OFFERING MEMORANDUM

7-ELEVEN

1650 W ALGONQUIN AVE, ARLINGTON HEIGHTS (CHICAGO MSA), IL

Marcus & Millichap
THE DELTONDO GROUP

1650 W Algonquin Ave,
Arlington Heights, IL 60005

$4,194,653
PRICE

5.00%
CAP

$209,732
NOI

INVESTMENT SUMMARY

Lease Type	NNN
Landlord Responsibility	Structure & Foundation
Year Built	2020
Building Area	3,062
Land Area	0.65 Acres 29,638 SF

INVESTMENT HIGHLIGHTS

CORPORATE GUARANTEED 7-ELEVEN
INVESTMENT-GRADE CREDIT

7-Eleven, Inc. Is The Corporate Guarantor; Seven & i Lists 7-Eleven, Inc. With An S&P Long-Term A- / Moody's Baa2 Rating As Of March 31, 2026

ESTABLISHED RETAIL CORRIDOR
42,100 TOTAL VPD

The Property Is Positioned On Algonquin Road (27,600 VPD) Frontage Near I-90 (148,100 VPD) | Major Daily-Needs And Destination Retailers, Including Walmart, Lowe's, Costco, PetSmart, Starbucks, McDonald's And Shell

9.1 YEARS REMAINING
7.5% RENT INCREASES EVERY 5 YEARS

Current Annual Rent Of $209,732.64 Steps To $225,462.60 In 2030, With Three 5-Year Options Extending Potential Lease Control Through July 2050

DENSE, AFFLUENT TRADE AREA
296K+ RESIDENTS WITHIN 5 MILES

2025 Trade-Area Demographics Show 296,465 Residents And 214,567 Daytime Population Within 5 Miles, With Average Household Incomes Above $110K At The 1-, 3- And 5-Mile Rings

NNN LEASE STRUCTURE
LIMITED LANDLORD RESPONSIBILITIES

Tenant Is Responsible For Operating Expenses Under A NNN Lease Structure; Landlord Responsibilities Are Limited To Structure And Foundation

CHICAGO MSA SCALE
9.4M+ POPULATION AND $900B+ ECONOMY

The Chicago-Naperville-Elgin MSA Is One Of The Nation's Largest Economic Engines, Supported By Over 9.3 Million People, A 4.9 Million+ Labor Force And More Than $900 Billion In Annual Economic Output

ANNUALIZED OPERATING DATA

Year		Annual	Monthly	Increases
Years 1 - 5	August 1, 2020 – July 31, 2025	$195,100.08	$16,258.34	7.5% Every 5 Years
Years 6 - 10	August 1, 2025 – July 31, 2030	$209,732.64	$17,477.72	7.5% Every 5 Years
Years 11 - 15	August 1, 2030 – July 31, 2035	$225,462.60	$18,788.55	7.5% Every 5 Years
Option 1 - Years 16 - 20	August 1, 2035 – July 31, 2040	$242,372.28	$20,197.69	7.5% Every 5 Years
Option 2 - Years 21 - 25	August 1, 2040 – July 31, 2045	$260,550.24	$21,712.52	7.5% Every 5 Years
Option 3 - Years 26 - 30	August 1, 2045 – July 31, 2050	$280,091.52	$23,340.96	7.5% Every 5 Years

LEASE SUMMARY

Tenant:	7-Eleven
Guaranty:	Corporate
Type of Ownership:	Fee Simple
Lease Type:	NNN
Landlord Responsibilities:	Structure & Foundation
Rent Commencement:	8/1/2020
Lease Expiration:	7/31/2035
Term Remaining:	9.1 years
Increases:	7.5% Every 5 Years
Options:	Three, 5-Year
Right of First Offer:	20 Days - Declined By Tenant

SUBJECT PROPERTY

CHICAGO

CHICAGO-NAPERVILLE-ELGIN IS ONE OF THE NATION'S LARGEST METROPOLITAN ECONOMIES

9.4 MILLION	$886 BILLION	16+ HEADQUARTERS
MSA POPULATION	GROSS DOMESTIC PRODUCT	FORTUNE 500


Jersey Mike's Subs
Chipotle Mexican Grill
Raising Cane's Chicken Fingers
Panera Bread
boost mobile
AT&T
MIDAS
meijer
CONTINENTAL TOWERS COMMERCIUM
Walmart
BUSSE WOODS
(NED BROWN FOREST PRESERVE)
3,700 - TOTAL ACREAGE
$450,000 - TOTAL ANNUAL REVENUE
SARATOGA
CONDOMINIUM ASSOCIATION
276 - UNITS
$1.3 M - TOTAL ANNUAL REVENUE
Portillo's
it Supplies
90
148,100 VPD
Meridian
Banquet & Conference Center
verizon
OBERWEIS
Chef Pug
MCDONALD'S
FIFTH THIRD BANK
7 ELEVEN
S New Wilke Rd
14,500 VPD
BURGER KING
Meetch's
Wings & Things
DUNKIN'
El Barrio Fresh Market
TACO BELL
W Algonquin Rd
27,600 VPD
Mobil
PENANG
Malaysian Cuisine


MALLARD COVE
CONDOMINIUM ASSOCIATION
468 - UNITS
$1.9 M - TOTAL ANNUAL REVENUE
Arlington Heights Park District
nch Northwest Community Healthcare
Part of NorthShore
509+ LICENSED BEDS
1,000+ EMPLOYEES
$2.39B+ REVENUE
NEW FAMILY DENTAL
The Toy Shop
PENANG
Malaysian Cuisine
Mobil
7 ELEVEN
TACO BELL
El Barrio
Fresh Market
W Algonquin Rd
27,600 VPD
BURGER KING
DUNKIN'
Meetch's
Wings & Things
S New Wilke Rd
14,500 VPD
Fifth Third Bank

WOODFIELD VILLAGE GREEN
Marshalls
SIERRA
HomeGoods
five BELOW
BARNES&NOBLE
OLD NAVY
NORDSTROM rack
Michaels
SHOE CARNIVAL
Jewel Osco
ROOSEVELT UNIVERSITY
4,300 STUDENTS
800+ EMPLOYEES
$116M+ ANNUAL REVENUE
7 ELEVEN
nch Northwest Community Healthcare
Part of NorthShore
509+ LICENSED BEDS
1,000+ EMPLOYEES
$2.39B+ REVENUE
Rolling Green Country Club
12
14
12,500 VPD
IKEA
COSTCO WHOLESALE
TRADER JOE'S
62
W Algonquin Rd
27,600 VPD
Walmart
brookhaven MARKET
ALDI
Mt. Prospect Golf Club
90
148,100 VPD
Golf Rd
30,100 VPD
LOWE'S
58
meijer
Mitsuwa MARKETPLACE
WOODFIELD MALL
macy's
NORDSTROM
JCPenney
PRIMARK
2.1M+ SQ. FT. | 250+ STORES
$2.9B+ ANNUAL SALES
STAPLES
GOODWILL
Jersey Mike's SUBS
CHIPOTLE MEXICAN GRILL
TACO BELL
Raising Cane's CHICKEN FINGERS
BURGER KING
DUNKIN'
MCDONALD'S
62
intertek
Total Quality. Assured.
290
137,100 VPD
YAMAZEN
Busse Woods
STREETS OF WOODFIELD
WHOLE FOODS MARKET
LEGOLAND DISCOVERY CENTER
DICK'S SPORTING GOODS
72
Google Earth

7-ELEVEN

7-Eleven, Inc., is the largest convenience store chain in the world and one of the most recognizable retail brands globally. Founded in 1927, the company pioneered the modern convenience store format and has grown into a global retail platform operating, franchising, and licensing approximately 85,000 stores across more than 20 countries and territories.The company operates as a subsidiary of Tokyo-based Seven & i Holdings and maintains its North American headquarters in Irving, Texas. In 2025, 7-Eleven generated more than $87 billion in worldwide retail sales, placing it among the largest retail operators globally.Across its network, the brand serves tens of millions of customers daily and employs more than 150,000 people worldwide. Its North American footprint includes more than 13,000 locations, making it the largest convenience store operator in the region.The company continues to expand aggressively, with plans to develop approximately 1,300 new stores through 2030 while simultaneously modernizing existing locations with expanded food offerings and new store formats.

SUBJECT PROPERTY

$87B±	13,000+	135,000+	PUBLIC	1,300
REVENUE	STORES	EMPLOYEES	OWNERSHIP TOKYO EXCHANGE	NEW STORES PLANNED (THROUGH 2030)

SUBJECT PROPERTY

ARLINGTON HEIGHTS IL

PREMIER NORTHWEST SUBURBAN HUB WITH MASSIVE CORPORATE & RETAIL DENSITY

9.4M+
CHICAGO-NAPERVILLE-ELGIN MSA POPULATION

$923B
CHICAGO MSA GDP

84.8M+
O'HARE INTERNATIONAL AIRPORT

74,200+
ARLINGTON HEIGHTS VILLAGE POPULATION

Downers Grove, Illinois is an affluent, high-barrier-to-entry northwest suburban community located entirely within Cook County, forming a core economic node of the Chicago MSA. Strategically positioned with direct access to Interstate 90 (Jane Addams Memorial Tollway), Interstate 290, and Route 53, the village serves as a vital corporate, transit, and commercial powerhouse. Arlington Heights is widely recognized for its top-tier demographic profile, exceptionally strong household incomes, and institutional-grade business parks, making it a premier destination for national retail and net-lease investments.

The local economy thrives on a robust mix of corporate offices, regional healthcare facilities, and dynamic retail corridors that ensure non-stop consumer traffic. The subject property benefits from its location near primary commercial arteries like Rand Road (Route 12) and Golf Road (Route 58), which command immense daily traffic and host dominant shopping hubs. The surrounding trade area features high-density, high-income residential neighborhoods, massive corporate employers, and major retail centers driving a heavy, continuous daytime population.

As of 2026, the village is driving massive growth through proactive transit-oriented downtown redevelopments and high-profile master-planned commercial expansions. With immediate proximity to O'Hare International Airport and seamless commuter access to downtown Chicago via the Metra Union Pacific Northwest line, Arlington Heights remains highly resilient. Supported by premium median household incomes, an educated workforce, and a highly stable corporate footprint, the area provides exceptional market demand fundamentals and maximum asset security.


CHICAGO MSA


ARLINGTON HEIGHTS

REGIONAL MAP

DEMOGRAPHIC SUMMARY	1 MILE	3 MILE	5 MILE
POPULATION	13,257	99,759	296,465
EST. DAYTIME POPULATION	16,068	98,665	214,567
AVG. HOUSEHOLD INCOME	$110,673	$125,763	$127,924

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