OFFERING MEMORANDUM



SUBJECT PROPERTY

7-ELEVEN

7901 S ROBERTS AVENUE, BRIDGEVIEW (CHICAGO MSA), IL

Marcus & Millichap
THE DELTONDO GROUP

7901 S Roberts Avenue, Bridgeview, IL

$4,000,000
PRICE

5.50%
CAP

$220,160
NOI

INVESTMENT SUMMARY

Lease Type	NNN
Landlord Responsibility	Structure & Foundation
Year Built	2020
Building Area	3,500 SF
Land Area	0.7 Acres 30,500 SF

INVESTMENT HIGHLIGHTS

CORPORATE 7-ELEVEN LEASE
NNN STRUCTURE

Corporate-Guaranteed 7-Eleven Lease With Tenant Reimbursing Operating Expenses; Landlord Responsibility Limited To Structure & Foundation

NEAR SEATGEEK STADIUM
300K+ ANNUAL VISITORS IN 2025

Bridgeview's SeatGeek Stadium Draws Hundreds Of Thousands Of Visitors Annually, With The Village Reporting More Than 300,000 Visitors In 2025

7.5% RENT BUMPS EVERY 5 YEARS
+ THREE 5-YEAR OPTIONS

Contractual Rent Growth Drives NOI From $204,800 To $294,016 Over The Primary Term — A 43.56% Increase

CHICAGO MSA LOCATION
9.4M+ RESIDENTS

Chicago-Naperville-Elgin Is One Of The Nation's Largest Metropolitan Economies, With 16+ Fortune 500 Headquarters

HARD-CORNER ROBERTS ROAD LOCATION
DIRECT VISIBILITY & ACCESS (44,000 VPD)

The Property Is Positioned At A Hard-Corner, Signalized Intersection Along S. Roberts Road, A Main North/South Thoroughfare Serving Surrounding Residential Communities And Providing Access Toward I-294

MAJOR REGIONAL INFRASTRUCTURE INVESTMENT
I-294 CENTRAL TRI-STATE PROJECT

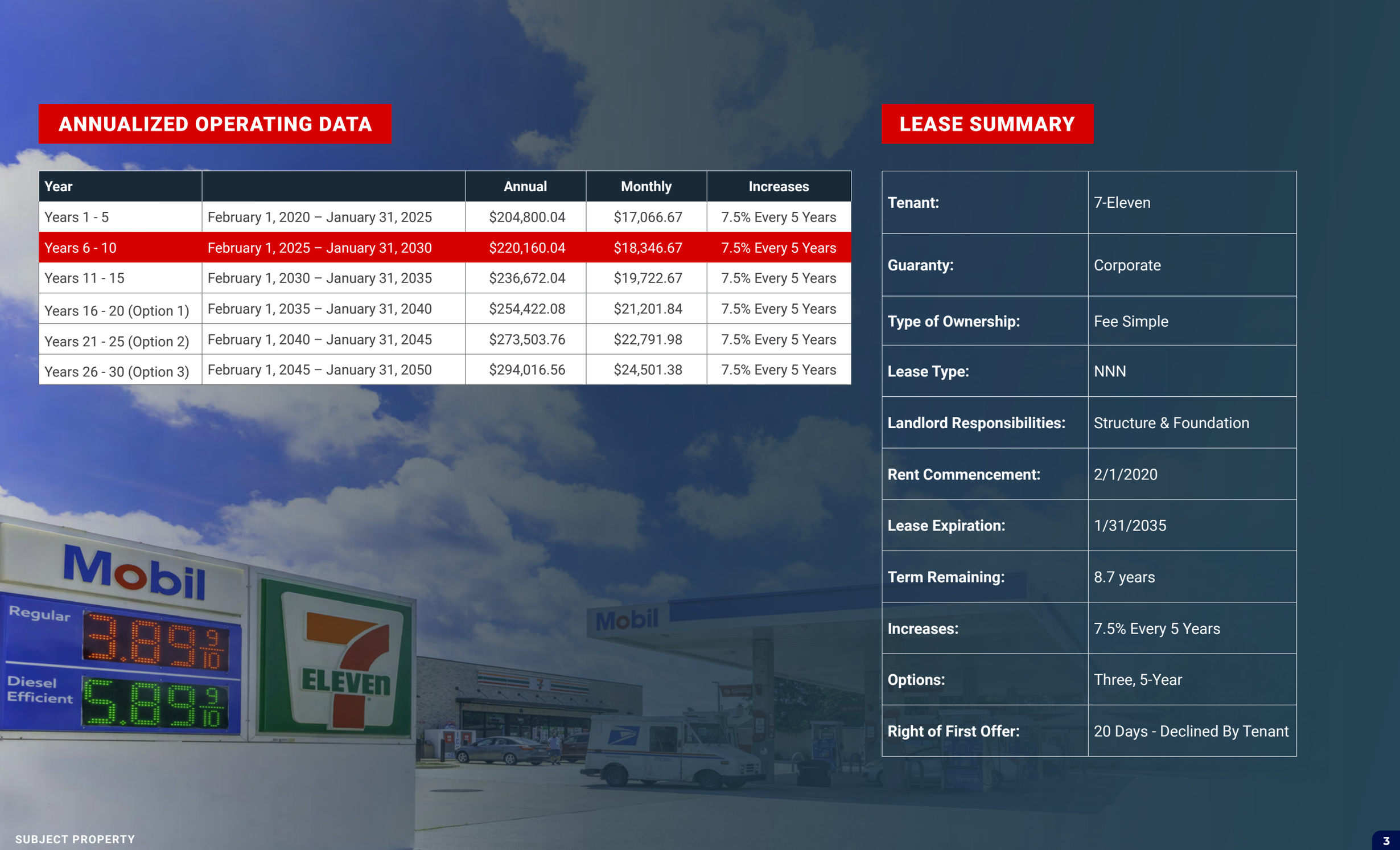
The Site Benefits From Proximity To I-294, Where The Illinois Tollway's $4 Billion Central Tri-State Project Is Reconstructing And Modernizing A Key 22-Mile Regional Corridor



SUBJECT PROPERTY

ANNUALIZED OPERATING DATA

Year		Annual	Monthly	Increases
Years 1 - 5	February 1, 2020 – January 31, 2025	$204,800.04	$17,066.67	7.5% Every 5 Years
Years 6 - 10	February 1, 2025 – January 31, 2030	$220,160.04	$18,346.67	7.5% Every 5 Years
Years 11 - 15	February 1, 2030 – January 31, 2035	$236,672.04	$19,722.67	7.5% Every 5 Years
Years 16 - 20 (Option 1)	February 1, 2035 – January 31, 2040	$254,422.08	$21,201.84	7.5% Every 5 Years
Years 21 - 25 (Option 2)	February 1, 2040 – January 31, 2045	$273,503.76	$22,791.98	7.5% Every 5 Years
Years 26 - 30 (Option 3)	February 1, 2045 – January 31, 2050	$294,016.56	$24,501.38	7.5% Every 5 Years

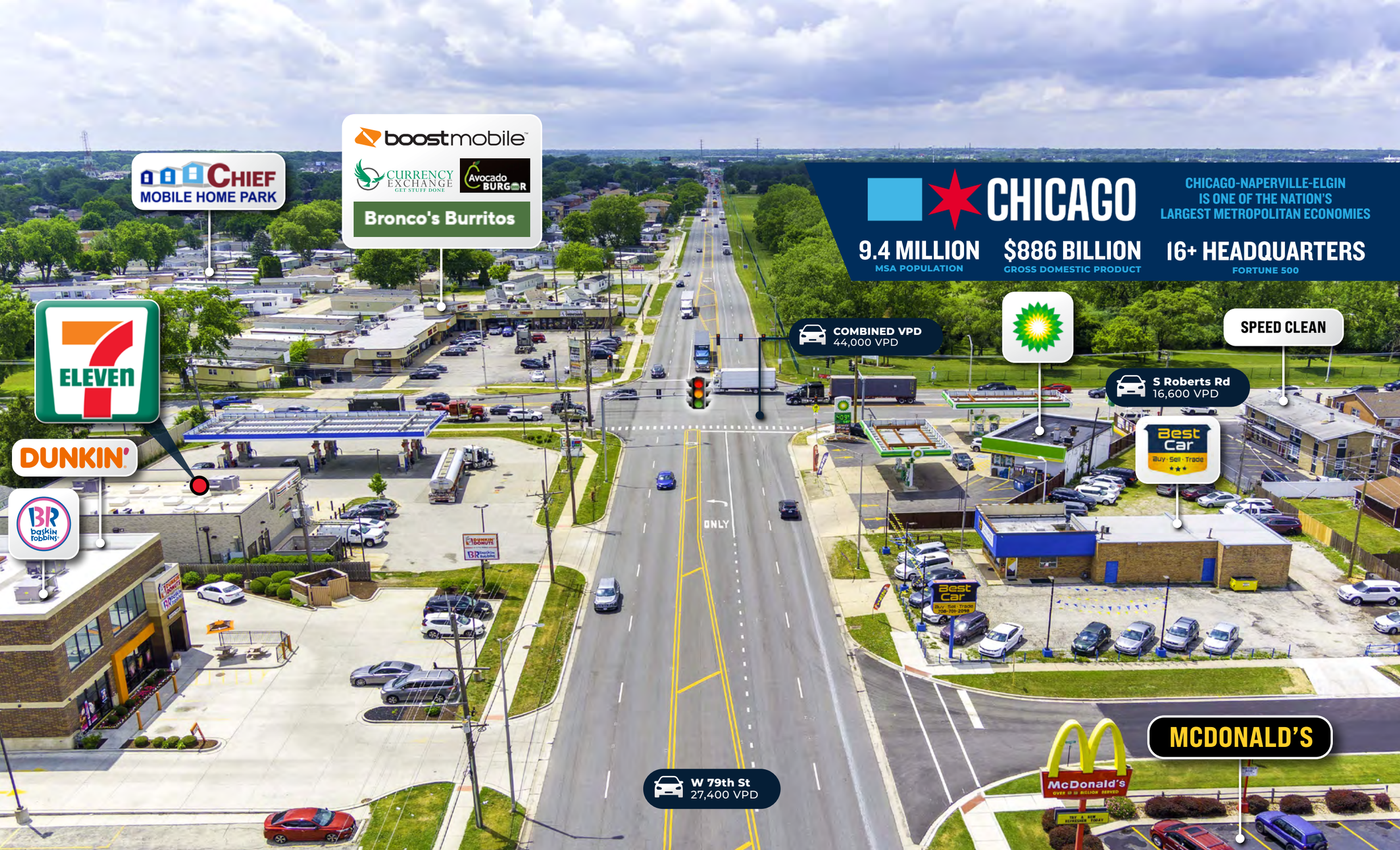


SUBJECT PROPERTY

LEASE SUMMARY

Tenant:	7-Eleven
Guaranty:	Corporate
Type of Ownership:	Fee Simple
Lease Type:	NNN
Landlord Responsibilities:	Structure & Foundation
Rent Commencement:	2/1/2020
Lease Expiration:	1/31/2035
Term Remaining:	8.7 years
Increases:	7.5% Every 5 Years
Options:	Three, 5-Year
Right of First Offer:	20 Days - Declined By Tenant


SeatGeek STADIUM
20,000 CAPACITY
$18B+ REVENUE
amazon
300+ EMPLOYEES
$131B REVENUE
MIDWAY
INTERNATIONAL AIRPORT
2,000+ EMPLOYEES
$250M+ REVENUE
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
SUPREMO
ExtraSpace Storage
ALWAN PRINTING & PACKAGING
MCDONALD'S
Best Car Buy · Sell · Trade
AutoZone
Super 8 BY WYNDHAM
BR baskin robbins
DUNKIN'
7 ELEVEN
Roberts Rd
16,600 VPD
W 79th St
27,400 VPD
COMBINED VPD
44,000 VPD
boostmobile
CURRENCY EXCHANGE
GET STUFF DONE
Avocado BURGER
Bronco's Burritos


CHIEF
MOBILE HOME PARK
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16+ HEADQUARTERS
FORTUNE 500
COMBINED VPD
44,000 VPD
S Roberts Rd
16,600 VPD
SPEED CLEAN
Best Car
Buy · Sell · Trade
ONLY
W 79th St
27,400 VPD
MCDONALD'S
McDonald's


Walmart
TARGET
sam's club
KOHL'S
MENARDS
PETSMART
THE HOME DEPOT
ALDI
ROSS DRESS FOR LESS
FLOOR & DECOR
DOLLAR TREE
pop shelf
BEST BUY
Chick-fil-A
45
55
143,700 VPD
ARS CONTRACTING
A L.A. GRANGE CRANE COMPANY
KINDER MORGAN INC.
45
70,600 VPD
171
171
Ingredion
500+ EMPLOYEES
$7.2B+ REVENUE
7-ELEVEN
W 79th St
27,400 VPD
SeatGeek STADIUM
20,000 CAPACITY
$18B+ REVENUE
43
CSX
THE HOME DEPOT
DISTRIBUTION CENTER
UNITED STATES POSTAL SERVICE
FedEx Express
amazon
300+ EMPLOYEES
$131B REVENUE
DUNKIN'
MCDONALD'S
AutoZone
ExtraSpace Storage
MJ Holding
WALGREENS
DUNKIN'
MCDONALD'S
ALDI
IHOP
Pizza Hut
Wendy's
Panera BREAD
CHEVROLET
THE OAKS & THE LAURELS OF WILLOW HILL
CONDOMINIUMS
148 - UNITS
$160,000 - AV. SALE PRICE
294
167,500 VPD
S Roberts Rd
16,600 VPD
CONCORD LANE
TOWNHOMES
64 - UNITS
$165,000 - AV. SALE PRICE
STONY CREEK
SUBDIVISION
110 - UNITS
$360,000 - AV. SALE PRICE
43
CVS pharmacy
Shell
Shop & Save Market
HOBBY LOBBY
CHIPOTLE MEXICAN GRILL

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.



SUBJECT PROPERTY

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



SUBJECT PROPERTY

BRIDGEVIEW IL

A STRATEGICALLY LOCATED SOUTHWEST CHICAGO SUBURB WITH STRONG RETAIL FUNDAMENTALS AND REGIONAL CONNECTIVITY

9.4M+
CHICAGO-NAPERVILLE-ELGIN MSA POPULATION

$923B
CHICAGO MSA GDP

20,000
SEATGEEK STADIUM

17,000
BRIDGEVIEW POPULATION

Bridgeview, Illinois is a well-established southwest suburban community within the Chicago-Naperville-Elgin metropolitan area, one of the largest and most diversified economic regions in the United States. Located approximately 15 miles southwest of downtown Chicago, Bridgeview benefits from direct access to Interstate 294, Interstate 55 and U.S. Route 45, providing excellent regional connectivity. The village serves a dense residential population and is supported by a broad employment base across Chicago's southwest suburbs, including Oak Lawn, Bedford Park, Burbank and Orland Park.

The subject property is positioned within a mature commercial corridor featuring established retail, service-oriented businesses and daily-needs shopping destinations. The surrounding area includes national retailers, grocery-anchored centers and major employers that generate consistent consumer traffic and support long-term retail demand. Bridgeview is also home to SeatGeek Stadium, a 20,000-seat sports and entertainment venue that attracts visitors from across the Chicago metropolitan area and contributes to local economic activity.

The Chicago-Naperville-Elgin MSA is home to more than 9.4 million residents and supports a diversified economy driven by transportation, logistics, healthcare, finance, manufacturing, education and professional services. Anchored by O'Hare International Airport and one of the nation's most extensive highway, rail and intermodal transportation networks, the region provides access to a substantial consumer base, major employment centers and ongoing infrastructure investment, supporting Bridgeview's long-term economic stability and retail performance.


CHICAGO MSA



REGIONAL MAP



DEMOGRAPHIC SUMMARY	1 MILE	3 MILE	5 MILE
POPULATION	13,488	108,384	303,408
EST. DAYTIME POPULATION	4,194	35,593	116,881
AVG. HOUSEHOLD INCOME	$80,624	$90,677	$101,644

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