



NET LEASE INVESTMENT OFFERING



BEST BUY (STRONG STORE SALES)
5001 NORTH BIG HOLLOW ROAD
PEORIA, ILLINOIS



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EXECUTIVE SUMMARY

The Boulder Group is pleased to exclusively market for sale a single tenant Best Buy property located in Peoria, Illinois. Best Buy recently exercised their first renewal option, demonstrating their commitment to the location. Best Buy has a long and successful operating history at this location. This is a high performing location with above average store sales. There are 4 years remaining on the lease and two 5-year renewal options with rental escalations in each option.

The 46,432 square foot property is located along West War Memorial Drive (37,500 VPD), a primary north-south thoroughfare, and is just north of Interstate 74 (26,400 VPD). The Best Buy property is adjacent to the Target and Lowe's anchored Glen Hollow shopping center. Lowe's and Target recently remodeled their properties. Other retailers in the trade corridor include Five Below, PetSmart, AT&T, McDonald's, Ross Dress for Less and the Northwoods Mall which is the largest shopping mall in the tri-county area with 90+ stores. There are over 119,000 people living within 5 miles of the property who earn an average annual income of \$70,809.

The Best Buy lease has over 4 years remaining and expires July 31, 2025. Best Buy also has two 5-year renewal options with rental escalations remaining. Best Buy is an investment grade rated tenant (S&P: BBB). Best Buy is a provider of technology products, services and solutions. The Company offers products and services to the customers visiting its stores, engaging with Geek Squad agents, or using its Websites or mobile applications. Best Buy operates 1008 stores and has a market capitalization of \$18.6 Billion.



INVESTMENT HIGHLIGHTS

- Best Buy recently exercised their first renewal option, demonstrating their commitment to the location
- Long operating history at this location
- High performing location with above average store sales
- Best Buy is an investment grade rated tenant (S&P: BBB)
- Located along W War Memorial Drive (37,500 VPD), a primary north-south thoroughfare, and is just north of Interstate 74 (26,400 VPD)
- Adjacent to the Target and Lowe's anchored Glen Hollow shopping center where both tenants recently remodeled their properties
- Other retailers in the trade corridor include Five Below, PetSmart, AT&T, McDonald's, Ross Dress for Less and the Northwoods Mall which is the largest shopping mall in the tri-county area with 90+ stores



PROPERTY OVERVIEW

Price: \$8,410,823

Cap Rate: 8.75%

Net Operating Income: Current – 7/31/2025: \$735,947
Renewal Option 2: \$770,771
Renewal Option 3: \$805,595

Lease Expiration: July 31, 2025

Tenant: Best Buy Stores, L.P.

Year Built: 2003

Lease Type: NN (Roof, Structure & Parking Lot)

Building Size: 46,432 SF

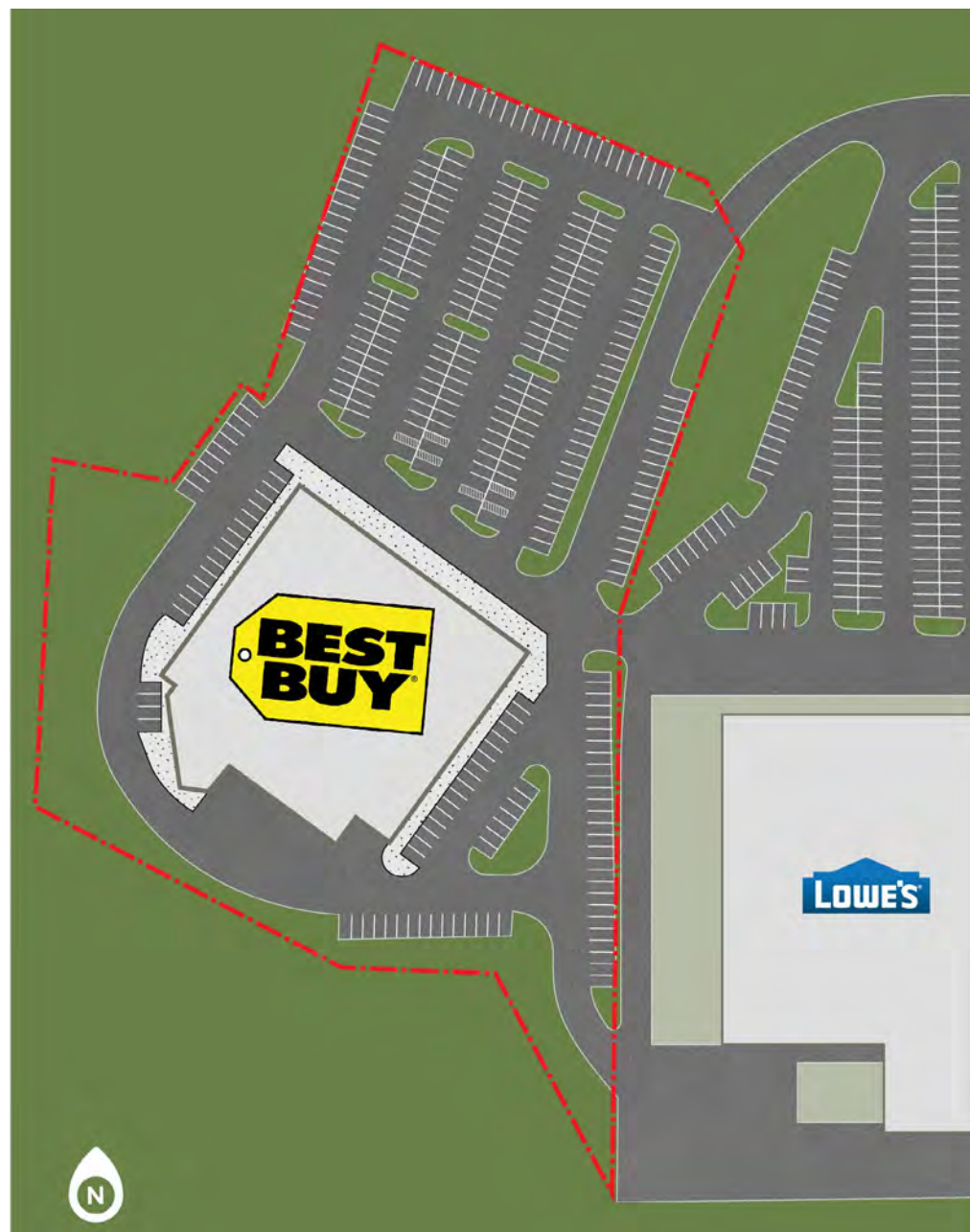
Land Size: 6.05 AC













DEMOGRAPHICS

POPULATION

	1-Mile	3-Mile	5-Mile
Total Population:	6,304	54,010	119,941
Total Households:	2,915	24,274	50,018

INCOME

	1-Mile	3-Mile	5-Mile
Median Household Income:	\$54,870	\$55,848	\$51,442
Average Household Income:	\$69,191	\$75,527	\$70,809



CITY OF PEORIA, ILLINOIS

Peoria is the county seat of Peoria County, Illinois, and the largest city on the Illinois River. Established in 1691 by the French explorer Henri de Tonti, Peoria is the oldest European settlement in Illinois, and is named after the Peoria tribe. As of the 2010 census, the city was the seventh-most populated in Illinois (and the third largest outside the Chicago metropolitan area), with a population of 115,007. The Peoria Metropolitan Statistical Area had a population of 373,590 in 2011.

Caterpillar employs over 125,000 people world-wide, of which 15,000+ are located in Peoria. Other significant employers in the area include the Methodist Medical Center, OSF Saint Francis Medical Center, and the Peoria School District. Peoria is also home to Bradley University (6,000 students) and Illinois Central College (12,000 students). The Embassy Suites and Riverfront Conference Center, caters to the Caterpillar offices, Bradley University, and Peoria Civic Center. The Embassy Suites and Riverfront Conference Center is ideal for East Peoria meetings and events and boasts a 50,000 square foot conference center.



BEST BUY

Best Buy Co., Inc. is a provider of technology products, services and solutions. The Company offers products and services to the customers visiting its stores, engaging with Geek Squad agents, or using its Websites or mobile applications. It has operations in the United States, Canada and Mexico. The Company operates through two segments: Domestic and International. The Domestic segment consists of the operations in all states, districts and territories of the United States, under various brand names, including Best Buy, bestbuy.com, Best Buy Mobile, Best Buy Direct, Best Buy Express, Geek Squad, Magnolia Home Theater, and Pacific Kitchen and Home. The International segment consists of all operations in Canada and Mexico under the brand names, Best Buy, bestbuy.com.ca, bestbuy.com.mx, Best Buy Express, Best Buy Mobile and Geek Squad.

The Company's Domestic and International segments have offerings in six categories, such as consumer electronics, computing and mobile phones, entertainment, appliances, services and other. Its consumer electronics category includes home theater, home automation, digital imaging, health and fitness, and portable audio. Its computing and mobile phones category consists of computing and peripherals; networking; tablets; mobile phones, which include related mobile network carrier commissions; wearables, which include smart watches, and e-readers. The entertainment category includes gaming hardware and software, movies, music, technology toys and other software. It offers appliances, such as refrigeration, dishwashers, ovens, laundry, coffee makers and blenders. It offers services, such as consultation, design, delivery, installation, set-up, protection plans, repair, technical support and educational classes. Its other category includes snacks, beverages and other sundry items. The Company's retail stores have procedures for inventory management, asset protection, transaction processing, customer relations, store administration, product sales and services, staff training and merchandise display that are standardized within each store brand.

Website:	www.bestbuy.com
Credit Rating:	Investment Grade (S&P: BBB)
Stock Symbol:	NYSE: BBY
Market Capitalization:	\$18.6 Billion
Number of Locations:	1,008
Headquarters:	Richfield, MN



CONFIDENTIALITY & DISCLAIMER

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from The Boulder Group and should not be made available to any other person or entity without the written consent of The Boulder Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The Boulder Group has not made any investigation, and makes no warranty or representation.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

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