

the levee
DISTRICT
east peoria downtown



**BEST
BUY**

ROSS
DRESS FOR LESS

ULTA
BEAUTY

BOOT BARN

target
N A P

SHOE DEPT.
ENCORE

OSF
HEALTHCARE

Chick-fil-A
N A P

M
N A P

Panera
N A P

137,304 SF High-Performing Power Center | 60% Investment Grade Tenancy | East Peoria, IL

Significant Recent Leasing Velocity

New 10-Year Leases:
Best Buy (50,221 SF), Boot Barn (14,489 SF)
New 5-Year Lease: SuperiorMED (3,617 SF)

7 Years WALT

**Market Dominant Super
Regional Power Center**

#1 Most Trafficked Shopping Center in
50 mile radius (81 total)

4MM Annual Visits



THE OFFERING

322-470 WEST WASHINGTON STREET
EAST PEORIA, IL 61611

<div>\$1,836,727</div> <div>YR 1 NOI</div>	<div>94.4%</div> <div>OCCUPANCY</div>
<div>4.5%</div> <div>5-YEAR CAGR</div>	<div>6.7 YEARS</div> <div>WALT</div>
<div>10.8 YEARS</div> <div>(LESS NEW TENANCY)</div> <div>WTD AVERAGE TENURE</div>	
<div>137,304</div> <div>SQUARE FOOTAGE</div>	<div>3</div> <div>BUILDINGS</div>
<div>2</div> <div>TAX PARCELS</div>	<div>5</div> <div>ACCESS POINTS</div>
<div>595</div> <div>PARKING SPACES</div>	<div>2013</div> <div>YEAR BUILT</div>



INVESTMENT HIGHLIGHTS

SIGNIFICANT RECENT LEASING VELOCITY

- ⊗ New 10-year Best Buy lease - 50,221 SF
(relocation from within the market from Glen Hollow Shopping Center)
- ⊗ New 10-year Boot Barn lease - 14,489 SF
- ⊗ New 5-year SuperiorMED lease - 3,617 SF
- ⊗ 7 Years WALT

BEST POWER CENTER IN MSA

- ⊗ **#1** most trafficked shopping center in 50-mi radius (81 total)
- ⊗ **4MM** annual visits

PARCELIZATION STRATEGY & EXIT FLEXIBILITY

- ⊗ Opportunity to create value and reduce cost basis through sale of multi-tenant outparcel

DOMINANT INVESTMENT-GRADE ANCHORED TENANCY

- ⊗ **60%** of income is attributed to investment grade tenancy
- ⊗ **92%** of income is attributed to national tenancy
- ⊗ **50%** of annual visitors travel more than 10 miles to the center

ANCHORS

BEST BUY (A3)

- ⊗ Contributes to **29%** of total income
- ⊗ Brand new 10-year lease

ULTA (IG2)

- ⊗ Contributes to **9%** of total income
- ⊗ **37k** (26%) more annual visits than nearest Ulta location (6.2 miles away)

ROSS (A2) DRESS FOR LESS

- ⊗ Contributes to **17%** of total income
- ⊗ **95k** (39%) more annual visits than nearest Ross location (6.2 miles away)

NAP target (A2)

- ⊗ Contributes to **3%** of total income
- ⊗ **40k** (4%) more annual visits than nearest Target location (6.7 miles away)

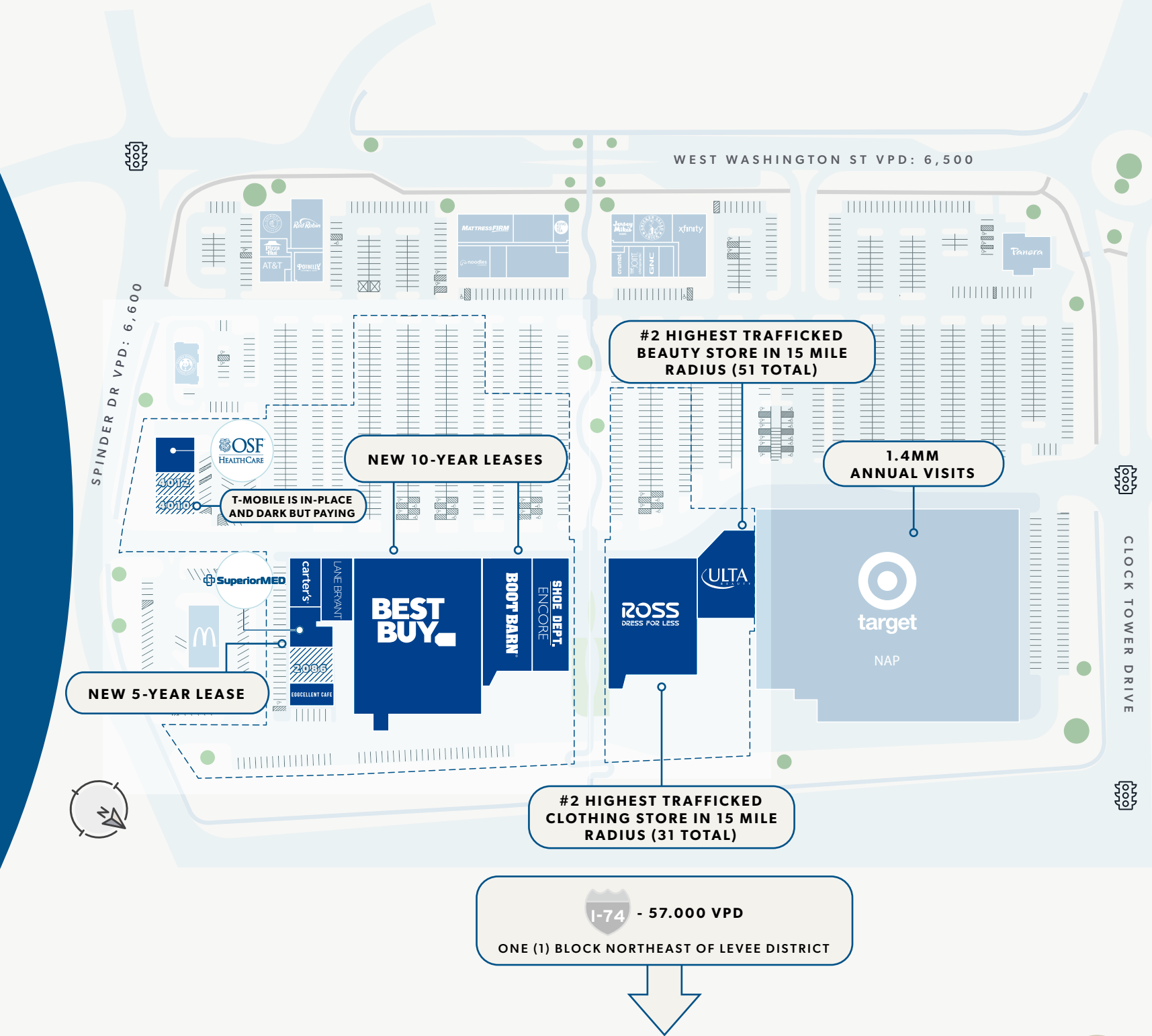
BEST-IN-CLASS SHADOW TENANCY

- ⊗ Anchored by NAP Target
- ⊗ Attractive on-site NAP fast casual outlots



TENANT ROSTER

TENANT	SUITE	SF
ULTA	2020	11,000
ROSS DRESS FOR LESS	2030	25,000
ENCORE SHOE DEPT.	2060	10,400
BOOT BARN	2065	14,489
BEST BUY	2070	50,221
LANE BRYANT	2080	5,000
CARTERS	2082	3,975
SUPERIORMED	2084	3,617
VACANT	2086	3,669
EGGCELLENT CAFE	2088	2,406
DARK T-MOBILE	4010	1,800
VACANT	4012	2,175
OSF HEALTHCARE SYSTEM	4015	3,552
TOTAL OWNED GLA		137,304



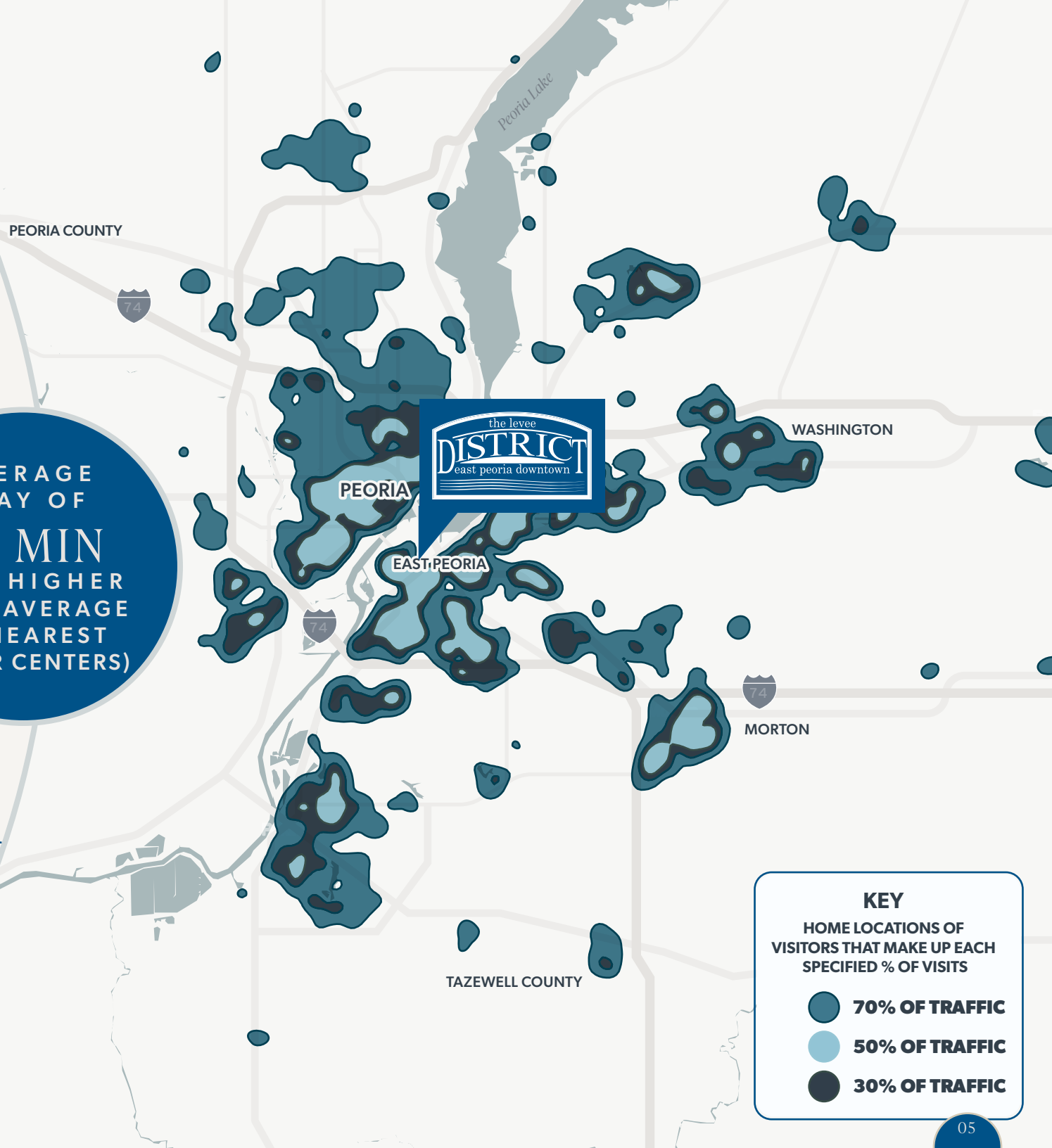
SUPER REGIONAL RETAIL DESTINATION

#1 OF 80+
HIGHEST
TRAFFICKED
SHOPPING CENTER
IN 50-MILE
RADIUS!

+50%
OF ANNUAL
VISITORS
TRAVEL OVER
10 MILES TO
THE CENTER

AVERAGE
STAY OF
40 MIN
(18% HIGHER
THAN AVERAGE
OF NEAREST
POWER CENTERS)

	30 %	50 %	70 %
POPULATION	60,887	119,964	225,067
HOUSEHOLDS	24,030	47,805	91,941
AVERAGE HHI	\$65,757	\$65,624	\$70,425
BUYING POWER	\$1.6BN	\$3.1BN	\$6.5BN



NEARBY RETAIL DRAW

	COSTCO	LOWE'S	WALMART SUPERCENTER	BASS PRO SHOPS
ANNUAL VISITS	2.2MM	700K	2.4MM	650K
NEAREST LOCATION	75 Miles	6 Miles	6 Miles	107 Miles
DISTANCE TO THE LEVEE DISTRICT	500 Feet	0.8 Miles	0.9 Miles	0.9 Miles



PRIME POSITION IN BURGEONING DEVELOPMENT HUB

Blutowne



Construction on the \$50MM luxury apartment complex is on schedule, with an expected Summer 2025 delivery



219 units, 10,000 SF of commercial space, dog park, parking structure, and more



Located at 501 W. Washington – directly across from The Levee District



Center Street Crossing



Proposed Entertainment District inclusive of both residential and commercial spaces along Center St.



Two developers have shown significant interest, including Flaherty and Collins who are leading the Blutowne development



New Riverfront TIF Development District Approval



On March 4th, Peoria's City Council passed three ordinances to set up a new Tax Increment Financing (TIF) District in East Peoria, north of Interstate 74 and along IL-116 up to Access Road 4



This approval will attract significant development interest to the East Peoria area



OUTPERFORMING THE COMPETITIVE SET

AVERAGE BOOT
BARN YIELDS 100K
ANNUAL VISITS AND
THE AVERAGE BEST
BUY YIELDS 330K
ANNUAL VISITS

BEST BUY IS
RELOCATING
FROM GLEN
HOLLOW TO
THE LEVEE
DISTRICT

THE LEVEE
DISTRICT
RECEIVED LOI
FROM HOBBY
LOBBY TO
RELOCATE FROM
THIS CENTER

THE LEVEE
DISTRICT IS
THE #1 MOST
TRAFFICKED
SHOPPING CENTER
IN A 50-MILE
RADIUS
(81 TOTAL)



RANK	PROPERTY NAME	KEY TENANTS	ADDRESS	CITY	VISITS	DISTANCE TO LEVEE DISTRICT
01	The Levee District	Ross, Ulta, NAP Target, Boot Barn/Best Buy (Coming Soon!)	322-470 West Washington St	East Peoria	4.0MM	-
02	Glen Hollow	Target, Lowe's, T.J. Maxx, PetSmart, Barnes & Noble	5001 N Big Hollow Rd	Peoria	3.9MM	7.7 miles
03	The Shoppes at Grand Prairie	Dick's Sporting Goods, Marshalls, HomeGoods, At Home, Old Navy	5201 W War Memorial Dr	Peoria	2.9MM	12.1 miles
04	Riverside Center	Walmart, Lowe's, OfficeMax	412 Riverside Dr	East Peoria	2.4MM	1.2 miles
05	Westlake Shopping Center	Burlington, Ross, Binny's, Ulta, Petco	2601 W Lake Ave	Peoria	2.2MM	7.0 miles
06	University Plaza	Hobby Lobby, Walmart	3421-3519 N University St	Peoria	1.6MM	5.8 miles



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