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

$4,274,951
PRICE

5.15%
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

ANNUALIZED OPERATING DATA

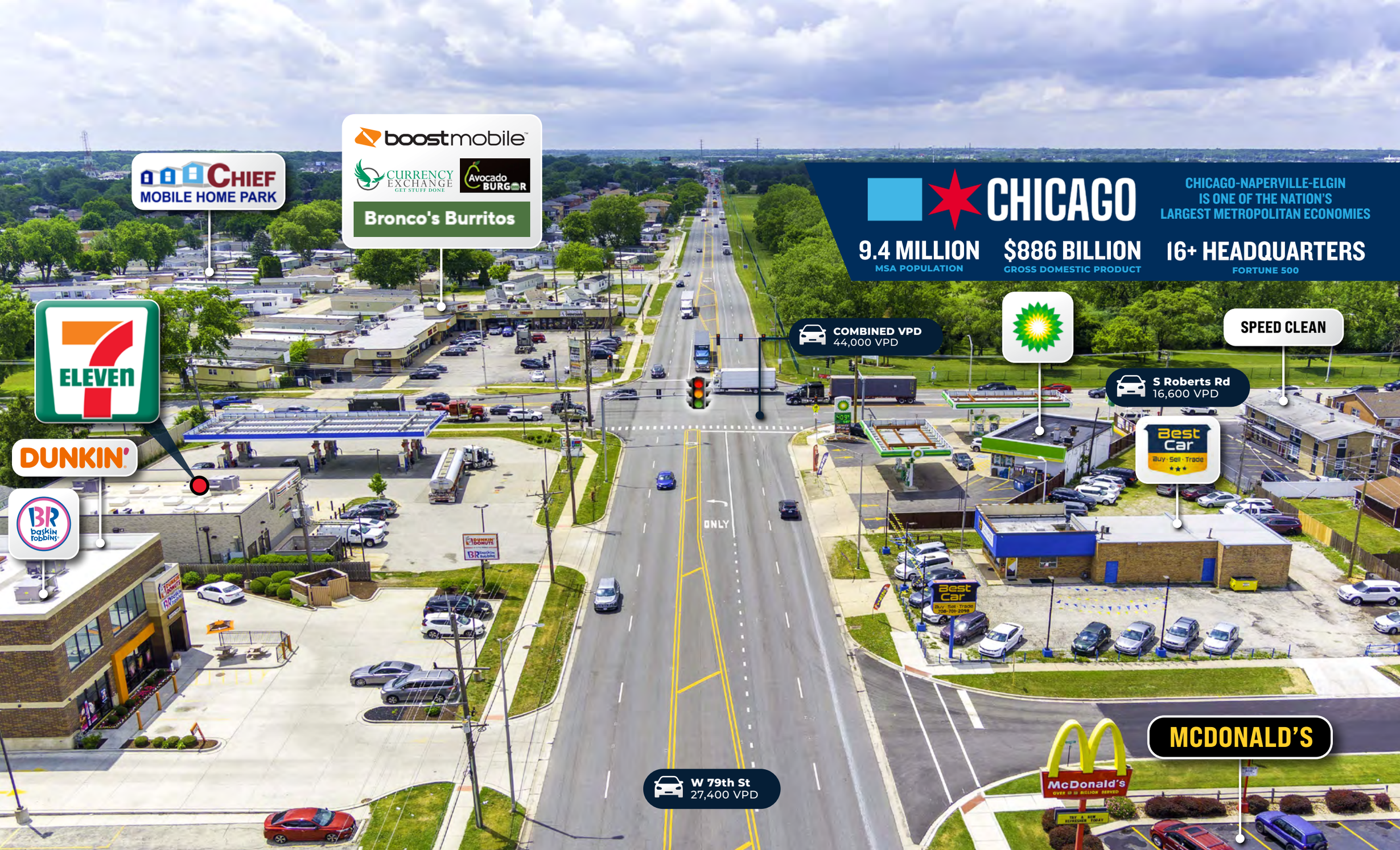
Year		Annual	Monthly	Increases
Years 1 - 5	February 1, 2020 – January 31, 2025	$204,800.04	$17,066.67	7.5% Every 5 Years
Years 6 - 10	February 1, 2025 – January 31, 2030	$220,160.04	$18,346.67	7.5% Every 5 Years
Years 11 - 15	February 1, 2030 – January 31, 2035	$236,672.04	$19,722.67	7.5% Every 5 Years
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

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

SUBJECT PROPERTY

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
3M VISITORS
MILLENNIUM PARK
20M VISITORS
SUPREMO
ExtraSpace Storage
ALWAN
PRINTING & PACKAGING
Best Car
Buy · Sell · Trade
MCDONALD'S
AutoZone
Super 8
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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CHICAGO
CHICAGO-NAPERVILLE-ELGIN IS ONE OF THE NATION'S LARGEST METROPOLITAN ECONOMIES
9.4 MILLION
MSA POPULATION
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GROSS DOMESTIC PRODUCT
16+ HEADQUARTERS
FORTUNE 500
COMBINED VPD
44,000 VPD
SPEED CLEAN
S Roberts Rd
16,600 VPD
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
45
70,600 VPD
171
ARS CONTRACTING
A LA GRANGE CRANE COMPANY
KINDER MORGAN INC.
Ingredion
500+ EMPLOYEES
$7.2B+ REVENUE
171
43
SeatGeek STADIUM
20,000 CAPACITY
$18B+ REVENUE
CSX
THE HOME DEPOT
DISTRIBUTION CENTER
UNITED STATES POSTAL SERVICE
amazon
300+ EMPLOYEES
$131B REVENUE
FedEx Express
7 ELEVEN
DUNKIN'
MCDONALD'S
AutoZone
ExtraSpace Storage
MJ Holding
W 79th St
27,400 VPD
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
43
CONCORD LANE
TOWNHOMES
64 - UNITS
$165,000 - AV. SALE PRICE
STONY CREEK
SUBDIVISION
110 - UNITS
$360,000 - AV. SALE PRICE
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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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property. By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

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THE DELTONDO GROUP

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Synergy
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ELEVEN
ICE
RUBICON

JUST LISTED

7-ELEVEN

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Bridgeview, IL (Chicago MSA)

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- CHICAGO MSA LOCATION 9.4M+ RESIDENTS
- HARD-CORNER REAL ESTATE DUNDEE RD & ELMHURST ROAD
- O'HARE ACCESS | GLOBAL TRANSPORTATION NODE

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the Habit BURGER GRILL

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Jacksonville, FL