

ASHLAND & WELLINGTON PLAZA



19,979 SF UNANCHORED STRIP CENTER SHADOW-ANCHORED BY A TOP PERFORMING JEWEL-OSCO IN CHAIN |
87% OCCUPIED - 7.8% 5-YEAR CAGR | CHICAGO'S LAKEVIEW NEIGHBORHOOD (\$229,480 AHHI & 66,422 POPULATION WITHIN 1-MILE)



CHILDREN'S HEALTHCARE
ASSOCIATES



H&R BLOCK



THE OFFERING

The Offering is an 87% occupied, 19,979 square-foot strip center strategically positioned at 2862-2928 N Ashland Ave in Chicago's premier Lakeview neighborhood. The property benefits from its adjacency to a top performing Jewel-Osco location, which sees 1.33M annual visits, creating unparalleled daily traffic and customer draw for strip center tenants. This asset is the only grocery anchored shop space with surface level parking in the Lakeview Neighborhood.

The Property is currently leased to a resilient, needs-based tenant roster anchored by essential service providers with ~50% of income attributable to medical tenancy including Children's Healthcare Associates and Sparrow Dental. Despite the strong in-place cash flow, the asset provides investors upside and ability to increase NOI through leasing of the two available suites, totaling 2,583 SF. The 1,243 SF vacancy represents the most leasable space in the center with excellent visibility on Ashland Avenue, which sees over 23,500 vehicles per day. Additionally, over 50% of in-place tenants do not have contractual renewal options, allowing investors to capture mark-to-market rent increases upon rollover.





UNANCHORED STRIP CENTER - INVESTMENT COMMITTEE THESIS

ABR (>\$30/ PSF)	DENSITY POPULATION	AHHI (>\$220,000)	DAILY NEEDS DRIVERS	AMPLE PARKING:	NATIONAL TENANCY	TRAFFIC COUNTS	RENT GROWTH POTENTIAL	POPULATION GROWTH
✓	✓	✓	✓	✓	✓	✓	✓	✓

PROPERTY OVERVIEW

**2862-2928 N ASHLAND AVENUE,
CHICAGO, IL 60657**

19,979 SF

PROPERTY SIZE (GLA)

87%

OCCUPANCY

±\$760,000

YEAR 1 NOI

7.8%

5-YEAR CAGR

2.7 YEARS

WALT

1987

YEAR BUILT

181

PARKING SPACES

**14-30-224-035-0000 &
14-30-224-036-0000**

TAX PARCELS

INVESTMENT HIGHLIGHTS



PREMIER LAKEVIEW LOCATION WITH UNMATCHED ACCESS

- Only grocery anchored shop space in Lakeview with surface level parking (181 total parking spaces)
- Positioned along Ashland Avenue (23,500 VPD) in the heart of Lakeview, one of Chicago's most desirable, supply-constrained neighborhoods
- Surrounded by a population of 66,422 and an average household income of \$229,480 within 1-mile
- Exceptional proximity to Downtown Chicago, Wrigley Field, and Lake Michigan with direct access to I-90/94 and CTA transit



TOP PERFORMING JEWEL-OSCO SHADOW ANCHOR

- Adjacent Jewel-Osco draws **1.33M** visits annually and is a top performing Jewel-Osco in chain
- Jewel-Osco is the **#1 Grocer** in the Chicago MSA by market share (23%)
- Jewel-Osco has been at this location for over 60 years





IDEAL TENANT MIX WITH IMMEDIATE NOI GROWTH & VALUE-ADD POTENTIAL

- Highly desirable "medtail" tenancy mix with ~50% of income contributed from medical tenants



- Anchored by Children's Healthcare Associates, a premier pediatric practice with 40+ years of operating history in Chicago and an affiliation with Lurie Children's, the #1-ranked pediatric hospital in Illinois

- TWO** available suites totaling **2,583 SF**, including the **1,243 SF** vacancy offering the most leasable space in the center with excellent visibility on Ashland Avenue
- OVER 50%** of in-place tenants are without renewal options, providing near-term mark-to-market potential
- 7.8% 5-year CAGR



TENANCY MAKEUP



SITE PLAN

WELLINGTON AVE

TOP PERFORMING
JEWEL-OSCO IN
CHAIN WITH 1.33M
ANNUAL VISITS!

Jewel-Osco®

(NAP)

(NAP)

(NAP)

VACANCY PROVIDES
FOR NOI GROWTH WITH
EXCELLENT VISIBILITY
ALONG ASHLAND AVE

ASHLAND AVE - VPD: 23,500

PYLON SIGN OFF
ASHLAND AVE

9-10

H & R BLOCK

8

7

6

5

4

3

2

Semper

SUPERCUTS

1

Sparrow
DENTAL

SD 橙點
Szechuan Corner

CHILDREN'S HEALTHCARE
ASSOCIATES

~50% OF REVENUE FROM MEDICAL TENANTS
(CHILDREN'S HEALTHCARE AND SPARROW DENTAL)

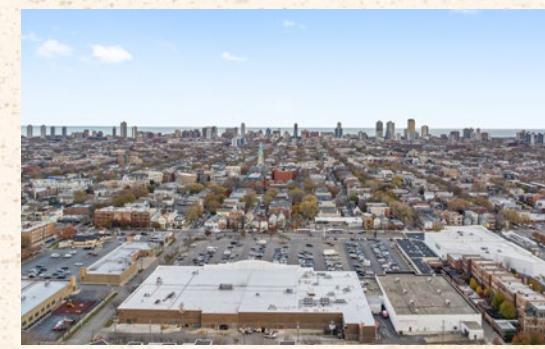
TENANT ROSTER

TENANT	SUITE	AREA	LEASE EXP.
CHILDRENS HEALTHCARE ASSOCIATES	2862	7,235	Jun-28
VACANT	2904	1,243	n/a
SEMPER LASER	2906	1,100	Nov-31
HAPPY NAILS BOUTIQUE	2908	1,617	Jun-29
SZECHUAN CORNER	2910	1,331	Aug-27
SUPER CUTS	2912	1,340	Nov-28
VACANT	2914	1,340	n/a
H&R BLOCK	2918	2,251	Apr-28
SPARROW DENTAL	2920	2,522	Dec-29

TOTAL/WALT

19,979

2.7 YEARS

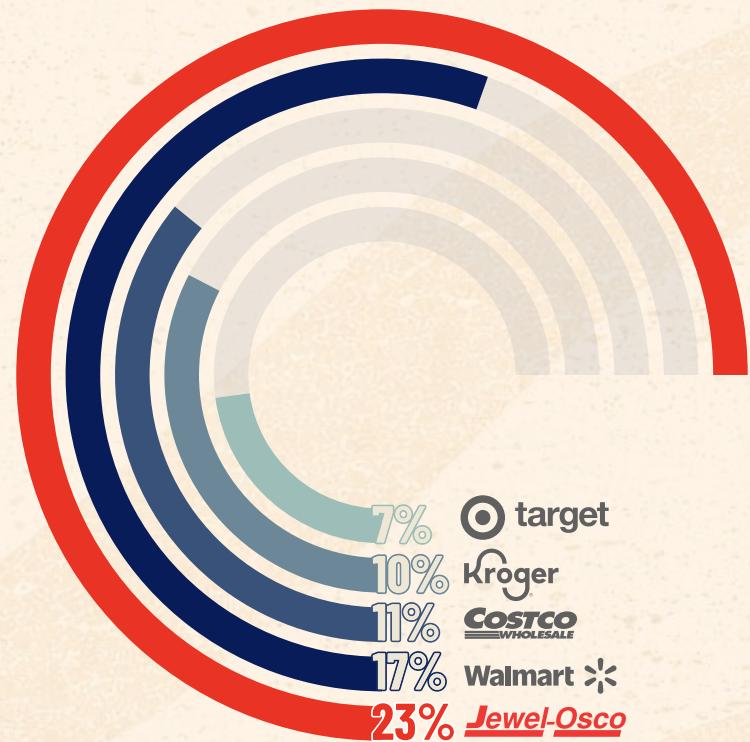


DOMINANT SHADOW GROCER DRAWING SIGNIFICANT TRAFFIC

JEWEL-OSCO COMPETITIVE ANALYSIS - 5 MILE DRIVE

#	ASSET	VISITS (MM)	DISTANCE (MI)
01	Jewel-Osco - Irving Park Rd.	1.56	4.9
02	Jewel-Osco - Elston Ave.	1.37	2.5
03	Jewel-Osco (Ashland Wellington Plaza)	1.33	—
04	Jewel-Osco - Paulina St.	1.33	2.1
05	Whole Foods - Ashland Ave.	1.29	0.6
06	Pete's Fresh Market - Madison St.	1.24	4.8
07	Mariano's - Sheridan Rd.	1.15	3.8
08	Mariano's - Western Ave.	1.12	1.5
09	Whole Foods - Kingsbury St.	1.09	2.2
10	Cermak Fresh Market - Damen Ave.	1.08	4.9
08			

JEWEL-OSCO IS THE #1 GROCER IN THE CHICAGO METRO AREA BY MARKET SHARE





ASHLAND WELLINGTON PLAZA TRADE AREA

SUPPORTED BY EXCEPTIONAL DEMOGRAPHICS

1 MILE

POPULATION

66,422

3 MILES

543,570

DAYTIME POPULATION

61,472

HOUSEHOLDS

30,494

424,922

AVG. HOUSEHOLD INCOME

\$229,480

\$161,375

AVG. HOME VALUE

\$845,992

\$671,811

BACHELOR'S DEGREE

48.7%

43.4%

LAKEVIEW RANKINGS

NICHE[®]

A+
OVERALL GRADE

TOP 10

BEST PLACES FOR YOUNG PROFESSIONALS IN ILLINOIS

Walk Score[®]



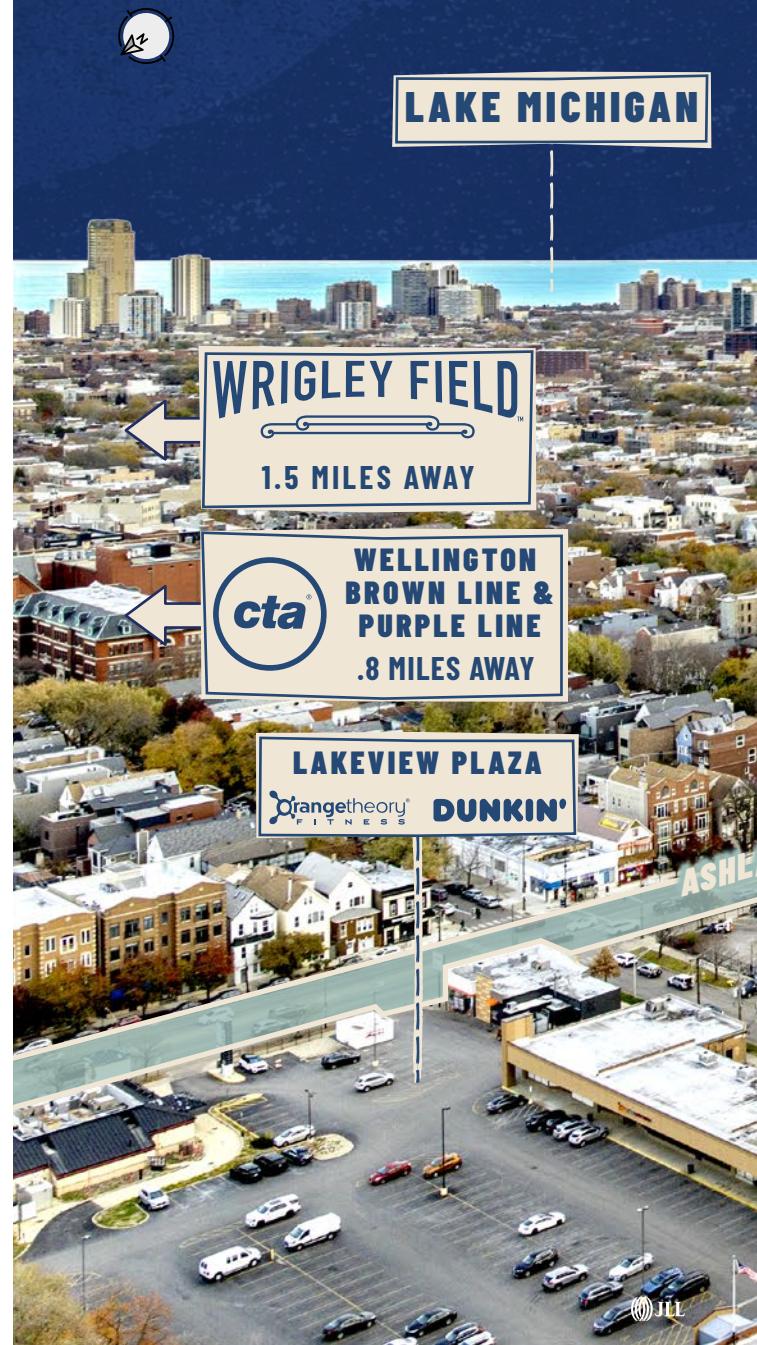
91/100
WALK SCORE



86/100
BIKE SCORE



69/100
TRANSIT SCORE





DOWNTOWN
CHICAGO
15 MINUTES AWAY

\$1B+ FOUNDRY PARK DEVELOPMENT:
~3,700 HOUSING UNITS, 350,000 SF OFFICE,
420,000 SF RETAIL, 250,000 SF HOSPITALITY
AND 12 ACRES OPEN SPACE

IMMEDIATE ACCESS TO
I-90/94 (222,500 VPD)

LAKEVIEW COMMONS
CHIPOTLE SUBWAY T-ELEVEN

SHERWIN WILLIAMS
DEPAUL UNIVERSITY
(LINCOLN PARK CAMPUS):
1.4 MILES AWAY | 21,000 STUDENTS

ONLY GROCERY ANCHORED
SHOP SPACE IN LAKEVIEW
WITH SURFACE LEVEL PARKING:
181 TOTAL PARKING SPACES

AND AVE: 23,500 VPD

ASHLAND
&
WELLINGTON
PLAZA



TOP PERFORMING
JEWEL-OSCO IN CHAIN
1.33M ANNUAL VISITS

ASHLAND & WELLINGTON PLAZA

RETAIL INVESTMENT ADVISORY

MICHAEL NIEDER

Managing Director

+1 312 300 7291

michael.nieder@jll.com

BRIAN PAGE

Director

+1 630-234-8664

brian.page@jll.com

DEBT AND EQUITY PLACEMENT

CHRISTOPHER KNIGHT

Managing Director

+1 312 980 3603

christopher.knight@jll.com

MATT MAKSYMEC

Director

+1 312 957 4826

matt.maksymec@jll.com



For over 200 years, JLL (NYSE: JLL), a leading global commercial real estate and investment management company, has helped clients buy, build, occupy, manage and invest in a variety of commercial, industrial, hotel, residential and retail properties. A Fortune 500® company with annual revenue of \$23.4 billion and operations in over 80 countries around the world, our more than 113,000 employees bring the power of a global platform combined with local expertise. Driven by our purpose to shape the future of real estate for a better world, we help our clients, people and communities SEE A BRIGHTER WAYSM. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit jll.com.