OFFERING MEMORANDUM

SUBJECT PROPERTY

7-ELEVEN

7500 WEST JANES AVENUE, WOODRIDGE (CHICAGO MSA), IL

Marcus & Millichap
THE DELTONDO GROUP

7500 West Janes Avenue, Woodridge, IL

$3,828,252
PRICE

5.15%
CAP

$197,155
NOI

INVESTMENT SUMMARY

Lease Type	NNN
Landlord Responsibility	Structure & Foundation
Year Built	2020
Building Area	3,010 SF
Land Area	0.51 Acres 22,500 SF

INVESTMENT HIGHLIGHTS

CORPORATE 7-ELEVEN LEASE
ESSENTIAL-USE GAS & CONVENIENCE STORE

Corporate 7-Eleven Tenancy With Gas, Diesel, Lottery, Delivery, Amazon Locker, Mobile Checkout, 7NOW Snap Accepted And 24/7 Operations At This Location.

SIGNALIZED DAILY-NEEDS RETAIL NODE
WOODRIDGE PLAZA OUTLOT

7-Eleven Sits On An Outlot To Woodridge Plaza, A Daily-Needs Center Anchored By Walgreens, Dunkin' And Anytime Fitness, With 32,700 Vehicles Per Day Reported On 75th Street Approximately 1/4 Mile From I-355.

NNN LEASE STRUCTURE
MINIMAL LANDLORD OBLIGATIONS

Tenant Is Responsible For Operating Expenses Under A NNN Lease Structure; Landlord Responsibilities Are Limited To Structure & Foundation Per Lease Intake.

IMMEDIATE ACCESS TO I-355
MAJOR SUBURBAN CHICAGO ARTERIAL POSITION

Woodridge Is Linked To The Chicago Region Through I-55 And I-355, Including Three I-355 Interchanges In The Village That Function As Vital Commercial Nodes.

7.5% RENT INCREASES EVERY 5 YEARS

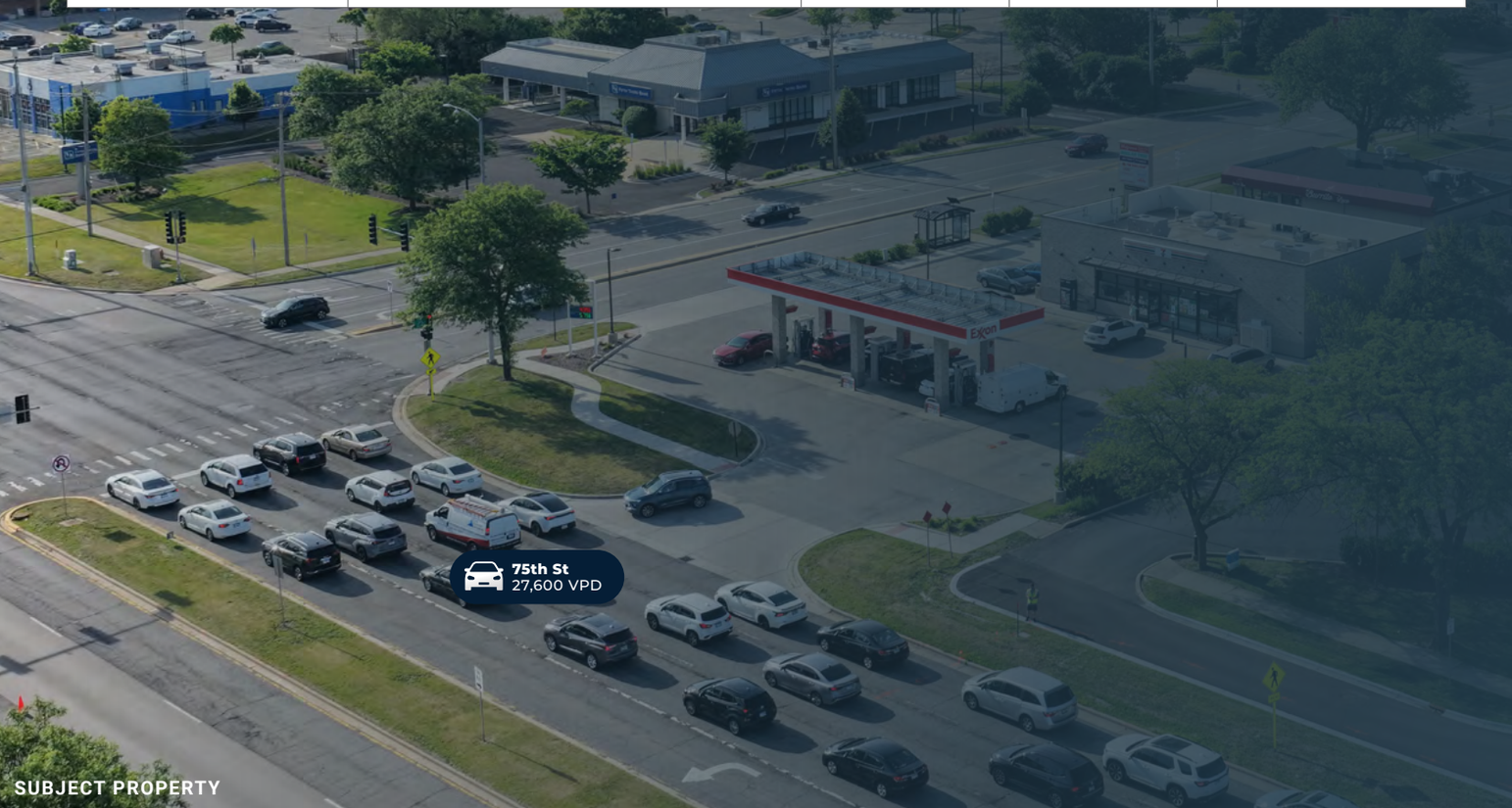
Contractual Rent Growth Increases NOI From $183,400 To $263,293 Over The Remaining Scheduled Rent Steps, Representing Approximately 43.56% Growth From The Current Rent.

DENSE INFILL CHICAGO MSA TRADE AREA

The Chicago-Naperville-Elgin MSA Had Approximately 9.41 Million Residents In 2024, Ranking As The Third-Most-Populous U.S. Metro Area.

ANNUALIZED OPERATING DATA

Year		Annual	Monthly	Increases
Years 1 - 5	October 1, 2020 - September 30, 2025	$183,400.00	$15,283.33	7.5% Every 5 Years
Years 6 - 10	**October 1, 2025 - September 30, 2030**	**$197,155.00**	**$16,429.58**	**7.5% Every 5 Years**
Years 11 - 15	October 1, 2030 - September 30, 2035	$211,941.00	$17,661.75	7.5% Every 5 Years
Option 1 (Years 16 - 20)	October 1, 2035 - September 30, 2040	$227,836.58	$18,986.38	7.5% Every 5 Years
Option 2 (Years 21 - 25)	October 1, 2040 - September 30, 2045	$244,924.32	$20,410.36	7.5% Every 5 Years
Option 3 (Years 26 - 30)	October 1, 2045 - September 30, 2050	$263,293.64	$21,941.14	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:	10/1/2020
Lease Expiration:	9/30/2035
Term Remaining:	9.3 years
Increases:	7.5% Every 5 Years
Options:	Three, 5-Year
Right of First Offer:	20 Days - Declined By Tenant

VILLAGE OF
WOODRIDGE
INCORPORATED 1959
Greene Valley
Scenic Overlook
FRESENIUS
MEDICAL CARE
DUNKIN'
7
ELEVEN
ANYTIME
FITNESS
WALGREENS
FIFTH THIRD BANK
75th St
27,600 VPD
THE
RIDGE
BAR & GRILL
Janes Ave
4,950 VPD
CITGO

VILLAGE OF WOODRIDGE
INCORPORATED 1959
Village Greens OF WOODRIDGE
Jewel-Osco
355
137,200 VPD
FIFTH THIRD BANK
7 ELEVEN
EXXON
Burrito Loco
DUNKIN'
FRESENIUS MEDICAL CARE
COSTCO WHOLESALE
IKEA
ANYTIME FITNESS
WALGREENS
CITGO
THE RIDGE BAR & GRILL
Janes Ave
4,950 VPD
75th St
27,600 VPD

VILLAGE OF WOODRIDGE
INCORPORATED 1959
TARGET
SUBWAY
MEADOWBROOK SHOPPING CENTER
planet fitness
DOLLAR TREE
DUNKIN'
ExxonMobil
UChicago Medicine AdventHealth Medical Group Ear, Nose & Throat at Woodridge
Downers Grove South HS
2,604 students
Meadowview ES
413 students
CENTERPOINTE OF WOODRIDGE
THE HOME DEPOT
U-HAUL
DOWNERS PARK PLAZA
T.J.maxx
BEST BUY
HomeGoods
OLD NAVY
DOLLAR TREE
WING STOP
Panera BREAD
TACO BELL
THE GROVE SHOPPING CENTER
at home
petco
XSPORT FITNESS
Wendy's
chili's
ADVANCE AUTO PARTS
Woodward Ave
13,700 VPD
Thomas Jefferson Junior HS
562 students
COOK'S
MCDONALD'S
CITGO
Janes Ave
4,950 VPD
355
137,200 VPD
Arby's
HARBOR FREIGHT
75th St
27,600 VPD
75th St
31,200 VPD
SHERWIN WILLIAMS.
TAKE 5
DAIRY QUEEN
metro by T-Mobile
ZIGFIELD TROY GOLF
William F Murphy ES
402 students
Jewel-Osco
FIFTH THIRD
ANYTIME FITNESS
EXXON
WALGREENS
DUNKIN'
Burrito Loco
7 ELEVEN
355
Village Greens OF WOODRIDGE
WOODGROVE FESTIVAL
carter's
KOHL'S
five BELOW
maurices
PET N SALE
MCDONALD'S
SHOE CARNIVAL
CHESTNUT COURT
ROSS DRESS FOR LESS
Burlington
Edgewood ES
322 students
Janes Ave
7,900 VPD

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

WOODRIDGE IL

A PREMIER CHICAGO SUBURBAN COMMERCE HUB

33,980+
LOCAL POPULATION

3.76M+
MSA WORKFORCE

170,000+
DAILY TRAFFIC COUNT

1,100+
EDWARD DON & CO. EMPLOYEES

Woodridge, Illinois is an affluent and strategically located village in DuPage County, situated approximately 25 miles southwest of the Chicago Loop. Positioned at the intersection of Interstate 355 (Veterans Memorial Tollway) and Interstate 55, Woodridge serves as a vital logistics and retail node within the Greater Chicago MSA. Its location provides unparalleled access to a regional labor pool of over 3.7 million professionals, making it an exceptionally stable market for high-quality commercial real estate investments.

The local economy is defined by a sophisticated mix of corporate headquarters, medical services, and a high-performing retail sector. Woodridge sits within one of the wealthiest counties in the United States, which is reflected in its superior demographic profile and consistent consumer spending power. The village's pro-business environment has fostered a diverse economic base that spans from advanced manufacturing to professional services, ensuring long-term resilience and sustained demand for primary commercial corridors.

Beyond its industrial and corporate strength, Woodridge is a major destination for lifestyle and regional retail. The village is home to significant commercial developments and recreation facilities that draw visitors from across the suburban Chicago area. With a median household income exceeding $100,000 and ongoing modern infrastructure projects, Woodridge offers unrivaled demand fundamentals and exceptional security for prime retail and net-lease assets.

CHICAGO MSA

REGIONAL MAP

DEMOGRAPHIC SUMMARY	1 MILE	3 MILE	5 MILE
POPULATION	17,733	94,602	256,786
EST. DAYTIME POPULATION	2,998	25,049	86,423
AVG. HOUSEHOLD INCOME	$105,549	$128,140	$133,986

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