



SUBJECT PROPERTY



# 7-ELEVEN

7901 S ROBERTS AVENUE, BRIDGEVIEW (CHICAGO MSA), IL

Marcus & Millichap  
THE DELTONDO GROUP



7901 S Roberts Avenue, Bridgeview, IL

**\$4,403,201**  
PRICE

**5.00%**  
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



**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



**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



**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 3Bri00,000 Visitors In 2025



**CHICAGO MSA LOCATION**

9.4M+ RESIDENTS

Chicago-Naperville-Elgin Is One Of The Nation's Largest Metropolitan Economies, With 16+ Fortune 500 Headquarters



**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

<b>Tenant:</b>	7-Eleven
<b>Guaranty:</b>	Corporate
<b>Type of Ownership:</b>	Fee Simple
<b>Lease Type:</b>	NNN
<b>Landlord Responsibilities:</b>	Structure & Foundation
<b>Rent Commencement:</b>	2/1/2020
<b>Lease Expiration:</b>	1/31/2035
<b>Term Remaining:</b>	8.7 years
<b>Increases:</b>	7.5% Every 5 Years
<b>Options:</b>	Three, 5-Year
<b>Right of First Offer:</b>	20 Days - Declined By Tenant



**SeatGeek STADIUM**  
20,000 CAPACITY  
\$18B+ REVENUE

**amazon**  
300+ EMPLOYEES  
\$131B REVENUE

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**MIDWAY**  
INTERNATIONAL AIRPORT  
2,000+ EMPLOYEES  
\$250M+ REVENUE

**CHICAGO**  
9.4 MILLION  
MSA POPULATION  
\$886 BILLION  
GROSS DOMESTIC PRODUCT

**UIC** UNIVERSITY OF ILLINOIS CHICAGO  
35,800 STUDENTS  
**M** MCCORMICK PLACE CHICAGO  
3M VISITORS  
**MP** MILLENNIUM PARK CHICAGO  
20M VISITORS

**SUPREMO**

**ExtraSpace Storage**

**ALWAN**  
PRINTING & PACKAGING

**MCDONALD'S**

**Auto Zone**

**Best Car**  
Buy Sell Trade  
\*\*\*

**Super 8**  
BY WYNDHAM



**BR**  
bakkin  
tobkins

**DUNKIN'**

**Roberts Rd**  
16,600 VPD

**W 79th St**  
27,400 VPD

**7**  
ELEVEN

**COMBINED VPD**  
44,000 VPD

**boostmobile**  
**CURRENCY EXCHANGE**  
GET STUFF DONE  
**Avocado BURG=**  
**Bronco's Burritos**

**CHIEF**  
MOBILE HOME PARK

**boostmobile™**  
**CURRENCY EXCHANGE** GET STUFF DONE  
**Avocado BURGERS**  
**Bronco's Burritos**

**CHICAGO**

CHICAGO-NAPERVILLE-ELGIN  
IS ONE OF THE NATION'S  
LARGEST METROPOLITAN ECONOMIES

**9.4 MILLION**  
MSA POPULATION

**\$886 BILLION**  
GROSS DOMESTIC PRODUCT

**16+ HEADQUARTERS**  
FORTUNE 500

**7**  
**ELEVEN**

**COMBINED VPD**  
44,000 VPD



**SPEED CLEAN**

**S Roberts Rd**  
16,600 VPD

**DUNKIN'**

**Best Car**  
Buy · Sell · Trade  
★★★

**BR**  
baskin  
robbins

**W 79th St**  
27,400 VPD

**MCDONALD'S**



Walmart \* TARGET sam's club  
 KOHL'S MENARDS PETSMART  
 THE HOME DEPOT ALDI ROSS FLOOR & DECOR DOLLAR TREE  
 pop shelf BEST BUY Starbucks Chick-fil-A

THE HOME DEPOT  
 DISTRIBUTION CENTER

SeatGeek STADIUM  
 20,000 CAPACITY  
 \$18B+ REVENUE

CSX

UNITED STATES POSTAL SERVICE

Ingredion.  
 500+ EMPLOYEES  
 \$7.2B+ REVENUE

amazon  
 300+ EMPLOYEES  
 \$131B REVENUE

FedEx Express

MJ Holding

KINDER MORGAN INC.

7 ELEVEN

DUNKIN' MCDONALD'S Auto Zone ExtraSpace Storage

W 79th St  
 27,400 VPD

WALGREENS DUNKIN' MCDONALD'S  
 ALDI IHOP Pizza Hut Wendys Starbucks Panera Bread CHEVROLET

S Roberts Rd  
 16,600 VPD

THE OAKS & THE LAURELS OF WILLOW HILL CONDOMINIUMS  
 148 - UNITS  
 \$160,000 - AV. SALE PRICE

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

45

55 143,700 VPD

45 70,600 VPD

171

294 167,500 VPD

43

43

171



# 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±**  
REVENUE

**13,000+**  
STORES

**135,000+**  
EMPLOYEES

**PUBLIC**  
OWNERSHIP  
TOKYO EXCHANGE

**1,300**  
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.



# REGIONAL MAP



**DOWNTOWN CHICAGO**  
17 MILES



## 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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