

THE OVERLOOK AT OAK BROOK



COSTCO
WHOLESALE
NAP

22ND ST VPD: 25,900

I-88 VPD: 156,000

BEST IN CLASS UNANCHORED STRIP CENTER IN MIDWEST'S PREMIER RETAIL SUBMARKET
TRUE "MAIN AND MAIN" LOCATED DIRECTLY ACROSS FROM OAKBROOK CENTER (\$1B+ ANNUAL SALES) | OAK BROOK, IL (DUPAGE COUNTY)

2023 CONSTRUCTION | 13 TENANTS |
80% NATIONAL TENANCY | NO TENANT
REPRESENTS MORE THAN 20% OF INCOME

MARKET RENTS HAVE OUTPACED
DEVELOPMENT RENTS BY 25%

SHADOW COSTCO ANCHORED |
2.6M ANNUAL VISITORS



OFFERING SUMMARY

PROPERTY LOCATION

**1715-1775 W 22ND STREET
OAK BROOK, IL 60523**



YEAR 1 NOI: + / -
+/- \$2,550,000

OCCUPANCY
94%

PROPERTY SIZE (GLA/ACRES)
8.6 ACRES

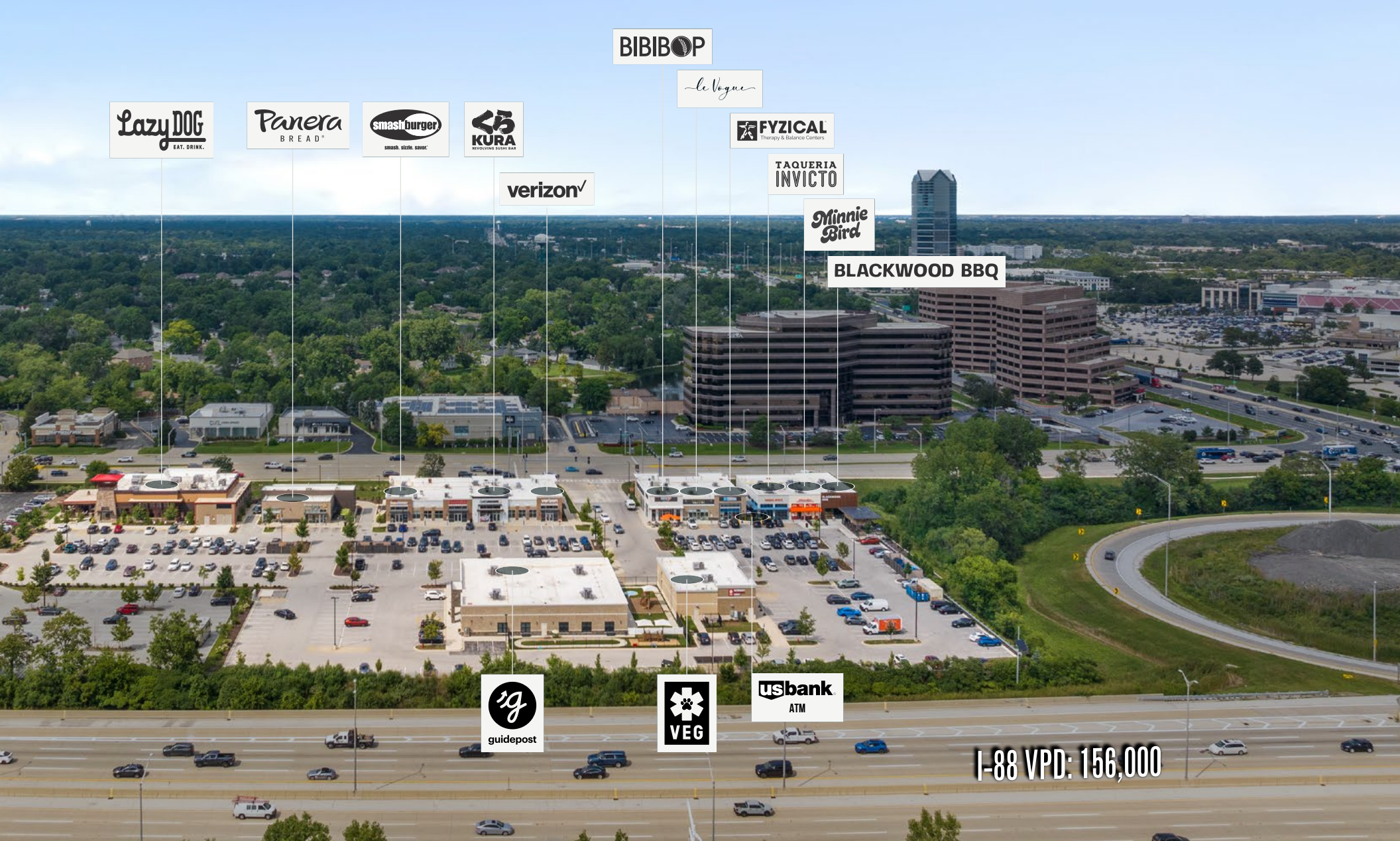
WALT
12

BUILDINGS:
7

PARKING SPACES / RATIO
**393 STALLS /
7.43 STALLS PER 1,000 SF**

TENANT SUITES
14

YEAR DEVELOPED
2023



UNANCHORED STRIP CENTER - INVESTMENT COMMITTEE THESIS

ABR
(>\$30/PSF)

DENSITY
POPULATION

AHHI
(>\$100,000)

DAILY NEEDS
DRIVERS

AMPLE
PARKING:

NATIONAL
TENANCY

TRAFFIC
COUNTS

RENT GROWTH
POTENTIAL

INVESTMENT HIGHLIGHTS



MIDWEST'S MOST DESIRABLE TRADE AREA

- **Overlook at Oakbrook is across from Oakbrook Center, one of the most trafficked super-regional mall in the Midwest and anchored by Neiman Marcus, Nordstrom, Macy's, and Restoration Hardware**
 - +\$1B Annual Sales / 14M Annual Visitors
 - One of Most Trafficked Super-Regional Mall in the Country
 - 45% of Visitors Travel Over 10 Miles



SHADOW COSTCO ANCHORED RETAIL ECOSYSTEM PERFECTLY POSITIONED FOR DAYTIME POPULATION

- **Shadow Costco draws 2.6M synergistic retail consumers to the asset annually**
- **Cohesive roster of full-service restaurants, QSR concepts, educational services, medical tenancy, and traditional retail to complement the adjacent super-regional mall and 340,000 daytime population, bolstered by the 31.4M square feet of office space within 5-miles**



BELOW-MARKET RENTS DESPITE 2023 CONSTRUCTION

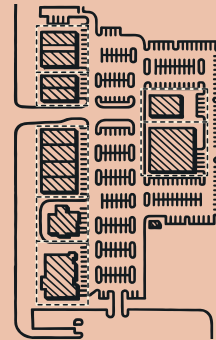
- **In-place rents for all suites are 25% below existing market rates on a weighted average basis, proven out by several active LOI's, providing a stable cash flow with inherited upside**





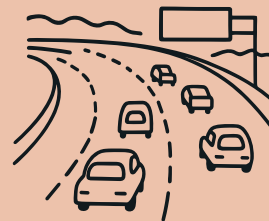
MARKET LEADING TENANCY PRIMARILY BACKED BY CORPORATE GUARANTEES IN LATEST TENANT PROTOTYPES

- **Lazy Dog, Panera, Veterinary Emergency Group** are all best-in-sector tenants with significant scale
- **2023 Construction** guarantees all existing tenants are in latest corporate prototypes, with Panera featuring a drive-thru
- **Minimal capital expenditures**



EXIT FLEXIBILITY THROUGH PARCELIZATION STRATEGY

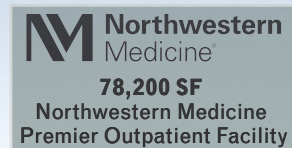
- **All seven (7) buildings** are separately parceled, allowing the possibility of bifurcation to reduce overall basis



UNMATCHED VISIBILITY IN PREMIER “MAIN AND MAIN” RETAIL LOCATION

- **Located at the intersection of 22nd Street and Route 83 (86,900 VPD combined), with 1,250 feet of frontage along 22nd Street.**
- **Southern border of Interstate-88 (VPD: 156,000) provides uninterrupted visibility into city’s epicenter**

PREMIER "MAIN AND MAIN" RETAIL LOCATION IN THE MIDWEST ACROSS FROM TOP-PERFORMING OAKBROOK CENTER



22ND ST VPD: 25,900

THE
OVERLOOK
— AT OAK BROOK —

ONE
OAK BROOK
COMMONS

Hines 250 Unit Luxury
Apartment Development

**OAK BROOK
TWENTY TWO**
660,754 SF
Class A Office

**DOWNTOWN CHICAGO
15 MILES AWAY**

Marriott

ROUTE 83 VPD: 61,000

I-88 VPD: 156,000

OAKBROOK CENTER

NORDSTROM ★macy's RH RESTORATION HARDWARE GUCCI LOUIS VUITTON

POTTERY BARN® lululemon ARITZIA ZARA

Google URBAN OUTFITTERS Crate&Barrel VUORI

A+
RATED

\$1B
ANNUAL SALES

14M
ANNUAL VISITORS

NEW DELIVERIES ON THE MALL SINCE 2020 - A TIMELINE

2021

LIFETIME

Premium 198,000 SF three-story athletic club with rooftop beach club

Puttshack

Second U.S. venue with 25,000 SF tech-driven mini golf courses with food and drink options

RH OAK BROOK

60,000 SF retail space bringing redefined shopping experience

2022

FOGO DE CHÃO

ARHAUS

16,100 SF furniture store in repurposed former Lord & Taylor space

OAK BROOK COMMONS

250-unit luxury apartment collection, first in Oak Brook Village

2023

the OVERLOOK at OAK BROOK

52,876 SF new retail center anchored by Guidepost, Lazy Dog, Panera and Vet Emergency Group

OAK BROOK COMMONS MEDICAL

78,200SF Northwestern Medicine premier outpatient facility

After

2024

WONDERVERSE™

45,000 SF immersive entertainment destination

Google

1st brick-and-mortar store in the Midwest and 5th in the entire country

ARITZIA

14,000+ SF store, nearly double the size of an original boutique

LOCATED FROM WITHIN THE SUBMARKET
TO NEW CONSTRUCTION PROTOTYPE WITH A DRIVE-THRU



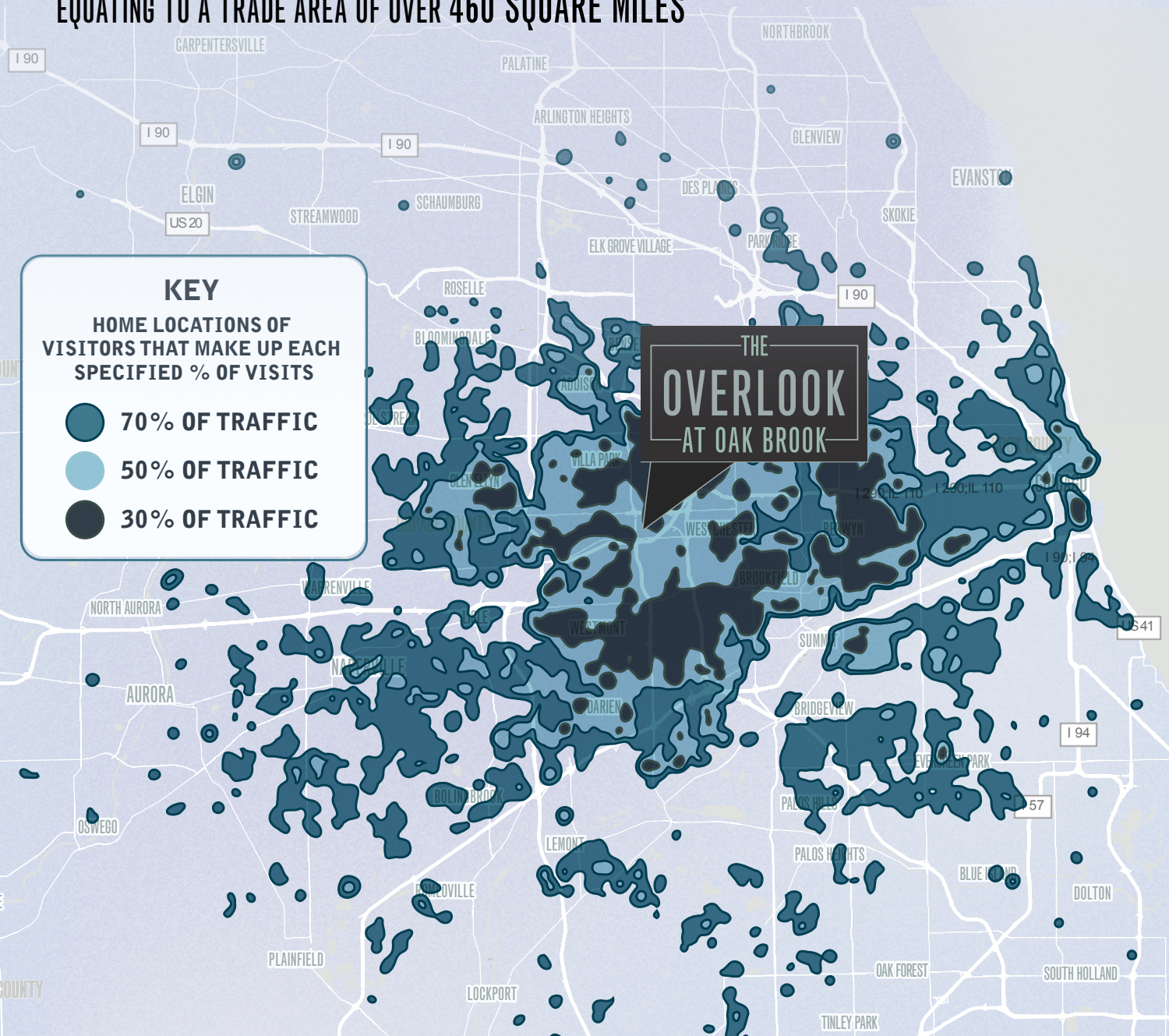
TENANT ROSTER

TENANT	SUITE	SF	LEASE EXPIRATION
GUIDEPOST MONTESSORI	STNL	10,750	Aug-46
BIBIBOP ASIAN GRILL	B1A	2,300	Apr-33
LA'VOGUE NAILS & SPA	B1B	2,200	Sep-33
FYZICAL THERAPY	B1C	2,250	Sep-33
BLACKWOOD BBQ	B2A	2,600	Feb-34
MINNIE BIRD	B2B	2,200	Apr-34
TAQUERIA INVICTO	B2C	2,200	Mar-34
SMASH BURGER	B3A	2,500	Dec-33
VACANT	B3B	3,100	n/a
KURA	B3C	3,400	Jan-34
VERIZON WIRELESS	B3D	3,000	Feb-33
LAZY DOG RESTAURANT AND BAR	STNL2	7,996	Feb-38
PANERA	STNL3	4,380	Feb-38
VETERINARY EMERGENCY GROUP	STNL4	4,000	Dec-32
US BANK NATIONAL ASSOCIATION	ATM		
TOTAL/WALT		52,876	12 YRS



BEST IN CLASS CONSUMER DRAW

70% OF VISITS ARE COMING FROM A TRADE AREA WITH A POPULATION OF 3 MILLION,
EQUATING TO A TRADE AREA OF OVER 460 SQUARE MILES



KEY

HOME LOCATIONS OF
VISITORS THAT MAKE UP EACH
SPECIFIED % OF VISITS

- 70% OF TRAFFIC
- 50% OF TRAFFIC
- 30% OF TRAFFIC

OAK BROOK'S TRADE AREA
EXTENDS WELL BEYOND THE
TRADITIONAL 3-5 MILE RANGE

DEMOGRAPHICS

1-MI

4,959

POPULATION

2,356

HOUSEHOLDS

\$129,077

AVG. HHV

3-MI

75,038

POPULATION

30,578

HOUSEHOLDS

\$154,873

AVG. HHV

5-MI

285,095

POPULATION

109,825

HOUSEHOLDS

\$160,536

AVG. HHV

OAK BROOK

CENTRALLY LOCATED
AFFLUENT CHICAGO SUBURB
PROVIDING TOP BUSINESS
AND SHOPPING ENVIRONMENT

Situated about 20 miles west of downtown Chicago, Oak Brook is accessible by a network of major highways including the Central Tri-State Tollway (I-294), the East-West Tollway (I-88) and the Eisenhower Expressway (I-290). The city's central location and connectivity make Oak Brook a great business climate and retail destination, attracting over 100,000 business clients and visitors each day. Furthermore, Oak Brook sits in DuPage County, the #2 wealthiest county in Illinois and surrounded by Hinsdale, Western Springs, Clarendon Hills, Elmhurst, and Downers Grove, creating one of the most affluent pockets in the Midwest.

DEMOGRAPHICS

285,095
RESIDENTS

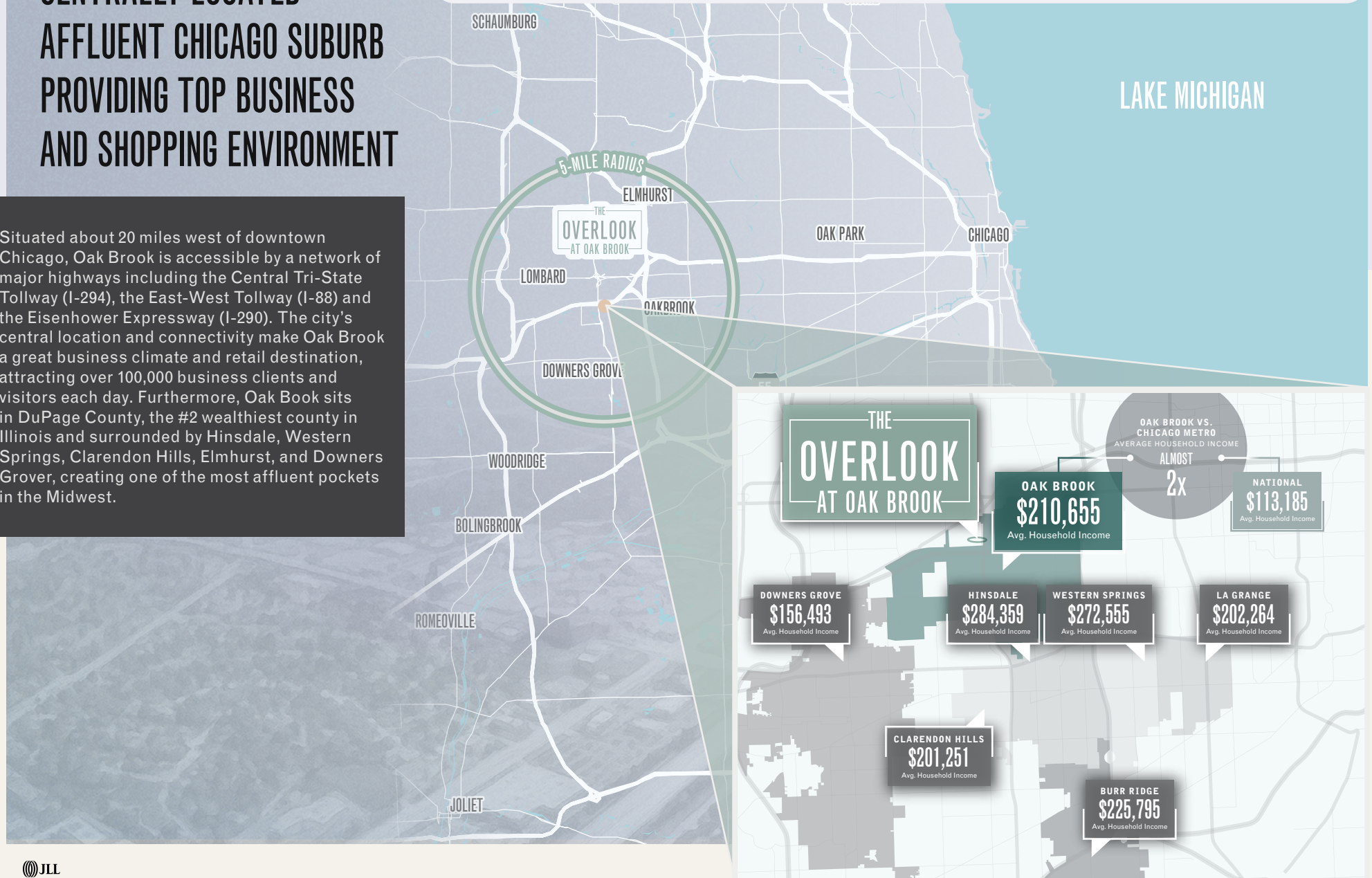
109,825
HOUSEHOLDS

\$160,536
AVERAGE
HOUSEHOLD INCOME

\$17.5B
BUYING POWER

56%
WITH BACHELOR'S
DEGREE OR HIGHER

A+ GRADE FOR OAK BROOK BY NICHE.COM



THE OVERLOOK AT OAK BROOK

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