OFFERING MEMORANDUM


SUBJECT PROPERTY

7-ELEVEN

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

Marcus & Millichap
THE DELTONDO GROUP

630 Rand Road, Mount Prospect, IL 60016

$3,966,761
PRICE

5.00%
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 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 $198,338.04 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

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

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

SUBJECT PROPERTY

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
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
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
Chick-fil-A
jiffy lube
Fifth Third Bank
McDONALD'S
Methodist Park
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
UIC 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


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)

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.

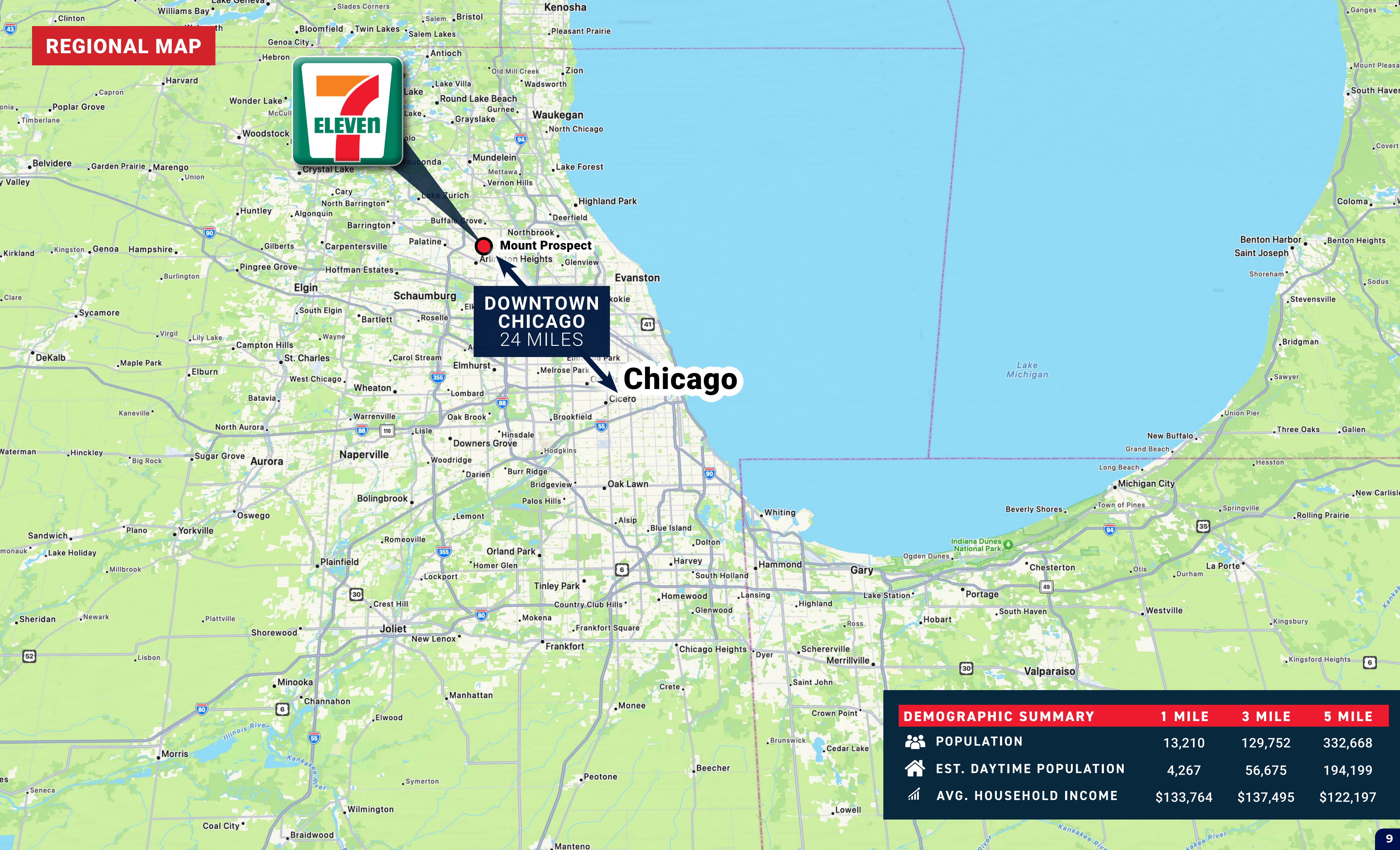
The local economy is anchored by a diverse corporate base and a high-volume retail infrastructure that ensures non-stop regional consumer activity. The subject property benefits from its location near primary commercial corridors such as Rand Road (Route 123) and Northwest Highway, which command immense 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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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

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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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