



EXCLUSIVELY OFFERED · FOR SALE

1667-1675 E OAKTON ST, DES PLAINES

VALUE-ADD RETAIL · MARK-TO-MARKET · REDEVELOPMENT-OPTIONAL

\$18/SF

MARK-TO-MARKET

\$650,000

LIST PRICE

\$130

PRICE / SF

\$3.93

TAX / SF

FIVE-UNIT DES PLAINES RETAIL STRIP ON THREE CONTIGUOUS PINS — VALUE-ADD PLAY PRICED AT \$69/LAND-SF ON A 9,375 SF C-3 LOT. IN-PLACE RENTS AT \$11.04/SF (3.25% CAP ON \$650K LIST); UNIT 1675 ACTIVELY ASKING \$18.00/SF SUPPORTED BY 1505-1521 E OAKTON AT \$22.50/SF (APR 2026). 1-YEAR GROSS LEASES PROVIDE ANNUAL MARK-TO-MARKET ON ROLLOVER AND A 12-MONTH VACATE RUNWAY FOR OWNER-USER OR 0.53-FAR REDEVELOPMENT PATHS.

EXCLUSIVELY LISTED BY



JASON SCHRIK
Broker
224.235.6550
jasonschrk@atproperties.com



NIKKI HURT
Broker · Tour Coord.
630.802.4878
nikkihurt@atproperties.com



02 · THE OFFERING

OFFERING SUMMARY

Multi-tenant retail · Maine Township · O'Hare submarket · Des Plaines 60018

@PROPERTIES COMMERCIAL

EXCLUSIVELY OFFERS 1667-1675 E OAKTON STREET — A 5,000 SF FIVE-UNIT RETAIL STRIP ON THREE CONTIGUOUS PINS. PRICED AS A VALUE-ADD PLAY AT **\$69/LAND-SF** ON A 9,375 SF C-3 LOT WITH 0.53 FAR.

In-place 4 occupied units avg \$11.04/SF Gross · NOI ~\$21,137 · **3.25% cap on \$650K**. Premium reflects land basis + mark-to-market upside, not yield in place.

Mark-to-market path: Dec 2024 subject lease at \$12.60/SF; 1675 currently asking \$18.00/SF — live — supported by 1505-1521 E Oakton at \$22.50/SF (Apr 2026). Stabilization 12-18 months.

2024 tax \$19,485 · \$3.93/SF · Maine Twp Class 5-17. Gross leases · 1-yr terms enable annual MTM and vacate runway for owner-user or redev paths.

PRICING · \$650,000 LIST

METRIC	IN-PLACE	STAB. (\$16)
GPR	\$55,200	\$80,000
NOI	\$21,137	\$44,697
Cap @ \$650K	3.25%	6.88%
\$ / Building SF		\$130.00
\$ / Land SF		\$69.33

Stabilized scenario reflects \$16/SF achieved rent — corridor market-anchored. Upside to \$18/SF (current 1675 ask) modeled in sensitivity table on Page 7.

Snapshot: 5,000 SF GLA / 9,375 SF lot · 1961 · 4 of 5 occupied · PINs 09-28-101-004/005/006. Full property facts on P3.

INVESTMENT HIGHLIGHTS

- | | |
|---|---|
| <p>01 Land basis — \$69/land-SF on 9,375 SF C-3 lot · 0.53 FAR under-built · 3-PIN subdividable assemblage · 1-yr vacate runway</p> | <p>02 Mark-to-market path — Dec 2024 subject lease \$12.60/SF · 1675 LIVE ask \$18.00/SF · 1505-1521 E Oakton signed \$22.50/SF (Apr 2026)</p> |
| <p>03 Below-market in-place — 4 occupied units avg \$11.04/SF Gross · 1-yr terms enable annual rollover · 16 months corridor rent growth</p> | <p>04 \$3.93/SF tax basis — \$19,485/yr · Maine Twp Class 5-17 · low corridor burden</p> |

03 · THE ASSET

PROPERTY DESCRIPTION

Parcel · zoning · lease structure & submarket context

PROPERTY FACTS

Address	1667-1675 E OAKTON ST, DES PLAINES IL 60018
County	COOK
Township	MAINE
PIN – 1667	09-28-101-004-0000
PIN – 1671	09-28-101-005-0000
PIN – 1675	09-28-101-006-0000
Class	5-17
Type	RETAIL · MULTI-TENANT STRIP
Zoning	C-3 GENERAL COMMERCIAL
Year Built	1961
Building SF	5,000 GLA
Lot SF	9,375
Units	5 · 1,000 SF EACH
Occupancy	4 OF 5 · 80%
Lease Structure	GROSS · 1-YR TERMS · LL PAYS TAXES/INS/CAM
2024 Property Tax	\$19,485 · \$3.93/SF
Submarket	O'HARE MAINE TOWNSHIP

LOCATION OVERVIEW

Des Plaines · Cook County · Maine Township

75' frontage on E Oakton (20,000+ ADT)

3-PIN contiguous assemblage

On-site parking · single-story strip

O'Hare submarket · 5.3 mi to ORD airport

Des Plaines Metra UP-NW · 1.6 mi · regional commute

I-294 / I-90 · < 3 mi to interstate access

LANDLORD RESPONSIBILITIES · PER LEASE

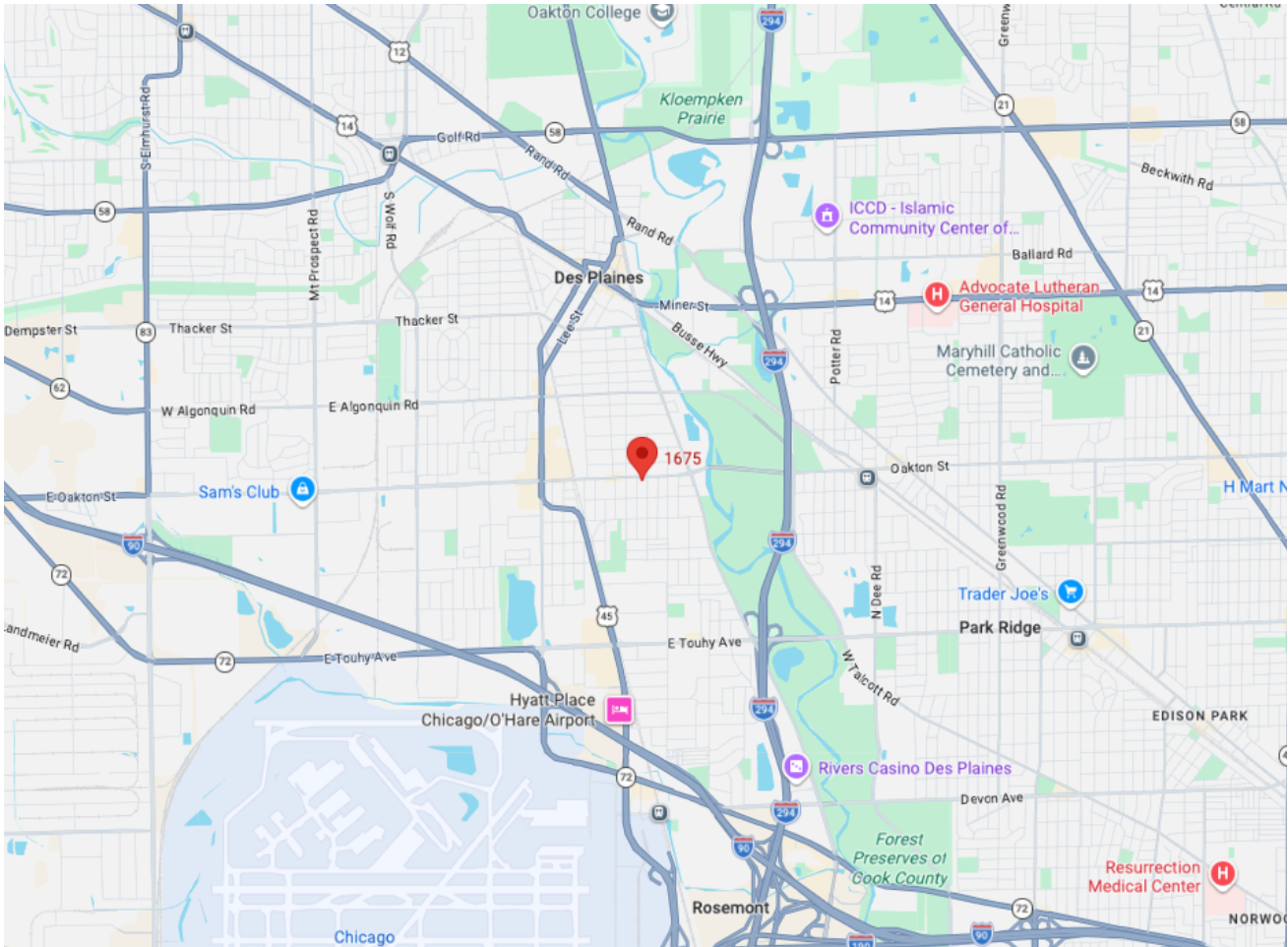
ITEM	PARTY
Property taxes	LL
Building insurance	LL
CAM · common-area maintenance	LL
Utilities – common	LL
Roof · structural · exterior walls	LL
Tenant in-suite utilities	TENANT
Interior R&M	TENANT

1-year lease terms allow annual mark-to-market on rent and provide a 12-month vacate runway for owner-user occupancy or single-tenant repositioning. Lease abstracts and current rent roll available upon execution of confidentiality agreement.

04 · LOCATION

SUBMARKET MAP

Des Plaines · O'Hare submarket · Maine Township · I-294 / I-90 corridor



SUBMARKET MAP · DES PLAINES / O'HARE

Source: Google Maps · 1675 E Oakton St, Des Plaines IL 60018

TRANSIT & ACCESS

- 01 I-294 Tri-State · ~2 mi · regional access
- 02 I-90 Kennedy Expy · ~3 mi · Loop / O'Hare
- 03 Des Plaines Metra UP-NW · 1.6 mi · downtown commute
- 04 Chicago O'Hare International · 5.3 mi · 10 min drive

05 · LOCATION

AERIAL · SUBJECT BLOCK

Color satellite · 75' Oakton frontage · El Rinconcito Hispano anchor



COLOR AERIAL · 1667-1675 E OAKTON

Maine Township · 1667-1675 E Oakton St

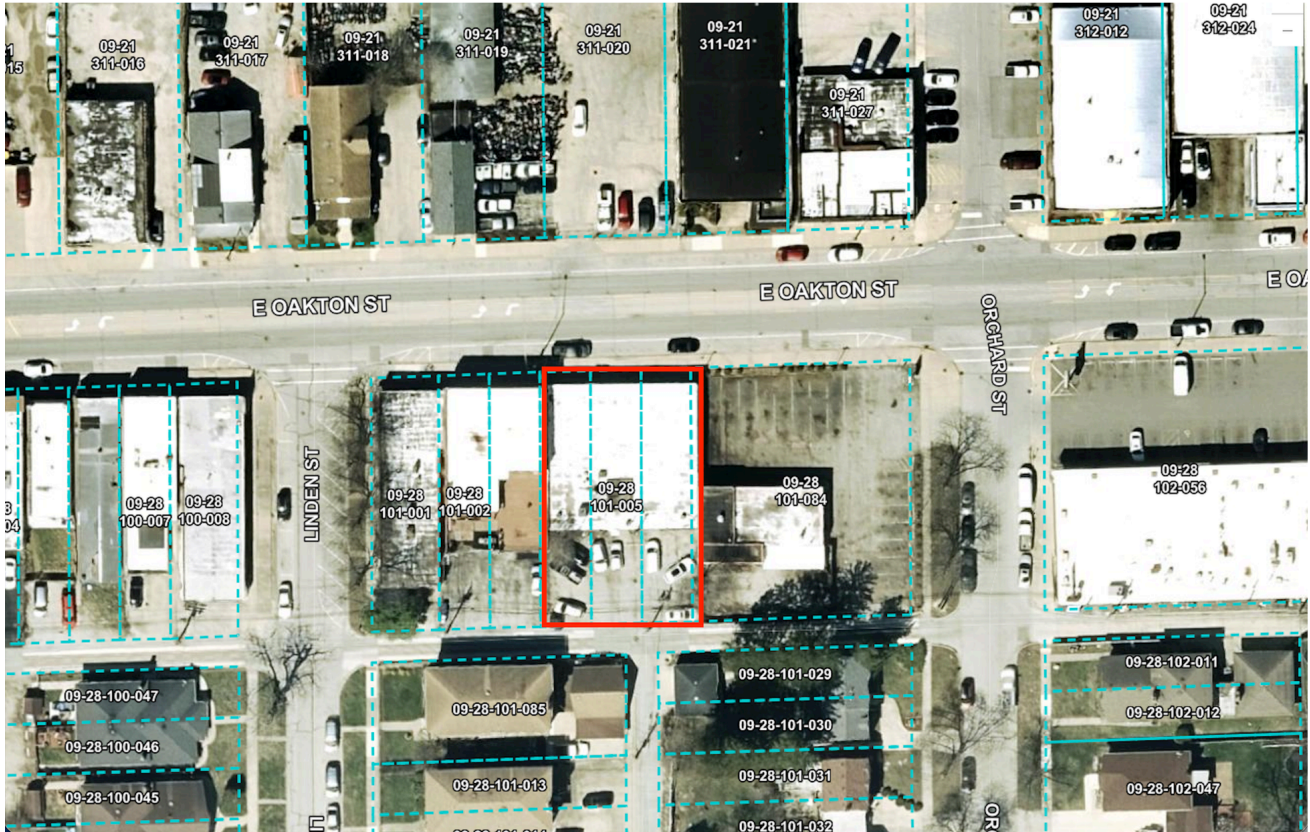
SITE CONDITIONS

- | | |
|---|---|
| 01 5-unit strip · single-story · ~1,000 SF per unit · masonry | 02 Street parking on E Oakton · additional parking in rear |
| 03 20,000+ ADT on E Oakton · arterial corridor exposure | 04 El Rinconcito Hispano (Salvadoran) · destination retail anchor visible at center |

06 · LOCATION

PARCEL VIEW

3 contiguous PINs · adjoining parcels labeled



SUBJECT – 3-PIN ASSEMBLAGE

PINs 09-28-101-004 / 005 / 006

PARCEL FACTS

- 01 3 contiguous PINs · Maine Township
- 02 Lot 9,375 SF · Bldg 5,000 GLA · 1.88:1 land-to-building
- 03 ~75' frontage on north side of E Oakton St
- 04 Class 5-17 · C-3 General Commercial zoning

07 · RENT ROLL & FINANCIALS

FINANCIALS

Current rent roll · NOI build-up · valuation matrix

CURRENT RENT ROLL · 2025

UNIT	TENANT	SF	MO. RENT	ANNUAL	\$/SF	TYPE	TERM	STATUS
1667	Tenant [†]	1,000	\$1,100	\$13,200	\$13.20	Gross	1-yr	Occupied
1669	El Rinconcito Hispano [†]	1,000	\$1,150	\$13,800	\$13.80	Gross	1-yr	Occupied
1671	Tenant [†]	1,000	\$1,100	\$13,200	\$13.20	Gross	1-yr	Occupied
1673	Tenant [†]	1,000	\$1,250	\$15,000	\$15.00	Gross	1-yr	Occupied
1675	VACANT · asking \$1,500	1,000	—	—	—	—	—	Available
—	In-place Total · 4 of 5	5,000	\$4,600	\$55,200	\$11.04	—	—	—

[†] Tenant names withheld in offering. All occupied units on annual Gross leases. **Unit 1675 available** – asking \$1,500/mo Gross. Lease abstracts and current rent roll available upon execution of confidentiality agreement.

NOI BUILD · IN-PLACE VS STABILIZED (\$16/SF ANCHOR)

LINE ITEM	IN-PLACE	STAB. (\$16)
GPR	\$55,200	\$80,000
EGR (95% · 5% vacancy)	\$52,440	\$76,000
Property Taxes (2024)	(\$19,485)	(\$19,485)
Other OpEx [†]	(\$11,818)	(\$11,818)
Net Operating Income	\$21,137	\$44,697
Cap @ \$650K	3.25%	6.88%

RENT ACHIEVEMENT SENSITIVITY · CAP @ \$650K

ACHIEVED RENT	STAB NOI	CAP
\$14/SF (conservative)	\$35,197	5.42%
\$16/SF · MARKET ANCHOR	\$44,697	6.88%
\$18/SF (current ask · upside)	\$54,197	8.34%
\$20/SF (corridor ceiling)	\$63,697	9.80%

[†] Other OpEx = insurance \$4,756 + R&M \$3,798 + utilities \$2,574 + legal \$690 (2024 actual). NOI presented on self-managed basis. **Stabilized = \$16/SF market anchor** across all 5 units (corridor median). Dec 2024 subject lease executed at \$12.60/SF; 1675 currently asking \$18.00/SF (live) – modeled as upside in sensitivity matrix. Stabilization 12-18 mo.

LEASE-UP PATH · BASE CASE @ \$16/SF · CAP @ \$650K

ACQ · IN-PLACE
\$21,137 · 3.25%

+6 MO · 2 OF 5 @ \$16
\$30,561 · 4.70%

+12 MO · 3 OF 5 @ \$16
\$35,273 · 5.43%

+18 MO · STAB @ \$16
\$44,697 · 6.88%

Upside scenario @ \$18/SF (current 1675 ask): stabilized NOI \$54,197 · 8.34% cap @ \$650K. See sensitivity matrix above.

08 · MARKET COMPS

COMPARABLE SALES

E Oakton corridor · 18-month window · Des Plaines retail strip

SALES COMPS · E OAKTON CORRIDOR & ADJACENT SUBMARKET

#	ADDRESS	DATE	\$/SF	NOTES
1	1829-1831 E Oakton St · Des Plaines†	Oct 2025	\$130.53	Top of corridor · arms-length · same street
2	1685 E Oakton St · Des Plaines	Jan 2025	\$100.00	Same street · corridor floor
3	1060 Busse Hwy · Park Ridge	Dec 2025	\$105.34	Adjacent submarket comp
-	E Oakton Corridor Median (CMA-derived)	-	\$100-105	3-comp blended midpoint

SUBJECT VS. MARKET · CAP RATE & PRICING

PROPERTY	PRICE	\$/SF	IN-PLACE CAP	STAB CAP
★ Subject 1667-1675 E Oakton	\$650,000	\$130	3.25%	6.88%
Corridor Median (3-comp blend)	—	\$100-105	—	—
Integra Q1 2025 Chicago Retail	—	—	—	6.45%

Yield premium framing. Subject pricing reflects top-of-corridor positioning. Stabilized cap of **6.88%** sits **+43 bps** above Integra Q1 2025 market average (6.45%). In-place cap of 3.25% reflects pre-stabilization yield; buyer underwrites 12-18 mo execution to stabilization. \$130/SF anchored to 1829-1831 E Oakton (\$130.53/SF, Oct 2025) and supported by 3-PIN assemblage with 0.53 FAR redevelopment optionality.

SUBJECT RENT TRAJECTORY & CORRIDOR LEASE COMP

REFERENCE	SF	RENT / SF	TYPE	STATUS
Subject in-place avg (4 units)	1,000 EA	\$11.04	Mod-Gross	Occupied
Subject Dec 2024 lease (signed)	1,000	\$12.60	Mod-Gross	Most recent signed
★ Subject 1675 – LIVE ASK	1,000	\$18.00	Mod-Gross	Active in market
★ 1505-1521 E Oakton St (retail · 3-yr)	960	\$22.50	Mod-Gross	Apr 2026 · Signed

Sources: CoStar · Cook County Clerk · Integra Realty Q1 2025 Chicago Retail. Subject Dec 2024 lease per CoStar disclosure.

09 · THE MARKET

DEMOGRAPHICS

Population & traffic · Des Plaines / O'Hare submarket · TrafficMetrix 2025

POPULATION & HOUSEHOLDS · RADIUS ANALYSIS

METRIC	1-MILE	3-MILE
Total Population	14,431	123,547
Households	5,288	47,136
Median HH Income	\$90,616	\$91,035
Median Age	43.2	43.8
Daytime Employees	6,217	79,251
Pop Growth '25-'30	+0.48%	+0.86%

TRAFFIC COUNTS TRAFFICMETRIX 2025

E Oakton @ Linden St	20,319
E Oakton @ Locust St	26,250
S Des Plaines River Rd	23,718
S River Rd @ Oakton	24,009
S Des Plaines @ Bennett Ct	26,239

MARKET CONDITIONS

Walk Score	76 · VERY WALKABLE
Transit Score	34 · SOME TRANSIT
Subject Vacancy	20.0% · 1 OF 5 UNITS
Submkt 1-3★ Vacancy	3.8%
Submkt 1-3★ Asking	\$21.01/SF

Demographics context. Stable Maine Township residential base (+0.48% / +0.86% projected '25-'30 in 1-mi / 3-mi rings) – modest growth but no decline, with \$90K+ median household income across both rings. **Submarket 1-3★ asking rent \$21/SF** – subject in-place rents at \$11/SF Gross run well below corridor asking, supporting near-term mark-to-market opportunity at lease roll. Subject 20% vacancy reflects single available unit at 1675 – submarket overall at 3.8% vacancy provides leasing tailwind.

Sources: CoStar Property Summary · TrafficMetrix 2025 · Walk Score / Transit Score. Submarket figures reflect Retail · O'Hare 1-3★ comparables.

10 · UPSIDE

DEVELOPMENT UPSIDE

Land basis · 0.53 FAR · 3-PIN assemblage · entitlement-optional path

\$650,000 / 9,375 SF Lot = \$69.33 / Land-SF

Acquisition pricing tied to land basis, not yield in place. 3-PIN subdividable assemblage on C-3 with 0.53 FAR (under-built). 1-year gross leases provide a 12-month vacate runway across all five units.

SITE CONDITIONS · BUILDOUT CONTEXT

Price / Land-SF	\$69.33
Zoning	C-3 GENERAL COMMERCIAL
Lot SF	9,375
Building SF	5,000
Current FAR	0.53 · UNDER-BUILT
Frontage	~75' ON E OAKTON
PINs	3 · SUBDIVIDABLE
Permitted by-right	RETAIL · OFFICE · SERVICE · RESTAURANT

TAX BASIS · MAINE TOWNSHIP CLASS 5-17

2024 Tax Bill (last billed)	\$19,485 · \$3.93/SF
2024 Total AV (3 PINs)	\$72,976 · BOR CERTIFIED
Class	5-17 · RETAIL STRIP

C-3 General Commercial permits retail, office, service, and restaurant uses by-right. Some residential configurations are permitted under the Des Plaines Zoning Code (C-3 District provisions) – buyer to verify scope, density, and second-floor allowances directly with the Des Plaines Community & Economic Development Department. **Multi-unit residential or condo redevelopment** requires PUD approval or rezoning – buyer takes entitlement risk in exchange for under-built site basis. Buyer to verify FAR / height / setback / parking ratios and parcel coverage rules with Des Plaines Planning Department.

THE UPSIDE THESIS

- 01 Land basis \$69/SF** – \$650K / 9,375 SF C-3 lot · priced to land, not in-place income
- 02 3-PIN subdivision flex** – independently saleable parcels at maturity · piece-meal monetization
- 03 0.53 FAR · under-built** – density headroom for re-tenant + addition or full clear
- 04 1-yr vacate runway** – 12-month delivery window across all 5 units · no holdover risk

Buyer to verify zoning/FAR/permitting w/ City of Des Plaines Community & Economic Development. No PUD application has been filed by current ownership.

11 · CONTACT

EXCLUSIVELY LISTED BY



JASON SCHRIK

BROKER

224.235.6550

jasonschrk@atproperties.com

Jason Schrik also operates Chicago Property Tax Group, providing Cook County property tax appeal services. CPT engagement available post-close for new ownership.



NIKKI HURT

BROKER · TOUR
COORDINATION

630.802.4878

nikkihurt@atproperties.com



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