

# OFFERING MEMORANDUM

Best Buy | Geneva, Illinois (Chicago MSA)



1876 South Randall Road, Geneva, IL



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## Exclusively Listed By:

### **Jordan Shtulman**

Managing Principal

847 226 4133

Jordan@stream-cp.com

Lic: 475.152062

### **Jonathan Wolfe**

Managing Principal

312 310 2798

Jonathan@stream-cp.com

Lic: 475.017515

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# TRANSACTION SUMMARY

<b>Purchase Price:</b>	<b>\$8,403,200</b>
<b>Cap Rate:</b>	<b>7.00%</b>
<b>Current Rent:</b>	<b>\$588,224</b>



## Lease Summary

<b>Tenant:</b>	Best Buy
<b>Lease Type:</b>	Absolute NNN
<b>Landlord Responsibilities:</b>	None
<b>Remaining Term:</b>	4 Years
<b>Lease Commencement:</b>	4/30/1998
<b>Lease Expiration:</b>	4/30/2025
<b>Options to Renew:</b>	Three 5-year options
<b>Annual Increases</b>	1% Annual Increases

## Property Specifications

<b>Location:</b>	1876 South Randall Road Geneva, IL
<b>Building Size:</b>	51,500 SF
<b>Land Size:</b>	4.78 Acres
<b>Year Built:</b>	1998



## Investment Highlights

- Established location with over 4 years remaining on the absolute NNN land and building lease.
- Average household incomes within a 1-mile radius in excess of \$200,000.
- Property located in the Fabyan Crossing shopping center at a signalized intersection with excellent visibility & signage along Randall Road, one of the most well traveled roads in the Northwest Suburbs with almost 50,000 vehicles passing through the retail corridor a day.
- Best Buy has been located at this center for 20+ years and recently exercised a lease extension showing their commitment to this location.
- Strategically located in a dense retail corridor, nearby National retailers include: Walmart Supercenter, Aldi, Chipotle, Lowe's, Chick-fil-A, At Home, Panera Bread, and Petco.

# TENANT SUMMARY



**Best Buy Co., Inc. (NYSE: BBY) is an American multinational consumer electronics retailer headquartered in Richfield, Minnesota.**

With more than 125,000 employees throughout the world, Best Buy's mission is to enrich lives through technology. Through leveraging the unique combination of tech expertise and human touch, the company meets customers' everyday needs whether it is online, in the store, or through home visits. With more than 1,000 stores in the United States, Canada, and Mexico, 70% of the population lives within 10 miles of a Best Buy store.

The Company's subsidiaries include Geek Squad, Magnolia Audio Video, and Pacific Sales while operating the Best Buy Mobile and Insignia brands in North America and Five Star in China. Best Buy also sells cellular phones in the United States from Verizon Wireless, AT&T Mobility, Sprint Corporation as well as carriers in Canada.



**\$43 Billion**  
Revenues for FY 2020



**1,000+**  
Stores Worldwide



**125,000+**  
Total Employees



**55 Years**  
In Business

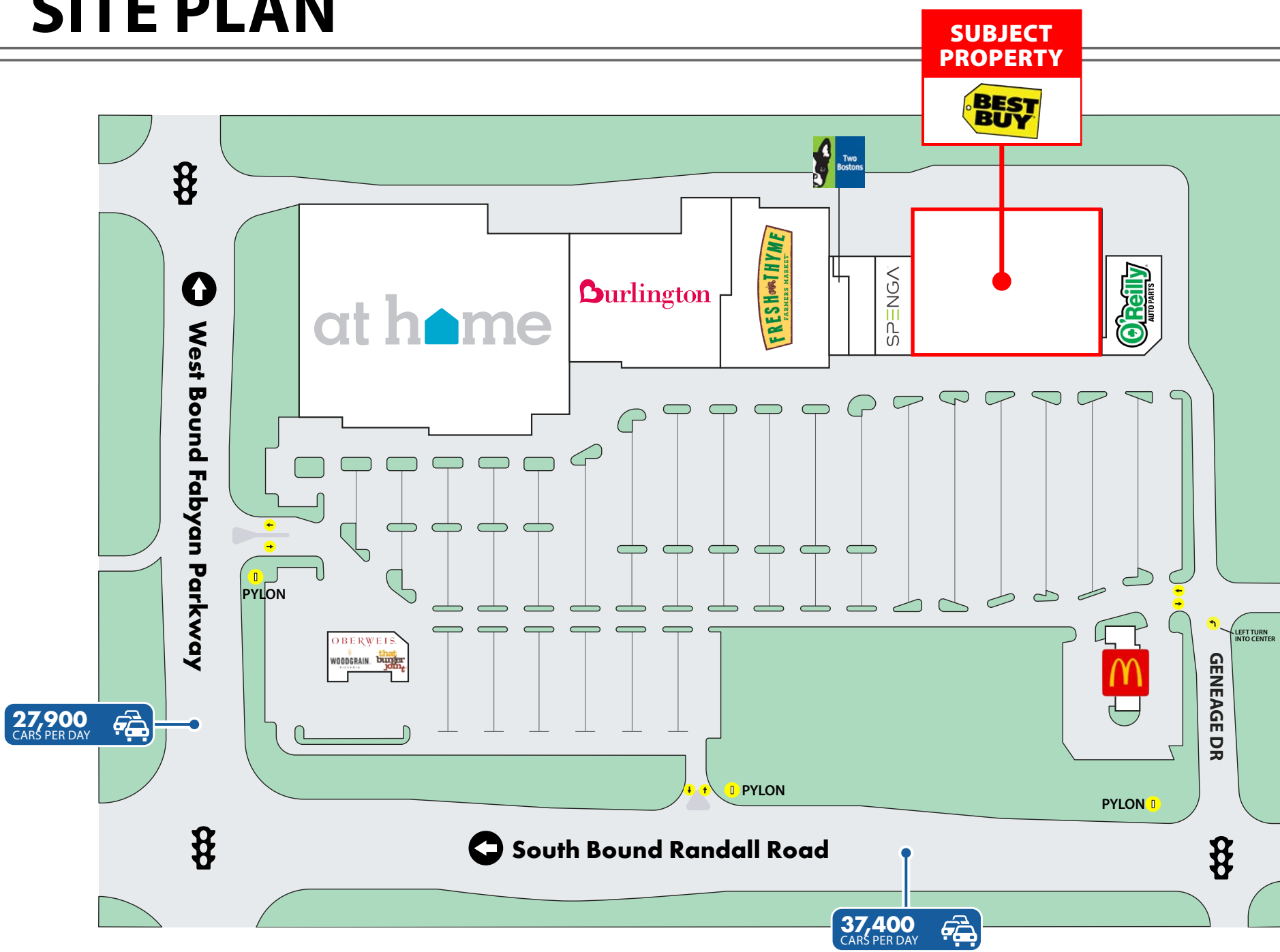


## Enriching Lives Through Technology

Best Buy generated revenue of more than **\$43 billion** in fiscal 2020 with online sales accounting for **17%** of total domestic revenue. Best Buy collects **409 pounds** of electronics each minute the stores are open through its recycling program.

- 70%** of the population lives within 10 miles of a Best Buy store
- 40%** of online sales are picked up in stores
- 4.4 million** home visits per year
- 93%** of online order returns are done in stores

# SITE PLAN





# BUILDING PHOTOS





infectious





# REGIONAL MAP



**25 MILES**

O'Hare International  
Airport

**45 MILES**

Midway International  
Airport



**40 MILES**

Downtown Chicago



# AERIAL VIEW



**Walmart**  
Save money. Live better.

**FABYAN CROSSING**  
at home  
O'Reilly  
Burlington  
FRESH THYME  
that burger joint  
WOODGRAIN.  
PIZZERIA

**SUBJECT  
PROPERTY**  
**BEST  
BUY**

**South Bound  
Randall Road**



# AERIAL VIEW



**TARGET**  
FRUITFUL YIELD  
SPORT FITNESS PLATO'S  
CHASE

**WINDPOINT SHOPPING MALL**  
**KOHL'S**  
**OfficeMax**  
**HOBBY LOBBY**  
**ALDI**  
**Petland**  
**chai's**  
**MATTRESS FIRM**

**Denny's**  
**Portillo's**  
**CHUCK E. CHEESE'S**

**PEPBOYS AUTO**  
**Advance! Auto Parts**  
**Visionworks**  
**First National Bank**

**Walmart**  
Save money. Live better.

**FABYAN CROSSING**  
**at home**  
**Burlington**  
**O'Reilly**  
**FRESH THYME**  
**McDonald's**  
**that burger joint**  
**WOODGRAIN PIZZERIA**

**SUBJECT PROPERTY**  
**BEST BUY**

**SIERRA TRADING POST**  
**Sport Clips**  
**Edward Jones**  
**DOLLAR TREE**

**THE HOME DEPOT**

**America's MATTRESS**

**petco**

**37,400**  
CARS PER DAY

**27,900**  
CARS PER DAY

**Fabyan Parkway**

**Randall Road**

**Gleneagle Drive**

**veinVclinics**  
of America

**FIFTH THIRD BANK**



# AERIAL VIEW



**SUBJECT  
PROPERTY**

**BEST  
BUY**

**RANDAL COMMONS**

Marshalls  
BED BATH &  
BEYOND  
PartyCity

Michaels  
THE ARTS AND CRAFTS STORE  
FAMOUS  
footwear  
PETSMART

five  
BELOW  
ULTA  
beauty

McALISTER'S  
• DELI •  
SALLY  
BEAUTY SUPPLY  
MEN'S WEARHOUSE

7  
ELEVEN  
TAYLOR'S  
PIZZA  
dogtopia

veinYclinics  
of America

ROSS  
DRESS FOR LESS  
Jockey  
MAYNARD  
TANERA

FIFTH THIRD BANK

**37,400**  
CARS PER DAY



**North Bound  
Randall Road**

**FABYAN CROSSING**

at home  
The Home Décor Superstore

O'Reilly

McDonald's

Burlington  
coat factory

FRESH THYME  
FARMHOUSE MARKET

that  
burger  
joint

WOODGRAIN  
PIZZERIA

OBERVEIS



# AERIAL VIEW





# GENEVA, ILLINOIS



The city of Geneva is a vibrant community nestled along the Fox River just 40 miles West of the City of Chicago within Kane County. The city has a blue-chip demographic sought by many national retailers and a popular tourist destination with its picture-perfect, Midwest small-town character location with numerous shops and restaurants.

Downtown Historic Geneva is one of the best shopping & dining experiences where choices are infinite. From the refurbished downtown storefronts to the dozens of treasured Third Street Victorian homes that now house over 100 unique specialty shops and quaint eateries. 83% of downtown Geneva's shoppers live within a 40 mile radius, with 22% from Geneva.

The Randall Road corridor, less than 3-miles west of downtown Geneva is the premiere shopping, food and entertainment district including Geneva Commons, an upscale, open-air shopping center with over 80 retailers and restaurants spread over 418,000 square feet.

Geneva is located **40 MILES WEST** of Chicago on the Fox Valley River

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Home to nearly 1,000 businesses with a **WORK FORCE** of 65,500  
*(5-mile radius)*

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Geneva's **TOP EMPLOYER** is Northwestern Medicine Delnor Hospital with has over 600 physicians working in 80 medical specialties.

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Average **HOME VALUE** is \$370,000 increasing by 5.0%  
year over year

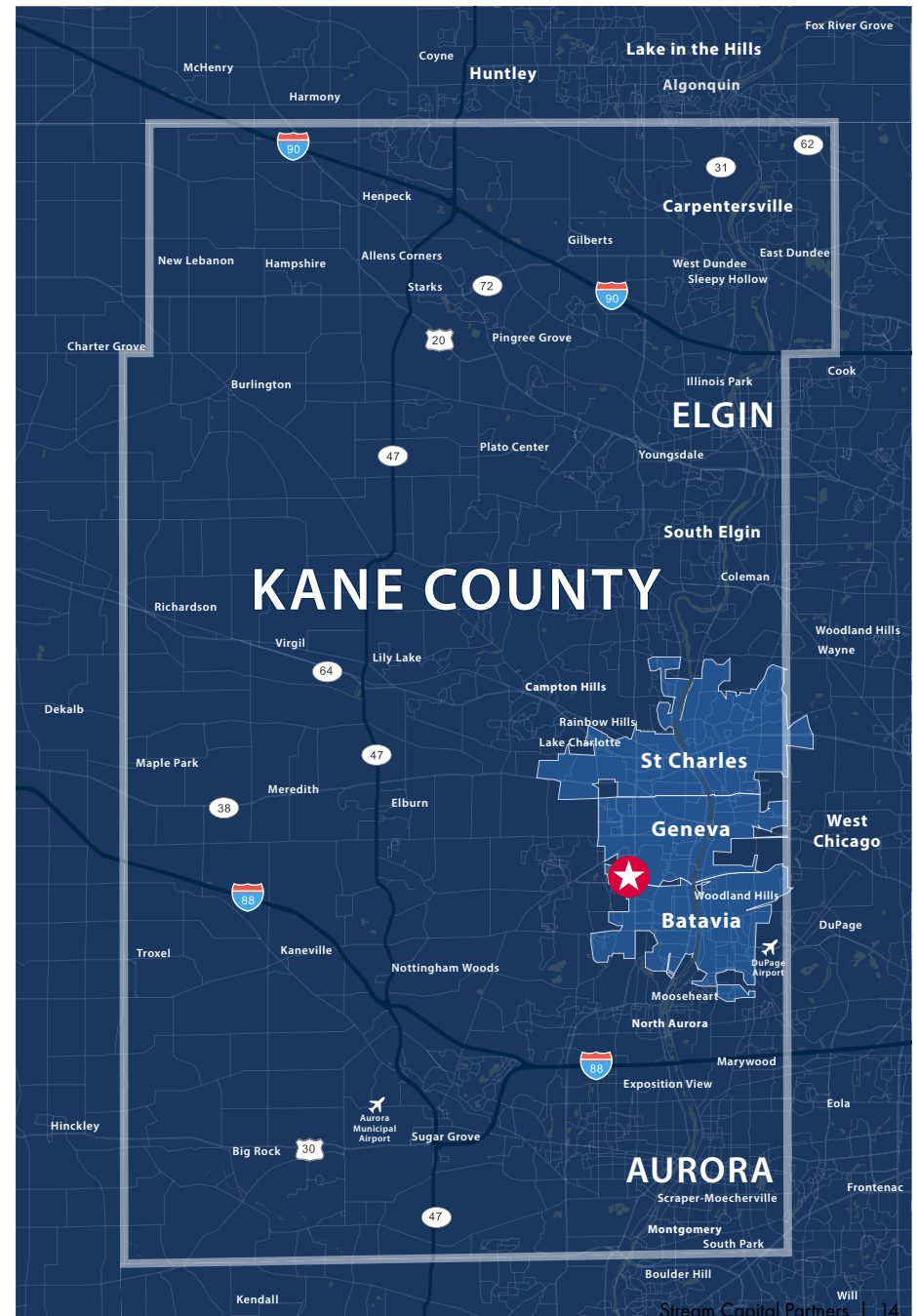
# KANE COUNTY

Kane County is located along the Fox River encompassing the historic cities of Batavia and Geneva. The area is **home to more than 535,000 residents** offering an impressive quality of life with over 300 miles of bike trails and 76 forest preserves supported by strong schools and world class community colleges and private universities.

Kane County is the heartland's hotspot for technology and innovation. With 55 miles of fiber-optic cable, Kane County has the infrastructure to flourish in a global economy and home to Fermi National Accelerator Laboratory "Fermilab", Americas particle physics and accelerator laboratory situated on 6,800 acres with over 1,750 employees.

Kane County has three key industries: manufacturing, retail trade, and healthcare with **over 260 international businesses**, such as Aldi and Mitutoyo, utilizing Kane County's robust workforce for their American headquarters.

## Kane County Major Employers 2020





# DEMOGRAPHICS

Source: Landvision 2021



## Residential Population

1 Mile	3 Mile	5 Mile
1,554	33,478	64,950



## Average Household Income

1 Mile	3 Mile	5 Mile
\$206,848	\$151,058	\$147,890



## Total Households

1 Mile	3 Mile	5 Mile
1,594	20,707	40,888





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[Jonathan@stream-cp.com](mailto:Jonathan@stream-cp.com)

Lic: 475.017515

4201 West Irving Park Road, Suite 200, Chicago IL

[www.stream-cp.com](http://www.stream-cp.com)

