applicable taxes and assessments.

### INSURANCE

Tenant shall maintain in full force and effect commercial general liability insurance having a combined single limit of liability of \$2,000,000.

### UTILITIES

Tenant shall pay for all utilities consumed at the Premises either directly to such utility companies or to Landlord as additional rent.

### TENANT'S OBLIGATIONS

Tenant is responsible, at its sole cost and expense, to maintain and repair all systems serving the interior of the Premises, including all electrical, plumbing, mechanical, alarm, and HVAC systems.

### LANDLORD'S OBLIGATIONS

Landlord is responsible for maintenance, repairs, and/or replacement of the roof, structure, and exterior components of the Premises.



# Lease Abstract



<b>TENANT</b>	BMO Harris Bank
<b>LEASE SIGNED BY</b>	Harris, N.A.
<b>BUILDING SF</b>	2,250 SF
<b>LEASE TYPE</b>	NNN
<b>TERM</b>	5 Years
<b>OPTIONS</b>	One 5-Year Options

## RENT

### BASE RENT

<b>DATE RANGE</b>	<b>MONTHLY RENT</b>	<b>ANNUAL RENT</b>
10/01/08 - 10/31/23	\$5,445	\$65,340

### OPTION RENTS

<b>DATE RANGE</b>	<b>MONTHLY RENT</b>	<b>ANNUAL RENT</b>
1. 11/01/23 - 10/31/28	\$5,989	\$71,865

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## EXPENSES

### COMMON AREA MAINTENANCE

Tenant shall pay, as additional rent, Tenant's proportionate share of operating costs.

### TAXES

Tenant shall pay, as additional rent, Tenant's proportionate share of all applicable taxes and assessments.

### INSURANCE

Tenant shall, at its sole cost and expense, maintain commercial general liability insurance in an aggregate amount of \$2,000,000 for injuries to persons in one accident, \$2,000,000 to any one person, and \$2,000,000 with respect to damage to property.

### UTILITIES

Tenant shall pay for all utilities consumed at the Premises either directly to the appropriate utility companies or to Landlord per a mutual agreement between Landlord and Tenant.

### TENANT'S OBLIGATIONS

Tenant is responsible, at its sole cost and expense, to maintain and repair all systems serving the interior of the Premises, including all electrical, plumbing, and HVAC systems.

### LANDLORD'S OBLIGATIONS

Landlord is responsible for maintenance, repairs, and/or replacement of the roof, structure, and exterior components of the Premises.



# Site Plan



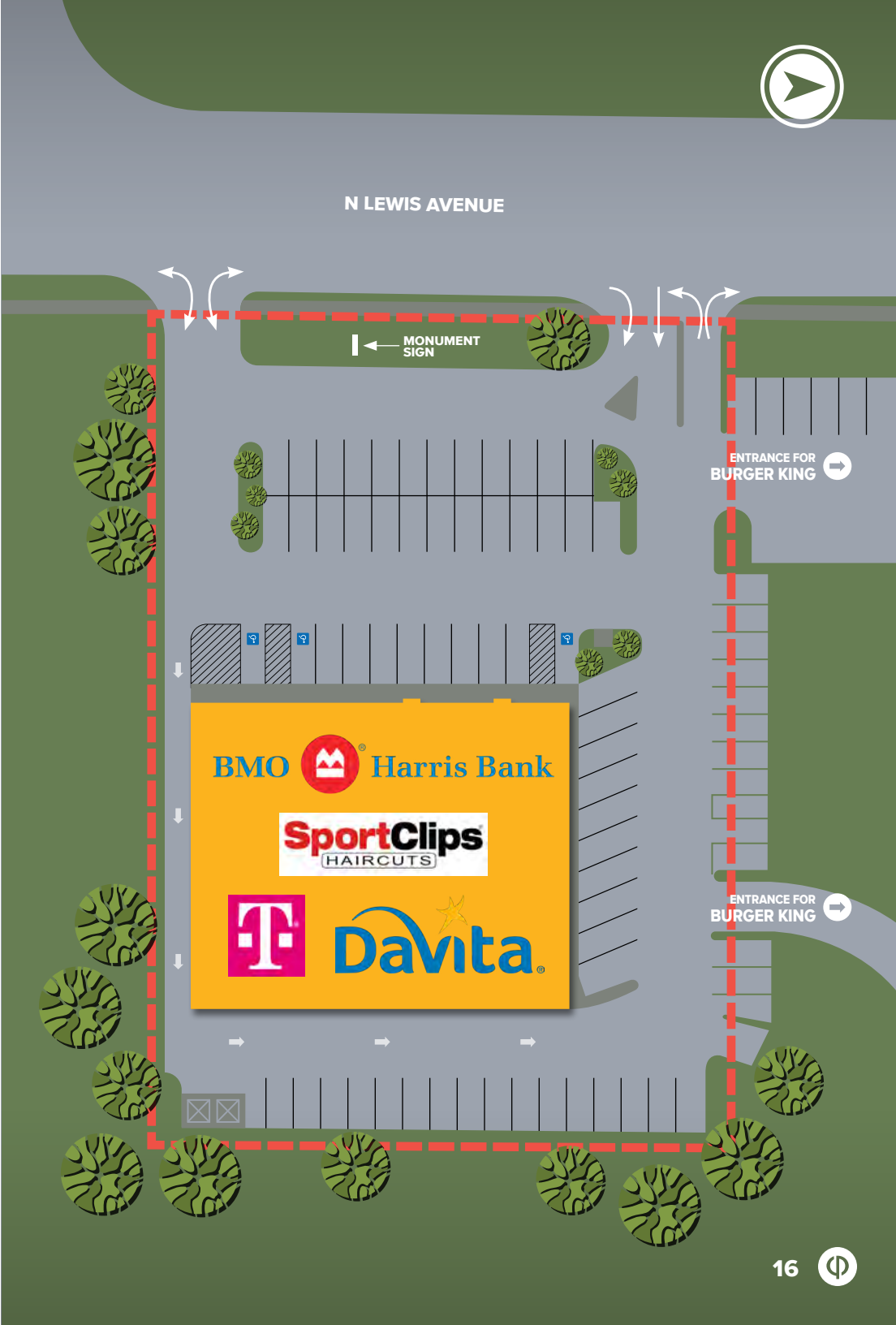
12,448  
RENTABLE SF



1.21  
ACRES



73  
SPACES



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# Tenant Overview



**Lease signed by: Total Renal Care, Inc.**

DaVita HealthCare Partners INC. (NYSE: DVA), a Fortune 500 company, is a leading provider of kidney care in the United States, delivering dialysis services and education to patients with chronic kidney disease and end stage renal disease. DaVita provides dialysis services to over 200,000 patients at 247 outpatient dialysis centers in 9 countries outside of the U.S. and 2,664 centers located within the United States. DaVita controls more than 33% of the U.S. dialysis market. For the fiscal year ended December 31, 2018, total revenues were \$11.41 billion and total stockholder's equity was \$3.70 billion. DaVita is rated "BB" by Standard and Poor's.



**Lease signed by: DSNY, INC**

T-Mobile US, Inc is a leader in wireless services and products in the United States. T-Mobile offers advanced nationwide 4G and 4G LTE network that delivers exceptional wireless experiences.

Based in Bellevue, Washington, T-Mobile US operates its flagship brands, T-Mobile and MetroPCS, and currently serves approximately 43 million wireless subscribers, boasted fiscal revenues of \$43.3 billion, employs approximately 52,000 people, and provides products and services through 20,100 points of distribution.



# Tenant Overview



***Lease signed by: Harris, N.A.***

Established in 1882 as Harris Bank, and owned by BMO Financial Group (TSX, NYSE: BMO) since 1984, BMO Harris Bank has grown to become one of the largest banks in the Midwest and the eight-largest bank in North America by assets serving personal, and commercial customers. Headquartered in Chicago, Illinois, it has over 600 branches and 1,300 ATMs in Illinois, Wisconsin, Indiana, Kansas, Missouri, Minnesota, Florida, and Arizona. It employs over 46,000 workers across the United States.

BMO provides a broad range of personal and commercial banking, wealth management and investment banking products and services to over 12 million global customers. It is the 8th largest bank in North America by assets with \$774 billion in total assets.



***Lease signed by: McMahon Investco, Inc.***

Headquartered in Georgetown, Texas, Sports Clips, a privately owned company, operates over 1,700 locations in all 50 states and Canada. Sports Clips markets its “Guy-Wise” stylist and casual, male-oriented atmosphere to men and boys. Founded in 1993 and franchised two years later, the company has ranked among the top 50 fastest-growing franchisees in Entrepreneur magazines’ Franchise 500 for the past seven years.



# Demographics

## POPULATION



	1-MILE	3-MILES	5-MILES
2019	10,586	73,525	153,696

## 2018 HH INCOME



	1-MILE	3-MILES	5-MILES
Average	\$80,226	\$71,742	\$72,561

## FORTUNE 500 COMPANIES IN CHICAGO

EMPLOYER	# OF EMPLOYEES
United Airlines	90,600
JLL	77,300
Aon	49,800
Hyatt Hotels	45,000
RRD	44,360

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# WAUKEGAN, ILLINOIS

CHICAGO

**WAUKEGAN** is the largest city and county seat of Lake County. Lake County is home to 26 miles of Lake Michigan shoreline and over 200 inland lakes, making it a popular destination for water activities. Waukegan is located 35 miles north of Downtown Chicago and is part of the Chicago MSA.

Chicago is the third most populous city in the U.S. and the most populous city in the American Midwest, with approximately 2.7 million residents. Located on the western shores of Lake Michigan, the Chicago metropolitan area, which extends into Indiana and Wisconsin. The city is an international hub for finance, commerce, telecommunications, and transportation. Chicago is home to world-class shopping, 8 major league sports teams, over 8,300 acres of green spaces, and a variety of cultural and historical attractions. Over 57.6 million people visited Chicago in 2018, supporting more than 146,000 jobs. O'Hare International Airport being the fourth-busiest airport in the world with over 83.4 million passengers in 2018.

### ABOUT THE MSA

**CHICAGOLAND** is one of the largest economic centers in the world boasting a population of 9.5 million, 4.5 million jobs, and a \$500 billion economy. There are over 160 company headquarters, 30 Fortune 500 headquarters, 12 Fortune Global 500 and 10 Financial Times Global 500 companies. Employment in Chicago is projected to grow by 16% between 2012 and 2022.

9.5 MILLION



**CHICAGO MSA  
POPULATION**  
(ESTIMATED)

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# We'd love to hear from you.

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Pace Properties

Joe Ciapciak

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PH: 314.968.9898

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**CAPITAL PACIFIC COLLABORATES.**  
CLICK [HERE](#) TO MEET OUR  
SAN FRANCISCO TEAM:

**ZEB RIPPLE**

**CHRIS KOSTANECKI**

**CHRIS PETERS**

**JOHN ANDREINI**

**JOE CACCAMO**

**DAVE LUCAS**

**JUSTIN SHARP**

**RICK SANNER**

**JACK NAVARRA**

**ZANDY SMITH**

**JUSTIN STARK**

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TOGETHER | OUTPERFORMING