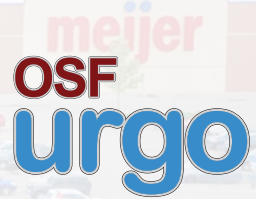


# NNN OUTPARCELS TO MEIJER GROCERY

New Construction Investment Opportunity



STARBUCKS COMING SOON  
EST. OPENING AUGUST 2020



3641-3653 NORTH VERMILION STREET  
**DANVILLE ILLINOIS**

ACTUAL SITE







EXCLUSIVELY MARKETING BY

**MATTHEW MOUSAVI**  
Managing Principal  
SRS National Net Lease Group

610 Newport Center Drive, Suite 1500  
Newport Beach, CA 92660  
D 949.698.1116  
M 714.404.8849  
Matthew.Mousavi@srsre.com  
CA License No. 01732226

Broker of Record:  
Ken Galvin, SRS Real Estate Partners | IL License #471006635

**PATRICK R. LUTHER, CCIM**  
Managing Principal  
SRS National Net Lease Group

610 Newport Center Drive, Suite 1500  
Newport Beach, CA 92660  
D 949.698.1115  
M 480.221.4221  
Patrick.Luther@srsre.com  
CA License No. 01912215



**5****INVESTMENT SUMMARY**

Offering Summary | Investment Highlights

**18****AREA OVERVIEW**

Demographics

**11****osf urgo**  
**URGENT CARE**  
**PROPERTY OVERVIEW**

Aerials | Site Plan | Location Map

**20****FINANCIALS**

Rent Roll | Brand Profile





STARBUCKS COMING SOON  
EST. OPENING AUGUST 2020







SRS National Net Lease Group is pleased to offer the opportunity to acquire the fee simple interest (land & building ownership) in a 2-tenant, new construction, freestanding, corporate guaranteed, Starbucks and OSF Urgo Urgent Care investment property located in Danville, IL. Starbucks Corporation recently signed a brand new 10-year lease with 4 (5-year) options to extend, demonstrating their commitment to the site. OSF Urgo Urgent Care currently has 9 years remaining in their initial 10-year lease term with 3 (5-year) options to extend. Both leases feature rental increases (approximately 10%) every 5 years throughout the initial term and at the beginning of each option period, growing NOI and hedging against inflation. Both tenants reimburse their pro rata share of common area maintenance, taxes, and insurance, limiting expense leakage for a new investor. The offering can also include the opportunity to develop a third building between the two existing tenants, providing unique and extensive value-add potential for a future owner; this adjacent space can be purchased for an additional \$600k - contact agent for details. Starbucks is currently under construction with an estimated rent commencement in August 2020. The offering is also available as two individual properties. Starbucks OM [here](#) | OSF Urgo Urgent Care OM [here](#)

The subject property is positioned as an outparcel to a Meijer anchored center at the signalized, hard corner intersection of N. Vermilion St. and Boiling Springs Rd., averaging a combined 17,900 vehicles passing by daily. The Meijer anchored center is also home to Kohl's, TJ Maxx, Tractor Supply, and more, promoting crossover shopping to the subject property. Other nearby national/credit tenants include a 24-Hour Walmart Supercenter, Lowe's Home Improvement, Ross Dress for Less, Burlington, and more, further increasing consumer draw to the immediate trade area. The 5-mile trade area is supported by more than 34,000 residents and nearly 19,000 employees. Residents within a 1-mile trade radius boast a healthy average household income of more than \$75,000.



## PROPERTY ELEVATIONS

WEST



NORTH



EAST



SOUTH





## OSF urgo PROPERTY PHOTOS







## CONSTRUCTION JUNE 2020







Parcel Map

## Offering

PRICING	\$3,951,000
NET OPERATING INCOME	\$237,060
CAP RATE	6.00%
GUARANTEES	Both Corporate
TENANTS	Starbucks Corporation dba Starbucks; OSF Multi-Specialty Group dba OSF Urgo Urgent Care
LEASE TYPES	NNN
LANDLORD RESPONSIBILITIES	Roof and Structure

## Property Specifications

RENTABLE AREA	5,464 SF
LAND AREA	1.73 Acres
PROPERTY ADDRESS	3641-3653 N Vermillion Street, Danville, IL 61832
YEAR BUILT	2019 / 2020
PARCEL NUMBER	18-20-202-014
OWNERSHIP	Fee Simple (Land & Building)



### **Corporate Guaranteed Leases | Options To Extend | Brand New Construction | Potential Development**

- Starbucks lease is corporate guaranteed by Starbucks Corporation, an investment grade (S&P: BBB+), a globally recognized, established tenant with 25,000+ locations
- OSF Urgo lease is guaranteed by OSF Healthcare System, a non-profit, integrated health system with more than 120 locations throughout Illinois and Michigan
- New 10-year lease terms (9 years remaining in OSF Urgo lease)
- Both leases feature approximate 10% rental increases every five years throughout the initial term and at the beginning of each of option to extend
- Starbucks has 3 (5-year) options while OSF Urgo has 4 (5-year) options
- Starbucks is currently under construction with an estimated rent commencement of August 2020
- The offering can also include a space to develop a third building/tenant, providing the potential for a new owner to add significant value after an initial purchase price of an additional \$600k - contact agent for details

### **NNN Leases | Fee Simple Ownership | Limited Landlord Responsibilities**

- Tenants pay for CAM, taxes, insurance and maintain most aspects of the premises
- Limits expense leakage for a new investor

### **Demographics In 5-mile Trade Area | Healthy 1-Mile Incomes**

- More than 34,000 residents and 19,000 employees support the trade area
- Residents within a 1-mile radius boast a healthy \$75,000 average household income

### **Outparcel to Meijer Anchored Center | Nearby National Credit/Tenants**

- The subject property is situated as an outparcel pad to a Meijer anchored center with fellow tenants including Kohl's, TJ Maxx, Tractor Supply, and more
- Other nearby national/credit tenants include a 24-Hour Walmart Supercenter, Lowe's Home Improvement, Ross Dress for Less, Burlington, and more
- Strong tenant synergy increases consumer draw and promotes crossover shopping to the subject property

### **Signalized, Hard Corner Intersection | Excellent Visibility & Access | Drive-Thru Equipped**

- The asset is located at the signalized, hard corner intersection of North Vermilion Street and Boiling Springs Road, averaging a combined 17,900 vehicles passing by daily
- The asset has excellent visibility along both cross-streets
- Building is equipped with a drive-thru, providing ease and convenience for customers
- On average, stores with drive-thrus experience higher sales than those without

\*This offering is also available as individual single tenant buildings

Find the Starbucks OM [here](#)

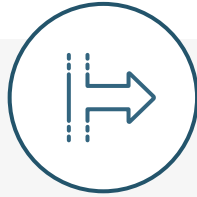
Find the OSF Urgo Urgent Care OM [here](#)





### Location

Located in  
Danville, IL  
Vermilion County



### Access

N. Vermilion Street  
1 Access Point



### Traffic Counts

N. Vermilion Street  
16,800 Cars Per Day



### Improvements

There is approximately 5,464 SF  
of existing building area



### Parking

There are approximately 63  
parking spaces on the owned  
parcel.

The parking ratio is  
approximately 11.53 stalls per  
1,000 SF of leasable area.



### Parcel

Parcel Number: 18-20-202-014  
Acres: 1.73  
Square Feet: 75,359



### Year Built

OSF - 2019  
Grand Opening July 2019

Starbucks - 2020  
Grand Opening Est. August. 2020  
Est. Completion June 2020



### Zoning

B3: General Business





VILLAGE MALL

**JO-ANN**  
fabric and craft stores  
**Dunham's**  
SPORTS  
PET SUPPLIES PLUS.  
Minus the hassle.  
COUNTY MARKET  
**amc**  
THEATRES  
**ROSS**  
DRESS FOR LESS  
**Burlington**

**DOLLAR GENERAL**

**Calver's**  
FARM MARKET

16,800  
CARS PER DAY

**McDonald's**

**COLDWELL BANKER**

**TSC TRACTOR SUPPLY CO.**

(GAS)

**meijer**

**STARBUCKS**  
COFFEE  
**OSF urgo**

**LOWE'S**

**meijer**

**T.J. maxx**

**KOHL'S**  
expect great things

**MATTRESS FIRM**  
Mattress Firm

**Carpet Weaver's**  
FLOORING FURNITURE GALLERY

N. VERMILION ST. / U.S. HWY 136 / ST HWY 1











136 ILLINOIS  
N. VERMILION ST.



OSF **urgo**

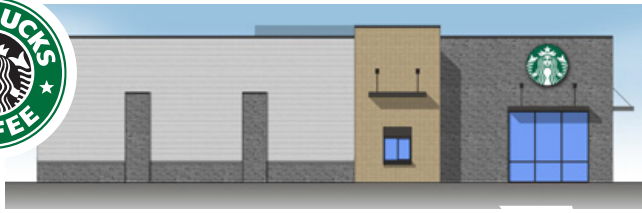
16,800  
CARS PER DAY



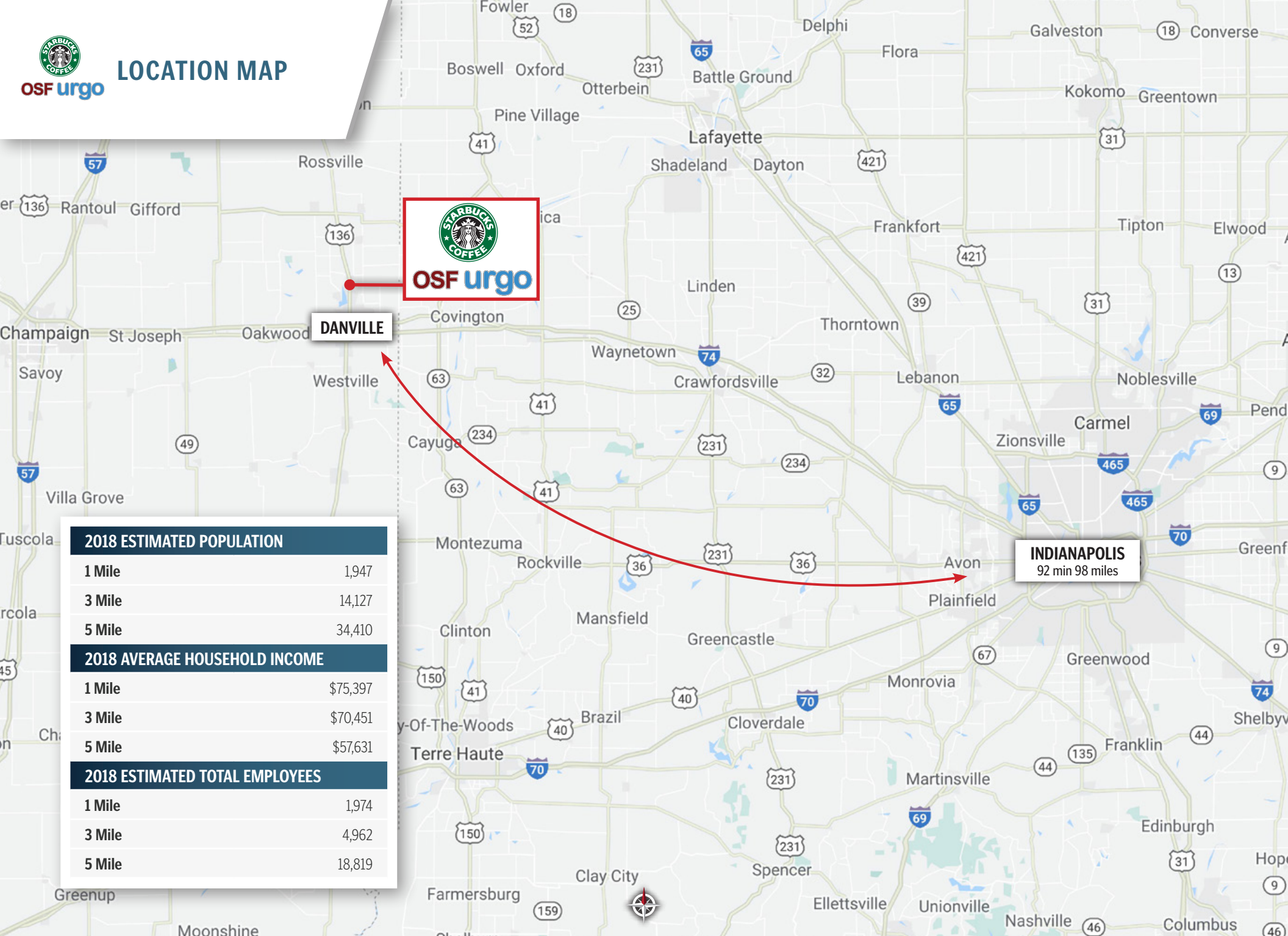
ADJACENT LAND ALSO AVAILABLE  
AT A PRICE OF \$600K  
CONTACT AGENT FOR DETAILS



STARBUCKS COMING SOON  
EST. OPENING AUGUST 2020







## 2018 ESTIMATED POPULATION

1 Mile	1,947
3 Mile	14,127
5 Mile	34,410

## 2018 AVERAGE HOUSEHOLD INCOME

1 Mile	\$75,397
3 Mile	\$70,451
5 Mile	\$57,631

## 2018 ESTIMATED TOTAL EMPLOYEES

1 Mile	1,974
3 Mile	4,962
5 Mile	18,819





## Danville, Illinois

Danville is a city in and the county seat of Vermilion County, Illinois, United States. The City of Danville had a population of 31,632 as of July 1, 2018. Danville ranks in the upper quartile for Diversity Index when compared to the other cities, towns and Census Designated Places (CDPs) in Illinois.

Danville offers a number of parks and playgrounds including Cannon Park, Douglas Park, Carver Park, Espensheid Park, Elmwood Park, Liberty Park, Winterview Park, Garfield Park, Ellsworth Park, and Meade Park. The Kickapoo State Recreation Area offers fishing and other recreation opportunities for its residents and visitors. The Holiday Square Shopping Center and Village Mall Shopping Center are also worth visiting.

Danville's main shopping center is the Village Mall, opened in 1975. Additional retail has spread north on Route 1/Vermilion Street since the early 90s, ranging from traditional big-box stores and retail infill and redevelopment of abandoned shopping centers. Retail in the community has increased after a large influx of redevelopment and green development happened in 2013 with the addition of Meijer and the Kohl's Plaza.

Higher educational facilities are provided by Danville Area Community College, University of Illinois at Urbana - Champaign, Indiana State University, and Parkland College.

The general aviation community is served by the Vermilion Regional Airport. Air transportation is available from University of Illinois - Willard Airport.

Vermilion County is a county in the eastern part of the U.S. state of Illinois, between the Indiana border and Champaign County. It was established in 1826 and was the 45th of Illinois' 102 counties. According to the 2017 United States Census, it had a population of 77,909, a decrease of 2.7% in 2000. It contains 21 incorporated settlements; the county seat and largest city is Danville.

For 2014, Vermilion County had a workforce of 35,643 people; 32,584 were employed and 3,059 (8.6%) were unemployed.

There are 12 school districts in the county that provide primary and secondary education. There are two post-secondary educational institutions: Danville Area Community College, a public two-year community college, and Lakeview College of Nursing, a four-year private institution (both located in Danville).



## AREA DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2018 Estimated Population	1,947	14,127	34,410
2023 Projected Population	1,869	13,736	33,288
2010 Census Population	2,043	14,544	35,869
2018 Estimated Households	953	6,428	14,225
2023 Projected Households	919	6,272	13,797
2010 Census Households	988	6,558	14,741
2018 Estimated White	86.53%	79.82%	67.21%
2018 Estimated Black or African American	5.70%	13.69%	25.91%
2018 Estimated Asian or Pacific Islander	5.91%	3.04%	1.61%
2018 Estimated American Indian or Native Alaskan	0.46%	0.31%	0.30%
2018 Estimated Other Races	1.69%	1.56%	2.46%
2018 Estimated Hispanic	3.95%	4.44%	6.41%
2018 Estimated Average Household Income	\$75,397	\$70,451	\$57,631
2018 Estimated Median Household Income	\$47,871	\$50,871	\$40,625
2018 Estimated Per Capita Income	\$39,318	\$32,178	\$24,507
2018 Estimated Total Businesses	144	410	1,345
2018 Estimated Total Employees	1,974	4,962	18,819





Suite #	Tenant Name	Size SF	Pro					Pro Rata (\$)	Rental Increases					Lease Start Date	Lease End Date	Options Remaining	
			Rata (SF)	Rent Monthly	Rent \$/SF/Mo	Rent Annual	Rent \$/SF/Yr		Increase	Inc.	Rent Monthly	Rent \$/SF/Mo	Rent Annual				Rent \$/SF/Yr
01	Starbucks Corporation (Corporate)	2,200	40%	\$8,526	\$3.88	\$102,312	\$46.51	43%	Year 6	10.0%	\$9,379	\$4.26	\$112,543	\$51.16	Aug-20 (est.)	Aug-30	3 (5-Year) Opt 1: \$56.27 PSF/Yr Opt 2: \$61.90 PSF/Yr Opt 3: \$68.09 PSF/Yr
02	OSF Promptcare (Corporate)	3,264	60%	\$11,229	\$3.44	\$134,748	\$41.28	57%	Year 6	10.0%	\$12,352	\$3.78	\$148,223	\$45.41	Jul-19	Jul-29	3 (5-Year) Opt. 1: Greater of FMV or no increase Opt. 2-3: 10% Increases
Total Occupied		5,464	100%	\$19,755	\$3.62	\$237,060	\$43.39	100%									
Total Vacant		0	0%	\$0		\$0		0%									
Total / Wtd. Avg:		5,464	100%	\$19,755	\$3.62	\$237,060	\$43.39	100%									

## Notes

- 1) Starbucks pays a 10% admin fee on CAM, and has a 5% non-cumulative cap on Controllable CAM.
- 2) OSF Healthcare pays a 10% admin fee on CAM

FINANCIAL INFORMATION	
Price	\$3,951,000
Net Operating Income	\$237,060
Cap Rate	6.00%

PROPERTY SPECIFICATIONS	
Year Built	2019 / 2020
Rentable Area	5,464 SF
Land Area	1.73 Acres
Address	3641 - 3653 N Vermillion Street, Danville, IL 61832





**Starbucks**

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

**Company Type:** Public (NASDAQ: SBUX)

**2018 Employees:** 291,000

**2018 Revenue:** \$24.72 B

**2018 Net Income:** \$4.52 B

**2018 Assets:** \$24.16 B

**2018 Equity:** \$1.17 B

**Credit Rating:** S&P: BBB+



Since 1971, Starbucks Coffee Company has been committed to ethically sourcing and roasting high-quality arabica coffee. Today, with stores around the globe, the company is the premier roaster and retailer of specialty coffee in the world. Through our unwavering commitment to excellence and our guiding principles, we bring the unique Starbucks Experience to life for every customer through every cup.



**OSF HealthCare**

[www.osfhealthcare.org](http://www.osfhealthcare.org)

**Company Type:** Non-profit organization

**urgent care Locations:** 17

**OSF Healthcare Locations:** 1,20+

**2018 Assets:** \$4.0B

**2018 Revenue:** \$2.8B



OSF Healthcare is a Francis of Assisi, the Mission of OSF HealthCare is to serve persons with the greatest care and love in a community that celebrates the Gift of Life. OSF Healthcare System, an integrated health system, operates a network of acute care facilities, medical centers, and colleges of nursing in Illinois and Michigan. It offers clinical services, such as cancer care, diabetes and endocrinology, emergency services, heart and vascular, home health, hospice, neurosciences, pediatrics, primary care, rehabilitation, surgery, transplant services, weight loss management, and women's health; and support services, including advance care planning, clinical research, equipment technology services, home infusion pharmacy, home medical equipment, mobile medical systems, skilled nursing network, system laboratory, and telehealth.





NATIONAL NET LEASE GROUP

**SRS NATIONAL NET LEASE GROUP IS THE EXCLUSIVE NET LEASE CAPITAL MARKETS TEAM OF SRS REAL ESTATE PARTNERS.**

**275+**

**RETAIL  
PROFESSIONALS**

**25+**

**OFFICES**

**#1**

**LARGEST REAL ESTATE  
SERVICES FIRM**  
in North America  
exclusively dedicated to retail

**2100+**

**RETAIL  
TRANSACTIONS**  
in 2019  
company wide

**485**

**PROPERTIES  
SOLD**  
in 2019  
NNLG

**\$1.5B**

**TRANSACTION  
VALUE**  
in 2019  
NNLG

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\*Statistics are for 2019

ACTUAL SITE

**SRSRE.COM/NNLG**