



save a lot

344 E. 63rd Street, Chicago, Illinois 60637

Marcus & Millichap  
SHARKO | WEISENBECK  
TEAM



Downtown  
Chicago

292,912 People Live  
Within Three Miles of  
Subject Property



Washington  
Park

Hyde Park  
Neighborhood

**cta**  
Greenline Yard

**Subject Property**

**cta**  
Green Line Station  
139,131 Annual  
Ridership

63RD ST | 9,350 VPD

Dulles Elementary  
School | 697 Students



University of Chicago  
Medicine Hospital  
811 Beds

H



THE UNIVERSITY OF  
**CHICAGO**  
17,857 Students

**cta**

Green Line Station  
139,131 Annual  
Ridership

**cta**

Green Line  
Station  
302,869  
Annual  
Ridership

Woodlawn  
Fresh Market

**Subject Property**

Dulles Elementary  
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63RD ST | 9,350 VPD

S CALUMET AVE



Nordolk Southern Railroad Yard  
(NYSE: NSC) is one of the nation's  
premier transportation companies









**National  
Tenant**



**Long Operating  
History**



**Hospital  
Nearby**



**Near CTA  
Station**



**Near  
Interstate**

## INVESTMENT HIGHLIGHTS

- **National Tenant with Over 1,000 Locations Across the U.S.**
  - Lease is Guaranteed by Moran Foods, Limited Liability Company
  - Store is Owned and Operated by Yellow Banana, Limited Liability Company
  - Yellow Banana is One of Save-a-Lot's Largest Retail Partners
  - Yellow Banana is Slated to Complete a Remodel to all Stores in 2022
- **Essential Grocery Retailer with Long Term Operating History**
  - Save-a-Lot has a 10-Year Operating History with Recent Lease Extension in 2019
  - Minimal Full-Service Grocery Store Competition Within Immediate Area
  - Tenant Provides Convenient Access to Quality Foods at Affordable Prices
- **Excellent Real Estate Fundamentals**
  - Rent Increases Every Five Years with Next Increase Set to Occur on March 1, 2024
  - Modest, Replaceable Rental Rate of Only \$13.50 per Square Foot
  - Over 292,000 People Living Within a Three-Mile Radius of the Property
  - Two Points of Full Ingress/Egress
  - Located Adjacent to CTA Green Line Train Stop and CTA Bus Stop
  - Property is Located in a Qualified Opportunity Zone
- **Close Proximity to the University of Chicago Campus and Two Hospitals**
  - One Mile to University of Chicago | 17,857 Students (2020 Enrollment)
  - } Number Six in the 2022 Edition of Best Colleges in National Universities
  - Less Than One Mile from St. Bernard Hospital | 90-Licensed Beds
  - 1.2 Miles to University of Chicago Medicine Hospital | 811-Licensed Beds



Save a Lot Food Stores | Infill Location  
344 E. 63rd Street, Chicago, Illinois 60637

## FINANCIAL SUMMARY

Price	\$3,260,000
Cap Rate	6.75%
NOI	\$219,915
Price/SF	\$200.12
Gross Leasable Area	16,290 SF
Year Built   Renovated	1966   2011
Lot Size	0.77 Acres +/-
Parcel Number	20-15-317-030-0000   20-15-317-047-0000
Type of Ownership	Fee Simple
Parking	36 Surface Spaces +/-

## RENT SCHEDULE

Term	Period	Annual Rent	Rent/SF
Base	Current	\$219,915	\$13.50
	3/1/2024	\$228,060	\$14.00
Option 1	3/1/2027	\$238,700	\$14.65
Option 2	3/1/2032	\$254,990	\$15.65
Option 3	3/1/2037	\$271,281	\$16.65
Notes: N/A			

## LEASE SUMMARY

Lease Type	NN
Lease Guarantor	Moran Foods, LLC
Roof & Structure	Landlord
Lease Term Remaining	5+ Years
Rent Commencement	2/24/2011
Lease Expiration	2/28/2027
Options	3, 5-Year
Option to Terminate	None
Option to Purchase	None



## DBA PROFILE

# save<sup>a</sup>lot

- One of the Largest Discount Grocery Store Chains in the United States
- Offers Fresh, Affordable Groceries
- Founded in 1977
- Approximately 1,000 Stores in 33 States
- 13 Wholesale Distribution Centers
- Division of Moran Foods, a Premier Wholesale Grocery Distribution Company Specializing in Private Brand Procurement and Supply

1,000+  
LOCATIONS

33  
STATES

13  
DISTRIBUTION  
CENTERS

\$3.66 Billion  
SALES FOR  
2019-20 FISCAL PERIOD

SAVEALOT.COM



## TENANT PROFILE

# Yellow Banana, LLC

- Yellow Banana, LLC (“Yellow Banana”)
- Retail Grocery Platform
- One of Save a-Lot’s Largest Retail Partners Nationwide
- Operates 32 Stores with 400 Associates
- Located Across the Greater Cleveland, Greater Chicago and Greater Milwaukee Regions of the United States
- Founded in 2021 as a Subsidiary of 127 Wall Holdings
- \$130 Million Annual Revenue (2021)
- Plans to Remodel All 32 Locations in 2022 to Reflect the Save-a-Lot Updated Brand

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Guarantor: Moran Foods, LLC

32  
LOCATIONS

400  
ASSOCIATES

\$130 Million  
ANNUAL REVENUE





# LEASE SUMMARY

DBA	Save-A-Lot
TENANT	Yellow Banana Illinois, LLC
GUARANTOR	Moran Foods, LLC
SQUARE FEET	16,290 SF
LEASE COMMENCEMENT	2/24/2011
LEASE EXPIRATION	2/28/2027
LEASE TYPE	NN
RENEWAL OPTIONS	3, 5-Year
INSURANCE	Paid Directly by Tenant
COMMON AREA	Paid Directly by Tenant
TAXES	Paid Directly by Tenant
HVAC	Paid Directly by Tenant
ROOF & STRUCTURE	Landlord
PARKING LOT	Tenant Responsible for Repairs & Maintenance   Landlord Responsible for Replacement
RIGHT OF FIRST REFUSAL	None
RIGHT TO TERMINATE	None





## LOCATION HIGHLIGHTS | WASHINGTON PARK NEIGHBORHOOD

- **Located Seven Miles South of Chicago's Loop/Business District**
- **The City and the University of Chicago has Continued to Make Major Invests into the Community**
  - The Garfield Gateway Project was Completed in 2019 - the Garfield Green Line Station Underwent a Series of Upgrades
    - › \$43 Million Project Restored the Original Stationhouse and Improved the Current, In-Service Stationhouse with Elevator and Escalator Enhancements, Extensions of the Platform Canopies, as well as Visually Enhanced Architectural Features
  - In 2017, the DuSable Museum of African American History Transformed a 15,000-Square Foot Lot into an Outdoor Event Space
    - › \$582,440 Project
  - KLEO Art Residences, an Artists' Residence Mixed-Use Development
    - › \$23.5 Million Project Completed in 2019
    - › 58 Residential Units and 5,000 Square Feet for Retail and Studio Space
    - › Green Line Performing Arts Center - Opened November 2, 2018 Theater Venue and Rehearsal Space
  - Anticipated \$23 Million State-of-the-Art Community Center
    - › An Initiative by New Beginnings Church and will be Located Across the Street | 6625 South King Drive, Chicago, Illinois
- **Home to Washington Park**
  - 345.67-Acre Park
    - › Features Two Gymnasiums, a Photography Lab, Dance Studio, Racquetball Court, Fitness Center, Game Room, and Multi-Purpose Rooms, a Harvest Garden, Arboretum, Lagoon, Aquatic Center, Three Playgrounds, Basketball/ Tennis Courts, Baseball, Football, Soccer, Cricket, and Softball Fields
- **Easily Commutable Location**
  - Multiple CTA Green Line Stations
  - Access to Interstate 90 and Interstate 94
  - Multiple Pace Bus Options





## LOCATION HIGHLIGHTS | CHICAGO MSA

- **Third Largest Metropolitan Area in the United States**

- Population of Over 10 Million People
- Expands to 14 Counties
- Almost 40 Percent of Illinois Residents Live in the Suburbs of Chicago, Many of Whom Commute into the City for Work

- **Logistics and Business Hub**

- Vital Link in Supply Chain as 42 Percent of the Population Lives Within 750 Miles of Chicago
- Three International Airports (Chicago O'Hare Airport, Midway Airport and Gary/Chicago Airport) | 16 Regional Airports
- Nation's Premier Freight Rail Hub, with Four Carriers | BNSF, Union Pacific, CSX, and Norfolk Southern
- Home to Over 400 Major Corporate Headquarters, Including 31 Fortune 500 Companies Reside in Chicago | Over 100,000 Jobs Created Since Pre-Recession Peak

- **Major Transportation Network**

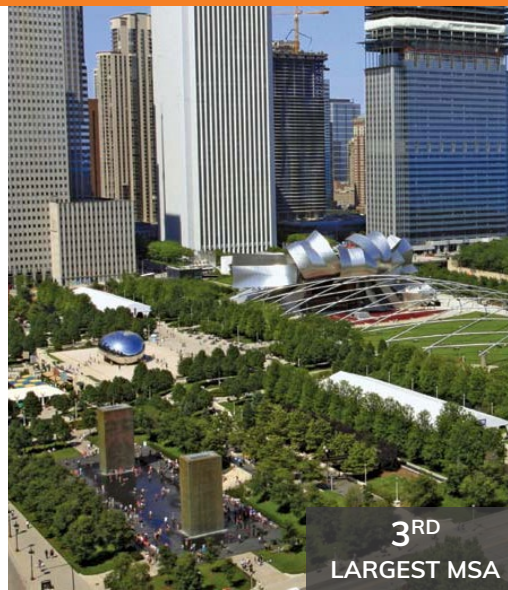
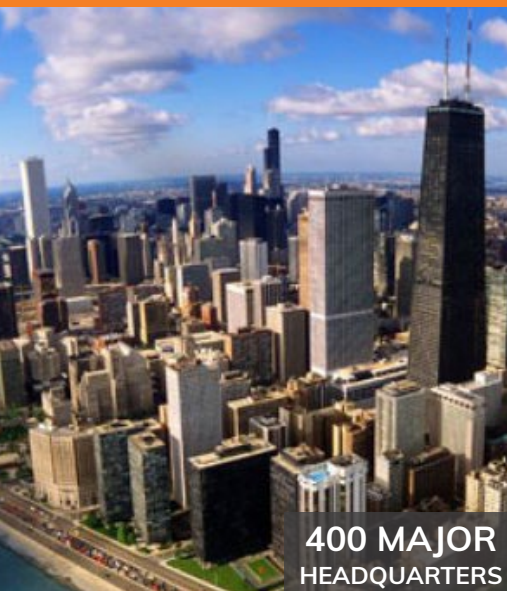
- Chicago Transit Authority Rail and Bus Services
- Pace Bus Services
- Metra and Amtrak Rail
- Divvy Bikes

- **Major Tourist Destination | 58 Million Visitors Annually**

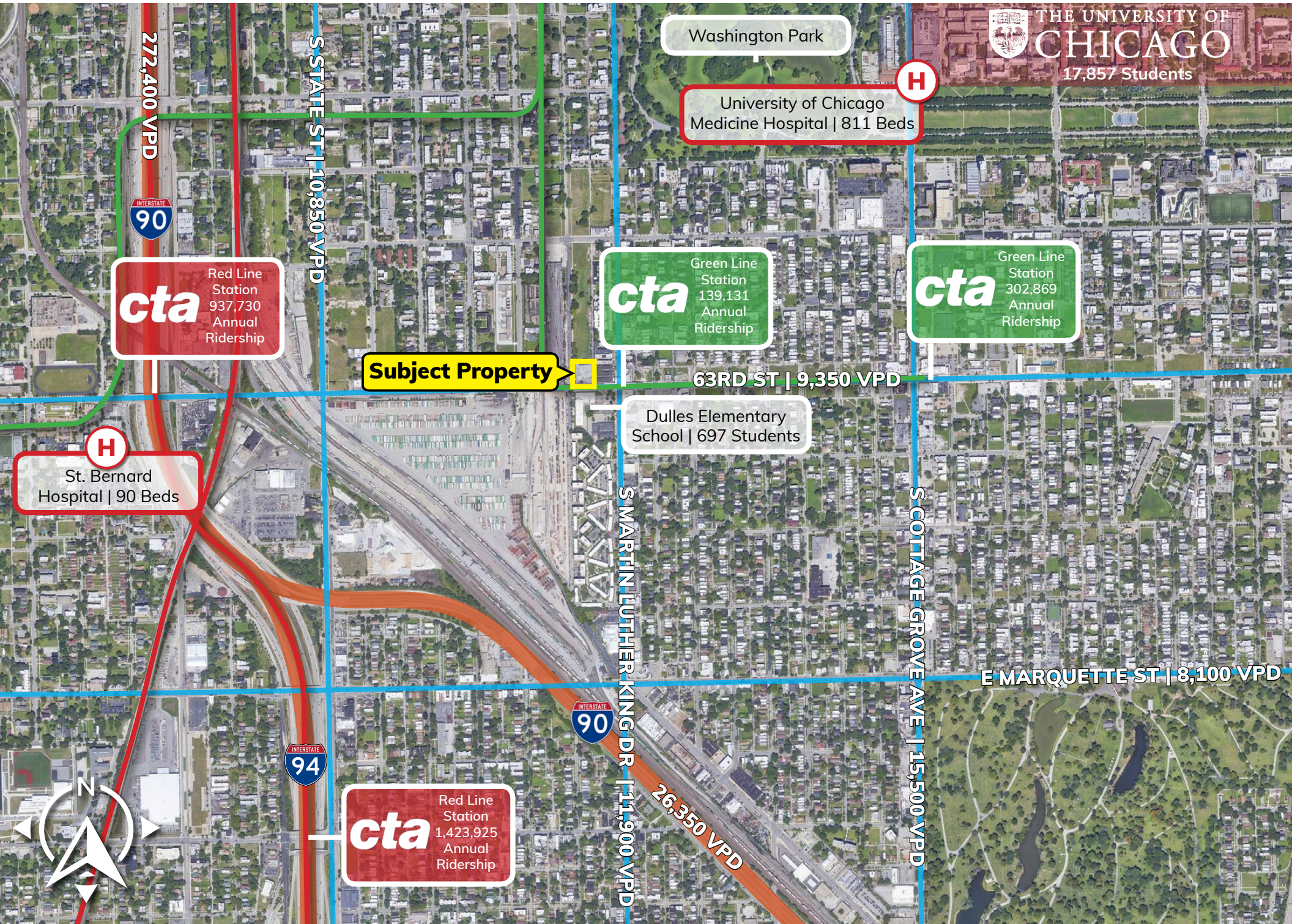
- Tourist Attractions Include Willis Tower, Millennium Park, Navy Pier, Art Institute of Chicago, Museum of Science and Industry, Adler Planetarium, Wrigley Field, Buckingham Fountain, Michigan Avenue and the Magnificent Mile
- Seven Professional Sports Teams

- **World-Class Education Institutions | Over 104,000 Students**

- Universities Include University of Chicago, DePaul University, Northwestern University, Loyola University, University of Illinois at Chicago







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Washington Park

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302,869  
Annual  
Ridership

**cta**  
Red Line  
Station  
937,730  
Annual  
Ridership

**Subject Property**

63RD ST | 9,350 VPD

Dulles Elementary  
School | 697 Students

**H**  
St. Bernard  
Hospital | 90 Beds

S MARTIN LUTHER KING DR | 11,900 VPD

S COTTAGE GROVE AVE | 15,500 VPD

E MARQUETTE ST | 8,100 VPD

**cta**  
Red Line  
Station  
1,423,925  
Annual  
Ridership

272,400 VPD  
INTERSTATE 90

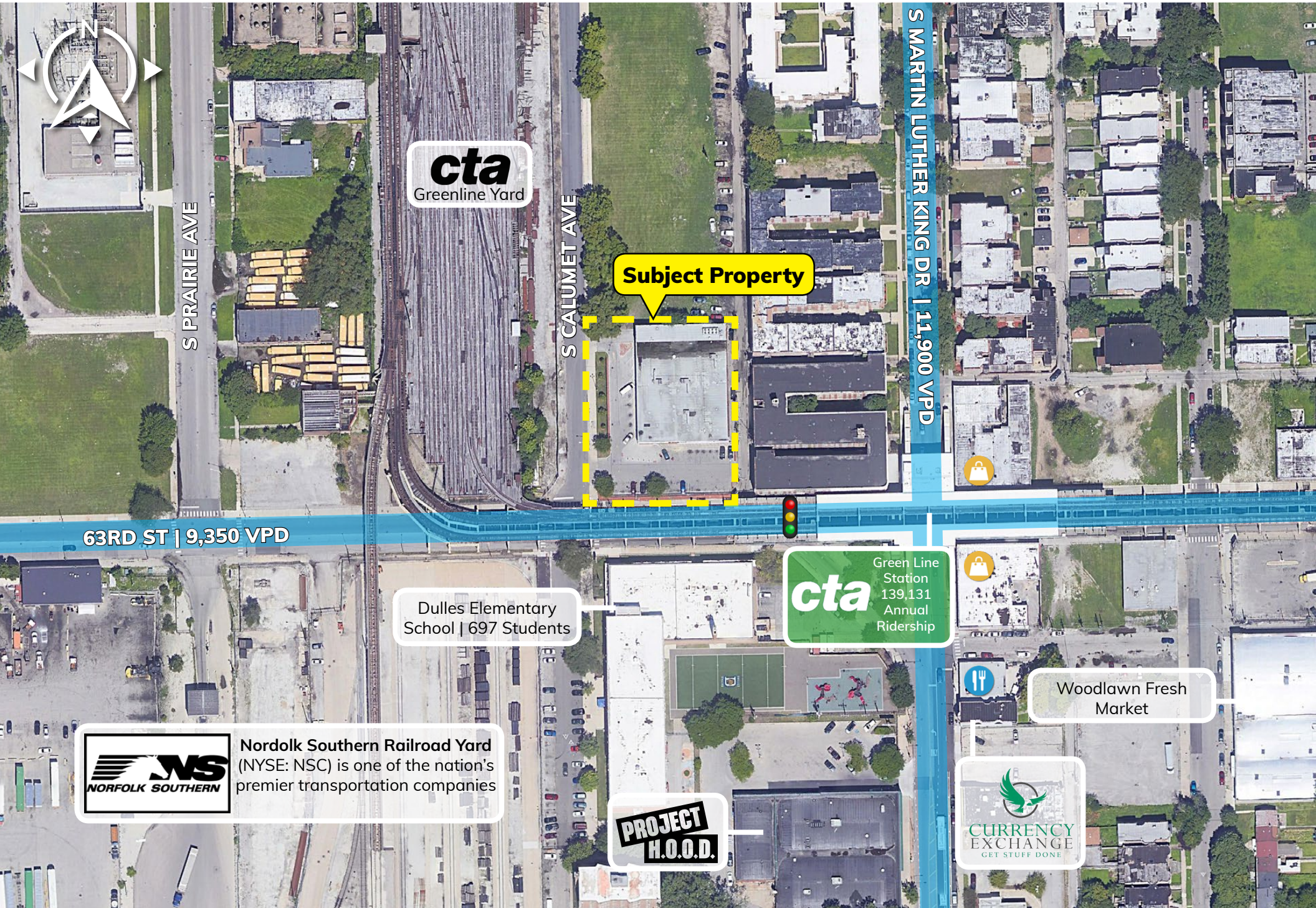
S STATE ST | 10,850 VPD

INTERSTATE 94

26,350 VPD







**cta**  
Greenline Yard

**Subject Property**

63RD ST | 9,350 VPD

S PRAIRIE AVE

S CALUMET AVE

S MARTIN LUTHER KING DR | 11,900 VPD

Dulles Elementary School | 697 Students

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Green Line Station  
139,131 Annual Ridership



Woodlawn Fresh Market



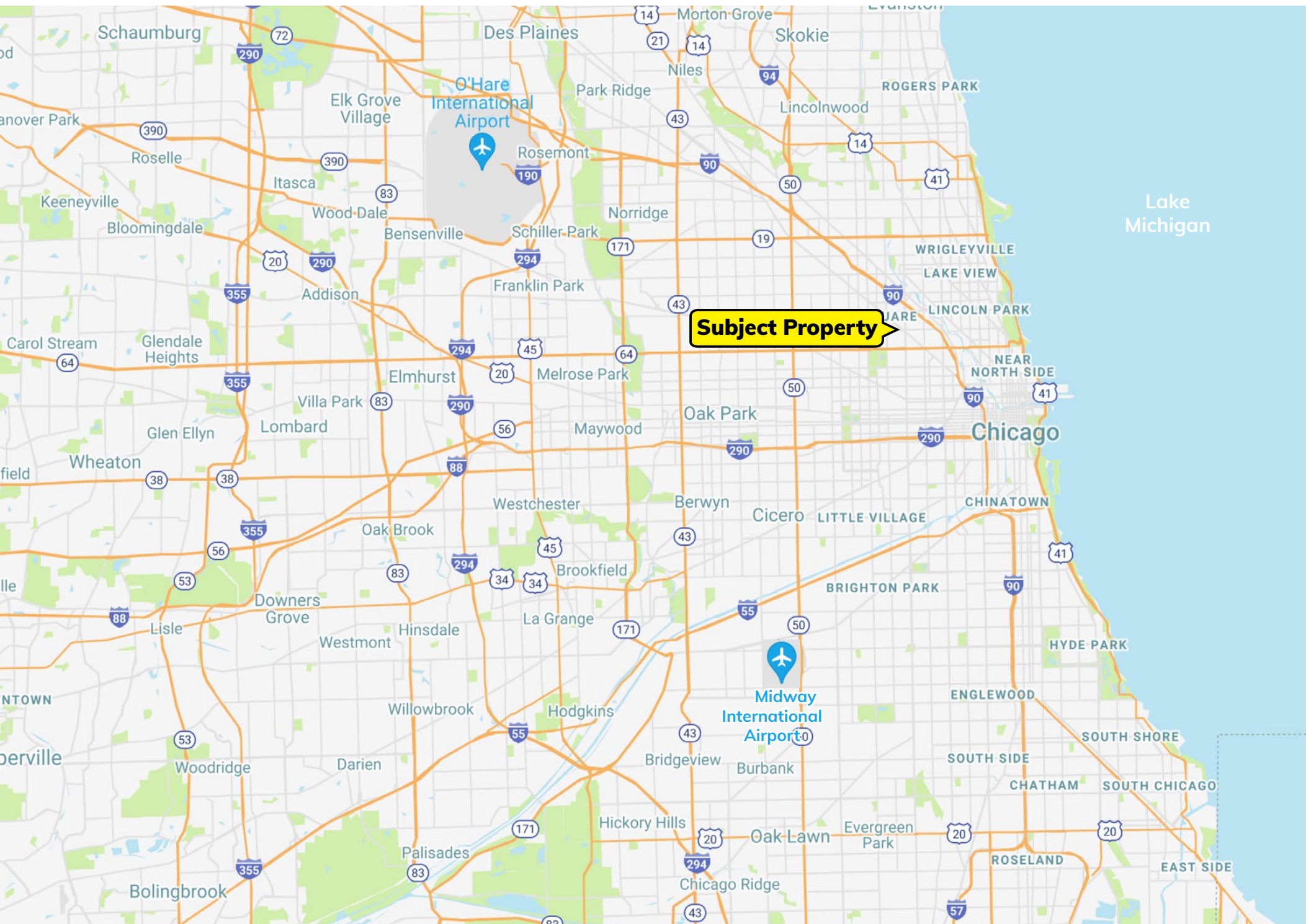
Nordolk Southern Railroad Yard (NYSE: NSC) is one of the nation's premier transportation companies

**PROJECT  
H.O.O.D.**





## REGIONAL MAP





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**SHARKO | WEISENBECK**  
**TEAM**

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