



637

WEST ROOSEVELT ROAD

635



BOB'S DISCOUNT FURNITURE

NEW CONSTRUCTION FLAGSHIP RETAIL OFFERING IN
CHICAGO'S DENSE & AFFLUENT SOUTH LOOP

THE OFFERING

Jones Lang Lasalle (“JLL”) has been exclusively retained to offer the opportunity to acquire 635-647 W Roosevelt (The “Property” of the “Offering”), a newly constructed core retail asset totaling 45,906 square feet on a hard corner in Chicago’s South Loop neighborhood. The Property features Bob’s newly constructed flagship location that makes up 77% of the income.

The asset offers prime visibility and accessibility off of the heavily trafficked I-90 (250,000 VPD), The property benefits from its highly trafficked location, proximity to the highway, and the dense & affluent surrounding consumer base of South Loop.



PROPERTY ADDRESS:
635 - 647 W Roosevelt Road
Chicago, Illinois, 60607



PROPERTY SIZE:
45,906 SF



YEAR BUILT:
2019



OCCUPIED:
100%



ZONING:
DS-3,
Downtown
Service District

YEAR 1 NOI: \$1,527,964
PURCHASE PRICE: \$21,828,057
CAP RATE: 7.00%





INVESTMENT HIGHLIGHTS



Proximity to I-90: 635 W Roosevelt lies adjacent to I-90 which features a daily traffic count of 250,000 vehicles per day



New Construction - Minimal Near-Term Capital Expenditures



WALT: 8.1 Years



90% National Tenancy



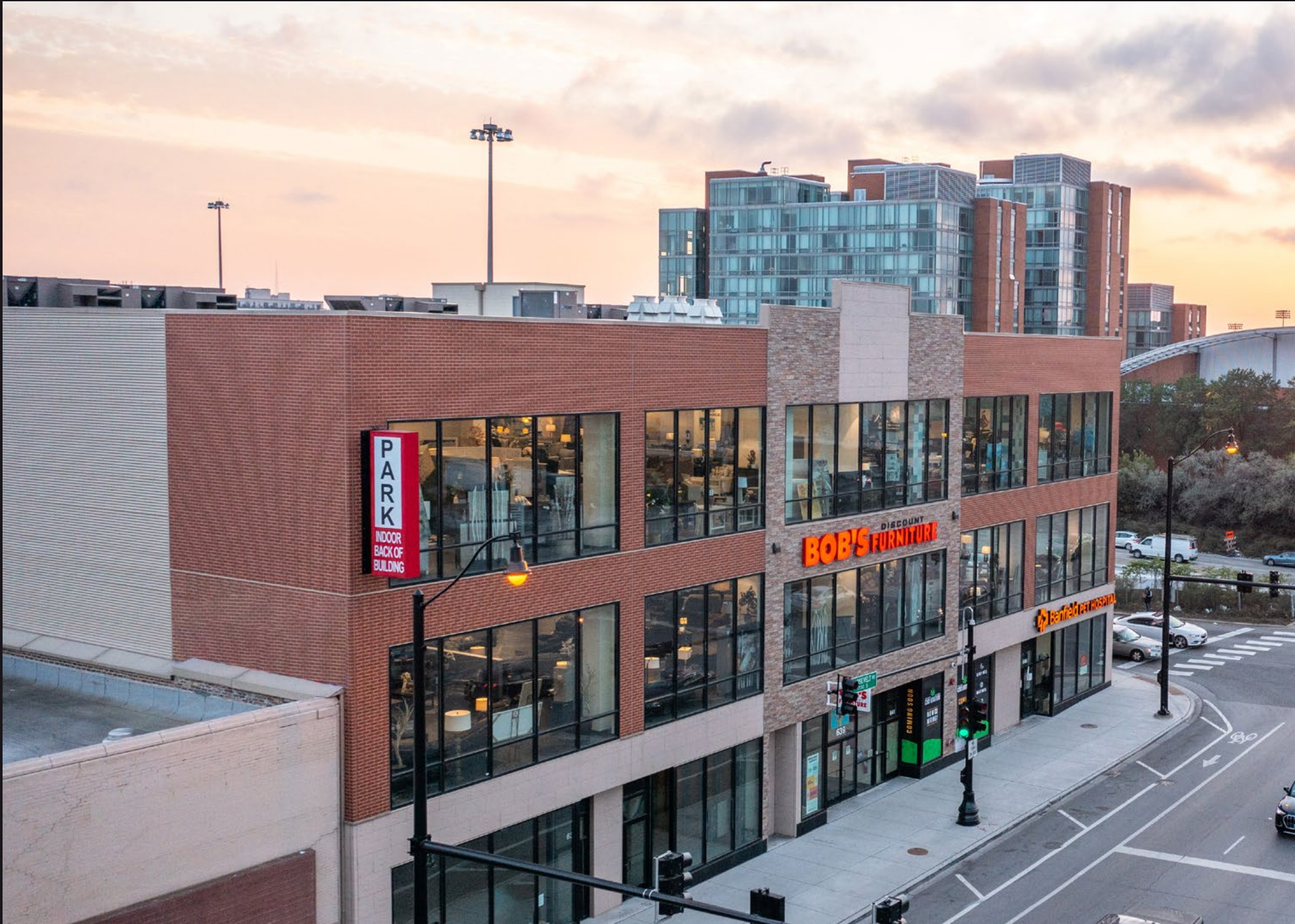
Bob's Flagship Location - **77% of Revenue** - Irreplaceable Hard Corner



Proximity to nearby commercial and residential developments with over 4.8MM square feet of commercial space and over 1800 residential units that have been completed, are under construction, or are being planned



Rare On-Site Parking Included in offering - **42 Spaces**





BOB'S DISCOUNT FURNITURE

Bob's Discount Furniture, founded in 1991 by Bob Kauffman, has provided quality furniture at an affordable price for over 30 years. The firm operates over 150 furniture stores in 23 states, primarily the northeast along with additional locations in the Midwest and California, Nevada, and most recently, Arizona. In 2014 Bain Company acquired a majority stake in Bob's and the furniture company has since consistently grown its store base, opening 16 new locations in 2020 despite the pandemic.

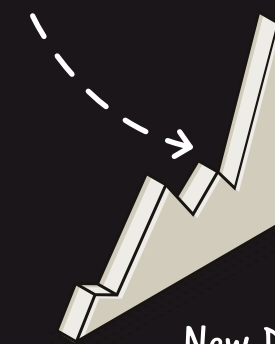
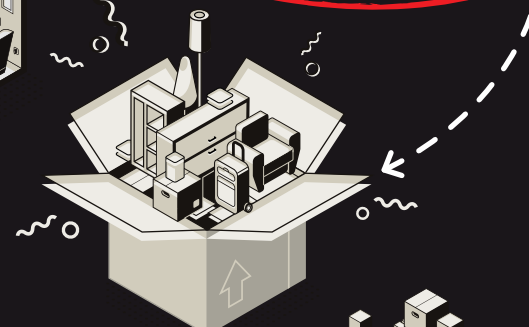
10th Largest Furniture
& Fastest Growing
Furniture Chain in Nation

\$1.50 Billion 2020 Revenue,
expected to grow
15-25% in 2021

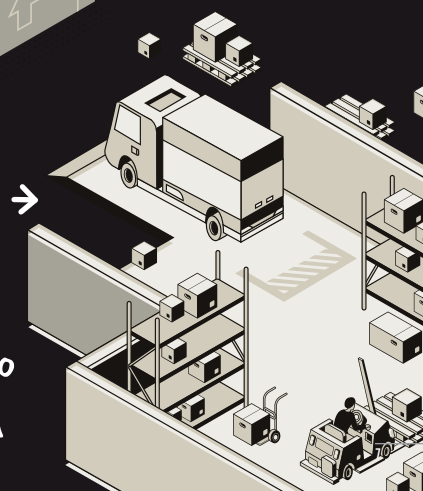


E-commerce sales have
doubled since 2020
15% of the firm's revenue

Recent S&P and Moody's
Credit Rating Increases



622,000 SF
New Distribution Center to
Help with Excess Demand



CHICAGO SOUTH LOOP DEMOGRAPHICS

WITHIN 1 MILE OF
635-647 W ROOSEVELT ROAD....



AVERAGE HOUSEHOLD
INCOME: **\$135,000**



WHITE COLLAR LABOR FORCE
PARTICIPATION: **85%**



MORE THAN **75%** OF
POPULATION HAS COLLEGE DEGREE



MEDIAN AGE: **34**



TOTAL EMPLOYEES: **138,417**



James J Stukel Towers
Student Housing for
University of Illinois at Chicago
738 Beds

635
WEST ROOSEVELT
635

 UNIVERSITY OF
ILLINOIS CHICAGO
0.3 Miles Away
Enrollment: 29,120


ROOSEVELT ROAD VPD



8 Million
Annual Visitors



Museum Campus
1.5 Miles Away 




SOLIDIER FIELD



7
5
ELT ROAD

The Maxwell

NORDSTROM  RACK

DICK'S SPORTING GOODS **tj-maxx**

MEN'S WEARHOUSE

Burlington KAY JEWELERS

noodles & COMPANY POTBELLY BUFFALO WILD WINGS

southgate MARKET

WHOLE FOODS MARKET **PETSMART**

Panera DSW

Marshalls THE UNIVERSITY OF CHICAGO MEDICAL CENTER

Portillo's

Chick-fil-A

Binny's
BEVERAGE DEPOT

HIGHLY VISIBLE ELECTRONIC SIGN GENERATES
8% OF REVENUE FOR THE ASSET PER A
CONTRACTUAL LEASE AGREEMENT

petco

Joffco Shopping Mall

BEST BUY **JOANN**

Ashley HOMESTORE corepower YOGA

THE HOME DEPOT

BOB'S FURNITURE

DISCOUNT

: 35,000

D: 250,000

SURROUNDING DEVELOPMENTS

(RECENTLY COMPLETED, PROPOSED & UNDER CONSTRUCTION)

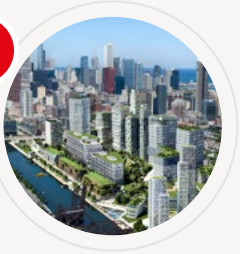
1



OLD POST OFFICE – 433 W. VAN BUREN ST. (DELIVERED 2019)

This 2.3 million square foot adaptive reuse project was executed by 601W Companies with Gensler as the architect. The redevelopment transformed the former US Post Office into trophy office space. The property now also contains 10,000 sf of retail and restaurant space, 450 secured parking spaces (available 24/7) and a hotel.

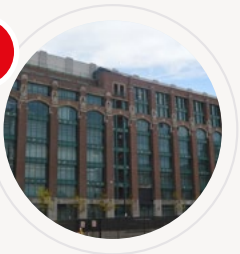
2



THE 78 – (UNDER CONSTRUCTION)

Related Midwest controls this 62-acre site primed for over \$7 billion in investment. Road and utility infrastructure is currently underway, with the project anchored by the 500,000 square foot University of Illinois Discovery Partners Institute. The project plans for over 12 acres of open space, a new Red Line stop, 13 million square foot of commercial space and thousands of residential units.

3



CH1 & CH2 DATA CENTERS – 840 S. CANAL ST (DELIVERED 2011) - 1432 S. CLINTON ST (DELIVERED 2020)

CoreSite Realty Corporation completed the 443,446 square foot CH1 in 2011 and the 176,000 square foot CH2 in fall of 2020. The CH2 location is the first purpose-built data center in downtown Chicago – able to support high-density requirements with excellent network connectivity and sustainability focused construction features.

4



ALTA ROOSEVELT & GRAND CENTRAL – 801 S. FINANCIAL PL & 221 W. HARRISON ST (DELIVERED 2018 & 2020)

Wood Partner's developed both the 490-unit Alta Roosevelt and the 346-unit Alta Grand Central. These apartment buildings are just across the river, to the west, from 635-637 W Roosevelt Road. Both developments are highly amenitized and include a fitness center, dog run, car charging station and rooftop terrace. Roosevelt and Grand Central are Wood Partners only developments in Chicago.

5



BMO TOWER – 320 S. CANAL ST (UNDER CONSTRUCTION)

Riverside Investment & Development is underway on this 1.5 million square foot development that will be the new corporate headquarters for BMO Harris Bank. This project is expected to deliver in 2022 and house 3,000 BMO employees across from Union Station. The tower is designed by Goettsch Partners, spans 50 stories tall and will feature a 1.5-acre park.



6

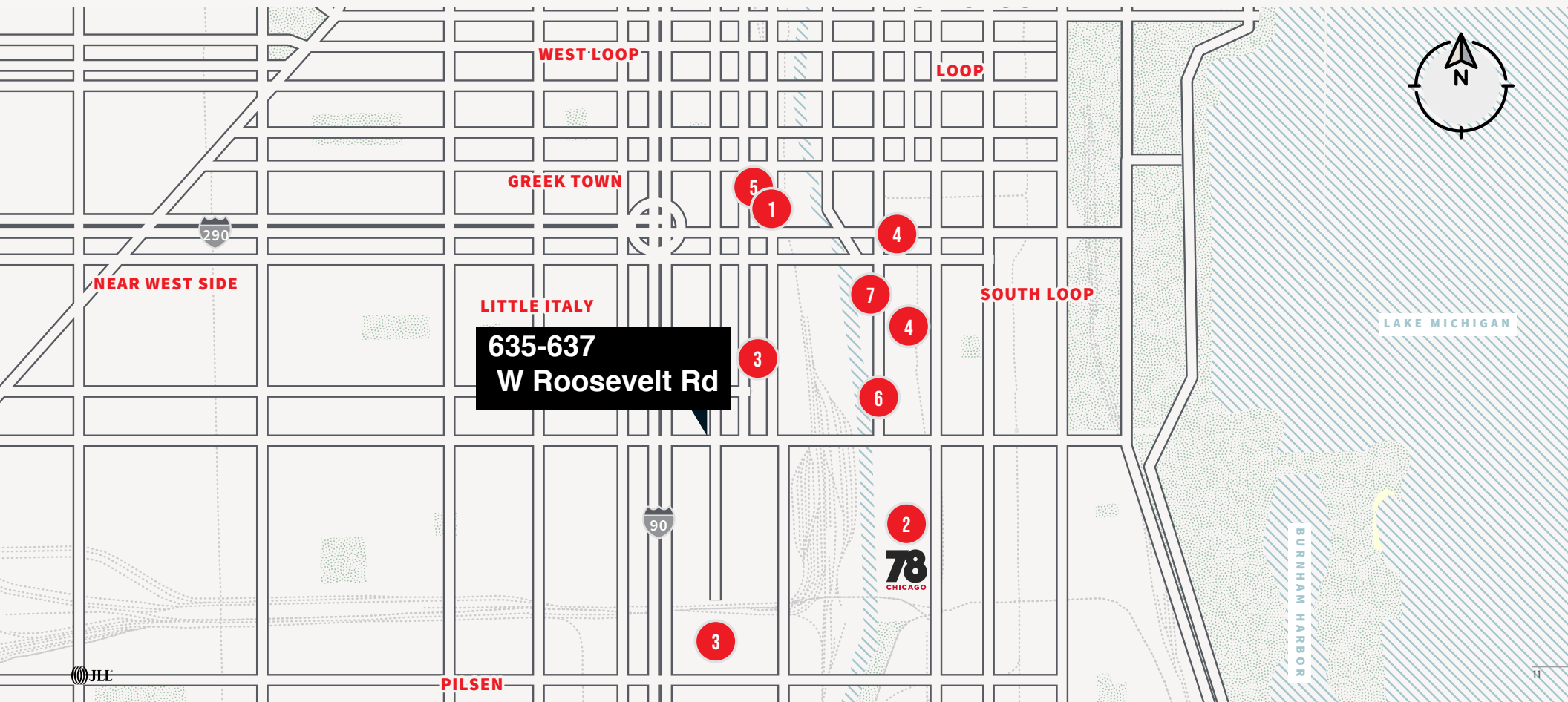
RIVERLINE – (PLANNED)

Developed by CMK Companies, Riverline is an 8-acre redevelopment project along the South Branch of the Chicago River. In addition to being zoned for over 1,000 residential units, this development would also feature retail space, a public riverwalk and a water taxi stop.

7

SOUTHBANK – (UNDER CONSTRUCTION)

Lendlease is currently underway on the second phase of the Southbank development project, a 7-acre master plan centered around 2 acres of public green space. The first of the two residential high-rises, The Cooper, opened in 2018 with 460 units across 29 stories. The second high-rise, The Reed, is set to feature both office and condominiums and is scheduled to deliver in 2023.





UNMATCHED SITE ACCESS

Transportation within the City of Chicago and between Chicago and its suburbs is a major consideration for people living and/or working in the area. 635-647 W Roosevelt Road benefits from seamless access via multiple modes of transportation.



AUTOMOBILE

635-647 W Roosevelt Road is conveniently located and allows for easy road access throughout Chicago's neighborhoods and suburbs to the north and south via I-90/94. Furthermore, I-290, the main east west artery is just a few short blocks from the Property.



METRA

The Property is walking distance to key Metra terminals serving the Loop: Union Station, Ogilvie Station, and LaSalle Street Station. Together, these three terminals handle more than 200,000 commuters every weekday.



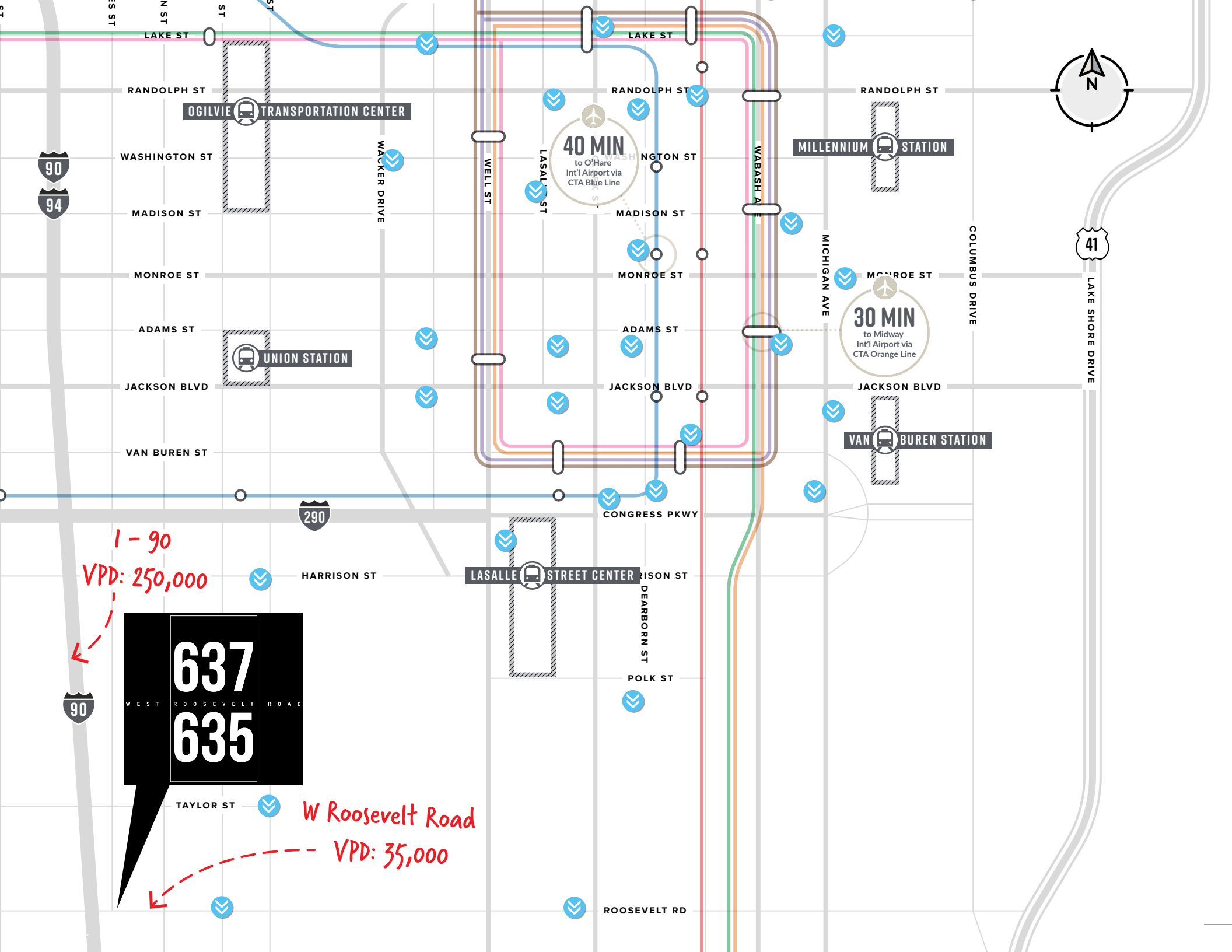
CTA

635-647 W Roosevelt Road is easily walkable to the CTA's Blue Line subway stop. The Property is located immediately adjacent to high frequency CTA bus routes 157, 12, 18 and 62 offering comprehensive accessibility to all major employment centers and leading entertainment opportunities in the market.



BICYCLE & PEDESTRIAN

The City of Chicago has also made a concerted effort to establish dedicated bike lanes on many of the major roads throughout the CBD in response to the growing popularity and convenience of commuting via bicycle. Divvy Bike has gained immense popularity from both residents and visitors. The service has expanded access to all portions of the Chicago CBD and surrounding neighborhoods. Divvy has an expansive network of automated rental stations, which has conveniently increased the mobility of CBD travelers with 5,800 bikes in 580 stations across the city. There are three Divvy docking stations within close proximity to the Property: Canal St & Taylor St, Canal St & Harrison St, and Clinton St & Roosevelt Rd.



OGILVIE TRANSPORTATION CENTER

MILLENNIUM STATION

UNION STATION

LASALLE STREET CENTER

VAN BUREN STATION

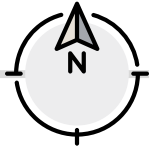
40 MIN
to O'Hare
Int'l Airport via
CTA Blue Line

30 MIN
to Midway
Int'l Airport via
CTA Orange Line

1-90
VPD: 250,000

637
WEST ROOSEVELT ROAD
635

W Roosevelt Road
VPD: 35,000



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