



3 MILES FROM UNIVERSITY OF ILLINOIS (56,644 STUDENTS) & **PARKLAND COLLEGE** (20,000 STUDENTS)

WENDY'S

2033 NORTH PROSPECT AVENUE
CHAMPAIGN, ILLINOIS 61822

- » **Absolute-Net Ground Lease (Zero Landlord Responsibilities):** 15 Years Remaining with 7.5% Increases Every 5 Years.
- » **Strong Operating History:** This Property has been Operating as a Wendy's Since 1995. Due to the Strength of Location the Property was Remodeled in 2020.
- » **Near Major Universities:** Just 3 Miles from Wendy's; University of Illinois (56,644 Students) & Parkland College (20,000 Students).
- » **Major Retail Corridor:** Nearby Retailers Include: Sam's Club, Lowe's, Target, Menard's, Meijer, Walmart, Rural King and Home Depot to Name a Few.



Marcus & Millichap
THE DELTONDO GROUP

19800 MacArthur Boulevard, Suite 150
Irvine, California 92612

www.deltondoadvisorygroup.com

Lead Listing Brokers:

PETER DELTONDO

Senior Managing Director
P. (949) 698-2609
E. pdeltondo@marcusmillichap.com
License CA 01797033

ANDRE THOMPSON

Senior Associate
P. (949) 419-3217
E. athompson2@marcusmillichap.com
License CA 02086459

SHEILA ALIMADADIAN

First Vice President
P. (949) 419-3265
E. salimadadian1@marcusmillichap.com
License CA 01266188

MANUEL SLEEM

Associate
P. (949) 419-3251
E. msleem@marcusmillichap.com
License CA 02109537

BRYCE DUNKS

Director of Operations
The Deltondo Group
P. (949) 419-3225
E. bdunks@marcusmillichap.com

ETHAN ELLIOTT

Associate
P. (949) 419-3294
E. eelliott1@marcusmillichap.com
License CA 02101801

BROKER OF RECORD

Steven Weinstock
License 471.011175



Parkland College
(20,000+ Students)
3 Miles from Wendy's



Baytowne Apartments
354 Units / 2 Stories

Prospect Ave

Baytowne Dr

23,000 VPD

COSTCO
WHOLESALE

McALISTER'S
DELI

MENARDS

Denny's

TARGET

five BELOW Burlington

LOWE'S

Market Place Shopping Center

DICK'S
SPORTING GOODS

jcpenny ★ **macy's**

Nantucket Cove Apartments
240 Units / 3 Stories

I UNIVERSITY OF
ILLINOIS
URBANA-CHAMPAIGN

University of Illinois
(56,644 Students)
3 Miles from Wendy's

FAMOUS FOR
Steak n Shake
STEAKBURGERS

sleep number

AT&T

Burger King

LONGHORN
STEAKHOUSE

Prospect Ave 23,000 VPD

Baytowne Dr

Wendy's

FAZOLI'S

Chili's



meijer

AMC THEATRES

Chick-fil-A

Starbucks

ALDI

Guitar Center

JOANN

HomeGoods

Portillo's
HOT DOGS • BEEF • BURGERS • SALADS

Walmart
Save money. Live better.

MENARDS

SHOE CARNIVAL

Michaels
Made by you

ROSS

BEST BUY

Binny's
BEVERAGE DEPOT

Applebee's
GRILL + BAR

W Town Center Blvd

LONGHORN STEAKHOUSE

Burger King

Baytowne Dr 23,000 VPD

FAMOUS FOR
Steak n Shake
STEAKBURGERS

sleep number

ULTA BEAUTY

DOLLAR TREE

STAPLES

PET SMART

Wendy's

FAZOLI'S

Pepper's

Lowe's

UNIVERSITY OF ILLINOIS
URBANA-CHAMPAIGN

University of Illinois
(56,644 Students)
3 Miles from Wendy's

THE HOME DEPOT

EINSTEIN BROS BAGELS

DRURY INN & SUITES

Culver's

PARKLAND COLLEGE

Parkland College
(20,000+ Students)
3 Miles from Wendy's

TIRE PLUS
TOTAL CAR CARE

MATTRESS FIRM

FIVE GUYS

goodwill

BUFFALO WILD WINGS
GRILL & BAR

ups
IT'S GONNA BE GREAT™

Ford

W Marketview Dr

AT&T

Red Lobster

Chili's

sleep ↔ number.

FAMOUS FOR STEAK n SHAKE

FAZOLI'S

ULTA BEAUTY **DOLLAR TREE** **STAPLES** **PET SMART**

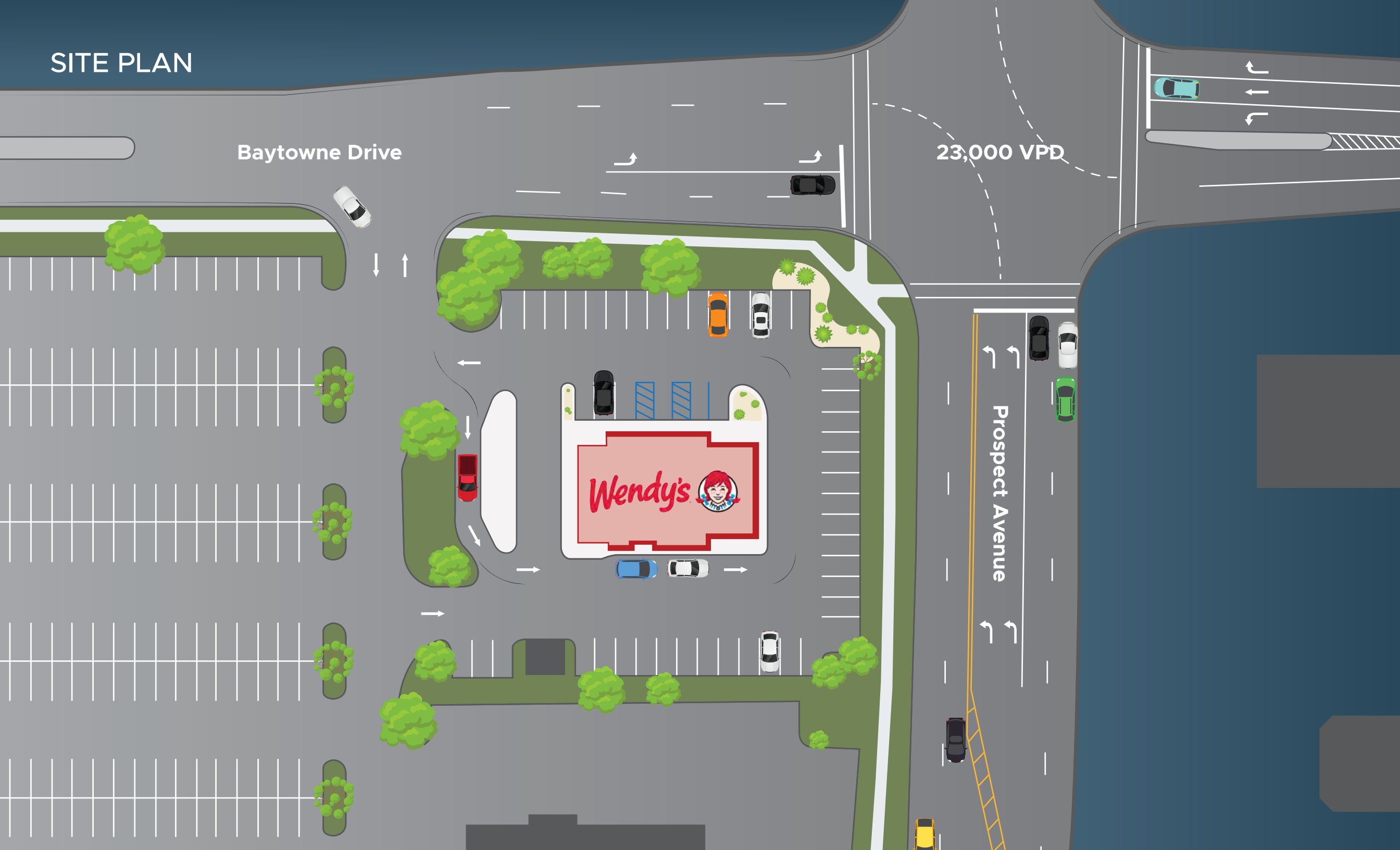
Prospect Ave

Wendy's

23,000 VPD

Baytowne Dr

SITE PLAN



Baytowne Drive

23,000 VPD

Prospect Avenue

Wendy's



RAISING CANE'S

Address:	2033 N. Prospect Ave. Champaign, IL 61822
Price:	\$1,894,736
CAP:	4.75%
NOI:	\$90,000

INVESTMENT SUMMARY

Lease Type:	Absolute-Net
Landlord Responsibility:	None
Year Built / Remodeled:	1995 / 2020
Building Area:	3,321 SF
Land Area:	38,332 SF
Vehicles Per Day:	23,000 (Intersection)
5 Mile Radius Population:	134,245



HIGHLIGHTS

- » **Absolute-Net Ground Lease (Zero Landlord Responsibilities):** 15 Years Remaining with 7.5% Increases Every 5 Years.
- » **Strong Operating History:** This Property has been Operating as a Wendy's Since 1995. Due to the Strength of Location the Property was Remodeled in 2020.
- » **Near Major Universities:** Just 3 Miles from Wendy's; University of Illinois (56,644 Students) & Parkland College (20,000 Students).
- » **Major Retail Corridor:** Nearby Retailers Include: Sam's Club, Lowe's, Target, Menard's, Meijer, Walmart, Rural King and Home Depot to Name a Few.
- » **Signalized Corner:** Located on the Corner of North Prospect Avenue and Baytowne Drive the Intersection is Passed By Over 23,000 Vehicles Per Day.
- » **Excellent Demographics:** Within a 5 Mile Radius Population is 134,245, Households 55,567, and the Average Household Income is \$72,404.



ANNUALIZED OPERATING DATA

Base Rent	Annually	Monthly
Present - Jun 30, 2027	\$90,000.00	\$6,750.00
Jul 1, 2027 - Jun 30, 2032	\$96,750.00	\$7,256.25
Jul 1, 2032 - Jun 30, 2037	\$104,006.25	\$7,800.47
Jul 1, 2037 - Jun 30, 2042 (Option 1)	\$111,806.72	\$8,385.50
Jul 1, 2042 - Jun 30, 2047 (Option 2)	\$120,192.22	\$9,014.42
Jul 1, 2047 - Jun 30, 2052 (Option 3)	\$129,206.64	\$9,690.50
Jul 1, 2052 - Jun 30, 2057 (Option 4)	\$138,897.14	\$10,417.29

TENANT SUMMARY

Tenant Name:	Wendy's
Guaranty:	All Star Management Inc. (35 Units)
Type of Ownership:	Ground Lease
Lease Type:	Absolute-Net
Landlord Responsibilities:	None
Lease Term:	20 Years
Rent Commencement:	July 21, 1995
Lease Expiration:	June 30, 2037
Term Remaining:	15 Years
Increases:	7.5% Every 5 Years
Options:	Four, 5 Year



TENANT OVERVIEW

Wendy's was founded in 1969 by Dave Thomas in Columbus, Ohio. Dave built his business on the premise, "Quality is our Recipe," which remains the guidepost of the Wendy's system. Wendy's is best known for its made-to-order square hamburgers, using fresh, never frozen beef*, freshly-prepared salads with hand-chopped lettuce, and other signature items like chili, baked potatoes and the Frosty dessert. The Wendy's Company (NASDAQ: WEN) is committed to doing the right thing and making a positive difference in the lives of others. Today, Wendy's and its franchisees employ hundreds of thousands of people across approximately 7,000 restaurants worldwide with a vision of becoming the world's most thriving and beloved restaurant brand.

The lease is fully guaranteed by All Star Management, which is a very experienced franchisee that started in 1989 and now has 35 stores. Mike Allegro, who was a Director at Wendy's corporate office from 1982-1988, is the President/CEO of All Star Management. He became a franchisee in 1989 and has grown All Star Management from two to thirty eight stores over that time period. He has been honored with two of the highest awards from Wendy's - the Dave Thomas Founders Award and an induction into the Wendy's Hall of Fame.

Franchisee Name:	Headquarters:
All Star Management, Inc.	Bourbonnais, IL
Number of Stores:	Operating History
35 Units	34 Years

REGIONAL MAP



Subject Property

Champaign, IL

120 Miles

Indianapolis, IN

135 Miles

Chicago, IL

179 Miles

St. Louis, MO

224 Miles

Milwaukee, WI

233 Miles

Cincinnati, OH

236 Miles

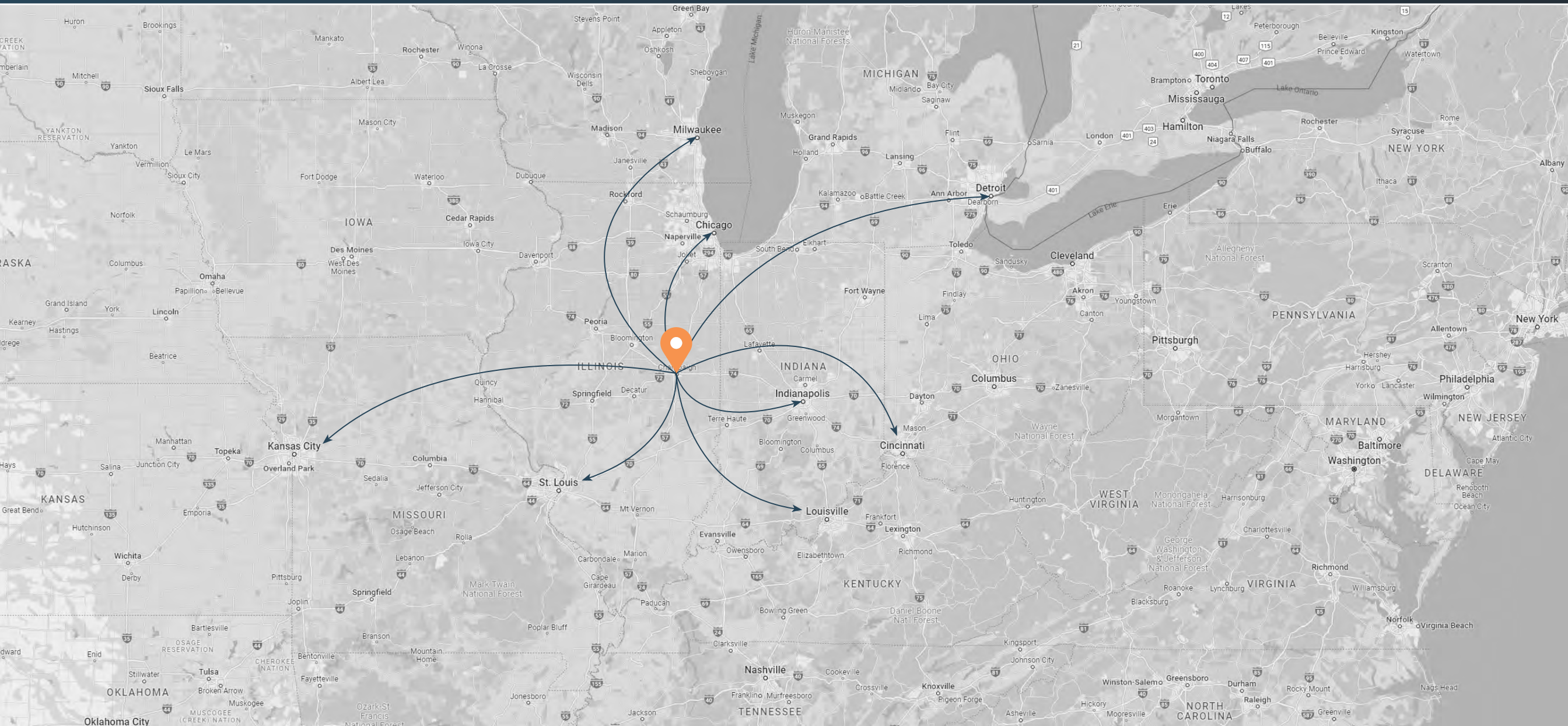
Louisville, KY

382 Miles

Detroit, MI

394 Miles

Kansas City, MO



CHAMPAIGN, ILLINOIS

The Illinois city of Champaign is a 2-hour drive from Chicago (135 miles to the north). Serviced by three interstate highways (I-57, I-72, and I-74), Champaign is abutted by its “Twin City” Urbana, with which it shares the flagship campus of the University of Illinois. Champaign is also home to Parkland College. Other nearby cities include Decatur (48 miles to the southwest), Bloomington (54 miles to the northwest), and Springfield (85 miles to the southwest). Situated in the eastern part of the state of Illinois, Champaign is only about 45 miles from the Indiana border and about 120 miles west of Indianapolis.

Founded in 1855 and incorporated as a city in 1860, Champaign was originally called West Urbana but had its name changed by legislative act at the time of its incorporation. The year 1867 saw the founding of the University, established as a Land Grant university for the state of Illinois. A university town centered in a fertile farm area, Champaign has an economy anchored by agriculture, medicine, and education, although the city also maintains a burgeoning high-tech and software industry focused on research and development of new technologies. In 1985, Champaign hosted the first Farm Aid concert at the University of Illinois’ Memorial Stadium.



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population:	9,445	75,544	134,245
Households:	3,967	31,251	55,567
Household Income:	\$64,199	\$52,662	\$72,404

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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

Marcus & Millichap
THE DELTONDO GROUP

19800 MacArthur Boulevard, Suite 150
Irvine, California 92612

www.deltondoadvisorygroup.com

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Lead Listing Brokers:

PETER DELTONDO

Senior Managing Director

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E. pdeltondo@marcusmillichap.com

License CA 01797033

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COVID-19 NOTICE

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E. eelliott1@marcusmillichap.com

License CA 02101801

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License 471.011175