



**191 W. Adams St.**  
Chicago, IL



*Offering Memorandum*

**Recently Extended Long-Term Lease**



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By acknowledging your receipt of this Offering Memorandum from Colliers International, you agree: 1) The Offering Memorandum and its contents are confidential; 2) You will hold it and treat it in the strictest of confidence; and 3) You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Colliers International expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered. If you wish not to pursue negotiations leading to the acquisition of the property at 191 W Adams St, Chicago, IL 60604 or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

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This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

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# **Investment Summary**



# Executive Summary

Colliers Net Lease Investment Group is excited to present a truly unique real estate investment opportunity. We invite qualified investors to explore the possibility of acquiring a 100% fee interest in a remarkable urban 7-11 convenience store situated in the heart of Chicago's vibrant Loop district at 191 W. Adams Street. This exceptional property is strategically positioned at the Southeast corner of Adams & Wells Street, nestled at the base of a multi-story mixed-use complex housing a prestigious JW Marriott Hotel and an office building.

Owning this one-of-a-kind convenience store in the central business district of Chicago is an extremely rare chance. The location offers exceptional advantages, benefiting from the Loop's remarkable population density. Moreover, the property is just a stone's throw away from the iconic Willis Tower and serves as a pivotal east-west thoroughfare connecting to the city's major train stations and immediately adjacent to the "L" stop. Notably, the neighboring corners of this intersection are occupied by renowned brands such as McDonald's, Starbucks, and Dunkin'.

The tenant's commitment to the site is demonstrated by their recent signing of a long-term lease extension. This remarkable investment opportunity is available for \$4,808,571 offering a compelling cap rate of 5.25%. Don't miss out on this exceptional chance to own a prime property in the bustling heart of Chicago.





# Offering Highlights

> **Offering Price**

\$4,808,571

> **Options to Renew**

3 (5) Year

> **Cap Rate**

5.25%

> **Next Rent Bump**

May 1st, 2027  
\$277,695

> **Current NOI**

\$252,450

> **Escalations**

10% every 5 Years

> **Rent Commencement**

April 4, 2017

> **Lease Type**

NNN

> **Lease Term Remaining**

Through April 30, 2037

> **Tenant**

7-Eleven

> **Guarantor**

Corporate









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**Property  
Information**



# Property Detail Profile

## Strategic Location

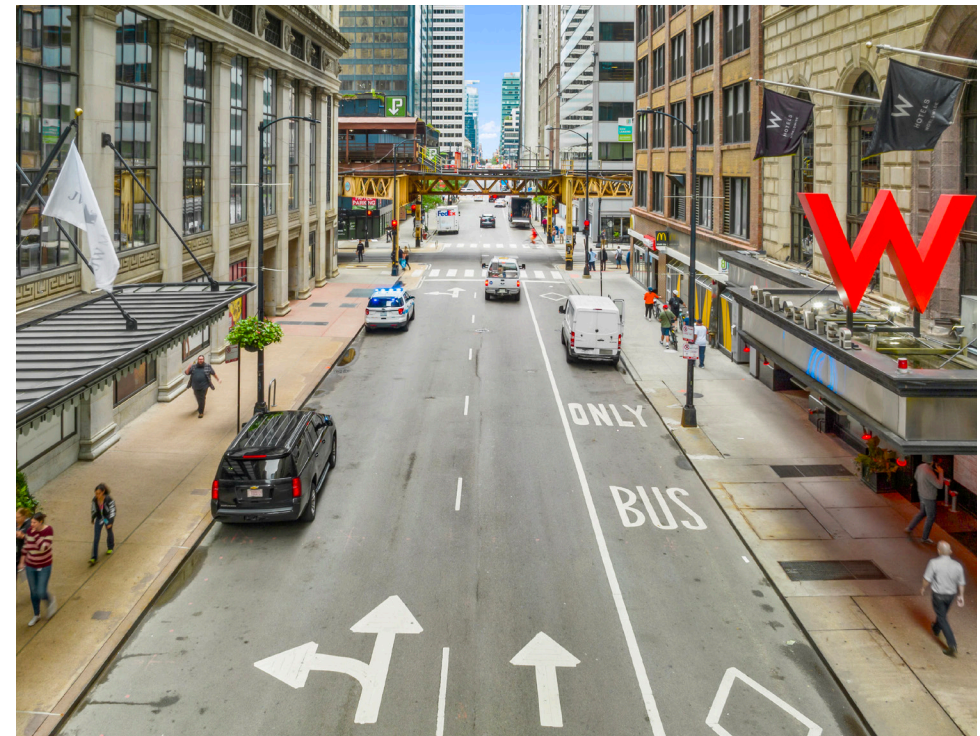
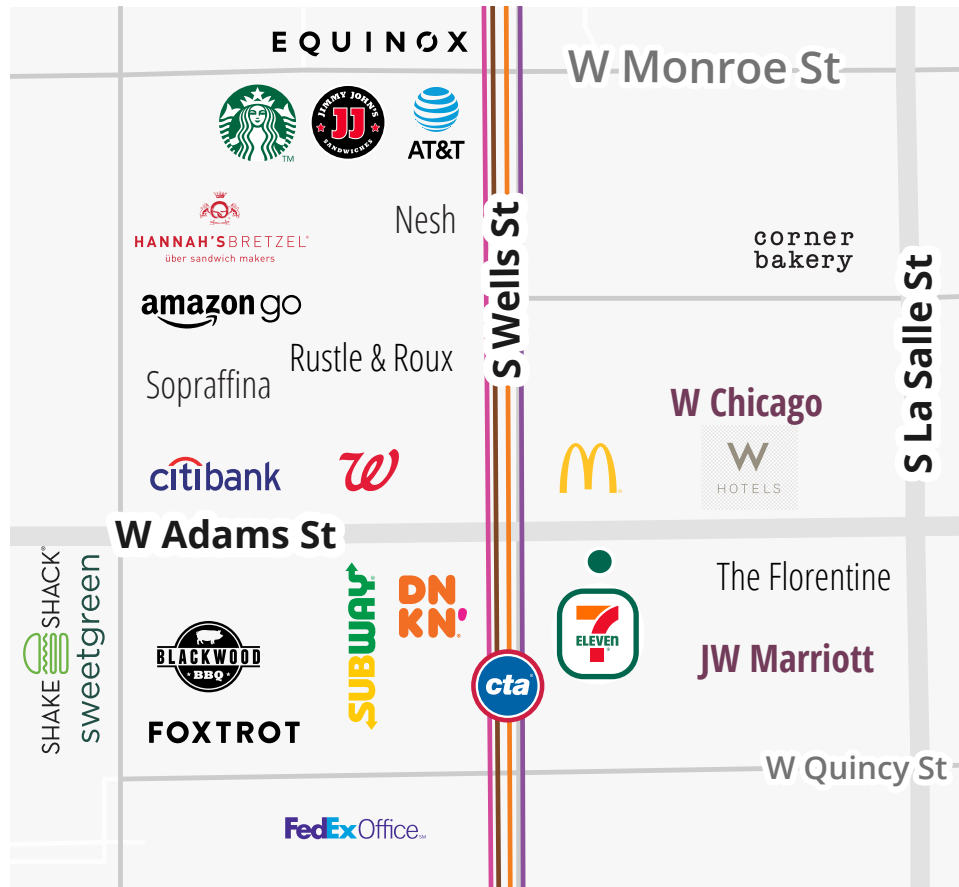
- Located in an incredibly dense Chicago business district
- High barrier to entry - extremely tight real estate market
- Heavy foot traffic due to the proximity to the train stations
- Site benefits from 24 hour traffic with offices, hotels and restaurants surrounding the site
- Two hotels on site and one across the street
- Numerous retailers in the immediate area

## Strong Investment Fundamentals

- Triple A credit
- Dominant convenience store in the business
- Long term lease
- 100% Fee Simple

## Convenient Transportation

- Located next to the Quincy/Wells CTA "L" station
- With access to the brown, orange, pink, and purple lines
- Average weekday ridership of 4,266 people
- Average ridership of 550,351 people per year



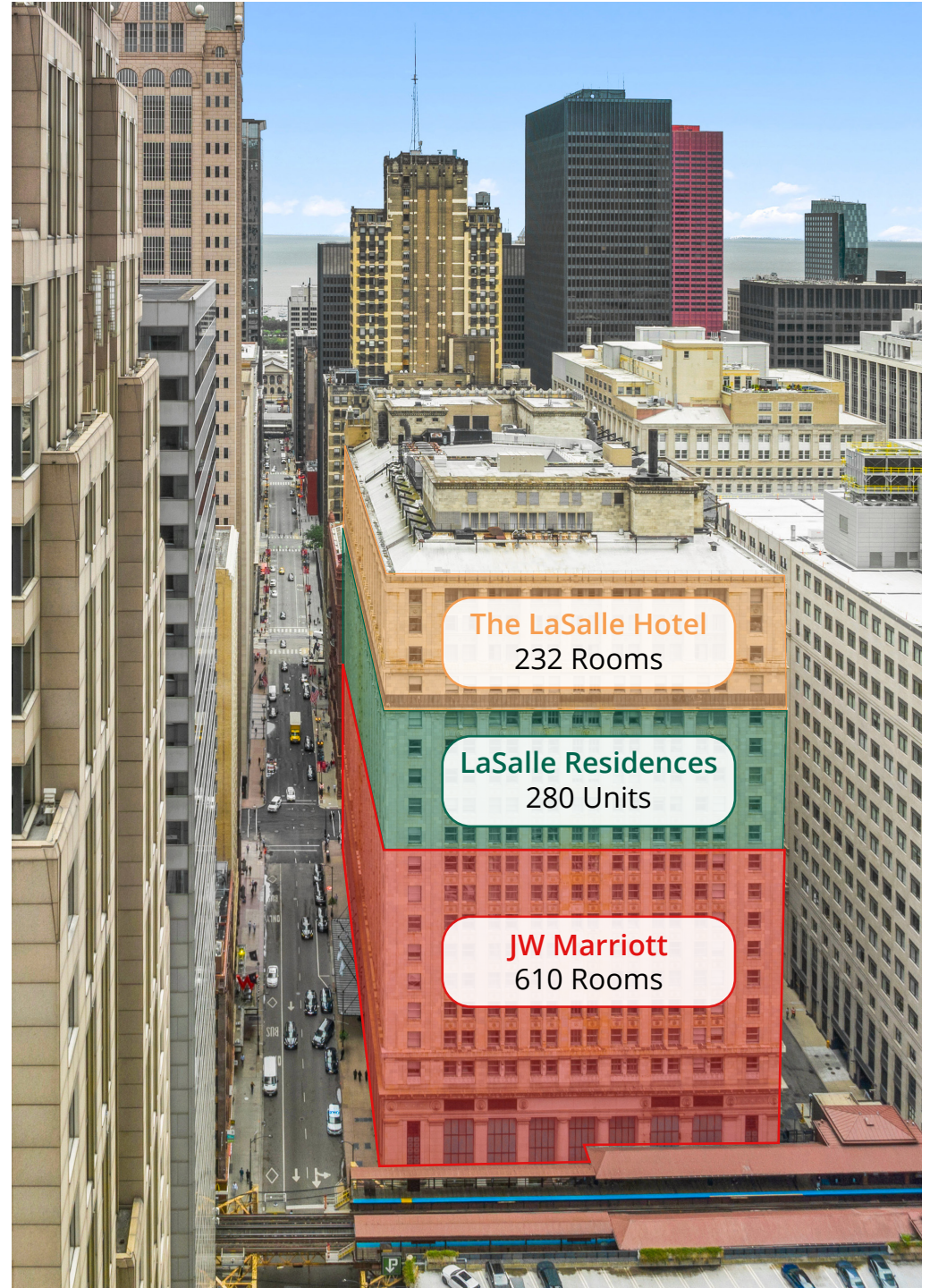


# Building Profile

The LaSalle Residences (the “Project”) consist of the adaptive reuse and conversion of approximately 222,500 SF of historic office space located on the ground floor and floors 13 thru 17 into 280 upscale apartments, including 84 affordable units.

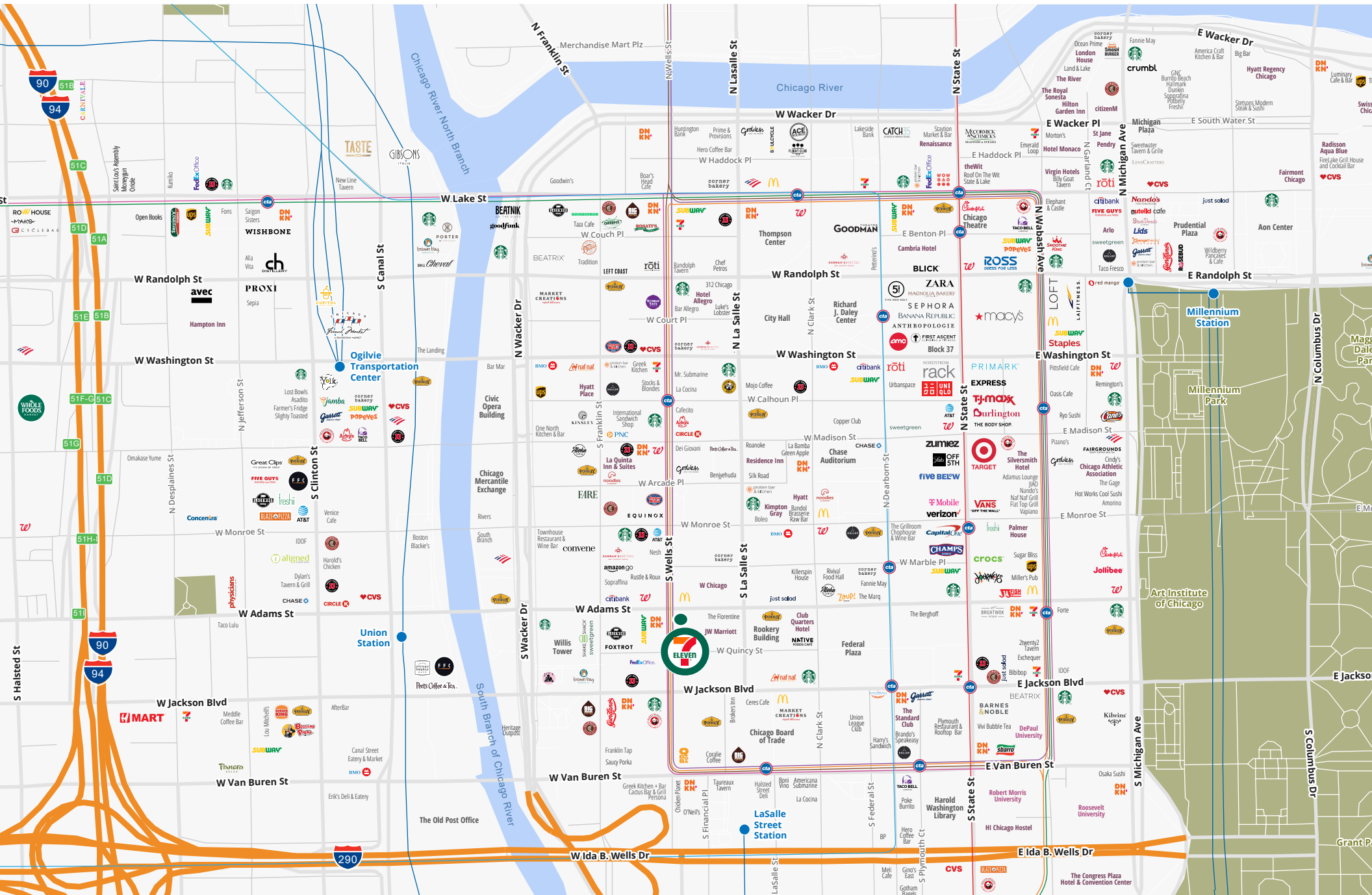
A portion of the 6,900 SF ground floor retail space which is planned for a full service restaurant on LaSalle Street.

The LaSalle Residences will feature on site amenities for its residents that will include state of the art fitness facilities and a tenant lounge with generous space for social gathering, coworking, meetings and events.

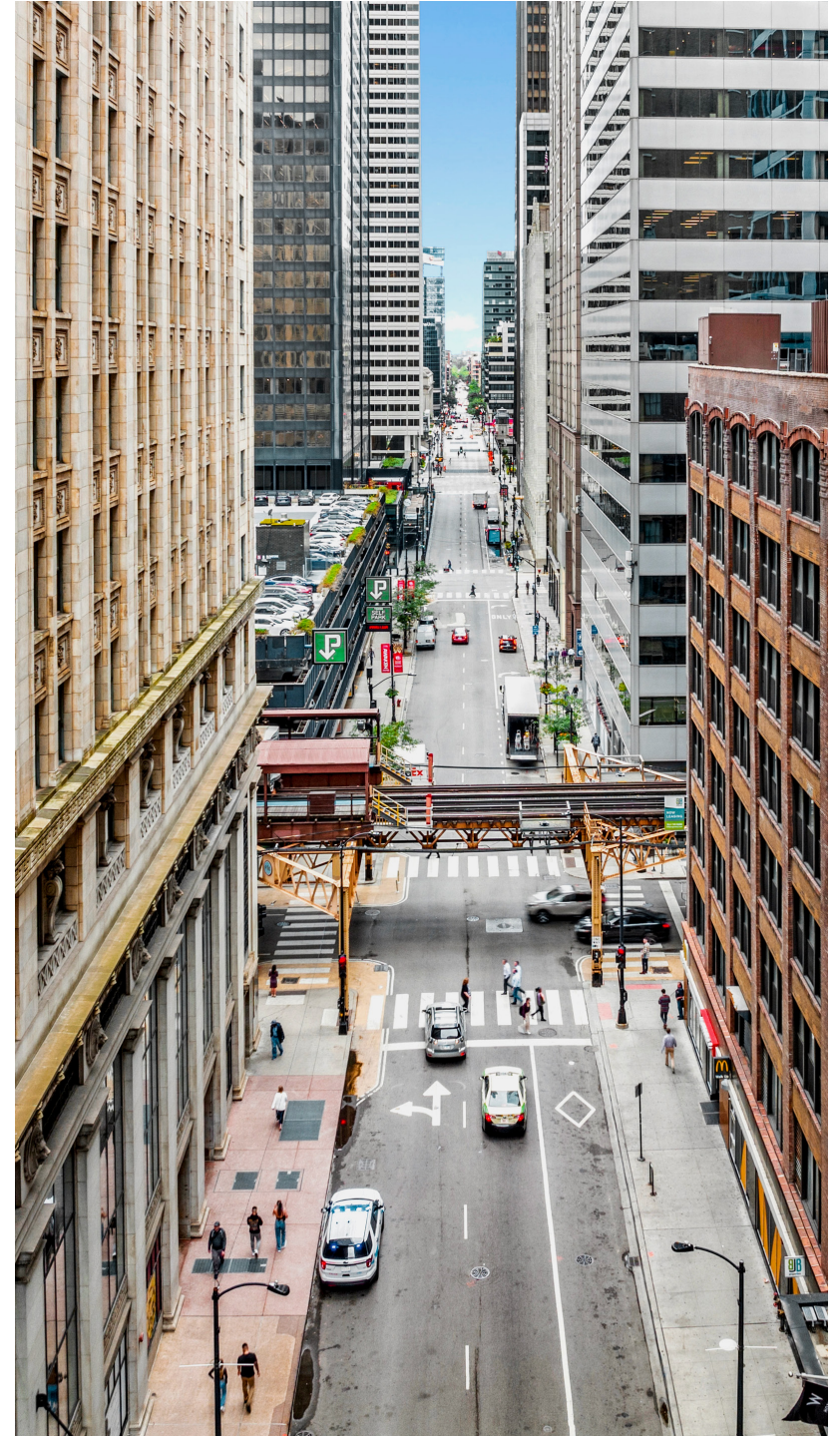




# Submarket Map









# About 7-Eleven

7-Eleven is the world's largest convenience store. 7-Eleven Inc. is a Japanese-owned American international chain of convenience stores, headquartered in Irving, Texas. The chain was known as Tote'm Stores until it was renamed in 1946. In 1963 7-Eleven became the first convenience store to remain open 24/7 after they implemented the new hours at a location in Austin, Texas. Its parent company since 2005, Seven-Eleven Japan Co., Ltd., operates, franchises, and licenses 67,480 stores in 17 countries as of December 2018. Other products include: 7-Select private-brand products, coffee, fresh-made daily sandwiches, fresh fruit, salads, bakery items, hot and prepared foods, gasoline, dairy products, carbonated beverages and energy drinks, juices, financial services, and product delivery services.

The 7 Eleven brand is known and loved around the world, and our iconic products are a big part of the American culture. Their focus stays fixed on making life easier for customers. 7-Eleven has a legacy of innovation. They provided the first to-go coffee cups, self-serve soda fountain and ATM at a convenience store. Today, 7-Eleven is not slowing down. 7-Eleven offers an award winning 7-Rewards loyalty platform, 7Now on demand delivers, mobile checkout and more. The company is even currently testing out a cashierless store at its corporate headquarters.

7-eleven.com



**Revenue**  
\$120 Billion



**Headquarters**  
Irving, TX



**Countries**  
17



**Locations**  
68,236



**Ownership**  
Public



**Tenant**  
7 Eleven



**Founded**  
1927



**Credit Rating**  
S&P AA-

The graphic features a large white circle with a red border, centered on a white background. The background is decorated with horizontal stripes: a red stripe at the top, a dark green stripe, a light orange stripe, and a red stripe at the bottom. The circle is partially overlaid by these stripes. The text 'Market Overview' is centered within the circle in a bold, red, sans-serif font.

# **Market Overview**

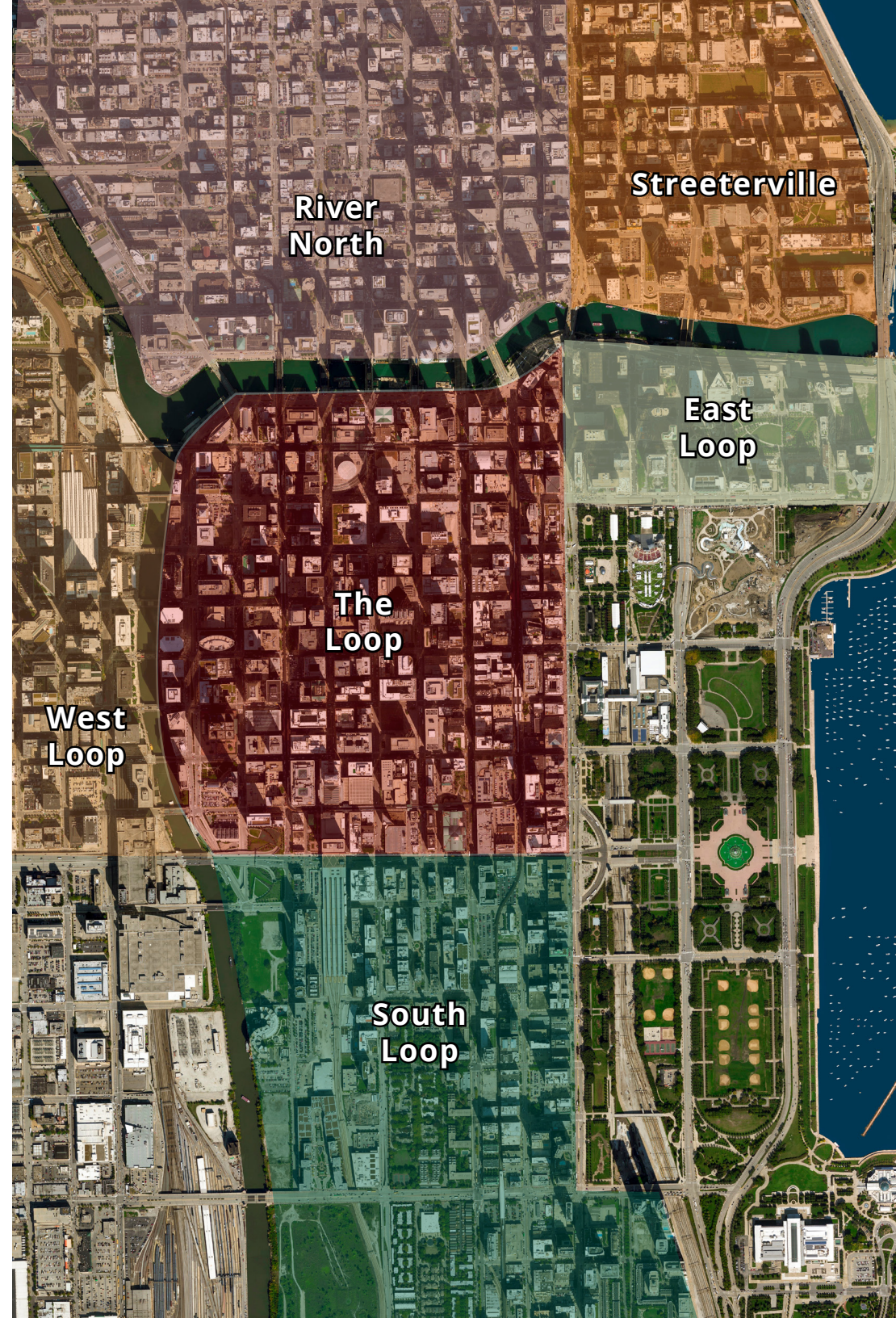


# Market Overview

The Central Loop in downtown Chicago serves as the city's bustling central business district and economic heart. Bounded by the Chicago River, Lake Michigan, and major thoroughfares, this district houses iconic skyscrapers, financial institutions, and corporate headquarters, including the Chicago Board of Trade and the Federal Reserve Bank of Chicago. The "Loop" is also a reference to the elevated train tracks that encircle the central area, providing public transportation throughout the district and beyond. This district plays a pivotal role in Chicago's economy, culture, and urban life.

The Central Loop boasts a diverse mix of commercial real estate, offering modern office buildings, historic structures, and mixed-use developments. It caters to a wide range of businesses, from finance and law firms to tech startups and creative agencies. With its vibrant retail, dining, and entertainment options, it's a hub of activity. The real estate market is thriving, particularly for Class A office spaces, as the district's accessibility and central location make it an attractive destination for businesses looking to establish a presence in Chicago.

Recent developments, infrastructure investments, and a growing residential population further contribute to its vitality, cementing the Central Loop's status as a key economic and cultural hub within the city.





**73K**

Disposable  
Income



**20th**

Largest Global  
Economy



**34**

Median Age in  
Chicago



**15B**

Spent on Retail  
Goods



**52**

Fortune 1000  
HQ in Chicago



**65%**

With Higher  
Education  
Degree



**500,000**

People Employed in the CBD



**1st**

Largest US Metro for Economic Diversity



# Economic Overview

“ Chicago’s strategic location, skilled workforce, and diverse economy make it a powerhouse for big business. With its robust infrastructure, world-class universities, and a global transportation hub at O’Hare Airport, Chicago remains a top choice for corporations to establish and grow their presence.”

-Forbes

**#1**

Metro for Corporate  
Investment in  
the US  
*-Site Selection Magazine*

**#3**

Highest GDP in  
the US  
*-Visual Capitalist*

**#7**

Quality of Life  
*-WalletHub*

**#1**

6 Year Best Big City  
*-Condé Nast Traveler*

# Demographics



# 7-Eleven

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