HOBBY LOBBY

Anchored by Home Depot Power Center

7370 Woodward Avenue
Chicago (Woodridge), Illinois 60517

- **Triple-Net Lease:** 2+ Years Remain on Current Term, Landlord is Responsible for Roof & Structure.
- **Largest Privately Owned Arts-and-Crafts Retailer in the World:** More than 900 Locations Currently Operating - Annual Revenue of More Than $5.30 Billion.
- **High Traffic Area:** Hobby Lobby is Located off Woodward Avenue (16,503 VPD) and Just Off Veterans Memorial Tollway S which Oversees (134,468 VPD).

Marcus & Millichap
THE DELTONDO GROUP

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Walmart Supercenter
ALDI
THE HOME DEPOT
PETSMART
O'Reilly AUTO PARTS
TGI FRIDAYS
BEST BUY
T.J.maxx
Shop & Save Market
Party City
DOLLAR TREE
OLD NAVY
TACO BELL
MATTRESS FIRM
Wendy's
BURGER KING
LONG JOHN SILVERS
chili's
Advance Auto Parts
DUNKIN' DONUTS
White Castle
X SPORT FITNESS
petco
the roomplace
MIDAS
HARBOR FREIGHT TOOLS
JO-ANN
ROSS DRESS FOR LESS
THE SALVATION ARMY
CHASE
KOHL'S
SEPHORA
SHOE CARNIVAL
CARRABBA'S ITALIAN GRILL
maurices
HOLLYWOOD BLVD A CINEMA, BAR, AND EATERY
five BELOW
Panera
TAKE 5
HEALTHFIRST
Arby's
SHERWIN WILLIAMS
OfficeMax
Bear Paddle swim school
HOBBY LOBBY
CITGO
Jewel Osco
McDonald's
Walgreens
FRESENIUS MEDICAL CARE
DUNKIN' DONUTS
7 ELEVEN
BMO Harris Bank
William F Murphy Elementary School
384 Students
Woodward Ave (16,503 VPD)
Centerpointe of Woodridge
Veterans Memorial Tollway S (134,468 VPD)
75th St (32,298 VPD)
bakers square
SOCIAL SECURITY USA ADMINISTRATION
Allstate
usbank
KinderCare LEARNING CENTERS

HOBBY LOBBY

Address:	7370 Woodward Avenue Chicago (Woodridge), IL 60517
Price:	**$4,031,000**
CAP:	**8.00%**
NOI:	**$322,478**

INVESTMENT SUMMARY

Lease Type:	Triple-Net
Landlord Responsibility:	Roof & Structure
Building Area:	42,997 SF
Land Area:	3.13 Acres
Year Built:	2014
Shopping Center Name:	CenterPointe of Woodridge
5 Mile Radius Population:	246,807

HIGHLIGHTS

- **Triple-Net Lease:** 2+ Years Remain on Current Term, Landlord is Responsible for Roof & Structure.
- **Largest Privately Owned Arts-and-Crafts Retailer in the World:** More than 900 Locations Currently Operating - Annual Revenue of More Than $5.30 Billion.
- **High Traffic Area:** Hobby Lobby is Located off Woodward Avenue (16,503 VPD) and Just Off Veterans Memorial Tollway S which Oversees (134,468 VPD).
- **Strong Demographics:** 246,807 Estimated Population and $125,900 Average Household Income within a Five Mile Radius of the Property.
- **Surrounded by National Tenants:** The Home Depot, OfficeMax, PetSmart, Best Buy, Joann, Ross, Khols, Walmart, Five Below, Kohl's, Aldi, Old Navey, TJ Maxx, and more.

Representative Photo

TENANT OVERVIEW

In 1970, David and Barbara Green took out a $600 loan to begin making miniature picture frames out of their home. Two years later, the fledgling enterprise opened a 300-square-foot store in Oklahoma City, and Hobby Lobby was born. Today, with more than 900 stores, Hobby Lobby is the largest privately owned arts-and-crafts retailer in the world with over 43,000 employees and operating in forty-seven states.

Hobby Lobby offers over 70,000 items featuring home decor, seasonal decor, tableware, floral, art supplies, craft supplies, yarn, fabric, jewelry making, hobbies and much more.

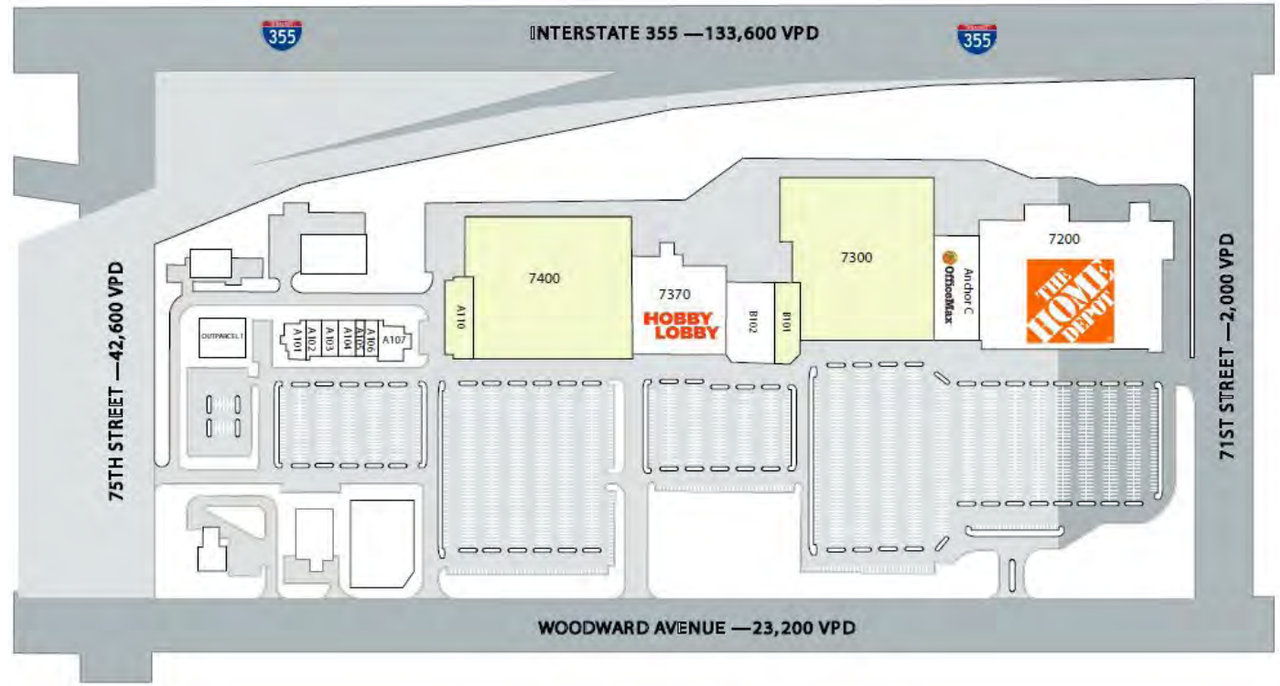
Corporate headquarters include over 10 million-square-feet of manufacturing, distribution, and an office complex in Oklahoma City.

Company Name:	Headquarters:
Hobby Lobby Stores, Inc.	Oklahoma City, OK

Number of Stores:	Year Founded
932	1972

TENANT SUMMARY

Tenant Name:	Hobby Lobby Stores, Inc.
Guaranty:	Corporate
Type of Ownership:	Fee Simple
Lease Type:	Triple-Net
Landlord Responsibilities:	Roof & Structure
Rent Commencement:	Aug 1, 2014
Lease Expiration:	Jul 31, 2024
Term Remaining:	2+ Years
Increases:	6.25% Every 5 Years
Options:	Three, 5 Year
Right of First Refusal:	None

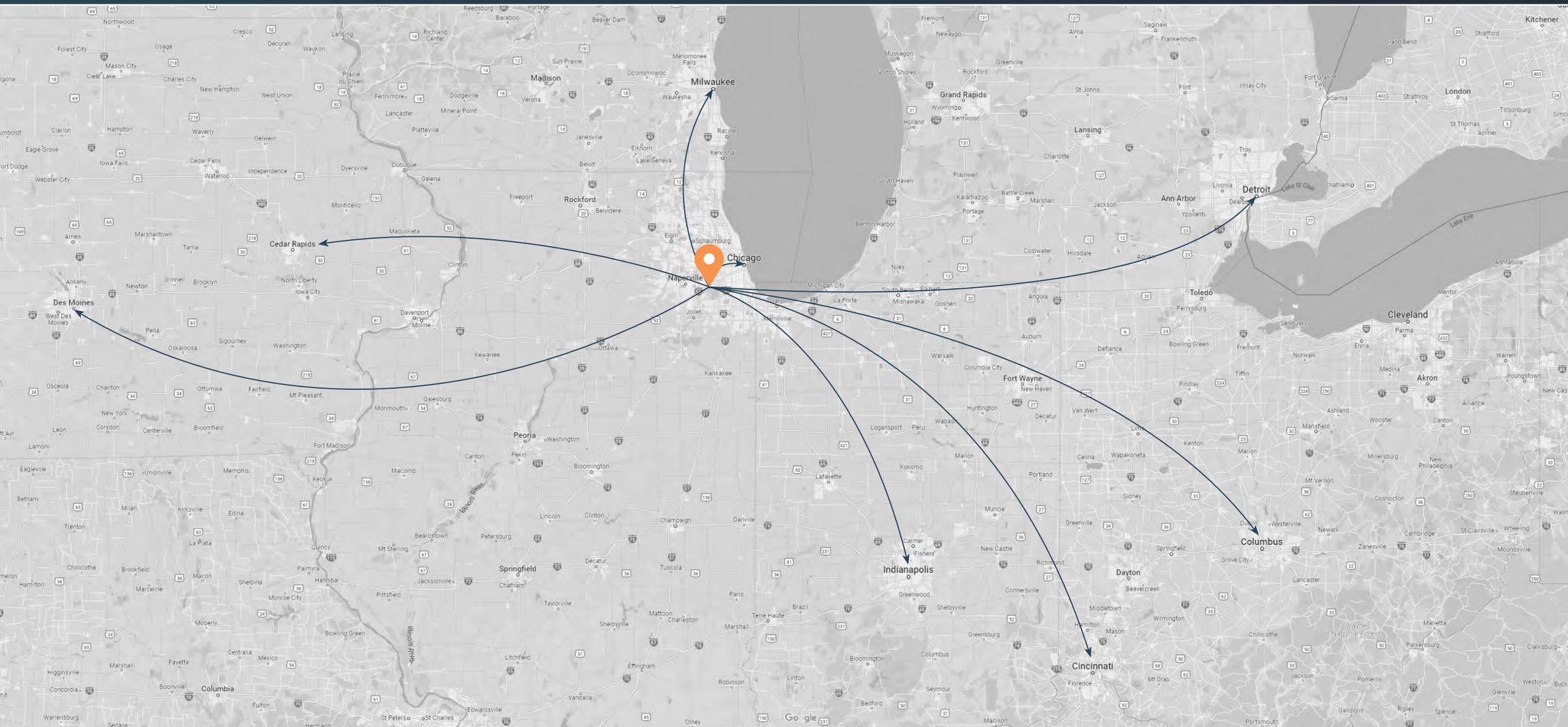


ANNUALIZED OPERATING DATA

Base Rent	Annually	Monthly
Aug 1, 2014 - Jul 31, 2019	$300,979.00	$25,081.58
Aug 1, 2019 - Jul 31, 2024	$322,477.50	$26,873.13
Aug 1, 2024 - Jul 31, 2029 **(Option 1)**	$343,976.00	$28,664.67
Aug 1, 2029 - Jul 31, 2034 **(Option 2)**	$365,474.50	$30,456.21
Aug 1, 2034 - Jul 31, 2039 **(Option 3)**	$386,973.00	$32,247.75

REGIONAL MAP

	Subject Property	30 Miles	Chicago, IL	208 Miles	Cedar Rapids, IA	199 Miles	Indianapolis, IN	372 Miles	Columbus, OH
	Woodridge, IL	101 Miles	Milwaukee, WI	315 Miles	Des Moines, IA	312 Miles	Cincinnati, OH	301 Miles	Detroit, MI



Wealth of Intellectual Capital
The number of corporate headquarters in Chicago is second only to New York City. There are 33 Fortune 500 companies based locally.

Third-Largest Metropolitan Area
The metro population trails only New York City and Los Angeles in size. Growth in the metro has slowed in recent years.

Large, Diverse Employment Base
The Chicago metro employs 4.4 million workers in an array of industries, including the growing tech and logistics sectors.

CHICAGO

Chicago-Naperville-Elgin is one of the largest metros in the nation. Also known as the Greater Chicagoland area, it is bounded to the east by Lake Michigan, expands over a 5,000-square-mile region in northeastern Illinois, and extends into Wisconsin and Indiana. The metro houses 9.5 million people and comprises 14 counties. The city of Chicago contains 2.7 million residents. The greatest growth during the past 20 years occurred in the western portion of the region. In recent years, however, businesses are relocating back into the city to attract young workers, supporting the development of high-rise residential and office towers in downtown Chicago.

MAJOR EMPLOYERS

Amazon.com, Inc.
Advocate Aurora Health
Walmart
Northwestern Memorial Healthcare
United Continental Holdings Inc.
American Airlines
Walgreens Boots Alliance, Inc.
Abbott Laboratories
Amita Health
University of Chicago

ECONOMY

- The metro has one of the biggest economies in the nation and is buoyed by its distribution, finance, manufacturing operations and growing high-tech sectors.
- Fortune 500 companies headquartered in the metro include Boeing, Walgreens, Allstate and McDonald's.
- The area is a major global tourist and convention destination. Typically, more than 50 million people visit the metro annually and support approximately 500,000 jobs in the leisure and hospitality sector. Although suppressed during the pandemic, visitations and employment should pick up again in 2021.

2021 POPULATION
9.5M
Growth
2020-2025
0%

2021 HOUSEHOLDS
3.5M
Growth
2020-2025
0.6%

2021 MEDIAN AGE
37.7
U.S. Median:
38.2

2021 MEDIAN HH INCOME
$72,500
U.S. Median:
$63,000

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population:	14,553	95,975	246,807
Households:	5,549	37,661	95,256
Household Income:	$111,898	$123,597	$125,900

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All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)

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