

OFFERING MEMORANDUM

PANERA BREAD

1903

CONVENIENCE PLACE
CHAMPAIGN, IL

EXCLUSIVELY LISTED BY

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NX3
COMMERCIAL GROUP

BANG
REALTY

BANG REALTY - ILLINOIS, INC

In Association with In-State Broker

BRIAN BROCKMAN

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NET LEASED DISCLAIMER

NX3 Commercial Group hereby advises all prospective purchasers of net leased property as follows:

The information contained in this Marketing Package has been obtained from sources we believe to be reliable. However, NX3 Commercial Group has not and will not verify any of this information, nor has NX3 Commercial Group, conducted any investigation regarding these matters. NX3 Commercial Group makes no guarantee, warranty, or representation whatsoever about the accuracy or completeness of any information provided.

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Any projections, opinions, assumptions, or estimates used in this Marketing Package are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial, legal, and other advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction the suitability of the property for your needs. Like all investments, this investment carries significant risks. Buyer and Buyer's legal, financial, and other advisors must request and carefully review all legal, financial, and other documents related to the property and tenant. While past performance at this or other locations is an important consideration, it is not a guarantee of future success.

Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental, or other conditions.

Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

All information, including price change and withdrawal from the market, is subject to change without notice.

By accepting this Marketing Package, you agree to release NX3 Commercial Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property. Property to be sold "as is, where is."

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This Marketing Package has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

NX3 Commercial Group has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with state and federal regulations, the physical condition of the improvements thereon, the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property, or any other matter related to the subject property.

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Disclosure of Interest:

Joshua Symonette, in his role as a Real Estate Agent with NX3 Commercial Group, holds a partial ownership interest in the aforementioned property. This dual role is disclosed to ensure all parties are aware of potential conflicts of interest, reaffirming our dedication to fair and impartial transaction processes.



PANERA

CHAMPAIGN, IL

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ABOUT
US

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EXECUTIVE SUMMARY

This Panera Bread at 1903 Convenience Place in Champaign, Illinois represents a compelling single-tenant net lease investment opportunity featuring nearly two decades of operational history and exceptional corporate backing. Since opening in 2005, this location has demonstrated sustained performance, ultimately prompting Panera Corporate to assume the lease directly from the franchisee and execute a new 10-year term extending through December 2033—a decisive endorsement of the asset's long-term viability and strategic market position.

Strategically positioned just off Interstate 74 within Champaign's premier retail corridor, the property benefits from immediate proximity to Market Place Shopping Center, a major regional destination anchored by Macy's, JCPenney, DSW, and Dick's Sporting Goods. The surrounding trade area features an unparalleled concentration of national credit tenants including Costco, Target, Walmart, Meijer, Lowe's, PetSmart, Best Buy, ALDI, Burlington, and Hobby Lobby, creating powerful traffic synergy and establishing this location as a dominant commercial node.

The fast-casual and quick-service restaurant density further validates the corridor's strength, with immediate neighbors including Chick-fil-A, Olive Garden, Starbucks, Jersey Mike's, Panda Express, Raising Cane's, and Chipotle. This concentration of established dining concepts underscores the location's proven ability to capture consistent customer traffic, supported by the University of Illinois' 50,000+ students and staff alongside Champaign-Urbana's affluent residential base. With corporate lease security, built-in rent escalations, and positioning within an irreplaceable retail hub, this asset delivers institutional-quality income stability within a recession-resistant university market.



INVESTMENT HIGHLIGHTS

CORPORATE-GUARANTEED LEASE WITH 20-YEAR OPERATIONAL TRACK RECORD

Panera Corporate directly assumed this lease from the franchisee and executed a new 10-year term extending through December 2033, demonstrating exceptional confidence in this location's performance. With nearly two decades of proven success since 2005, this asset delivers the stability of corporate backing combined with the validation of sustained operational excellence in a recession-resistant fast-casual format.

ELITE PERFORMANCE VALIDATED BY PLACER.AI ANALYTICS

Ranked #92 out of 1,927 Panera locations nationwide (95th percentile) and #14 of 101 locations in Illinois (87th percentile), this property represents a top-tier performer within Panera's national portfolio. Estimated annual sales of \$4.7M with consistent monthly volumes between \$300K-\$400K demonstrate exceptional unit economics, supported by mobile location analytics that validate sustained customer traffic and brand loyalty.

DOUBLE NET LEASE STRUCTURE WITH BUILT-IN INCOME GROWTH

Minimal landlord responsibilities limited to foundation, structural supports, and exterior walls maximize net returns while reducing operational complexity. The lease features 10% rental increases every five years, with the next bump scheduled for January 2029, creating a forward cap rate of 6.43% and delivering predictable income escalation throughout the investment hold period.

IRREPLACEABLE POSITIONING WITHIN CHAMPAIGN'S PREMIER RETAIL & DINING DESTINATION

Positioned directly off Interstate 74 with immediate proximity to Market Place Shopping Center—anchored by Macy's, JCPenney, DSW, and Dick's Sporting Goods—this property sits at the epicenter of Champaign's dominant commercial hub. Surrounded by national retailers including Costco, Target, Walmart, Meijer, and Lowe's, and co-located alongside premier dining concepts including Chick-fil-A, Olive Garden, Starbucks, and Chipotle, the location benefits from powerful co-tenancy dynamics that drive sustained foot traffic and validate the corridor's ability to capture consistent customer demand.

UNIVERSITY OF ILLINOIS MARKET STABILITY WITH 50,000+ CAPTIVE CONSUMERS

The University of Illinois at Urbana-Champaign delivers unparalleled demand stability through its 50,000+ student and staff population, creating a recession-resistant customer base with predictable annual spending patterns. Combined with Champaign-Urbana's affluent residential demographics and status as a major regional employment center, this asset operates within a uniquely insulated market characterized by consistent population density and disposable income levels.

LEASE ABSTRACT



\$3,332,000
PURCHASE PRICE

Tenant/Signatory/Guarantor	Panera, LLC
Address	1903 Convenience Pl, Champaign, IL 61820
Current Annual Rent	\$204,938.00
Remaining Term	7 Years, 7 Months
Building Size	±4,980 SF
Parcel Size	±1.24 Acres
Year Built/Renovated	2005
Rent Type	Double Net (NN)
Landlord Responsibilities	Foundation, Structural Supports, Exterior Walls & Painting of the Building
Est. Rent Commencement Date	08/29/2005
Est. Lease Expiration Date	12/31/2033
Rental Increases	10% Every 5 Yrs (Next Bump 01/2029)

INVESTMENT SNAPSHOT



\$3,332,000

PRICE



6.15%

CAP RATE

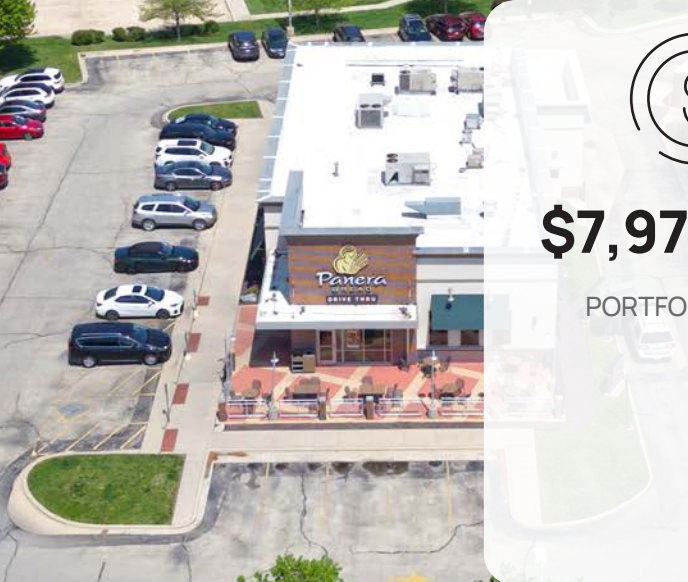



\$204,938


NOI




PORTFOLIO PRICING

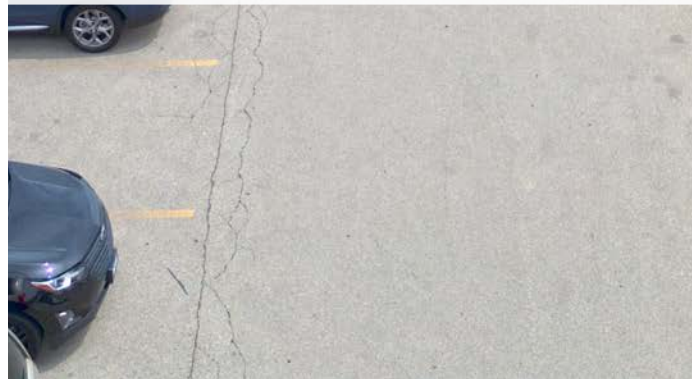


 **\$7,975,000**
PORTFOLIO PRICE

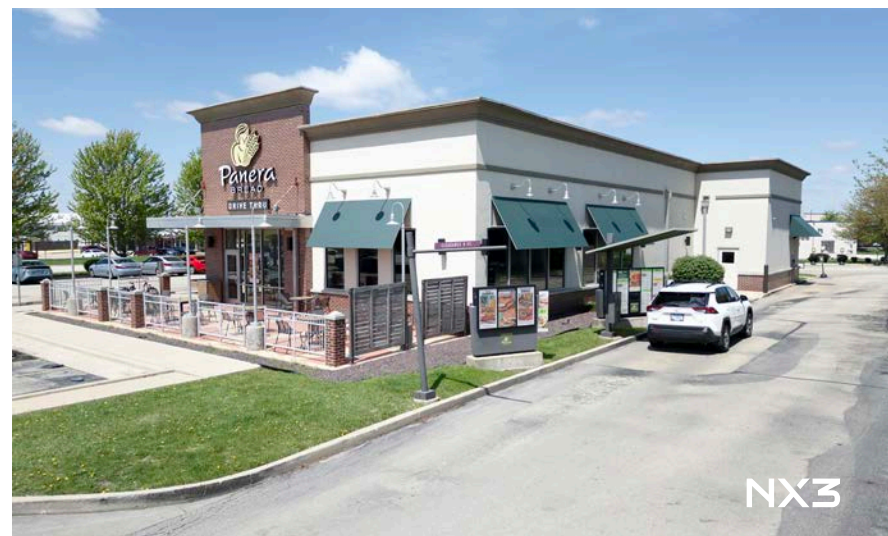
 **6.06%**
BLENDED CAP RATE

 **\$483,483**
COMBINED NOI

THREE PANERA BREAD LOCATIONS
1903 Convenience Pl, Champaign, IL 61820
1101 W Bird Blvd, Peoria, IL 61615
3019 S Dirksen Pkwy, Springfield, IL 62703



PROPERTY PHOTOS



PLACER AI RANKING

Placer.ai is the industry-leading location analytics platform utilized by institutional commercial real estate investors nationwide. By analyzing anonymized mobile location data from millions of devices, Placer.ai delivers sophisticated insights on foot traffic patterns, visit frequency, and consumer behavior, providing credible performance benchmarking across national retail portfolios.

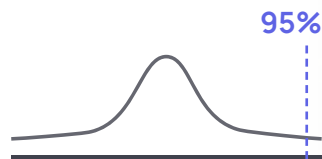
This location ranks #92 out of 1,927 Panera locations nationwide (95th percentile) and #14 out of 101 in Illinois (87th percentile), demonstrating elite operational performance. The property has achieved remarkable sales growth from \$4.1M in 2022 to \$4.7M over the trailing 12 months, with consistent monthly volumes between \$300K-\$400K. This sustained growth trajectory and top-tier ranking validate the asset's exceptional market position and confirm its status as a premier performer within Panera's national system.



Placer.ai

NATIONWIDE

92 / 1,927



RETAIL AERIAL MAP



HOBBY LOBBY ★ **MACY'S**
COSTCO WHOLESALE **DICK'S** **PANDA EXPRESS CHINESE KITCHEN**
Red Robin GOURMET BURGERS AND BREWS **OLD NAVY** **JD**
JCPenney **snipes**

MARKETPLACE SHOPPING CENTER

planet fitness

maurices

OLLIE'S
GOOD STUFF CHEAP

KOHL'S

E Marketview Dr

Panera BREAD SITE

Super 8 BY WYNDHAM
60 ROOM HOTEL

±17,000 VPD

±8,560 VPD

TACO BELL **McDonald's** **Olive Garden**
BARNES & NOBLE
CRUNCH **TJ-maxx**
edible

LA QUINTA INN
122 ROOM HOTEL

Bob Evans FARMHOUSE KITCHEN

N Neil St

RETAIL AERIAL MAP

MARKETPLACE
SHOPPING CENTER

±17,000 VPD

±30,000 VPD

Prospect Ave

Neil St

TENANT OVERVIEW



Panera BREAD®

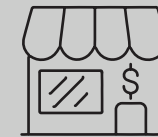
Panera Bread, a leading fast-casual bakery-café chain with 2,000+ locations across the U.S. and Canada, is known for its clean-ingredient menu of breads, soups, salads, and sandwiches. Founded in 1987 and re-branded in the 1990s, Panera was acquired by JAB Holding Company in 2017, bolstering its financial strength as part of a portfolio that includes Krispy Kreme and Keurig Dr Pepper.

The company has shown strong adaptability, investing in digital ordering, loyalty programs, and delivery—critical innovations that supported performance during the COVID-19 pandemic. Backed by a loyal customer base and solid brand equity, Panera is a high-quality tenant with strong long-term stability and continued evolution in technology and store formats.

KEY FACTS



48
States



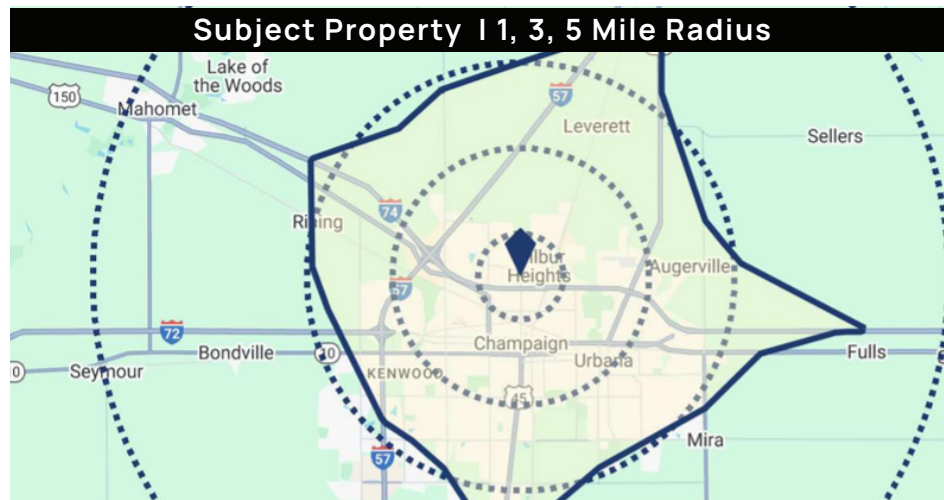
2,200
Stores



38
Years of Service

AREA OVERVIEW

Strategically positioned on Convenience Place in Champaign's premier retail corridor, this property offers excellent visibility near I-74 and key arterials like Neil Street and Prospect Avenue. Anchored by the University of Illinois at Urbana-Champaign, the area draws consistent traffic from 50,000+ students and staff and is surrounded by major retailers, residential neighborhoods, and complementary businesses—delivering long-term commercial stability in one of Central Illinois' most dynamic university markets.



DEMOGRAPHICS			
POPULATION	1 - MILE	3 - MILE	5 - MILE
2029 Projection	6,710	84,764	136,231
2024 Population	6,576	84,082	135,823
2020 Population	6,098	81,463	133,970
HOUSEHOLDS	1 - MILE	3 - MILE	5 - MILE
2029 Projection	2,919	34,704	57,187
2024 Households	2,863	34,391	56,997
2020 Households	2,662	33,194	56,128
HH INCOME	1 - MILE	3 - MILE	5 - MILE
2024 Avg HH Income	\$58,147	\$56,734	\$69,200



ECONOMY

Diverse and resilient economy driven by education, healthcare, and tech. Major employers include the University of Illinois, Carle Foundation, and Research Park startups, supported by low cost of living and a highly educated workforce.



REAL ESTATE MARKET

Recession-resistant CRE market with high occupancy and limited new supply. University-driven demand ensures consistent turnover, rent growth, and long-term investment stability.



CULTURE & RECREATION

Anchored by UIUC, the area features theaters, festivals, parks, and Big Ten sports. Downtown Champaign-Urbana offers vibrant dining and entertainment, attracting both residents and visitors year-round.



EDUCATION

Home to 50,000+ UIUC students and 8,000+ at Parkland College. Nationally ranked programs and strong corporate partnerships fuel innovation and talent for key industries.

ABOUT US

OVER \$2 BILLION IN CLOSED TRANSACTIONS AND COUNTING

We have transacted over \$2 Billion in Commercial Real Estate Transactions across the United States in 40 States and we are well-versed in many different CRE Sectors with a sole focus on Casual Dine, QSR, Free Standing Grocers, and Grocery Anchored Centers. We look forward to learning about your successes and finding ways to add value to your Commercial Real Estate Portfolio.

MOST RECENT TRACK RECORD



Shopping Center
\$54,000,000 | 6.35% CAP



Publix
\$7,100,000 | 4.62% CAP



Hannaford
\$13,325,000 | 5.25% CAP



Olive Garden
\$2,028,000 | 5.7% CAP



Longhorn
\$2,950,000 | 4.95% CAP



Applebee's
\$1,900,000 | 7.1% CAP



Bubba's 33
\$2,600,000 | 5.7% CAP

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