

# SINGLE TENANT NET LEASE

Investment Opportunity



Long Term Lease Extension | Planned Renovation | Rare Infill Chicago Location



6107 N. Broadway Street

**CHICAGO** ILLINOIS

ACTUAL SITE



**EXCLUSIVELY MARKETED BY**



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**NATIONAL NET LEASE**

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Pricing Summary  
Brand Profile

# PROPERTY PHOTO

 **LOYOLA**  
UNIVERSITY CHICAGO  
EST 1870  
(~17,000 students)

 Flaco's Tacos

 KOKULU MARKET

 7-Eleven

 LA FITNESS

 Lickity Split

 pure barre

 EDGEWATER CASTLE

 LAKESHORE CUTS

 loaves & twiches

 **Granville Station**  
750,000 + Total  
Passengers 2024

**N BROADWAY ST**  
21,700 VPD

**W GLENLAKE AVE**



Granville Beach  
Condominium

Shoreline Towers  
Condominiums 6151 Winthrop Apartments

Kenmore Place

Winthrop Place Apartments

Edgewater Gardens  
Apartments

The Arbor  
Winthrop South

Winthrop Residences





## OFFERING

<b>Price</b>	\$8,000,000
<b>Annual Rent</b>	\$540,000
<b>Cap Rate</b>	6.75%
<b>Tenant</b>	(Fitness International, LLC)
<b>Lease Type</b>	NN
<b>Lease Term</b>	10+ years
<b>Increases</b>	10% every 5 years

## PROPERTY SPECIFICATIONS

<b>Rentable Area</b>	22,000 SF
<b>Land Area</b>	0.90 AC
<b>Property Address</b>	6107 N. Broadway Street Chicago, Illinois 60660
<b>Year Built / Renovated</b>	2014 & upcoming in 2026/2027
<b>Parcel Number</b>	14-05-208-015 & 14-05-208-061
<b>Ownership</b>	Fee Simple (Land & Building Ownership)

# INVESTMENT HIGHLIGHTS



## Long-Term Single Tenant Net Lease | Fee Simple Ownership

- Lease recently extended through July 31, 2036, and a major renovation planned, demonstrating the Tenant's commitment to this location
- Limited Landlord responsibilities make this an ideal investment for a passive investor

## Rental Increases

- The lease features 10% rental increases every 5 years throughout the initial term and at the beginning of each option, increasing the NOI and providing protection against inflation

## Credit Tenant | Corporate Lease

- The lease is signed by Fitness International, LLC, rated "B" Stable by S&P, the largest non-franchised fitness club operator in the US with over 728 locations throughout the country
- LA Fitness' sales for FY24 are estimated to have grown by 10% to \$2.3 billion

## Densely Populated and Affluent Trade Area

- More than 709,000 residents and 235,000 employees within 5 miles with an average household income over \$136,000, projected to increase to \$147,000 by 2030

## High Traffic / Excellent Visibility

- Located at the signalized intersection of North Broadway in excess of 21,000 vpd
- Also located on the Red Line of the **Chicago Transit Authority (CTA) rail system**, one block north of the Granville stop
- The Red Line recorded over **750,000** total passenger entries at the Granville stop in 2024

## Strategic Retail Corridor Location

- Situated in a dense retail corridor surrounded by major national retailers such as Whole Foods Market, Target, Walgreens, Burlington, CVS, PetSmart, ALDI, Chase Bank, McDonalds & Starbucks
- Provides a steady flow of customers for a stable membership base

## Limited Competition

- Only 1 other national fitness brand located within 2.5 miles – Anytime Fitness located at 1346 W Devon Ave

## Rare Dense Infill Chicago Location

- LA Fitness is strategically located in the Edgewater neighborhood of Chicago, 3 blocks west of Lake Michigan, in a densely populated area with high barriers to entry

## Major Education Center Proximity

- ½ mile south of **Loyola Chicago University** with over **17,000 students**
- ½ mile northeast of **Senn High School** with **~1,516 students**
- Approximately 5 miles from **Northwestern University** of about **22,000 students**



## LOCATION



Chicago, IL  
Cook County

## ACCESS



Broadway: 1 Access Point  
West Glenlake Ave: 1 Access Point

## TRAFFIC COUNTS



Broadway: in excess of 21,000 vpd

## IMPROVEMENTS



There is approximately 22,000 SF of existing building area

## PARKING



There are 69 parking spaces on the owned parcel. The parking ratio is approximately 3.14 stalls per 1,000 SF of leasable area.

## PARCEL



Parcel Numbers: 14-05-208-015; 14-05-208-061  
Acres: ~0.90

## CONSTRUCTION



Year Renovated: 2014/2026/2027

## ZONING



B1-3: Neighborhood Shopping District

**NORTHWESTERN  
UNIVERSITY**  
EST 1850  
(~22,000 students)

**LOYOLA  
UNIVERSITY CHICAGO**  
EST 1870  
(~17,000 students)



**cta**  
**Granville Station**  
750,000 + Total  
Passengers 2024



**H&R BLOCK**



Shoreline Towers  
Condominiums

Granville Beach  
Condominium

6151 Winthrop Apartments

Kenmore Place

Winthrop Place Apartments

Edgewater Gardens  
Apartments

Winthrop Residences

**W GLENLAKE AVE**



**N BROADWAY ST**  
21,700 VPD





THE CHICAGO MOSAIC SCHOOL

**LOYOLA**  
UNIVERSITY CHICAGO  
EST 1870  
(~17,000 students)



**cta** Granville Station  
750,000 + Total  
Passengers 2024



pure barre



Shoreline Towers  
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N BROADWAY ST  
21,700 VPD

W GLENLAKE AVE



Malibu Condominium

Kenmore Realty Apartments

Thorndale Manor Apartments

The Arbor Winthrop South

Edgewater Gardens Apartments

Winthrop Place Apartments

Beachside Apartments

The Shore Manor

Windsor House Condominiums

Winthrop Residences

Lincoln Park Zoo

**LA FITNESS**

5630 Sheridan Apartments

MARIANO'S

Princeton House Condominium

George B. Swift Specialty School

**WHOLE FOODS MARKET**

**KOKULU MARKET**

**Jersey Mike's SUBS**

**N BROADWAY ST 21,700 VPD**

**ROSS DRESS FOR LESS**

Jewel Osco

Public Storage

GET A GRIP TRAPEZE

**DOLLAR GENERAL**

**FIFTH THIRD**

**enterprise**

**TARGET**

**ALDI**

**Burlington MATTRESS FIRM**

**CVS pharmacy**

**PET SMART DUNKIN'**

Jewel Osco

**W**

**UPS**

**H&R BLOCK**



Lickity Split

**pure barre**

**BAM!**



**CVS pharmacy**



Beachside Apartments  
5630 Sheridan Apartments



Thorndale Manor Apartments

The Shore Manor

George B. Swift Specialty School

Kenmore Realty Apartments

Windsor House Condominiums

Princeton House Condominium



Edgewater Gardens Apartments

The Arbor Winthrop South

GET A GRIP TRAPEZE



Winthrop Place Apartments

Winthrop Residences

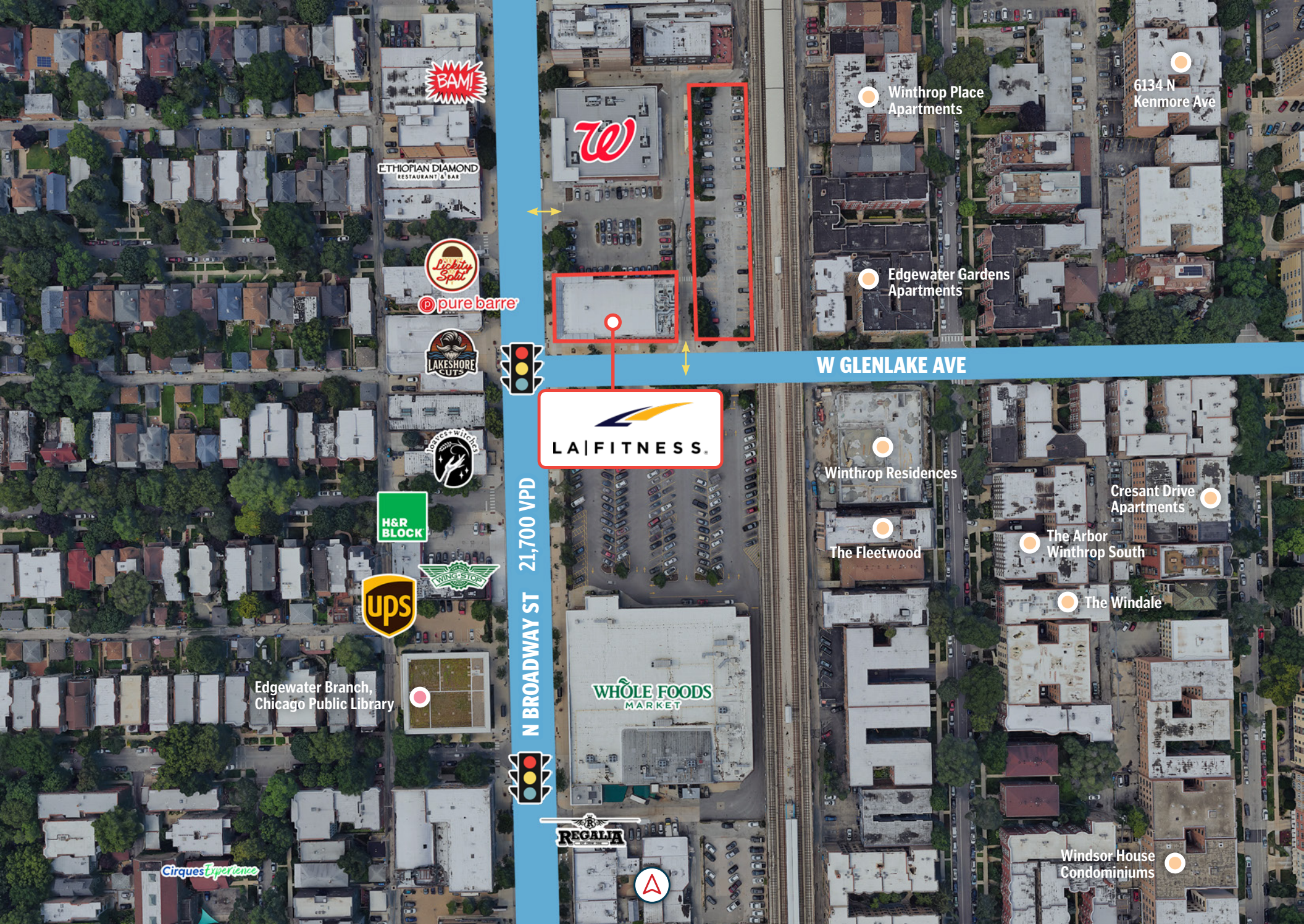


**cta** Granville Station  
750,000 + Total Passengers 2024



N BROADWAY ST 21,700 VPD







**LOYOLA**  
UNIVERSITY CHICAGO  
EST 1870  
(~17,000 students)

wellnow  
Urgent Care



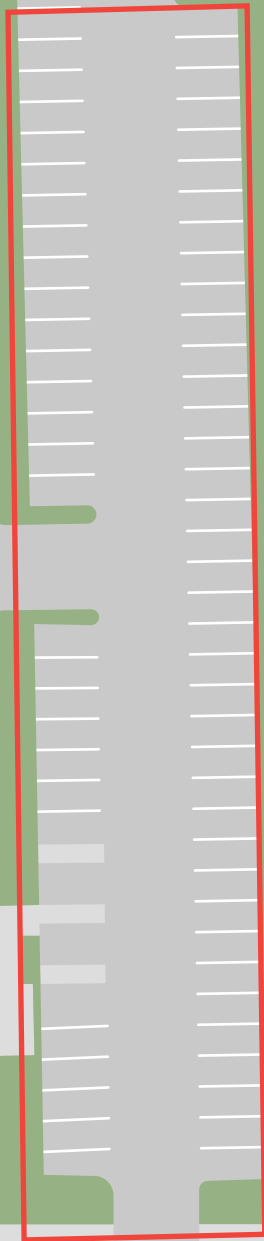
ETHIOPIAN DIAMOND  
RESTAURANT & BAR

W GLENLAKE AVENUE

N BROADWAY  
21,700 VPD



pure barre

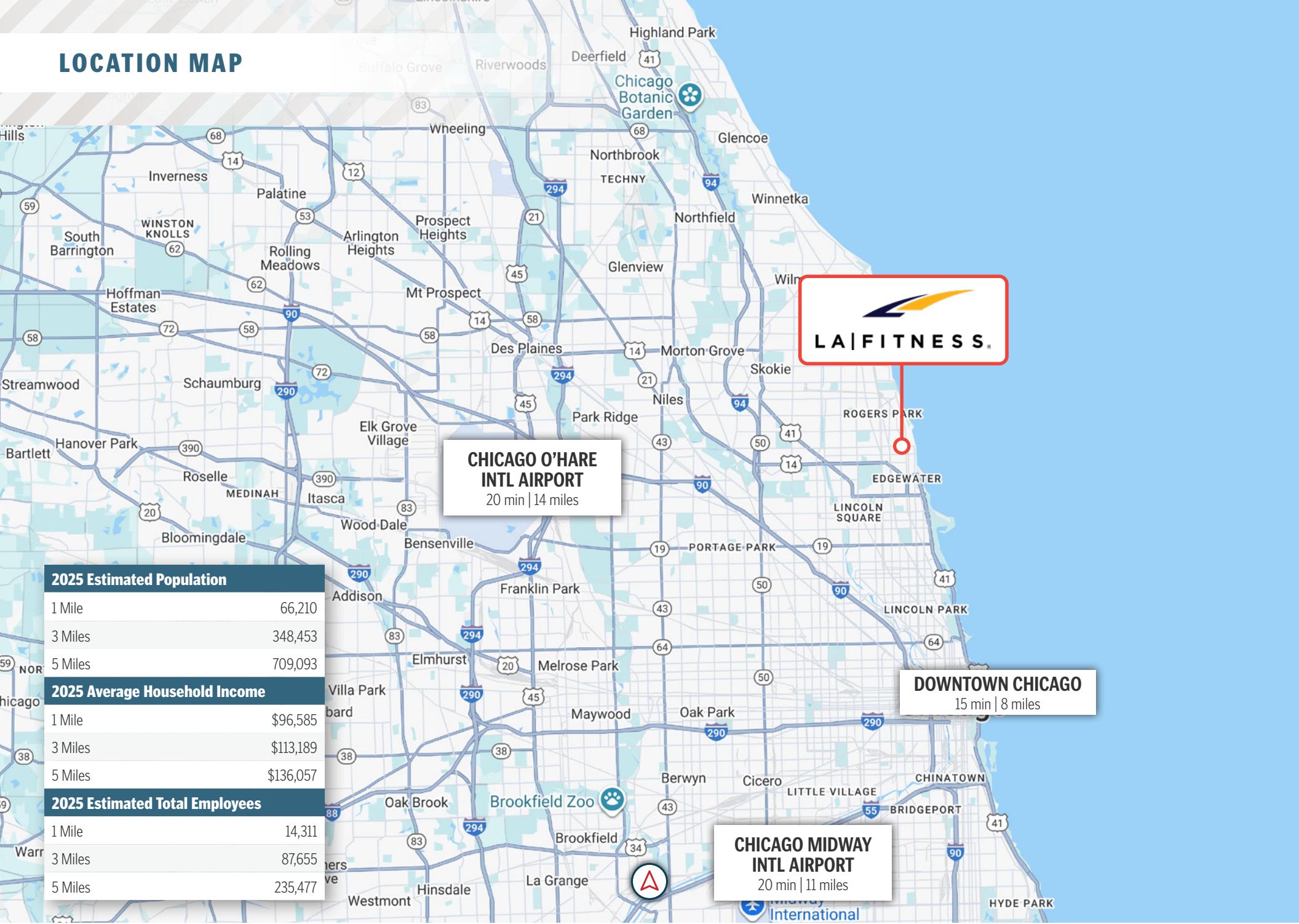


W GLENLAKE AVENUE

BECOVIC  
Neighborhood. Community. Home.

GROUPFOX  
MANAGEMENT

# LOCATION MAP



**CHICAGO O'HARE  
INTL AIRPORT**  
20 min | 14 miles

**DOWNTOWN CHICAGO**  
15 min | 8 miles

**CHICAGO MIDWAY  
INTL AIRPORT**  
20 min | 11 miles

**2025 Estimated Population**

1 Mile	66,210
3 Miles	348,453
5 Miles	709,093

**2025 Average Household Income**

1 Mile	\$96,585
3 Miles	\$113,189
5 Miles	\$136,057

**2025 Estimated Total Employees**

1 Mile	14,311
3 Miles	87,655
5 Miles	235,477



## CHICAGO, ILLINOIS

Chicago, also known as “the windy city”, is the largest city in Illinois with a population of 2,635,574 as of July 1, 2025. Chicago is also the largest inland city in the United States. It is located in northeast Illinois, on the southwestern banks of Lake Michigan. The Chicago metropolitan area has a population in excess of nine million people.

Chicago is recognized across the United States as a very passionate sports town. Chicago continues to enjoy one of the most diverse economies in the nation, with no single sector employing more than 13 percent of the City’s workforce. This diversity provides fiscal stability from mature industries in business and financial services, manufacturing, transportation and warehousing, education and healthcare, and enables the City to promote the growth of emerging industries in technology, tourism, biotech, and life sciences. More than 400 major corporate headquarters (with at least 1,000 employees) are in the Chicago metropolitan area, including 36 in the Fortune 500 and 29 S&P 500 companies.

Highly regarded universities in Chicago and the surrounding area are the University of Chicago; Northwestern University; Illinois Institute of Technology; Loyola University Chicago; DePaul University; Columbia College Chicago and the University of Illinois Chicago. Other notable schools include: Chicago State University; the School of the Art Institute of Chicago; East–West University; National Louis University; North Park University; Northeastern Illinois University; Robert Morris University Illinois; Roosevelt University; Saint Xavier University; Rush University; and Shimer College. The nearest major airport is Chicago Midway International Airport. Another major airport is Chicago O’Hare International Airport.

In addition to its over 500 parks, the Chicago Parks District maintains over 30 beaches, 16 historic lagoons, nine lakefront harbors, ten bird and wildlife gardens, and thousands of special events, sports and entertaining programs. Another major waterfront activity is the annual Chicago Air and Water Show. It is the largest free event of its kind in the country and happens late summer every year along the Chicago lakefront. A city the size of Chicago has just about everything to offer in the way of nightlife. For those interested in good food, Chicago is famous for excellent steaks and deep dish pizza. Dining options abound from family fare, to ethnic cuisine, to the latest in trendy restaurants.

# AREA DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
<b>Population</b>			
2025 Estimated Population	66,210	348,453	709,093
2030 Projected Population	65,023	343,810	700,248
2010 Census Population	68,224	348,907	710,573
Historical Annual Growth 2010 to 2020	0.08%	0.33%	0.33%
<b>Households &amp; Growth</b>			
2025 Estimated Households	35,930	169,288	333,791
2030 Projected Households	36,012	170,541	336,302
2010 Census Households	34,374	158,283	313,494
Projected Annual Growth 2025 to 2030	0.05%	0.15%	0.15%
Historical Annual Growth 2010 to 2020	0.44%	0.62%	0.58%
<b>Race &amp; Ethnicity</b>			
2025 Estimated White	60.95%	59.07%	65.15%
2025 Estimated Black or African American	13.32%	14.09%	9.71%
2025 Estimated Asian or Pacific Islander	13.97%	14.41%	13.35%
2025 Estimated American Indian or Native Alaskan	0.71%	0.83%	0.87%
2025 Estimated Other Races	8.74%	9.46%	10.28%
2025 Estimated Hispanic	17.49%	19.04%	20.77%
<b>Income</b>			
2025 Estimated Average Household Income	\$96,585	\$113,189	\$136,057
2025 Estimated Median Household Income	\$66,553	\$77,911	\$91,179
2025 Estimated Per Capita Income	\$52,421	\$55,056	\$64,182
<b>Businesses &amp; Employees</b>			
2025 Estimated Total Businesses	1,481	9,243	22,674
2025 Estimated Total Employees	14,311	87,655	235,477



LEASE TERM				RENTAL RATES					
Tenant Name	Square Feet	Lease Start	Lease End	Begin	Increase	Monthly	Annually	Recovery Type	Options
LA Fitness	22,000	Jun 2014	Jul 2036	Current	-	\$45,000	\$540,000	NN	3 (5 year)
				Aug 2031	10%	\$49,500	\$594,000		
				Aug 2036 (Option 1)	10%	\$54,450	\$653,400		
				Aug 2041 (Option 2)	10%	\$59,895	\$718,740		
				Aug 2046 (Option 3)	10%	\$65,885	\$790,614		

## FINANCIAL INFORMATION

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## PROPERTY SPECIFICATIONS

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Rentable Area	22,000 SF
Land Area	0.88 Acres
Address	6107 N. Broadway Street. Chicago, Illinois 60660

**FOR FINANCING OPTIONS AND LOAN QUOTES:** Please contact SRS Debt & Equity at [jordan.yarosh@srsre.com](mailto:jordan.yarosh@srsre.com)

## BRAND PROFILE



### LA FITNESS

**lafitness.com**

**Company Type:** Private

**Locations:** 700+

Providing a Superior Fitness Experience Since 1984. Fitness International, LLC is one of the fastest-growing health club chains in the U.S., with over 700 locations across 27 U.S. states and Canada. Operating the brand names LA Fitness, City Sports Club, and Club Studio, the company's mission is to help as many people as possible achieve the benefits of a healthy lifestyle by creating a nationwide network of health clubs, offering its members the widest range of amenities and the friendliest service at an affordable price.



Source: [lafitness.com](https://lafitness.com), [linkedin.com](https://www.linkedin.com/company/lafitness)



## THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

**300+**

TEAM  
MEMBERS

**29**

OFFICES

**\$6.5B+**

TRANSACTION  
VALUE

company-wide  
in 2025

**930+**

CAPITAL MARKETS  
PROPERTIES

SOLD  
in 2025

**\$3.5B+**

CAPITAL MARKETS  
TRANSACTION

VALUE  
in 2025



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