OFFERING MEMORANDUM

Marcus & Millichap




SUBJECT PROPERTY

# 7-ELEVEN

630 RAND ROAD, MOUNT PROSPECT (CHICAGO MSA), IL

630 Rand Road, Mount Prospect, IL 60016

**$3,605,000**
PRICE

**5.50%**
CAP

**$198,338**
NOI

## INVESTMENT SUMMARY

| | |
|---|---|
| **Lease Type** | NNN |
| **Landlord Responsibility** | Structure & Foundation |
| **Year Built** | 2020 |
| **Building Area** | 3,245 |
| **Land Area** | 0.76 Acres<br>34,000 SF |

## INVESTMENT HIGHLIGHTS

### CORPORATE-GUARANTIED 7-ELEVEN LEASE
8.5 YEARS REMAINING

Corporate 7-Eleven Guaranty With Lease Term Through December 31, 2034; Current NOI Of $198,338 And Three, 5-Year Renewal Options Remain

### 24/7 FUEL & CONVENIENCE STORE
RAND ROAD CORRIDOR

Freestanding 3,245 SF 7-Eleven On A 0.76-Acre / 34,000 SF Parcel; Official Store Profile Lists The Location As Open 24/7 With Fuel And Diesel Service

### NNN LEASE STRUCTURE
LIMITED LANDLORD RESPONSIBILITY

Tenant Pays Operating Expenses Under A Triple-Net Lease Structure; Landlord Responsibility Is Limited To Structure And Foundation

### DENSE INFILL CHICAGO SUBURBAN TRADE AREA
332K+ RESIDENTS WITHIN 5 MILES

Mount Prospect Reported A 2024 Population Of 55,472, While The Subject Site Benefits From 332,668 Residents And 194,199 Daytime Population Within A 5-Mile Radius

### 7.5% RENT INCREASES EVERY 5 YEARS

Contractual Escalations Increase Rent To $213,213 In 2030 And Up To $264,873.96 In The Final Option Period, Representing Approximately 34% Growth From Current Rent If All Options Are Exercised

### RANDHURST RETAIL NODE
COSTCO, AMC, HOME DEPOT & JEWEL-OSCO

Located Along Mount Prospect's Established Rand Road Retail Corridor Near Randhurst Village, A Major Shopping Destination Anchored By Costco, AMC Theatres, Home Depot, Jewel-Osco, PetSmart And TJ Maxx




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## ANNUALIZED OPERATING DATA

| Year | | Annual | Monthly | Increases |
|---|---|---|---|---|
| Years 1 - 5 | February 1, 2020 – January 31, 2025 | $184,500.00 | $15,375.00 | 7.5% Every 5 Years |
| **Years 6 - 10** | **February 1, 2025 – January 31, 2030** | **$198,338.04** | **$16,528.17** | **7.5% Every 5 Years** |
| Years 11 - 15 | February 1, 2030 – January 31, 2035 | $213,213.00 | $17,767.75 | 7.5% Every 5 Years |
| Option 1 - Years 16 - 20 | February 1, 2035 – January 31, 2040 | $229,203.96 | $19,100.33 | 7.5% Every 5 Years |
| Option 2 - Years 21 - 25 | February 1, 2040 – January 31, 2045 | $246,393.96 | $20,532.83 | 7.5% Every 5 Years |
| Option 3 - Years 26 - 30 | February 1, 2045 – January 31, 2050 | $264,873.96 | $22,072.83 | 7.5% Every 5 Years |




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## LEASE SUMMARY

| | |
|---|---|
| **Tenant:** | 7-Eleven |
| **Guaranty:** | Corporate |
| **Type of Ownership:** | Fee Simple |
| **Lease Type:** | NNN |
| **Landlord Responsibilities:** | Structure & Foundation |
| **Rent Commencement:** | 1/1/2020 |
| **Lease Expiration:** | 12/31/2034 |
| **Term Remaining:** | 8.5 years |
| **Increases:** | 7.5% Every 5 Years |
| **Options:** | Three, 5-Year |
| **Right of First Offer:** | 20 Days - Declined By Tenant |


at home
The Home Décor Superstore
FLOOR & DECOR
TARGET
MacArthur MS
374 students
LA FITNESS
BEST BUY
TONY'S
7 ELEVEN
WALGREENS
1886
NATIONAL LOUIS UNIVERSITY
12,642 STUDENTS
St Viator HS
808 students
ALDI
ExtraSpace Storage
SHERWIN WILLIAMS
TACO BELL
Prospect Heights
RANDHURST VILLAGE
COSTCO WHOLESALE
macy's
HomeGoods
T.J.maxx
AMC THEATRES
Jewel Osco
Bath & Body Works
DSW
DESIGNER SHOE WAREHOUSE
Michaels
OLD NAVY
SKECHERS
AMERICA'S BEST CONTACTS & EYEGLASSES
Carriage Walk Park
Rolling Green Country Club
Old Orchard Country Club
Rob Roy Golf Course
W Euclid Ave
15,200 VPD
12
21,400 VPD
Methodist Park
Chick-fil-A
jiffy lube
FIFTH THIRD BANK
MCDONALD'S
Windsor ES
202 students
CVS pharmacy
Fairview ES
229 students
Mount Prospect
MP
CHRISTIAN LIFE COLLEGE
Est. 1949
70 STUDENTS
Culver's
SHERWIN WILLIAMS
Melas Park Canine Commons
14
Prospect High School
2,249 students


RANDHURST VILLAGE
COSTCO WHOLESALE
macy's
HomeGoods
TJ.maxx
THE HOME DEPOT
AMC THEATRES
Jewel Osco
Bath & Body Works
DSW DESIGNER SHOE WAREHOUSE
planet fitness
Michaels
OLD NAVY
SKECHERS
AMERICA'S BEST CONTACTS & EYEGLASSES
CHICAGO
9.4 MILLION
MSA POPULATION
$886 BILLION
GROSS DOMESTIC PRODUCT
UNIVERSITY OF ILLINOIS CHICAGO
35,800 STUDENTS
McCORMICK PLACE CHICAGO
3M VISITORS
MILLENNIUM PARK CHICAGO
20M VISITORS
Chick-fil-A
jiffy lube
FIFTH THIRD BANK
MCDONALD'S
OLD ORCHARD COUNTRY CLUB
A Prospect Heights Park District Property
7 ELEVEN
W Euclid Ave
15,200 VPD
12
21,400 VPD
Mobil
Mobil
Euclid Av


1924
Old Orchard
Country Club
A Prospect Heights Park District Property
Mobil
12
21,400 VPD
W Euclid Ave
15,200 VPD
7
ELEVEN

# 7-ELEVEN

**7-Eleven, Inc.,** is the largest convenience store chain in the world and one of the most recognizable retail brands globally. Founded in 1927, the company pioneered the modern convenience store format and has grown into a global retail platform operating, franchising, and licensing approximately 85,000 stores across more than 20 countries and territories.The company operates as a subsidiary of Tokyo-based Seven & i Holdings and maintains its North American headquarters in Irving, Texas. In 2025, 7-Eleven generated more than $87 billion in worldwide retail sales, placing it among the largest retail operators globally.Across its network, the brand serves tens of millions of customers daily and employs more than 150,000 people worldwide. Its North American footprint includes more than 13,000 locations, making it the largest convenience store operator in the region.The company continues to expand aggressively, with plans to develop approximately 1,300 new stores through 2030 while simultaneously modernizing existing locations with expanded food offerings and new store formats.



| $87B± | 13,000+ | 135,000+ | PUBLIC | 1,300 |
|---|---|---|---|---|
| REVENUE | STORES | EMPLOYEES | OWNERSHIP TOKYO EXCHANGE | NEW STORES PLANNED (THROUGH 2030) |




SUBJECT PROPERTY

# MOUNT PROSPECT IL

## NORTHWEST CHICAGO SUBMARKET WITH STRONG RETAIL & CORPORATE FUNDAMENTALS

**9.4M+**
CHICAGO-NAPERVILLE-ELGIN MSA POPULATION

**$923B**
CHICAGO MSA GDP

**84.8M+**
O'HARE INTERNATIONAL AIRPORT

**56,200+**
MOUNT PROSPECT VILLAGE POPULATION

**Mount Prospect, Illinois,** is a premier northwest suburban community located entirely within Cook County, forming an integral part of the Chicago-Naperville-Elgin metropolitan area. Strategically positioned with direct access to Interstate 90 (Jane Addams Memorial Tollway), US-Route 14, and Illinois Route 83, the village serves as a vital transit and commercial node. Mount Prospect is widely recognized for its exceptional school districts, stable corporate business parks, and high household income levels, establishing it as a dominant, high-barrier-to-entry retail market within the northwest Chicagoland region.

The local economy is anchored by a diverse corporate base and a high-volume retail infrastructure that ensures non-stop regional consumer activity. The subject property benefits from its location near primary commercial corridors such as Rand Road (Route 123) and Northwest Highway, which command immense daily traffic and host major shopping destinations. The surrounding trade area features dense, affluent residential neighborhoods and massive retail centers, including Randhurst Village—a premier 1 Million SF open-air mixed-use lifestyle center anchored by Costco, Home Depot, AMC Theatres, and Jewel-Osco—driving continuous daytime and evening customer traffic.

As of 2026, the village is actively moving forward with its transit-oriented Downtown Implementation Plan, fueling massive multi-family luxury developments, modern infrastructure upgrades, and tech-forward corporate expansions. Its immediate proximity to O'Hare International Airport and major employment nodes makes Mount Prospect a highly resilient suburban market. Backed by excellent average household incomes and a dense, educated consumer base, the area offers exceptional long-term security and premier market demand fundamentals for net-lease and retail commercial investments.


CHICAGO MSA


RANDHURST VILLAGE IN MOUNT PROSPECT, IL

# REGIONAL MAP




| DEMOGRAPHIC SUMMARY | 1 MILE | 3 MILE | 5 MILE |
|---|---|---|---|
| POPULATION | 13,210 | 129,752 | 332,668 |
| EST. DAYTIME POPULATION | 4,267 | 56,675 | 194,199 |
| AVG. HOUSEHOLD INCOME | $133,764 | $137,495 | $122,197 |

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**BROKER OF RECORD**

**Steven Weinstock**
Designated Managing Broker
Lic #: 471.011175
Steven.Weinstock@marcusmillichap.com
(630) 570-2200