

OFFERING MEMORANDUM

Fee Simple Land & Building Chipotle | Chicago MSA



Brand New Construction



7201 West Madison Street, Forest Park, IL



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Disclaimer

This Offering Memorandum ("Memorandum") is intended solely for the use of prospective investors in determining whether or not to pursue the possible acquisition of the Property ("the Property") at **7201 West Madison Street, Forest Park, IL**. This Memorandum is of a proprietary and confidential nature. Prospective investors and/or their advisors are expressly forbidden from sharing this information with any individuals or organizations that are not directly connected with the analysis of this investment opportunity. STREAM Capital Partners, LLC ("SCP") have been retained as the exclusive advisors for this investment opportunity. Any and all inquiries are to be directed to SCP.

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TRANSACTION SUMMARY



7201 West Madison Street, Forest Park, IL



Purchase Price
\$3,662,337



Cap Rate
3.85%



Annual Rent
\$141,000

Lease Details

Address:	7201 West Madison Street, Forest Park, IL
Tenant:	Chipotle
Lease Type:	Absolute NNN
Landlord Responsibilities:	None
Rent Commencement:	June 1, 2022
Lease Term:	15 years
Options to Renew:	Four, 5-year options
Rent Increases:	10% every 5 years

Property Specifications

Building Size:	2,350 SF
Land Size:	0.47 acres
Estimated Completion Date:	2022



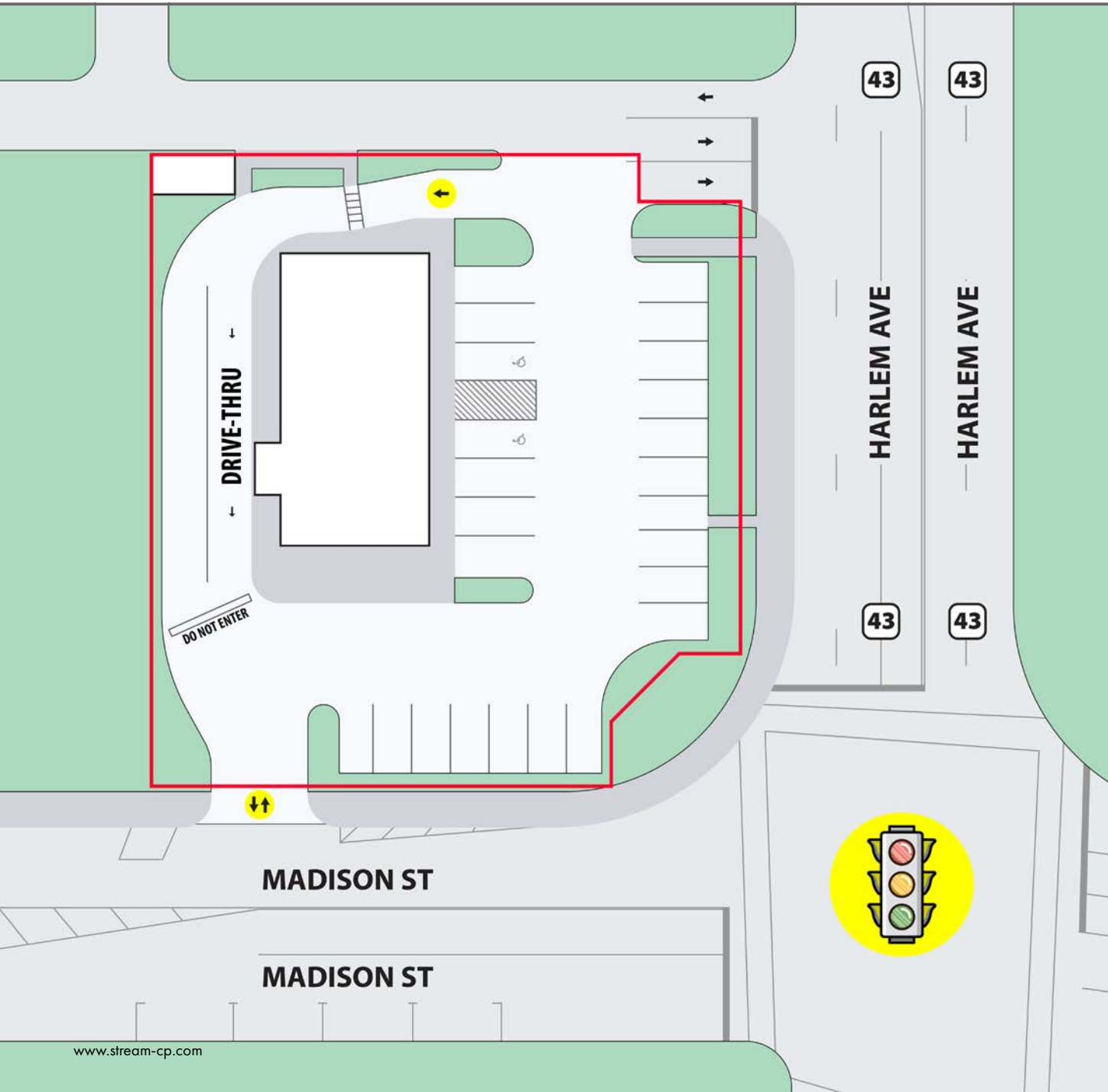
INVESTMENT HIGHLIGHTS



Fee Simple Land & Building Chipotle

- Dense infill, hard corner in affluent Chicago submarket
- Depreciation benefits with fee simple ownership
- Over 280,000 population within 3 miles
- Corporate Chipotle (NYSE: CMG) guarantee with over 2,750 restaurants worldwide
- Long Term absolute NNN lease with increases throughout
- Brand new 2022 construction
- Superior access and visibility with over 53,000 VPD on Harlem Avenue and Madison Street

SITEPLAN



2,350 SF
Building Size



0.47 Acres
Land Size



2022 Construction Completion

AREAMAP



AREAMAP



SURROUNDING AREA PHOTOS



 **RUSH**
OAK PARK HOSPITAL
664 Beds

 Wendy's

**SUBJECT
PROPERTY**

 **CHIPOTLE**
MEXICAN GRILL

Harlem Avenue

Madison Street

Jewel-Osco

RIVER FOREST TOWN CENTER
 WHOLE FOODS MARKET petco ULTA
 Walgreens citibank
 DSW Noodles & Company LOFT chico's

DUNKIN'

7-Eleven EXXON

BED BATH & BEYOND

bp

SUBJECT PROPERTY
CHIPOTLE
 MEXICAN GRILL

17,509 CARS PER DAY

Harlem Avenue

1.4 Miles
Downtown Oak Park

Metra Oak Park TRAIN STATION

Wendy's

STARBUCKS COFFEE

Madison Street

36,200 CARS PER DAY

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AERIALVIEW



9 Miles
Downtown Chicago

Jewel-Osco
Budget

Popeyes
LOUISIANA KITCHEN

CHASE

DOLLAR TREE

CVS

Hertz

FRESENIUS
KIDNEY CARE

Walgreens

RUSH
OAK PARK HOSPITAL
664 Beds

Wendy's

Madison Street

Harlem Avenue

17,509
CARS PER DAY

SUBJECT
PROPERTY

CHIPOTLE
MEXICAN GRILL

36200

AERIALVIEW



NORTH RIVERSIDE PARK MALL

Logos: Office DEPOT, Costco, Party City, Marshalls, CVS pharmacy, petco, BEST BUY, Kohl's, Chick-fil-A

FOREST PARK PLAZA

Logos: Walmart, Ultra Foods, Enterprise, Portillo's, TACO BELL

RUSH OAK PARK HOSPITAL
664 Beds



Logos: CVS pharmacy, BUICK, Ford, Binnys



172,773
CARS PER DAY

Interstate 290 shield



36,200
CARS PER DAY

17,509
CARS PER DAY

Harlem Avenue



Madison Street



SUBJECT PROPERTY

CHIPOTLE
MEXICAN GRILL

PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



CHICAGO REGION MARKET SNAPSHOT



The Chicago metropolitan area, commonly referred to as “Chicagoland,” includes the city of Chicago and its suburbs, spanning 16 counties in Northern Illinois, Northwest Indiana, and Southeast Wisconsin.

The Chicago Region is the Most Diversified Economy in the Country

The Chicago Region is the nation’s **top metropolitan area** for corporate relocations and expansions. The Region is home to the corporate headquarters of **57** Fortune 1000 companies.



With over **120 million visitors**, Illinois set record **\$43.1 billion** in tourism spend in 2019. The money directly supported 344,100 jobs, up 1,800 from 2018. It generated **\$2.5 billion** in state sales tax revenue, nearly 8% over a year earlier.



Forest Park / Oak Park Illinois Submarket Overview



Conveniently located minutes from Downtown Chicago, Oak Park is an affluent suburb home to one-of-a-kind shops, unique dining and restaurants, and art galleries. **With average household incomes in excess of \$120,000**, Oak Park is a premier place to visit and call home.



Rush Oak Park Hospital is a **664-bed** top-rated hospital that hosts the 135,000 square-foot Rush Medical Office building and is home to approximately 30 medical offices.

3rd Largest

Metropolitan area in the U.S.

400+  

Major corporate headquarters call the Chicago Region home

1,900 

Foreign-based companies have a presence in Chicagoland

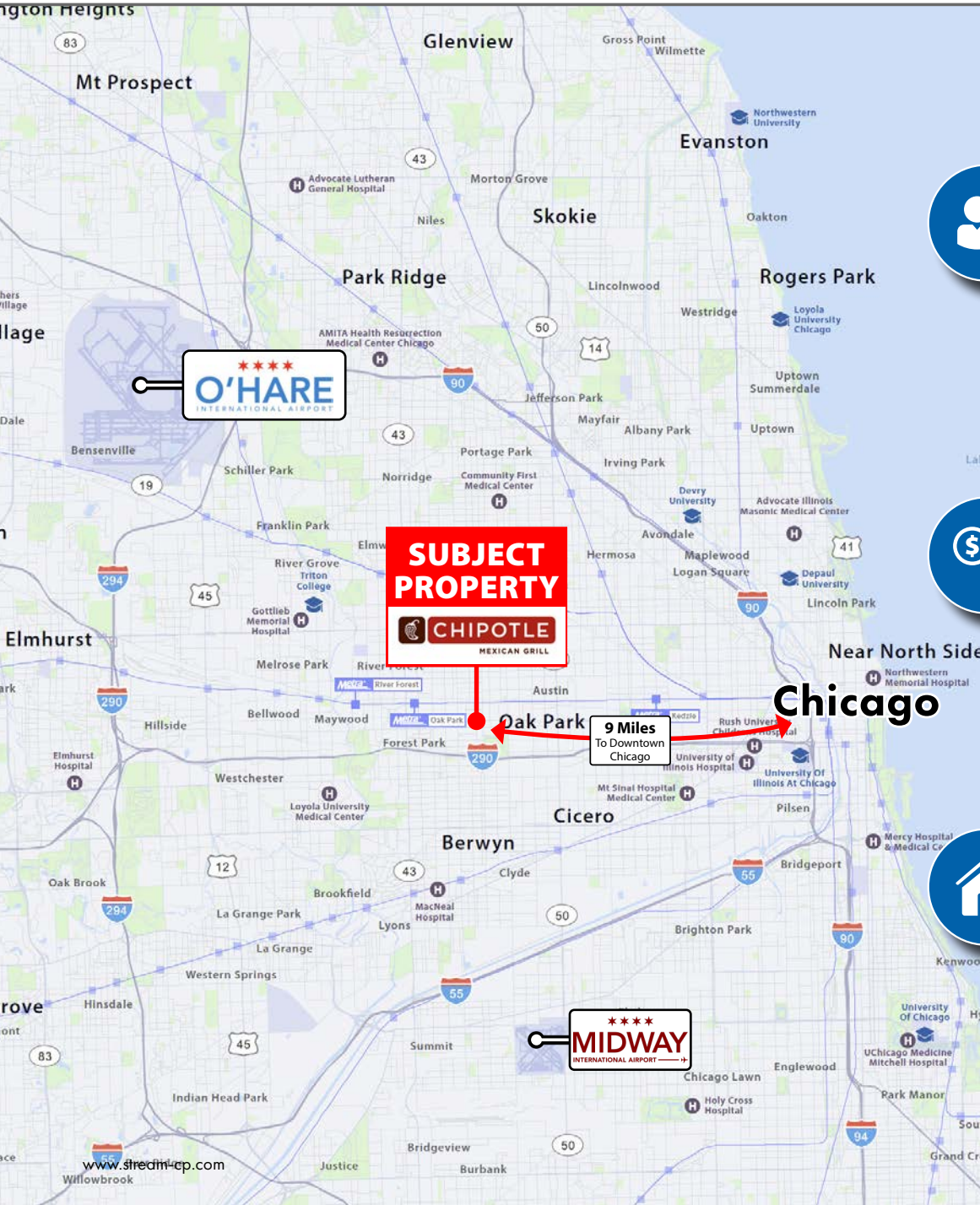
200+  

Higher Education Institutions

6 Million+ 

Full and part-time employees

REGIONALMAP



Demographics

Source: Landvision 2022



Residential Population

1 Mile	3 Miles	5 Miles
36,598	286,265	781,204



Average Household Income

1 Mile	3 Miles	5 Miles
\$120,236	\$96,891	\$81,936



Total Housholds

1 Mile	3 Miles	5 Miles
18,140	102,942	262,334

TENANT SUMMARY



Chipotle Mexican Grill, Inc. (NYSE: CMG) is cultivating a better world by serving responsibly sourced, classically-cooked, real food with wholesome ingredients without artificial colors, flavors or preservatives. Chipotle has **OVER 2,750 RESTAURANTS** in the United States, Canada, the United Kingdom, France and Germany and is the only restaurant company of its size that owns and operates all its restaurants. With **NEARLY 88,000 EMPLOYEES** passionate about providing a great guest experience, Chipotle is a longtime leader and innovator in the food industry.

Chipotle is committed to making its food more accessible to everyone while continuing to be a brand with a demonstrated purpose as it leads the way in digital, technology and sustainable business practices since 1993.



Artificial flavors,
colors, or preservatives.



Microwaves, freezers
or can openers





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