NET LEASE INVESTMENT OFFERING

McDonald's (Ground Lease)

2315 West Ogden Ave
Chicago, IL 60608

THE Boulder GROUP

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Executive Summary

The Boulder Group is pleased to exclusively market for sale a single-tenant, ground-leased McDonald's property located in Chicago, Illinois. The property was purpose-built for McDonald's in 2018 on a 0.9-acre parcel and is operating on a long-term ground lease through May 2038. The lease features 7% rental escalations every five years throughout the primary term, with the next increase occurring in May 2028, and includes eight five-year renewal options. McDonald's Corporation is a publicly traded, investment-grade company (S&P: BBB+).

The 3,876 square-foot restaurant is positioned at the signalized, hard-corner intersection of Roosevelt Road and Ogden Avenue, two of Chicago's primary commercial corridors, which carry a combined 40,000+ vehicles per day. The site also benefits from close proximity to Interstate 290, which carries more than 210,000 vehicles per day. The property sits within the Illinois Medical District, one of the largest concentrations of academic medical centers in the world, anchored by Rush University Medical Center (664 beds), John H. Stroger Jr. Hospital of Cook County (464 beds), and Jesse Brown VA Medical Center. The site also benefits from its dense, infill Chicago location near the University of Illinois Chicago campus (36,000 students) and Downtown Chicago's Loop. The property is further surrounded by a diverse mix of major demand drivers, including the Union Pacific GLOBAL-1 (Chicago's intermodal yard), Cinespace Chicago Film Studios, the FBI Chicago Field Office, the Illinois State Police, and the Cook County Juvenile Center, all of which contribute steady employee, visitor, and institutional traffic to the immediate trade area. There are more than 1,106,000 residents within a five-mile radius of the property, with an average household income exceeding $106,000 within one mile.

McDonald's Corporation is the world's largest restaurant company and one of the most recognized brands globally. Founded in 1940 by Dick and Mac McDonald in San Bernardino, California, the company has grown into a global quick-service restaurant leader serving customers across more than 100 countries. As of year-end 2025, the McDonald's system consisted of approximately 45,000 restaurants worldwide, with approximately 95% operated by franchisees. The company generated more than $139 billion in systemwide sales in 2025 and continues to expand its global restaurant footprint. McDonald's Corporation is publicly traded on the New York Stock Exchange under the ticker symbol MCD and is headquartered in Chicago, Illinois.

Investment Highlights

- **Investment Grade Tenant** - McDonald's holds a BBB+ rating from Standard & Poor's.
- **Long-Term Ground Lease** – Long-term lease through May 2038 with no landlord responsibilities.
- **Rental Escalations Every 5 Years** – 7% rental escalations every 5 years, the next scheduled for May 2028.
- **World's Largest Restaurant Chain** - McDonald's operates more than 13,700 restaurants across the United States and approximately 45,000 restaurants worldwide.
- **Illinois Medical District Location** - Anchored by Rush University Medical Center (664 beds), John H. Stroger Jr. Hospital of Cook County (464 beds), and Jesse Brown VA Medical Center.
- **Institutional & Employment Anchors** – Immediate proximity to the Union Pacific GLOBAL-1 Intermodal Yard, Cinespace Chicago Film Studios, the FBI Chicago Field Office, the Illinois State Police, and the Cook County Juvenile Center.
- **Signalized Hard-Corner Location** - Situated at the intersection of Roosevelt Road (20,800 VPD) and Ogden Avenue (19,900 VPD), two of Chicago's primary commercial corridors.
- **Dense, Affluent Trade Area** – 1.1 million residents within five miles and a six-figure average household income of $106,098 within one mile.

Property Overview

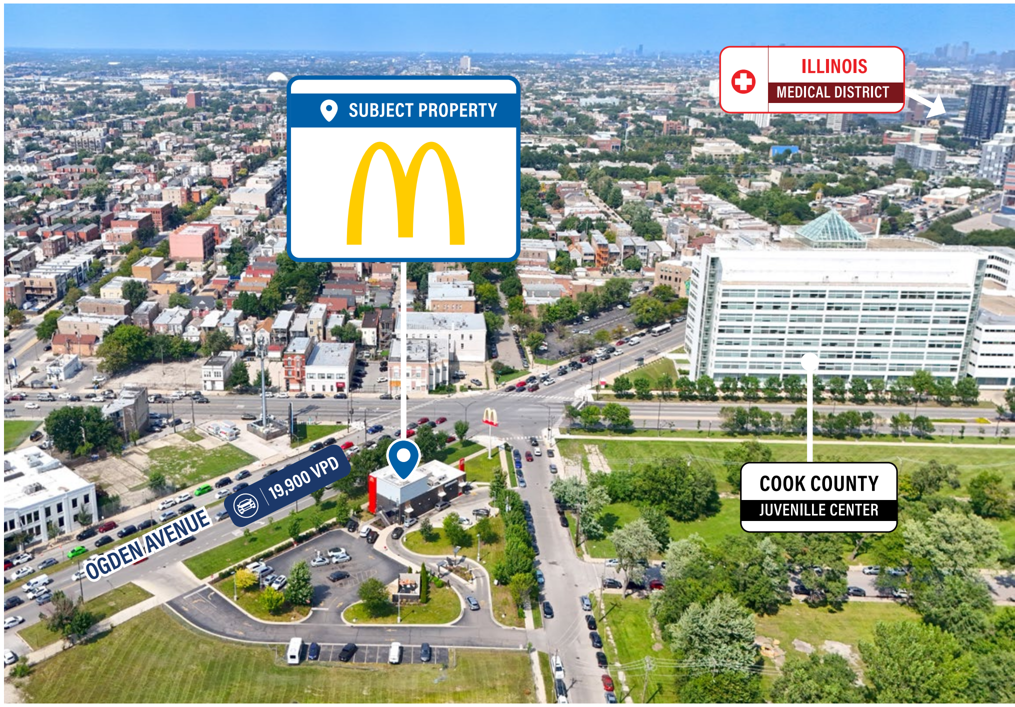
PRICE
$3,750,000

CAP RATE
4.00%

NOI
$149,799

LEASE COMMENCEMENT DATE:	5/28/2018
LEASE EXPIRATION DATE:	5/27/2038
RENEWAL OPTIONS:	Eight 5-year
RENTAL ESCALATION:	7% every 5 years
LEASE TYPE:	Ground Lease – NNN
TENANT:	McDonald's
YEAR BUILT:	2018
BUILDING SIZE:	3,876 SF
LAND SIZE:	0.973 AC

Photographs

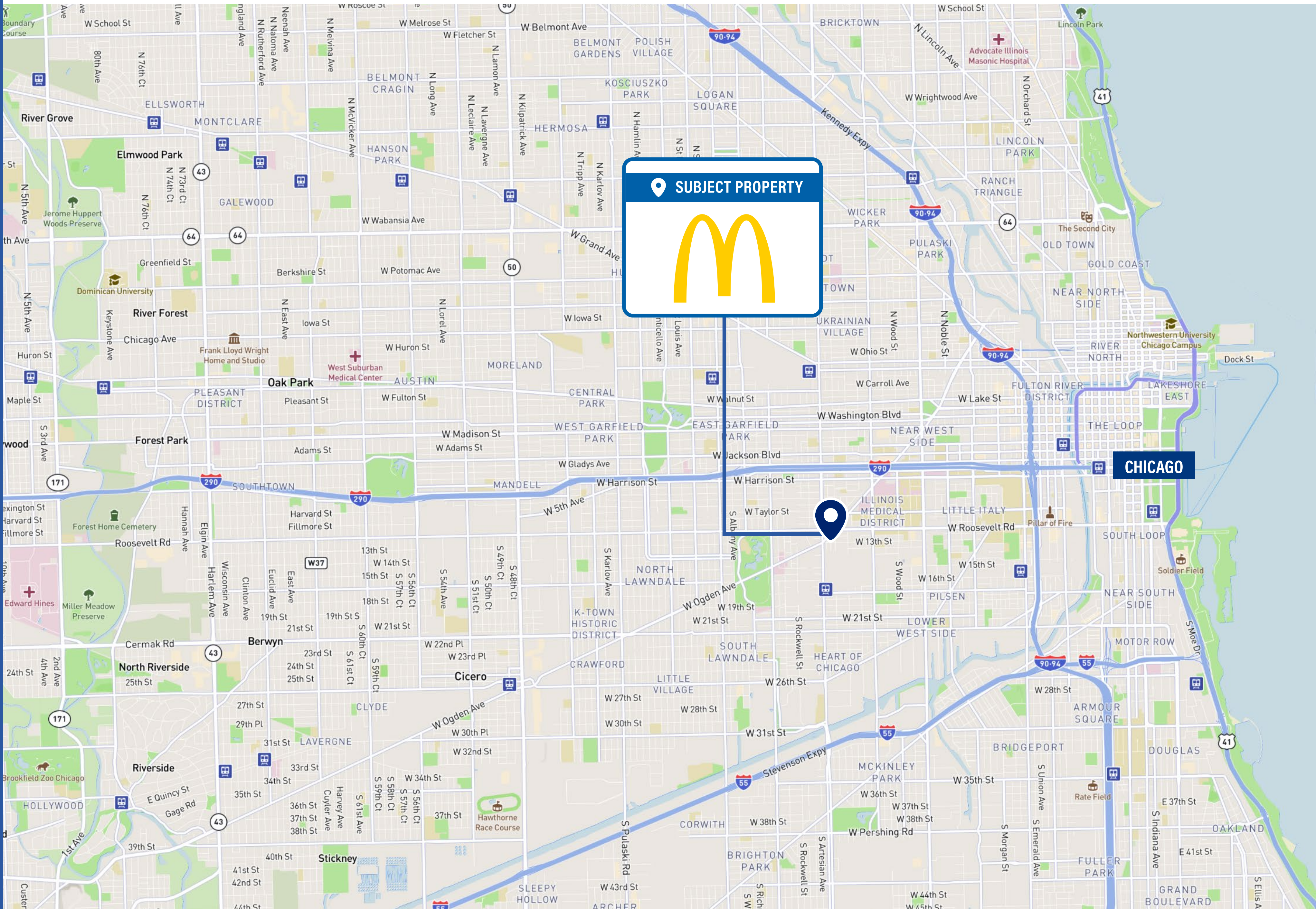


Aerial


290
INTERSTATE 290
210,000 VPD
SUBJECT PROPERTY
RUSH
UNIVERSITY
2,800 # OF STUDENTS
290
RUSH UNIVERSITY
MEDICAL CENTER
732 # OF BEDS
19,900 VPD
JOHN H. STROGER, JR.
HOSPITAL OF COOK COUNTY
464 # OF BEDS
OGDEN AVENUE
JESSE BROWN
VA MEDICAL CENTER
UI HEALTH
HOSPITAL
450 # OF BEDS
ROOSEVELT RD
20,800 VPD
Jewel Osco
UIC
UNIVERSITY OF
ILLINOIS CHICAGO
36,000 # OF STUDENTS
MOUNT SINAI
HOSPITAL
319 # OF BEDS
COOK COUNTY
JUVENILLE CENTER
UIC
COLLEGE PREP
1,000 # OF STUDENTS
FBI
CINESPACE
STUDIOS
UNION PACIFIC
GLOBAL-1 (CHICAGO'S
INTERMODAL TERMINAL)
COSTCO
WHOLESALE

Site Plan

Map


SUBJECT PROPERTY
CHICAGO
River Grove
Elmwood Park
River Forest
Oak Park
Forest Park
Berwyn
Cicero
North Riverside
Riverside
Stickney
BELMONT CRAGIN
HERMOSA
LOGAN SQUARE
WICKER PARK
UKRAINIAN VILLAGE
AUSTIN
WEST GARFIELD PARK
EAST GARFIELD PARK
NORTH LAWNDALE
SOUTH LAWNDALE
LITTLE VILLAGE
ILLINOIS MEDICAL DISTRICT
LITTLE ITALY
PILSEN
LOWER WEST SIDE
NEAR WEST SIDE
THE LOOP
SOUTH LOOP
BRIDGEPORT
MCKINLEY PARK
BRIGHTON PARK
Kennedy Expy
Stevenson Expy
W Harrison St
W Roosevelt Rd
W Ogden Ave
Cermak Rd

Location Overview

CHICAGO, ILLINOIS

Chicago, Illinois, is the largest city in the state and the third-most populous in the United States, with about 2.73 million residents as of 2025 estimates, sitting on the southwestern shore of Lake Michigan. Named from an Algonquian word for wild onion and first permanently settled by Jean Baptiste Point du Sable in the late 1700s, it was incorporated as a city in 1837, grew rapidly as a railroad and canal hub, was largely destroyed by the Great Fire of 1871, and hosted the 1893 World's Columbian Exposition. Today it remains a major global city: O'Hare International Airport ranks among the world's busiest by aircraft movements and serves as a hub for United and American Airlines; the metro economy spans finance (CME Group), consumer brands (McDonald's, Mondelēz), manufacturing, logistics, healthcare, and professional services, with numerous Fortune 500 headquarters. In 2025 the city drew 56.8 million visitors who spent a record $21.5 billion, supporting landmarks such as Willis Tower, Navy Pier, Millennium Park, the Museum Campus, and the Magnificent Mile while the CTA and freight railroads continue to make Chicago a central transportation node of the Midwest.

Demographics

	POPULATION	HOUSEHOLDS	MEDIAN INCOME	AVERAGE INCOME
1-MILE	27,504	11,530	$70,404	$106,098
3-MILE	412,514	183,536	$88,448	$133,632
5-MILE	1,106,632	495,829	$93,290	$144,072

Tenant Overview

NYSE LISTED
MCD
PUBLIC COMPANY

MCDONALD'S

McDonald's Corporation is the world's largest restaurant company and one of the most recognized brands globally. Founded in 1940 by Dick and Mac McDonald in San Bernardino, California, the company has grown into a global quick-service restaurant leader serving customers across more than 100 countries. As of year-end 2025, the McDonald's system consisted of approximately 45,000 restaurants worldwide, with approximately 95% operated by franchisees. The company generated more than $139 billion in systemwide sales in 2025 and continues to expand its global restaurant footprint. McDonald's Corporation is publicly traded on the New York Stock Exchange under the ticker symbol MCD and is headquartered in Chicago, Illinois.

WEBSITE	HEADQUARTERS	# OF LOCATIONS
www.mcdonalds.com	Chicago, IL	13,700 USA 45,000 Worldwide
COMPANY TYPE	**YEAR FOUNDED**	**2025 SALES**
Public – NYSE: MCD	1955	$139 Billion

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