

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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NATIONAL NET LEASE

Managing Broker: Daniel Elliot, SRS Real Estate Partners-Midwest, LLC | IL License No. 471022489



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Pricing Summary
Brand Profile

PROPERTY PHOTO

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

 Flaco's Tacos

 KOKULU MARKET

 Wendy's

 LA FITNESS

 Lickity Split

 pure barre

 EDGEWATER CASTLE

 LAKESHORE CUTS

 loaves & twiches

 **cta** 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

PROPERTY PHOTOS





OFFERING

| | |
|--------------------|------------------------------|
| Price | \$7,714,000 |
| Annual Rent | \$540,000 |
| Cap Rate | 7.00% |
| Tenant | (Fitness International, LLC) |
| Lease Type | NN |
| Lease Term | 10+ years |
| Increases | 10% every 5 years |

PROPERTY SPECIFICATIONS

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



PROPERTY OVERVIEW

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



W GLENLAKE AVE



H&R BLOCK



N BROADWAY ST 21,700 VPD

Shoreline Towers
Condominiums

Granville Beach
Condominium

6151 Winthrop Apartments

Kenmore Place

Winthrop Place Apartments

Edgewater Gardens
Apartments

Winthrop Residences





THE CHICAGO MOSAIC SCHOOL

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



cta Granville Station
750,000 + Total
Passengers 2024



pure barre



Shoreline Towers
Condominiums

Granville Beach
Condominium

6151 Winthrop Apartments

Winthrop Place Apartments

Kenmore Place

Edgewater Gardens
Apartments

Winthrop Residences

N BROADWAY ST
21,700 VPD

W GLENLAKE AVE





cta Granville Station
750,000 + Total
Passengers 2024

LA FITNESS

WHOLE FOODS MARKET

N BROADWAY ST
21,700 VPD

CVS pharmacy

Kenmore Realty
Apartments

Thorndale Manor
Apartments

Windsor House
Condominiums

Beachside
Apartments 5630 Sheridan
Apartments

The Shore
Manor

Princeton House
Condominium

George B. Swift
Specialty School

Edgewater Gardens
Apartments

The Arbor
Winthrop South

Winthrop
Residences

Winthrop Place Apartments

MARIANOS

enterprise

Public Storage

**GET A GRIP
TRAPEZE**

**Smile
CILETANIERIS**

**KOKOLU
MARKET**

W

BAM!

**Lickity
Split**

**EDGEWATER
CASTLE**

Loaves & Witches

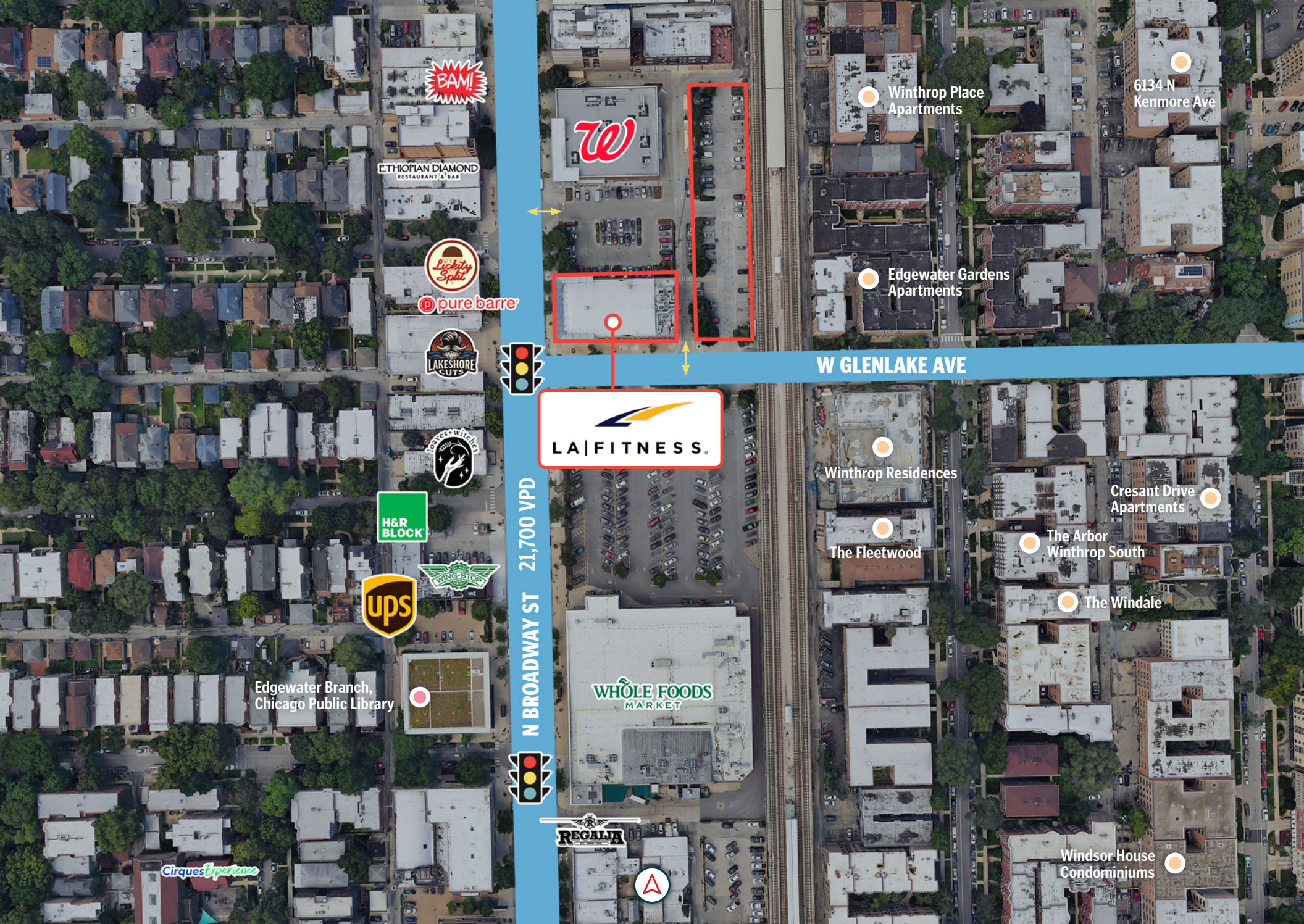
WING STOP

ups

H&R BLOCK

**LAKESHORE
CUTS**

pure barre





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

N BROADWAY ST 21,700 VPD

14

30,100 VPD

W GLENLAKE AVE

wellnow
Urgent Care



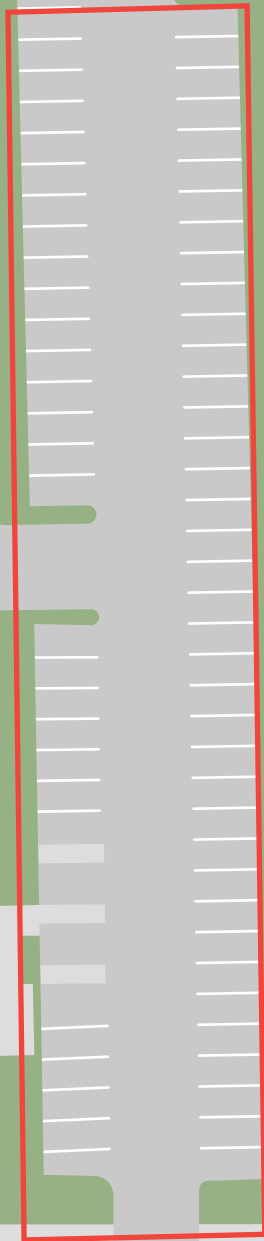
ETHIOPIAN DIAMOND
RESTAURANT & BAR

W GLENLAKE AVENUE

N BROADWAY
21,700 VPD



pure barre

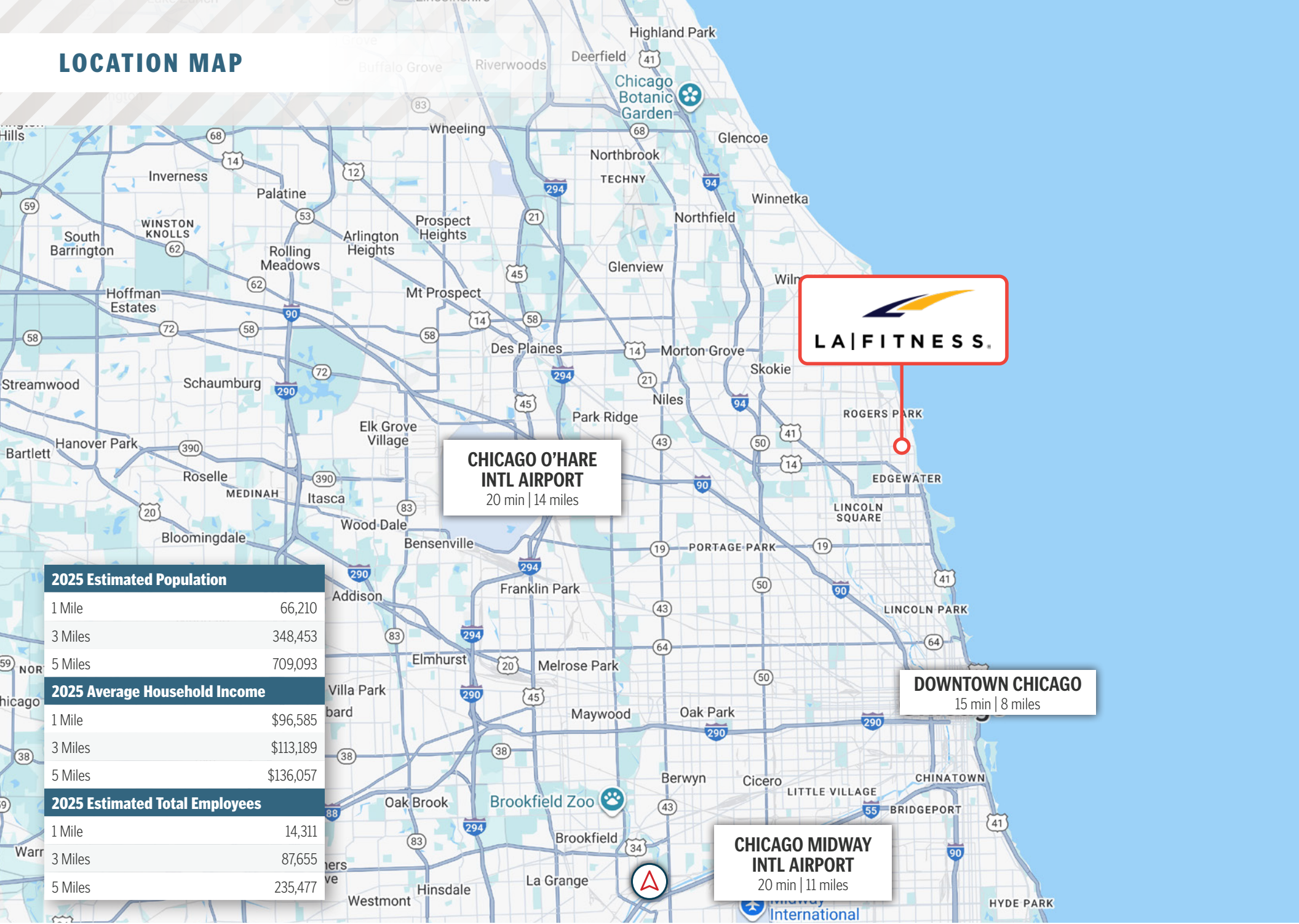


W GLENLAKE AVENUE

BECOVIC
Neighborhood. Community. Home.

GROUPFOX
MANAGEMENT

LOCATION MAP



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 |
|--|----------|-----------|-----------|
| Population | | | |
| 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% |
| Households & Growth | | | |
| 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% |
| Race & Ethnicity | | | |
| 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% |
| Income | | | |
| 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 |
| Businesses & Employees | | | |
| 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

| | |
|-------------|-------------------|
| Price | \$7,714,000 |
| Annual Rent | \$540,000 |
| Cap Rate | 7.00% |
| Lease Type | NN |
| Lease Term | 10+ years |
| Increases | 10% every 5 years |

PROPERTY SPECIFICATIONS

| | |
|---------------|--|
| Year Built | 2014 & upcoming in 2026/2027 |
| 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

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, [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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