OFFERING MEMORANDUM

SUBJECT PROPERTY

7-ELEVEN

6301 N MAIN STREET DOWNERS GROVE, IL 60516

Marcus & Millichap
THE DELTONDO GROUP

6301 N Main Street Downers Grove, IL 60516

$4,289,261
PRICE

5.00%
CAP

$214,463
NOI

INVESTMENT SUMMARY

Lease Type	NNN
Landlord Responsibility	Structure & Foundation
Year Built	2020
Building Area	3,010 SF
Land Area	0.65 Acres 28,345 SF

INVESTMENT HIGHLIGHTS

CORPORATE 7-ELEVEN LEASE
NNN STRUCTURE

9.6 Years Remaining On A Corporate-Guaranteed NNN Lease Backed By 7-Eleven, Inc.; Tenant Handles Taxes, Insurance And Operating Expenses While Landlord Retains Structure & Foundation

SIGNALIZED HARD CORNER
38,300 TOTAL VPD

Positioned At The Signalized Hard-Corner Intersection Of 63rd Street And Main Street With Reported Combined Traffic Of Approximately 50,500 Vehicles Per Day; Nearby National Retail Includes Jewel-Osco, CVS, Ace Hardware, Chase Bank And Dairy Queen

7.5% RENT BUMPS EVERY 5 YEARS
CONTRACTUAL NOI GROWTH

Current Annual Rent Of $214,463 Steps To $230,548 In 2031; Three 5-Year Options Extend Potential Lease Control Through January 2051 With Continued 7.5% Increases Every Five Years

AFFLUENT, DENSE SUBURBAN TRADE AREA

2025 Demographics Show 246,428 Residents Within Five Miles, 182,395 Daytime Population And $136,556 Average Household Income; One-Mile Average Household Income Exceeds $153,000

2020 CONSTRUCTION
MODERN FUEL & CONVENIENCE STORE ASSET

3,010-SF Building On A 0.65-Acre / 28,345-SF Parcel; The Store Operates 24/7 With Fuel, Diesel, Mobile Checkout, Amazon Locker, ATM, Lottery And Other Convenience-Oriented Features

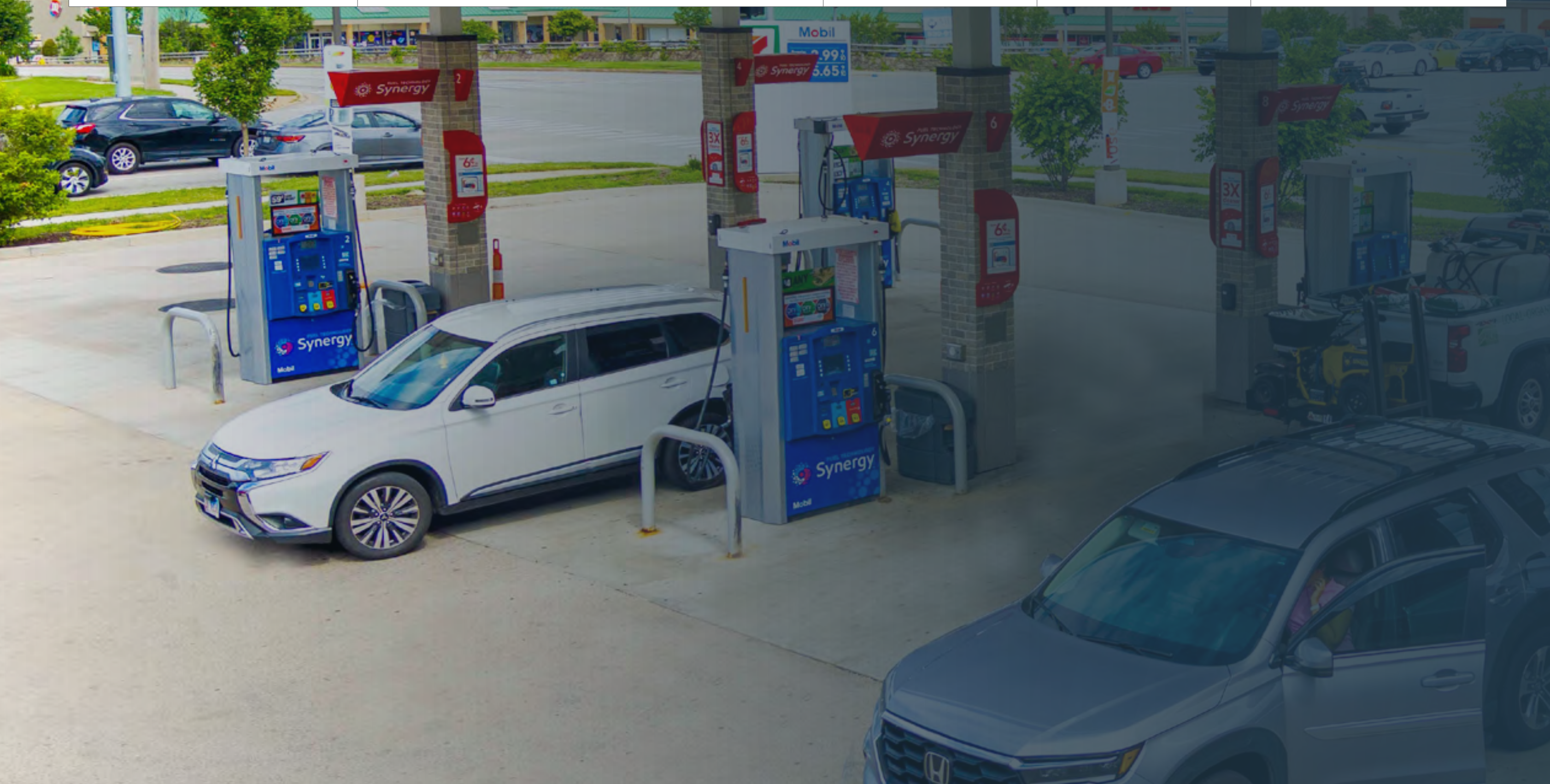
CHICAGO MSA SCALE
9.4M+ POPULATION AND $886B ECONOMY

The Asset Sits Within The Chicago-Naperville-Elgin MSA, A 9.4M+ Population Market Anchored By An $886B Regional Economy, Nearly 5M-Person Labor Force And Diverse Industry Base With No Single Sector Exceeding 13% Of GDP

SUBJECT PROPERTY

ANNUALIZED OPERATING DATA

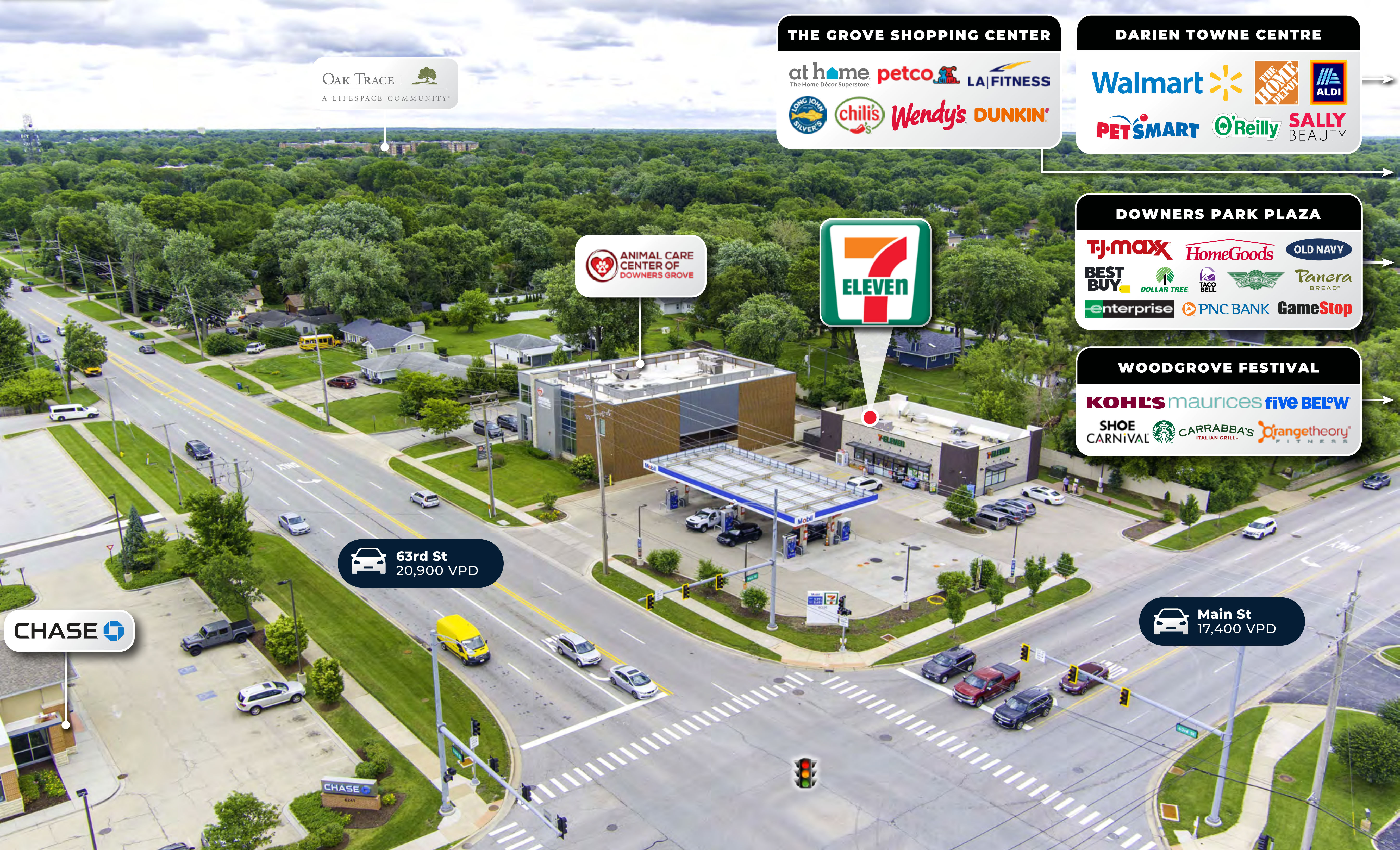
Year		Annual	Monthly	Increases
Years 1 - 5	February 1, 2021 – January 31, 2026	$199,500.00	$16,625.00	7.5% Every 5 Years
Years 6 - 10	February 1, 2026 – January 31, 2031	$214,463.04	$17,871.92	7.5% Every 5 Years
Years 11 - 15	February 1, 2031 – January 31, 2036	$230,547.96	$19,212.33	7.5% Every 5 Years
Option 1 - Years 16 - 20	February 1, 2036 – January 31, 204	$247,839.00	$20,653.25	7.5% Every 5 Years
Option 2 - Years 21 - 25	February 1, 2041 – January 31, 2046	$266,426.88	$22,202.24	7.5% Every 5 Years
Option 3 - Years 26 - 30	February 1, 2046 – January 31, 2051	$286,408.92	$23,867.41	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:	2/1/2021
Lease Expiration:	1/31/2036
Term Remaining:	9.6 years
Increases:	7.5% Every 5 Years
Options:	Three, 5-Year
Right of First Offer:	20 Days - Declined By Tenant

Belmont Golf Club
Campbell's
Domino's Pizza
Maple Grove Forest Preserve
AdventHealth Medical Group
15 LICENSED BEDS
$45M+ REVENUE
TARGET
Jewel Osco
CVS pharmacy
ACE Hardware
CHASE
verizon
DAIRY QUEEN
7 ELEVEN
ALDI
LA FITNESS
Smoothie King
Raising Cane's Chicken Fingers
MARIANO'S
DUNKIN'
SUBWAY
MCDONALD'S
63rd St
20,900 VPD
Downers Grove South HS
2,233 students
Kingsley ES
2,233 students
355
137,200 VPD
planet fitness
Jersey Mike's Subs
SUBWAY
MCDONALD'S
Fifth Third Bank
Main St
17,400 VPD
Green Meadows Golf Course
Mar-Duke Farm Park
McCollum Park
THE HOME DEPOT
THE GROVE SHOPPING CENTER
at home The Home Décor Superstore
petco
LA FITNESS
Long John Silver's
chili's
Wendy's
DUNKIN'
DOWNERS PARK PLAZA
TJ maxx
HomeGoods
OLD NAVY
BEST BUY
DOLLAR TREE
TACO BELL
Panera BREAD
enterprise
PNC BANK
GameStop
U-HAUL
DARIEN TOWNE CENTRE
Walmart
THE HOME DEPOT
ALDI
PETSMART
O'Reilly
SALLY BEAUTY
75th St
31,2900 VPD
WOODGROVE FESTIVAL
KOHL'S
maurices
five BELOW
SHOE CARNIVAL
CARRABBA'S ITALIAN GRILL
orangetheory FITNESS
ROSS DRESS FOR LESS
Jewel Osco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OAK TRACE
A LIFESPACE COMMUNITY
ANIMAL CARE CENTER OF DOWNERS GROVE
7 ELEVEN
63rd St
20,900 VPD
Main St
17,400 VPD
CHASE


CVS pharmacy
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verizon
DAIRY QUEEN
Jewel Osco
CHASE
ANIMAL CARE CENTER OF DOWNERS GROVE
7 ELEVEN
63rd St
20,900 VPD
Main St
17,400 VPD
WE DELIVER! Order Online
Mobil
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)

DOWNERS GROVE IL

PREMIUM WEST SUBURBAN MARKET WITH ELITE CORPORATE & RETAIL DENSITY

9.4M+
CHICAGO-NAPERVILLE-ELGIN MSA POPULATION

$923B
CHICAGO MSA GDP

84.8M+
O'HARE INTERNATIONAL AIRPORT

50,150+
DOWNERS GROVE VILLAGE POPULATION

Downers Grove, Illinois is an affluent western suburb within DuPage County, forming an integral part of the Chicago-Naperville-Elgin metropolitan area. Strategically positioned along major transit corridors including Interstate 88 and Interstate 355, the village serves as a premier corporate and logistics engine in Chicagoland. Downers Grove is widely recognized for its high-barrier-to-entry commercial markets, exceptional household incomes, and institutional-grade business parks, making it a highly sought-after destination for retail real estate investment.

The local economy is uniquely defined by its dual strength as a high-volume retail corridor and a massive employment hub. The subject property benefits from its proximity to dominant commercial arteries like Butterfield Road (Route 56) and Ogden Avenue (Route 34), which host an elite concentration of national retailers, corporate offices, and automotive hubs. The surrounding trade area features dense, high-end residential neighborhoods and class-A healthcare networks, ensuring a heavy, non-stop daytime population and consistent consumer traffic.

As of 2026, the village continues to thrive through proactive transit-oriented downtown redevelopments and tech-forward corporate expansions. Serving as a major commuter hub via multiple Metra rail stations, Downers Grove seamlessly connects affluent local residents to downtown Chicago. Supported by premium median household incomes that rank significantly above state averages, an educated workforce, and a highly stable corporate footprint, the area provides exceptional market demand fundamentals and long-term asset security.

CHICAGO MSA

REGIONAL MAP

DEMOGRAPHIC SUMMARY	1 MILE	3 MILE	5 MILE
POPULATION	12,590	124,355	246,428
EST. DAYTIME POPULATION	3,002	37,530	182,395
AVG. HOUSEHOLD INCOME	$153,301	$130,083	$136,556

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Marcus & Millichap
THE DELTONDO GROUP

19800 MacArthur Boulevard, Suite 150
Irvine, California 92612

Listing Agents:

PETER DELTONDO
Senior Managing Director
P: (949) 698-2609
E: pdeltondo@marcusmillichap.com

ANDRE THOMPSON
Director, Investments
P: (949) 419-3217
E: athompson2@marcusmillichap.com

CHRIS ORENIC
Associate
P: (310) 697-9586
E: chris.orenic@marcusmillichap.com

ERIC MYERS
Associate
P: (909) 456-3463
E: Eric.Myers@marcusmillichap.com

JACK GOEDKEN
Associate
P: (949) 419-3291
E: jack.goedken@marcusmillichap.com

WHITNEY CROWLEY
Executive Assistant
P: (404) 934-6080
E: Whitney.Crowley@marcusmillichap.com

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