

# FIFTY WEST OGDEN

WESTMONT ILLINOIS

OFFERING MEMORANDUM



PRIME SINGLE TENANT NET LEASE INVESTMENT OPPORTUNITY

**Marcus & Millichap**

## Marcus & Millichap

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# FIFTY WEST OGDEN

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# The Offering

This premium investment opportunity features a high-performance retail asset strategically located on the Westmont Auto Mile. Fully leased to Tesla (NASDAQ: TSLA), the property offers institutional-grade stability, an attractive yield with cash flow growth, and minimal management requirements.

The exceptionally well-positioned property spans 3.05 AC supporting 23,164 RSF of A-class retail space with 144 surface parking stalls.

The Property is being offered on a fee simple basis, free and clear of existing financing, and on an “as-is, where-is” basis.



**\$14,000,000**  
LIST PRICE

**\$805,100**  
NET OPERATING INCOME  
(WITH 2% ANNUAL RENT  
ESCALATIONS)

**5.75%**  
CAP RATE



# FIFTY WEST OGDEN

PROPERTY ABSTRACT: 50 W Ogden Ave Westmont, Illinois

<b>Building Size</b> 23,164 SF	<b>Year Built</b> 2005 (Renovated 2017)	<b>Parking</b> Surface Spaces- 144 6.22/1000 SF	<b>Zoning</b> B-2 General Business District
<b>% Occupied</b> 100%	<b>Stories</b> One (1)	<b>Site Area</b> 3.05 Acres	<b>Frontage</b> 174' on Ogden Ave



### INSTITUTIONAL-GRADE TENANT (TESLA, INC.)

Occupied by a global leader in electric vehicles (NASDAQ: TSLA), providing investors with credit-backed security and a high-profile brand that anchors the local automotive corridor.



### STRATEGIC "AUTO MILE" LOCATION

Situated on the prestigious Westmont Auto Mile, a premier regional luxury car destination. This property benefits from "clustering," surrounded by elite brands like Porsche, BMW, and Mercedes-Benz, which ensures high residual value and consumer draw.



### MISSION-CRITICAL SERVICE COMPONENT

This 23,164 SF facility serves as both a showroom and a specialized service center. Tesla's heavy investment in specialized electrical infrastructure and repair machinery creates high "stickiness," making the site difficult and expensive to relocate.



### AFFLUENT SUBMARKET DEMOGRAPHICS

Located in a primary Chicago suburb where average household incomes exceed \$100,000 within a five-mile radius, providing a robust local customer base for Tesla's premium vehicle lineup.



### FUTURE UPSIDE & RENEWAL PROBABILITY

With nearly 5 years remaining and two 5-year renewal options, the asset offers immediate stability with significant long-term potential in a market where prime Ogden Avenue frontage is rarely available.



### STRONG CASH FLOW GROWTH

The lease features 2.0% annual rental escalations, offering a compounding yield and a built-in hedge against inflation throughout the remaining primary term and option periods.



### HIGH-YIELDING NNN STRUCTURE

A low-management Triple-Net (NNN) lease minimizes landlord exposure, with the tenant responsible for property taxes, insurance, and routine maintenance.





TESLA

SERVICE

TESLA  
GO



Tesla, Inc. is a global leader in electric vehicle (EV) manufacturing, battery energy storage, and sustainable energy solutions. As of May 2026, Tesla maintains its position as the world's most valuable automaker with a market capitalization of approximately \$1.6 trillion. The company operates a vertically integrated business model, controlling everything from software development and battery production at its global Gigafactories to its direct-to-consumer distribution and service network.

As of May 2026, Tesla maintains its position as the world's most valuable automaker with a market capitalization of approximately \$1.6 trillion.

<b>Lease Type</b>	Double Net (NN)	<b>Rent Increases</b>	2.0% Annual Escalations	<b>Renewal Options</b>	Two (2) Five-Year Options
<b>Guarantor</b>	Corporate (NASDAQ: TSLA)	<b>Lease Expiration</b>	December 31, 2030	<b>Right of First Refusal</b>	[Verify per Lease]
<b>Current Gross Annual Rent</b>	\$830,000	<b>Remaining Term</b>	±4 Years, 8 Months		

**FINANCIAL STRENGTH**

Tesla has achieved "Blue Chip" status, having secured Investment Grade ratings from major global credit agencies. These ratings reflect Tesla's disciplined financial management, industry-leading profitability, and a "fortress" balance sheet characterized by extremely low debt levels.

**+ Investment Grade Ratings**

S&P Global: BBB (Stable Outlook) – Reaffirmed in 2024 and 2026.  
 Moody's: Baa3 (Stable Outlook) – Affirmed in August 2025.

**+ Minimal Debt Exposure**

Total debt is approximately \$9 billion, but core automotive debt (excluding vehicle and energy product financing) is negligible at less than \$5 million.

**+ Massive Liquidity**

As of March 31, 2026, Tesla holds approximately \$44.7 billion in cash, cash equivalents, and short-term investments.

**+ Strong Revenue Base**

Tesla generated \$94.8 billion in total revenue for fiscal year 2025, supported by a dominant 17.6% global market share in the battery electric vehicle sector.



## INFRASTRUCTURE INVESTMENT

The property functions as a full-scale service and delivery hub, not just a showroom. Tesla's significant investment in specialized electrical infrastructure and heavy service equipment at this site creates a high "exit cost," making it difficult and expensive for them to relocate within the same trade area.

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50 W Ogden Ave is a mission-critical asset due to its role as a regional hub for the Chicago suburbs.

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### ASSET CLASS

*High-volume Sales, Service, and Delivery Center (SSD).*



### REGIONAL DOMINANCE

*One of only a few authorized service centers in the state of Illinois, which concentrates all service and repair revenue for a massive geographic radius.*

## MARKET CONTEXT & NATIONAL RANKING

### Infrastructure Investment

The property functions as a full-scale service and delivery hub, not just a showroom. Tesla's significant investment in specialized electrical infrastructure and heavy service equipment at this site creates a high "exit cost," making it difficult and expensive for them to relocate within the same trade area.

### State Ranking

Illinois ranks 4th nationally in total Tesla dealership count (15 locations) and estimated sales volume (~36,795 units in 2023).

### Direct Distribution Advantage

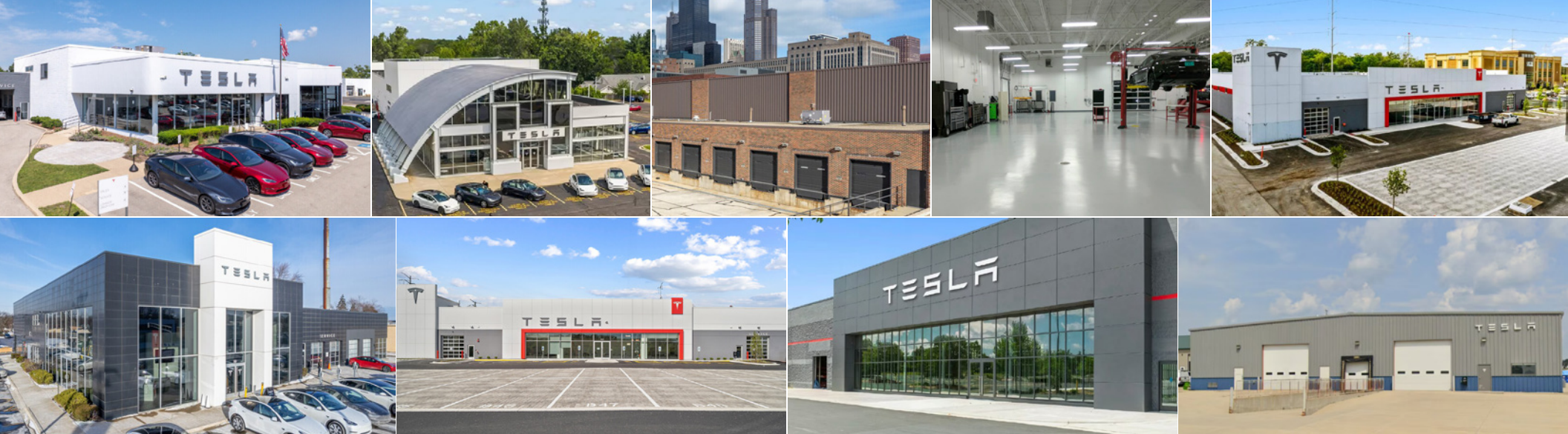
As a corporate-owned store (not a franchise), this site is an essential node in Tesla's direct-to-consumer model, serving as a primary delivery point for new vehicles in one of Illinois' highest-income demographics.

### Sales Strategy

Unlike traditional dealers, this location is a Delivery Center. Every Tesla ordered in this region of Illinois is likely processed and delivered through Westmont, meaning its "sales" throughput is significantly higher than a standard luxury car dealership.

### Catchment Area Wealth

The site is located in DuPage County, one of the wealthiest in the Midwest. Within a 3-mile radius, the Average HH Income is ~\$228,532, creating an ideal demographic profile for high-velocity EV sales. (VERIFY DATA)



Tesla operates nine dedicated delivery centers in Illinois as of May 2026. These hubs handle the final hand-off and paperwork for new vehicle orders. Most are clustered in the Chicagoland area, with one major downstate hub in Bloomington.

### TESLA DELIVERY HUBS IN ILLINOIS

LOCATION	ADDRESS	PRIMARY ROLE
Chicago (South Loop)	717 S Desplaines St, Chicago, IL 60607	Regional Delivery & Service
<b>Sub. Westmont</b>	<b>50 W Ogden Ave, Westmont, IL 60559</b>	<b>High-Volume Delivery &amp; Sales</b>
Lisle (Naperville)	3200 Ogden Ave, Lisle, IL 60532	Western Suburb Delivery Hub
Bloomington	420 Olympia Dr, Bloomington, IL 61704	Downstate Delivery & Service
Libertyville	1121 S Milwaukee Ave, Libertyville, IL 60048	North Suburb Hub
Northbrook	1200 Skokie Blvd, Northbrook, IL 60062	Delivery & Sales Gallery
Orland Park	8601 W 159th St, Orland Park, IL 60462	South Suburb Hub
Batavia	501 N Randall Rd, Batavia, IL 60510	Delivery & Service
Buffalo Grove	915 Dundee Rd, Buffalo Grove, IL 60089	Delivery & Service
Buffalo Grove		



Buffalo Grove Delivery & Service

## RENT SCHEDULE

YEAR	PERIOD	ANNUAL GROSS RENT	CAPITAL RESERVE	NET OPERATING INCOME (NOI)	RUNNING CAP RATE
Year 1	Current	\$830,000.00	(\$24,900.00)	\$805,100.00	5.75%
Year 2	2027-2028	\$846,600.00	(\$24,900.00)	\$821,700.00	5.87%
Year 3	2028-2029	\$863,532.00	(\$24,900.00)	\$838,632.00	5.99%
Year 4	2029-2030	\$880,802.64	(\$24,900.00)	\$855,902.64	6.11%
Year 5	2030-2031	\$898,418.69	(\$24,900.00)	\$873,518.69	6.24%
Year 6	2031-2032	\$916,387.07	(\$24,900.00)	\$891,487.07	6.37%
Year 7	2032-2033	\$934,714.81	(\$24,900.00)	\$909,814.81	6.50%
Year 8	2033-2034	\$953,409.10	(\$24,900.00)	\$928,509.10	6.63%
Year 9	2034-2035	\$972,477.29	(\$24,900.00)	\$947,577.29	6.77%
Year 10	2035-2036	\$991,926.83	(\$24,900.00)	\$967,026.83	6.91%

### Real Estate Taxes

Tesla pays all property taxes directly to the taxing authority.

### Insurance

Tenant maintains comprehensive liability and property insurance. (If LL carries the master policy, Tenant provides full reimbursement).

### Utilities

All services (electric, gas, water, waste) are separately metered and paid directly by the tenant.

### Repairs & Maintenance (CAM)

Tesla is responsible for all non-structural, "day-to-day" maintenance, including landscaping, snow removal, parking lot sweeping, and interior repairs.

### HVAC: Landlord Responsible

(Per your data, the landlord handles major HVAC replacement/repair, though routine filter changes/service are often pushed to the tenant).

### Roof & Structure:

Landlord maintains the structural integrity of the building, including the roof membrane, foundation, and load-bearing walls.

### Capital Reserves

Proforma accounts for \$24,900 (\$1.07/SF) in annual reserves to mitigate future landlord structural obligations.

\*Buyer to Verify Lease Terms

# FIFTY WEST OGDEN





**1**

**PORSCHE**

**Napleton Westmont Porsche**  
Car dealer  
201 E Ogden Ave

**2**

**Mercedes-Benz of Westmont**  
Car dealer  
200 E Ogden Ave

**3**

**ACURA**

**McGrath Acura of Westmont**  
Acura dealer  
400 E Ogden Ave

**4**

**TOYOTA**

**Oakbrook Toyota**  
Toyota dealer  
400 E Ogden Ave

**5**

**LINCOLN**

**Ogden Lincoln of Westmont**  
Lincoln dealer  
100 E Ogden Ave

**6**

**ULTIMO MOTORS**

**Napleton Westmont Porsche**  
Used Luxury Car Dealer  
150 W Ogden Ave

**7**

**Napleton Luxury Pre-Owned**

**311 E Ogden Ave**  
Used Car Dealer  
150 W Ogden Ave

Ogden Ave Traffic Count:  
**30,500 Vehicles Per Day**

**FIFTY WEST OGDEN**

**20 Miles**  
TO DOWNTOWN CHICAGO

Cass Ave Traffic Count:  
**15,400 Vehicles Per Day**

## CHICAGO OVERVIEW

**Chicago-Naperville-Elgin is one of the largest metros in the nation.** The Chicagoland area is bounded to the east by Lake Michigan and expands over a 5,000-square-mile region in northeastern Illinois, extending into Wisconsin and Indiana. The metro houses 9.4 million people and comprises 14 counties. The city of Chicago contains 2.6 million residents. During the past 20 years, the greatest growth occurred in the western portion of the region and was exemplified between 2020 and 2021. Since then, movement back into downtown Chicago is gaining headway as employers increasingly push for in-person work attendance, while progressing tourism levels support activity in the urban core.

### SECOND-LARGEST METROPOLITAN AREA

**The metro population trails only Los Angeles in size.** Slowing population growth, however, has been noted over the previous decade

### WEALTH OF INTELLECTUAL CAPITAL

Illinois trails only New York City, Texas and California in total corporate headquarters. **There are over 30 Fortune 500 companies based locally.**

### LARGE, DIVERSE EMPLOYMENT BASE

**The Chicago metro employs nearly 4.8 million workers** in an array of industries, including the growing tech and logistics sectors.



# TRANSPORTATION

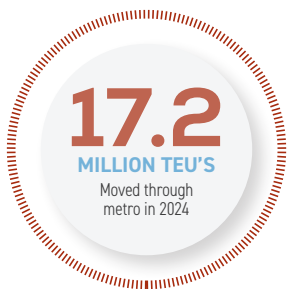
The region's transit network ranks among the largest and most efficient across the country, with the Chicago L spanning over 200 miles across the metro.

The vast network of freeways, centralized location, a large rail-truck intermodal facility and the Port of Chicago contribute to the metro's position as a major distribution and logistics hub.

Chicago is the nation's top freight rail hub, with major carriers BNSF, Union Pacific, CSX and Norfolk Southern servicing the region.

Amtrak routes originate from Union Station, while the "L" serves the city of Chicago. The Metra commuter rail provides passenger service in the suburbs.

International airports include O'Hare, Midway and Gary/Chicago. Sixteen smaller airports also provide air service for the region.



MORE THAN

**40%**

of Illinois residents live in the suburbs of Chicago, many of whom commute into the city for work.

# ECONOMY

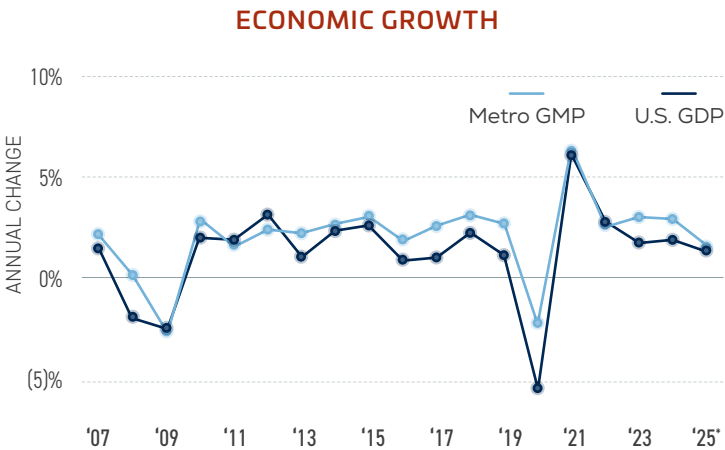
The metro has one of the biggest economies in the nation and is buoyed by its distribution, finance, manufacturing operations and growing high-technology sectors.

Fortune 500 companies headquartered in the metro include Walgreens, State Farm Insurance and McDonald's.

The area is a major global tourist and convention destination. Typically, more than 50 million people visit the metro annually, supporting nearly 500,000 jobs in the leisure and hospitality sector. Although suppressed during the pandemic, visitations and employment have rebounded substantially.

Large tech firms operating in the metro, such as Amazon and Google, attract a wide array of startup companies.

Backed by some of the nation's more well-regarded universities, the workforce is considered one of the most diverse and well trained among major United States metros.



## MAJOR AREA EMPLOYERS



## SHARE OF 2025 TOTAL EMPLOYMENT



9% Manufacturing



20% Trade, Transportation & Utilities



11% Government



15% Education and Health Services



7% Financial Activities



18% Professional & Business Services



4% Construction



9% Leisure and Hospitality



3% Information



4% Other Services

Note: Figures are rounded to nearest whole percentage point

# DEMOGRAPHICS

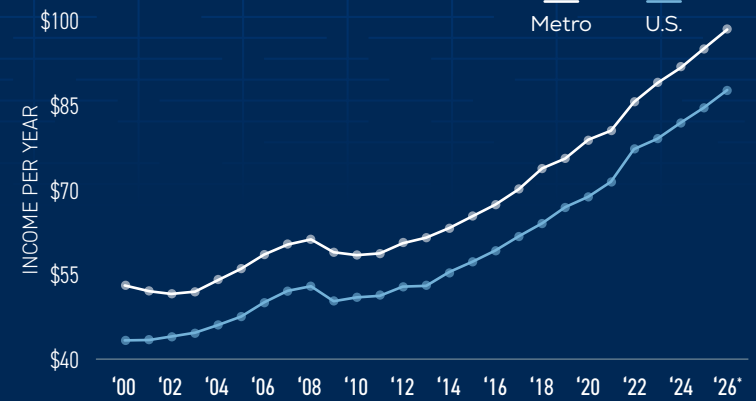
Chicago is the second-most populous metro in the U.S. with 9.4 million residents. During the next five years, however, the population is expected to lower marginally.

World-class education institutions, including Northwestern University and the University of Chicago, help provide the metro with a skilled labor pool. More than 40 percent of residents ages 25 and older hold a bachelor's degree, and of these, roughly 16 percent have also earned a graduate or professional degree, which is well above the national level.

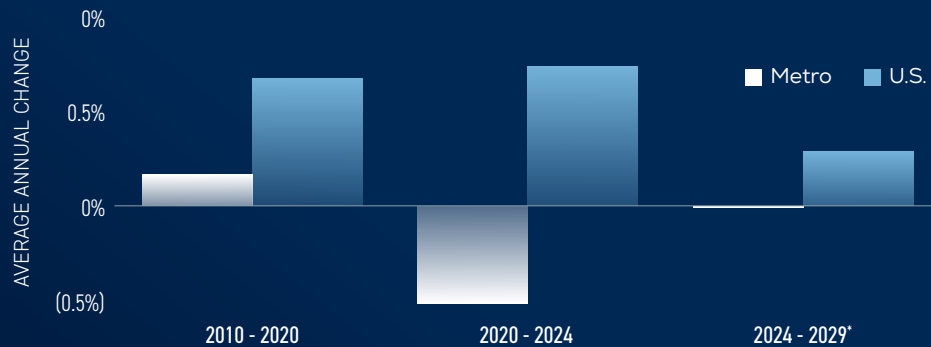
Younger professionals moving to the market for employment provide a skilled workforce and contribute to a median age that is roughly in line with the U.S. median, as well as a household income above the national level.

More people are renting as thousands of new apartments are completed. Local homeownership is slightly below the national rate of 65 percent.

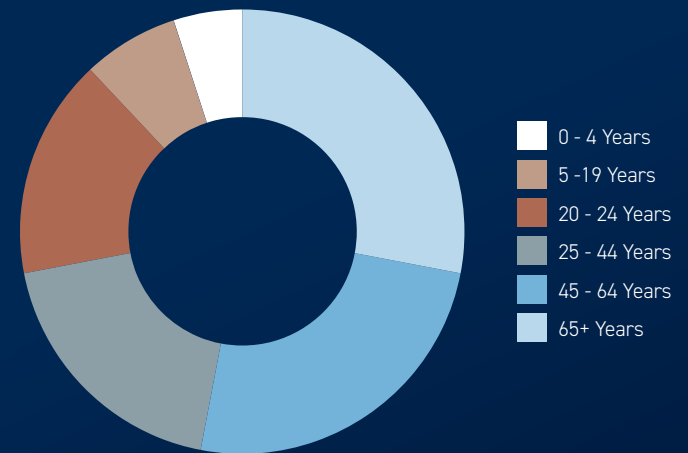
## MEDIAN HOUSEHOLD INCOME



## POPULATION GROWTH



## 2025 POPULATION BY AGE



\*Forecast. Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

**\$367,000**  
MEDIAN  
HOME PRICE

**70**  
MUSEUMS

**29**  
MILES OF  
SHORELINE

## QUALITY OF LIFE

The Chicago metro has something to offer each of its residents and visitors, whether it is legendary blues and jazz music, cultural and educational venues, professional sports, dining, entertainment, shopping, or recreational amenities.

The Chicago area's relative affordability is largely due to its lower housing costs. The median home price is significantly less than in other cities of its size and is below that of many smaller cities, including Seattle and Denver.

Cultural activities and artistic venues underpin the metro's cosmopolitan lifestyle. The region is home to various well-known museums, including the world-class Field Museum, Shedd Aquarium, the Museum of Science and Industry, the Art Institute of Chicago, and Adler Planetarium. The theater scene rivals the world's best, and troupes, dance companies, symphony orchestras and music venues abound. Chicago is also home to the upcoming Obama Presidential Center, which is set to open in 2026.

### SPORTS

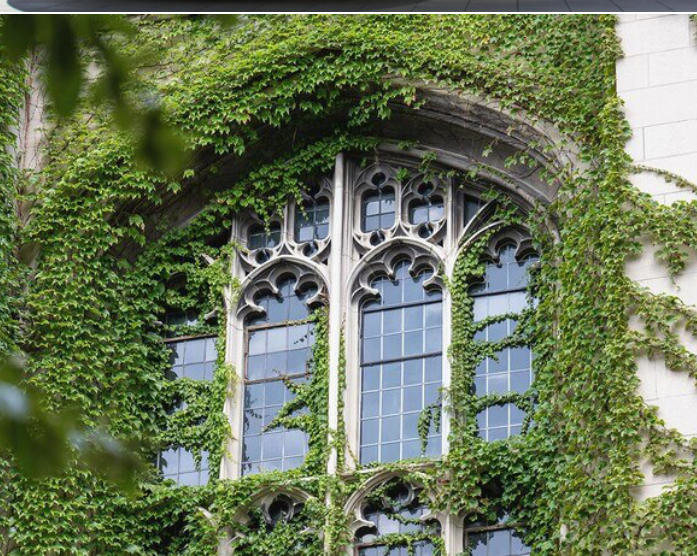


### EDUCATION



### ARTS & ENTERTAINMENT

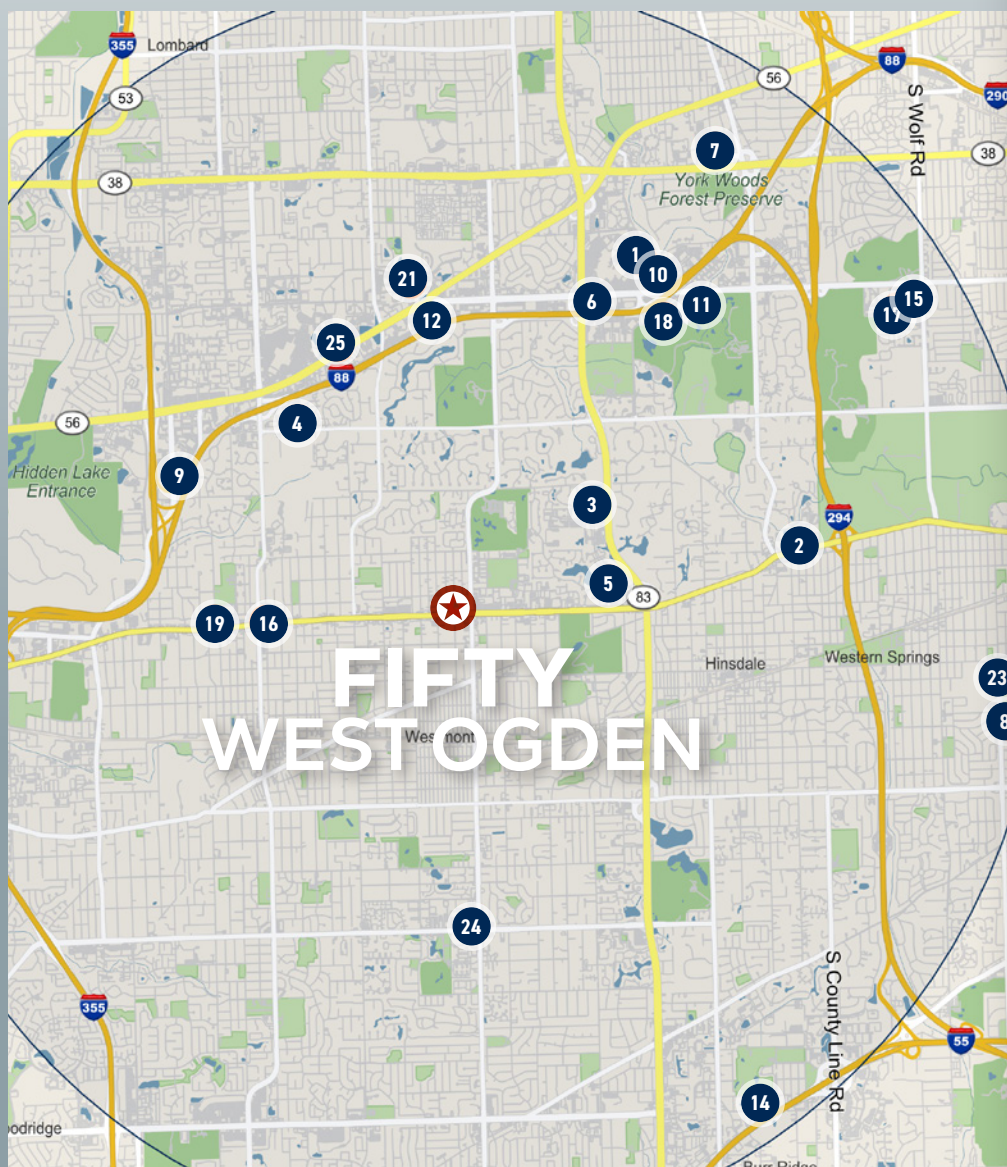




# OGDEN DEMOGRAPHICS

	1 MI	3 MI	5 MI
<b>POPULATION</b>			
2030 Projection	11,406	92,550	250,140
2025 Estimate	11,417	92,513	249,935
2020 Census	11,833	95,005	256,128
2010 Census	11,704	90,634	248,255
<b>HOUSEHOLD INCOME</b>			
Average	\$140,518	\$157,102	\$151,647
Median	\$108,815	\$130,419	\$127,395
Per Capita	\$56,690	\$61,522	\$59,434
<b>HOUSEHOLDS</b>			
2030 Projection	4,723	38,512	101,961
2025 Estimate	4,730	38,496	101,742
2020 Census	4,741	38,461	101,326
2010 Census	4,680	36,705	97,936
<b>HOUSING</b>			
Median Home Value	\$452,610	\$526,446	\$450,325
<b>EMPLOYMENT</b>			
2025 Daytime Population	11,245	146,737	371,063
2025 Unemployment	1.56%	1.75%	2.14%
Average Time Traveled (Minutes)	30	31	31
<b>EDUCATIONAL ATTAINMENT</b>			
High School Graduate (12)	0.72%	0.88%	0.96%
Some College (13-15)	22.77%	18.81%	20.72%
Associate Degree Only	11.46%	9.23%	10.71%
Bachelor's Degree Only	8.80%	6.39%	6.65%
Graduate Degree	50.45%	59.17%	55.47%





#	MAJOR EMPLOYERS	EMPLOYEES
1	Portillos Inc-Portillos	8,512
2	Continental Leasing Management-C L Management	5,000
3	Schneider Elc Holdings Inc-	4,619
4	Advocate Hlth & Hospitals Corp-Advocate Aurora Health	4,000
5	Alexian Brthrs-Ahs Midwest Reg-	2,799
6	Cosatech Inc-	2,479
7	Elmhurst Memorial Hospital-Starbucks Licensed Store	2,429
8	Adventist Midwest Health-Amita Hlth Advntist Med Ctr La	2,165
9	Grant Thornton Advisors LLC-	2,000
10	McDonlds Rest of The Dst Clmbi-McDonalds	2,000
11	Cnh Industrial America LLC-	2,000
12	Heniff Food Grade LLC-Carry Transit	1,751
13	La Grange Memorial Hospital-Adventist Midwest Health	1,719
14	Saia Inc-	1,584
15	Fidelity Nat Card Svcs Inc-	1,532
16	Bond Drug Company Illinois LLC-Walgreens	1,447
17	Ingredion Incorporated-Ingredion	1,411
18	Jorie Healthcare Partners LLC-Healthcare Technology & Svcs	1,400
19	Dover Prtg Identification Inc-	1,376
20	Ensono Holdings LLC-	1,308
21	Nav Consulting Inc-Nav Fund Administration Group	1,200
22	McDonalds Restaurants of Mich-McDonalds	1,200
23	Royal Management Corporation-Lagrange	1,185
24	Bond Drug Company Illinois LLC-Walgreens	1,184
25	Transdev Services Inc-Veolia Transportation	1,156

## B-2 GENERAL BUSINESS DISTRICT

The subject property is situated within the B-2 General Business District, the Village of Westmont's premier commercial zoning designation. This classification is specifically engineered to support high-intensity, regional-drawing retail and automotive uses, providing long-term land value security and operational flexibility.

## KEY BENEFITS OF B-2 ZONING

### + Automotive-Centric Designation

Unlike many standard retail zones, B-2 explicitly permits Automobile Sales and Service as a primary use. This protects the asset's current "highest and best use" and ensures compatibility with the surrounding luxury dealerships on the Westmont Auto Mile.

### + High Visibility & Intensity

The district is designed for properties along major thoroughfares (Ogden Avenue), allowing for significant signage, high building-to-lot coverage ratios, and the high-volume traffic essential for a Tesla showroom and service hub.

### + Regional Commercial Magnet

The Village of Westmont prioritizes B-2 zones for sales-tax-generating businesses. This results in superior municipal support for infrastructure, road maintenance, and security within this specific corridor.

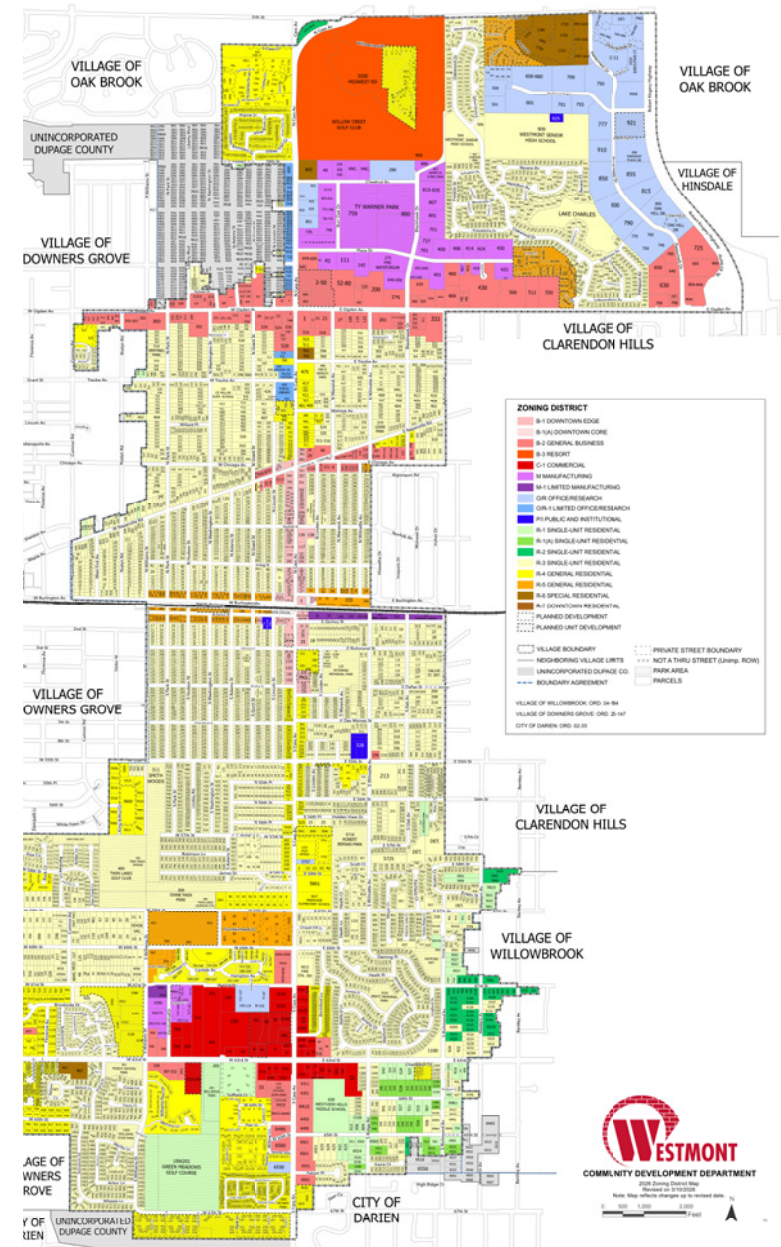
### + Future Redevelopment Flexibility

The B-2 designation is highly versatile. Should the site ever be vacated, the zoning allows for a wide array of alternative uses, including:

- Large-scale retail and shopping centers
- Health and medical clinics
- Professional and financial offices
- Commercial service facilities

### + Established Development Standards

The zoning provides clear guidelines for setbacks, parking ratios (6.22/1,000 SF currently provided), and landscaping, ensuring that any future expansions or modifications have a streamlined path to municipal approval.





# FIFTY WEST OGDEN



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FOR MORE INFORMATION

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