



Single-Tenant Retail Investment Opportunity
9319 Skokie Blvd at Gross Point Rd, Skokie, Illinois
Confidential Offering Memorandum

WENDY'S SKOKIE, ILLINOIS



Investment Highlights

OVER 24 YEARS OF PRIMARY LEASE
TERM REMAINING

LONG TERM NET LEASE STRUCTURE
WITH NO LANDLORD RESPONSIBILITIES

BRAND NEW 2019 CONSTRUCTION

FRONTAGE + VISIBILITY AT MAIN
INTERSECTION

DENSE + AFFLUENT SUBURBAN
CHICAGO POPULATION BASE

NATIONALLY RECOGNIZED TENANCY

The Offering

JLL is pleased to offer for sale the fee simple interest in a brand-new Wendy's (the "Property" or "Asset") located about 15 miles north of downtown Chicago in the affluent suburb of Skokie, Illinois. The Property is subject to a NNN lease from Hamra Chicago, LLC (the "Tenant" or "Hamra" or "Wendy's") possessing 10% rental escalations every five years with over 24 years of primary lease term remaining. The Asset is strategically located at the main intersection of Skokie Boulevard and Gross Point Road, providing maximum visibility and accessibility to over 35,000 vehicles per day. This offering presents the opportunity for investors to acquire a well-positioned brand-new Wendy's with over 24 years of primary lease term remaining in an affluent suburb of Chicago.



Pricing	\$5,000,000
Cap Rate	5.00%

EXCELLENT REAL ESTATE FUNDAMENTS IN SUBURBAN CHICAGO

- Situated just 15 miles north of the Chicago CBD, this Asset offers real estate of long-term intrinsic value in the most diversified economy in the U.S.
- The Asset is surrounded by an affluent and dense community of more than 443,000 residents within a five-mile radius of the Property, with average household income of more than \$127,000
- The Asset is strategically located at the main and lighted intersection of Skokie Boulevard and Gross Point Road, providing maximum visibility and accessibility to over 35,000 vehicles passing each day
- Wendy's benefits from additional traffic due to nearby national retailers including Apple, Tiffany & Co, Nordstrom, Jewel-Osco, Bank of America, Old Navy and Fifth Third Bank

LONG TERM NET LEASE STRUCTURE WITH ZERO LANDLORD RESPONSIBILITIES

- This Asset features brand-new 2019 construction with Wendy's newest and most up-to-date restaurant format and drive-thru window
- Offers over 24 years of primary lease term remaining
- The Tenant is operating on a triple-net lease structure with zero landlord responsibilities
- The lease provides for five, five-year options with 10% increases every five years

INTERNATIONALLY RECOGNIZED TENANCY WITH A PROVEN TRACK RECORD OF SUCCESS

- Approximately 95% of all Wendy's locations are operated by franchisees. Hamra operates Panera Bread, Noodles & Company, Holiday Inn Express & Suites and over 90 Wendy's Restaurants since 1976
- Last year Wendy's achieved a record nine consecutive years of system-wide same-store sales growth, increasing sales by 4.4% and opening 182 new restaurants
- Wendy's is the #2 ranked fast-food hamburger chain in America, second to only McDonald's
- Founded in 1969, Wendy's currently has approximately 6,800 restaurants and annual revenue of more than \$1.71 billion

PROPERTY & LEASE OVERVIEW

Price	\$5,000,000
Cap Rate	5.00%
Tenant	Hamra Chicago, LLC
Address	9319 Skokie Boulevard Skokie, IL 60077
Building Size	± 2,480 SF
Parcel Size	±0.43 AC
Year Built	2019
Lease Expiration	12/31/2044
Lease Term Remaining	24.2 Years
Lease Structure	NNN
Landlord Responsibilities	None
Net Operating Income	\$250,000
Rent PSF	\$100.81
Increases	10% Every Five Years
Renewal Options	Five, Five-Year Options

RENTAL SCHEDULE

BEGIN	END	ANNUAL RENT	MONTHLY	CAP RATE
Current	12/31/2024	\$250,000	\$20,833	5.00%
1/1/2025	12/31/2029	\$275,000	\$22,917	5.50%
1/1/2030	12/31/2034	\$302,500	\$25,208	6.05%
1/1/2035	12/31/2039*	\$332,750	\$27,729	6.66%
1/1/2040	12/31/2044	\$366,025	\$30,502	7.32%
OPTION PERIODS				
1/1/2045	12/31/2049	\$402,628	\$33,552	8.05%
1/1/2050	12/31/2054	\$442,890	\$36,908	8.86%
1/1/2055	12/31/2059	\$487,179	\$40,598	9.74%
1/1/2060	12/31/2064	\$535,897	\$44,658	10.72%
1/1/2065	12/31/2069	\$589,487	\$49,124	11.79%

*"In the event Tenant is unable to extend its Franchise Agreement with Franchisor beyond 20 years, then Tenant shall be entitled to terminate this Lease effective upon the end of the 20th lease year".



SITE OVERVIEW







Gross Point Road: 13,000 VPD

Skokie Boulevard: 22,000 VPD

CHICAGO ECONOMIC OVERVIEW

A DIVERSIFIED AND STABLE ECONOMY

- **Chicago is the eminent cultural compass of the Midwest.** Situated along beautiful Lake Michigan, it is the **nation's third-largest metropolitan area, home to an estimated 9.5 million people.**
- Its central location, diverse economy, superior schools and attractions position Chicago as **one of the most influential cities in the world.**
- As one of the world's top job centers, its **extensive urban infrastructure** has made Chicago's Central Business District a growth engine, **attracting companies from around the globe. The CBD continues to gain momentum, as major corporations have decided to relocate or maintain their headquarters in Chicago.**
- **Strategically positioned as a major technology/creative hub,** Chicago will continue to attract innovative firms and top talent from universities across the country, while **the city's economic diversity insulates the local leasing market from downturns in any sector.**
- Chicago is **home to over 400 corporate headquarters with 38 Fortune 500 headquarters and 33 S&P 500 headquarters.**
- Outside of the economic stability, **Chicago's O'Hare and Midway Airports provide easy access to the world** with a combined **1,400+ daily departures to more than 230 cities worldwide.**



\$689B

Gross Metropolitan Product

9.5M

Metropolitan Population

400+

Corporate Headquarters

38

Fortune 500
Headquarters

Top Educational Institutions in the World



THE UNIVERSITY OF
CHICAGO

Northwestern
University



DEPAUL UNIVERSITY

LOYOLA
UNIVERSITY CHICAGO



CHICAGO OVERVIEW

CLIMBING THE RANKS – RECENT CHICAGO ACCOLADES

- #1 “Most Diversified Economy in the U.S.” – *Moody’s Analytics*
- #1 “Metro for Corporate Investment in the U.S.” – *Site Selection Magazine*
- #1 “U.S. City for Foreign Direct Investment Products” – *IBM’s Global Trends Report*
- #2 “Most Economically Competitive Cities of 2025” – *Economist Magazine*
- “Top 10 U.S. City for Start-Ups” – *National Venture Capital Association*
- #7 “Most Economically Powerful City in the World” – *Martin Prosperity Economic Index*
- “World’s Best Big City” – *Time Out Magazine*
- #1 “Food and Drink City in the United States” – *Time Out Magazine*
- #3 “Food and Drink City in the World” – *Time Out Magazine*
- “Top 10 Leading U.S. Technology Hub” – *KPMG*
- #2 “Global Cities Index” – *A.T. Kearney*

ECONOMIC DRIVERS

Chicago Retail Market Statistics		
	Chicago Market	Near North Submarket
Inventory	564,835,400 SF	23,064,000 SF
Vacancy Rate	6.40%	6.80%
Market Rent	\$19.08 PSF	\$22.63 PSF
Under Construction	1,339,500 SF	54,000 SF

“Most Diversified Economy in the U.S.”



SKOKIE OVERVIEW

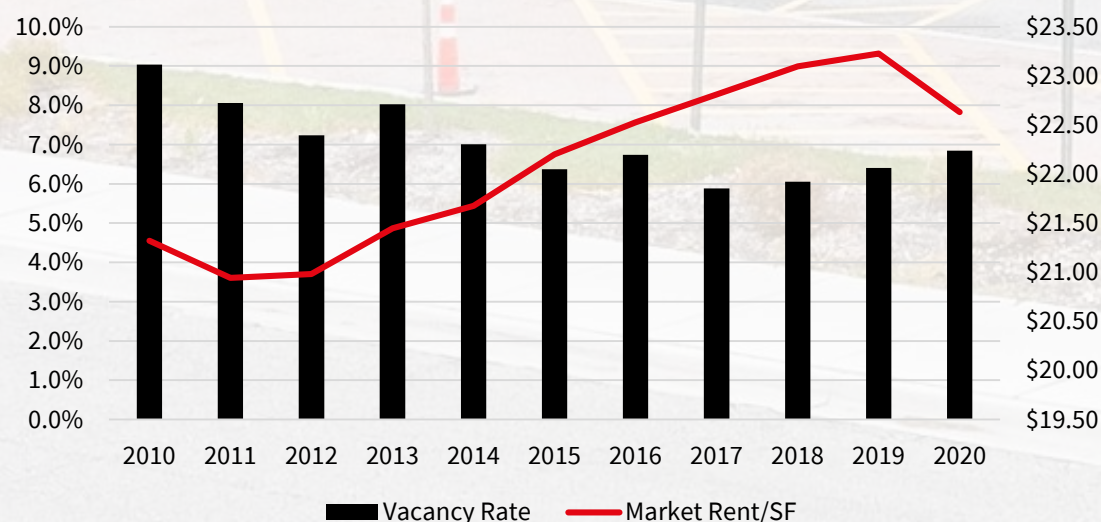
THE WORLD'S LARGEST VILLAGE

- The Village of Skokie is home to 65,000 residents and is located 15 miles north of the Chicago Central Business District.
- Skokie is located directly off Interstate-94 (154,000 VPD), making the suburb uniquely positioned to serve the manufacturing and retail job sectors, the largest economic drivers of the local economy.
- Skokie sits next to two prominent suburbs with Evanston to the east and Wilmette to the north. **The Asset is surrounded by an affluent and dense community of more than 443,400 residents within a five-mile radius of the Property, with average household income of more than \$127,200.**
- Located on the main retail thoroughfare of Skokie, the **Asset benefits from additional traffic due to nearby national retailers including Apple, Tiffany & Co., Nordstrom, Jewel-Osco, Bank of America and Fifth Third Bank.**

Local Demographic Snapshot

	1-Mile	3-Mile	5-Mile
2020 Population	22,600	146,000	443,400
# of Households	8,400	53,500	167,700
Avg. HH Income	\$96,000	\$141,100	\$127,200
Median HH Income	\$70,600	\$96,100	\$82,600

Near North Retail Submarket



LOCAL AERIAL FACING NORTHWEST





- **Founded in 1969**, The Wendy's Company through its subsidiaries, **operates as a quick-service restaurant company in the hamburger sandwich segment worldwide**. The company is **best known for its made-to-order fresh and never frozen beef**, but also offers a range of other items such as chicken sandwiches, chicken nuggets, chili, French fries, baked potatoes, salads, soft drinks, frosty desserts, and kid's meals.
- The Company is **headquartered in Dublin, Ohio** and is primarily **engaged in the business of operating, developing and franchising a system of distinctive quick-service restaurants** serving high quality food.
- Wendy's operates **6,788 restaurant locations worldwide** with approximately **95% of the locations which are owned and operated by franchisees**.
- Wendy's is the **#2 ranked fast-food hamburger chain in America**, second to only McDonald's.
- In 2019, Wendy's hit a milestone of **nine consecutive years of system-wide same-store sales growth** and **three consecutive years of global net restaurant expansion**.



RESTAURANT LOCATIONS

6,788



FOUNDED

1969



OWNERSHIP
PUBLIC
(Nasdaq: WEN)



2019 REVENUE

\$1.71B

Company Overview

Tenant:	Hamra Chicago, LLC (Franchisee)
Parent:	The Wendy's Company
Industry:	Quick Serve Restaurant
Year Founded:	1969
Headquarters:	Dublin, OH
# of Locations:	6,788
# of Employees	12,500+
Stock Ticker:	WEN (Nasdaq)
S&P Credit Rating:	B
Revenue (2019):	\$1.71 Billion
Website:	www.wendys.com

PROPERTY PHOTOGRAPHY

Wendy's





WENDY'S SKOKIE, ILLINOIS



PRIMARY CONTACTS

ALEX SHARRIN
MANAGING DIRECTOR
+1 312 228 3197
alex.sharrin@am.jll.com

ALEX GEANAKOS
DIRECTOR
+1 312 228 3866
alex.geanakos@am.jll.com

Nick Franklin
ASSOCIATE
+1 515 897 8256
nick.franklin@am.jll.com

