



Subject Property  
**MATTRESS FIRM**

Mt. Prospect, IL (Chicago MSA)

# Mattress Firm

Corporate Net Lease | Affluent Chicago Suburb Retail Location



**CP PARTNERS**  
CPPCRE ILLINOIS, LLC

## New 7-Year Lease Extension



**CP PARTNERS**  
CPPCRE ILLINOIS, LLC

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# Mattress Firm

1020 E Central Road, Mt Prospect, IL 60056 [➔](#)

PRICE: **\$2,016,000**

CAP RATE: **6.50%**

NOI	\$131,040
LEASE TYPE	NN
OPTIONS	Two, 5-Year Options
BUILDING SIZE	3,744 SF
LAND AREA	0.32 AC
PARKING	17 Spaces

Subject Property  
**MATTRESS FIRM**



## **Recently executed Corporate Mattress Firm 7-year lease extension at a high-traffic intersection in Mt. Prospect, IL, — an affluent suburb 23 miles northwest of Downtown Chicago — surrounded by one of the most dominant retail trade areas in the greater Chicagoland market**

Mattress Firm, the largest bedding retailer in the U.S. with 2,300+ locations, executed a 7-year lease extension through August 2033 in Mt. Prospect, IL, — one of the most affluent suburbs in the Chicago MSA — with average household incomes exceeding \$126,000 within a 1-mile radius.



## The Offering

- Mattress Firm, Inc. executed a 7-year lease extension in 2026, running through August 31, 2033, building on over eleven years of continuous occupancy at this location since the original lease commencement in November 2014
- Corporate lease signed by Mattress Firm, Inc.
- Two (2), 5-year renewal options extending potential tenancy through August 31, 2043
- Rent escalations built into both option periods: \$38.50 PSF in Option 1 and \$42.35 PSF in Option 2, representing meaningful mark-to-market upside relative to current rents

## Dominant Retail Trade Area

- The highly visible subject property is located at the intersection of Rand Road (22,099 VPD), a major retail thoroughfare, and Central Road (15,277 VPD)
- Directly across the street is Mount Prospect Plaza, a Walmart Supercenter anchored center with several other top tier national retailers
- The parcel immediately across Mt. Prospect Road was developed as a Raising Cane's in 2023 and is now open, further enhancing the retail draw and overall strength of the immediate trade area

## Thriving, Affluent Submarket

- Mount Prospect is located amongst the high affluent suburbs of North Chicago and boasts impressive demographics
- Average household incomes within a 1-mile radius of the property are in excess of \$126,000 per year
- The subject property benefits from strong population density with more than 321,000 residents within in a 5-mile radius

<b>INCOME &amp; EXPENSE</b>		
Price		\$2,016,000
Capitalization Rate		6.50%
<b>Price Per SF</b>		<b>\$538.46</b>
Building Size (SF)		3,744
Lot Size (SF)		0.32
<b>STABILIZED INCOME</b>		<b>PER SQUARE FOOT</b>
Scheduled Rent	\$35.00	\$131,040
Effective Gross Income	\$35.00	\$131,040
<b>LESS</b>		<b>PER SQUARE FOOT</b>
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
Total Operating Expenses	NNN	\$0.00
<b>EQUALS NET OPERATING INCOME</b>		<b>\$131,040</b>



Tenant Info		Lease Terms		Rent Summary				
TENANT NAME	SQ. FT.	TERM YEARS		CURRENT RENT	MONTHLY RENT	YEARLY RENT	MONTHLY RENT/FT	YEARLY RENT/FT
Mattress Firm	3,744	11/10/14	08/31/33	\$131,040	\$10,920	\$131,040	\$2.92	\$35.00
	Option 1	09/01/33	08/31/38		\$12,012	\$144,144	\$3.21	\$38.50
	Option 2	09/01/38	08/31/43		\$13,213	\$158,558	\$3.53	\$42.35
<b>TOTALS:</b>	<b>3,744</b>			<b>\$131,040</b>	<b>\$10,920</b>	<b>\$131,040</b>	<b>\$2.92</b>	<b>\$35.00</b>

*\*Tenant recently executed a 7 year extension*

**LEGEND**



Property Boundary

**3,744**

Rentable SF

**0.32**

Acres

**17**

Parking Spaces



Egress





# Mattress Firm

America's Largest Mattress Specialty Retailer

## About Mattress Firm

- Mattress Firm is America's largest specialty mattress retailer, operating 2,366 locations across the country and offering a wide range of sleep essentials including mattresses, specialty bedding, pillows, and protectors
- The company makes the most mattress sales in the U.S. as the number one retailer of Tempur Sealy products
- Mattress Firm operates 2,283 company-operated and 83 franchisee-owned mattress specialty stores across the United States

## Corporate Ownership

- On February 5, 2025, Tempur Sealy International completed its acquisition of Mattress Firm, subsequently rebranding itself as Somnigroup International Inc. (NYSE: SGI), effective February 18, 2025
- Mattress Firm, Dreams, and Tempur Sealy now operate as decentralized business units under Somnigroup International
- The aggregate purchase price for the acquisition consisted of approximately \$5.1 billion, net of cash acquired

**MATTRESS FIRM**<sup>®</sup>

**2,300+**  
STORES IN THE U.S.

[TENANT WEBSITE](#)



1



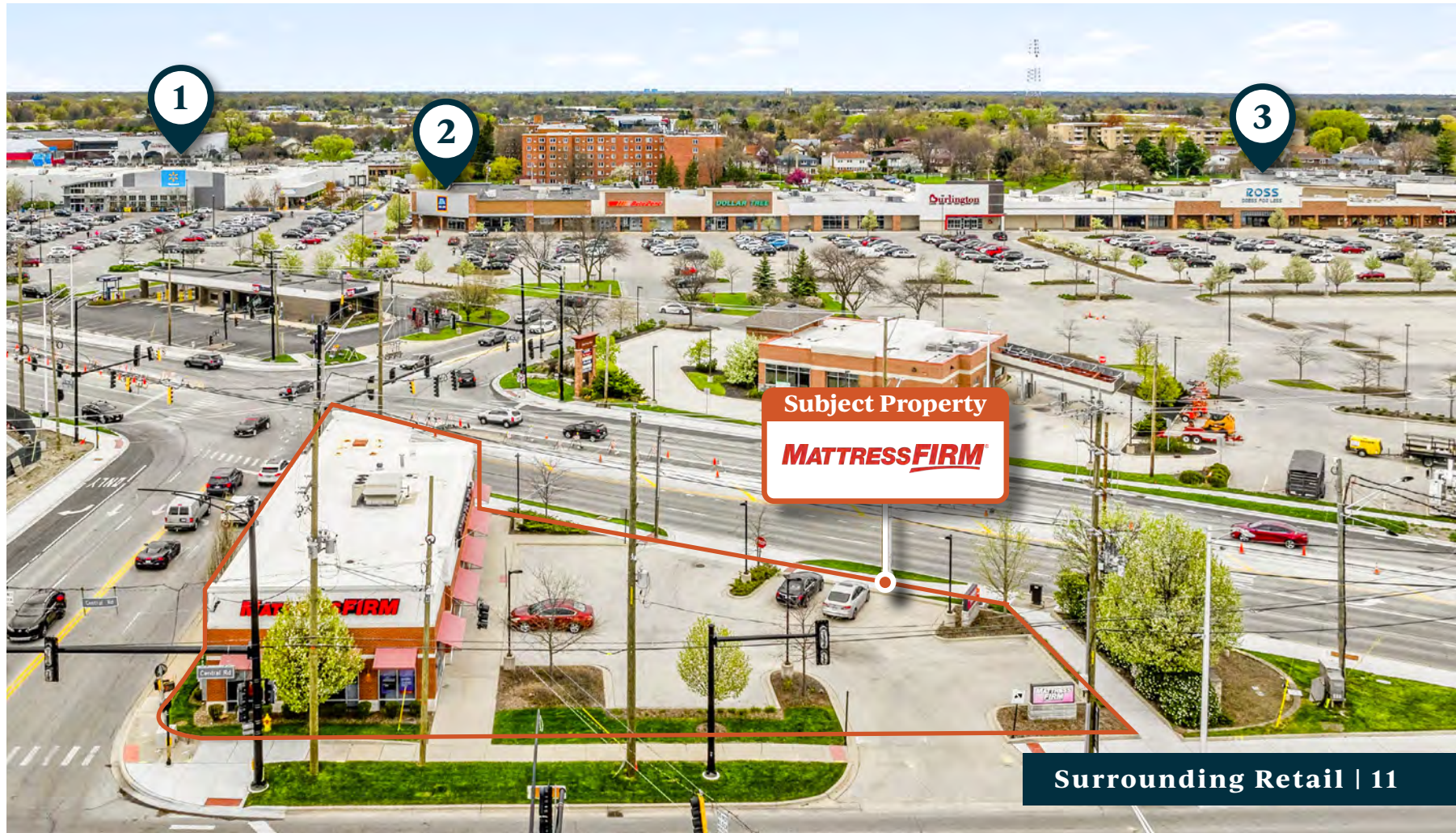
2



3



Located along Rand Road, Mt. Prospect's main retail trade thoroughfare featuring tenants such as **Walmart Supercenter, Aldi, Menards, Ross, Family Dollar, Marshall's, Burlington, and Five Below** in the immediate area, with **Randhurst Village (40 stores)** further down the road.





# Located in a thriving Chicago submarket

## 2.7 Million

ANNUAL VISITS TO MT. PROSPECT PLAZA ACROSS THE STREET (PER PLACER.AI)

## 27,144

VEHICLES PER DAY ALONG E RAND RD / US 12

Immediate Trade Area | 12

**COSTCO WHOLESALE**  
**AMC THEATRES**  
**THE HOME DEPOT**  
**MACYS**  
**AMERICA'S BEST CONTACTS & EYEGLASSES**  
**Jewel Osco**  
**TJ-MAXX**  
**Orangetheory FITNESS**  
**HomeGoods**  
**OLD NAVY**  
**Michael's**  
**DSW**  
**DESIGNER SHOE WAREHOUSE**  
**PET SMART**  
**Bath & Body Works**  
**SKECHERS**  
**planet fitness**

**ALDI**  
**Marshall's**  
**Burlington**  
**five BELOW**  
**DOLLAR TREE**  
**ROSS**  
**DRESS FOR LESS**  
**SALLY.**  
**LA FITNESS**  
**Great Clips**  
**ME Massage Envy**  
**AutoZone**  
**THIMMY JOHN'S**  
**PRADA EXPRESS**  
**CHINESE KITCHEN**

**Ardy's Frozen Custard**  
**DISCOUNT TIRE**  
**Boulero**  
**MENARDS**  
**cpi.**  
**EVERY DENNISON**  
**SEARCH360**  
**VOGUE TYRES**

**DUNKIN'**  
**TEXAS HOLDINGS**  
**27,144 VPD**  
**Walmart Supercenter**

**Subject Property**  
**MATTRESS FIRM**  
**verizon**  
**12**  
**Cane's**





  
Chicago Executive Airport

  
Indian Grove Elementary School

  
  
AN IHG HOTEL

  
JIMMY JOHN'S SANDWICHES

  
DOLLAR TREE  
DUNKIN'

  
LA | FITNESS S.

  
CVS pharmacy

  
SUBWAY

  
cpi

  
AVERY DENNISON

  
SEARCH360

  
VOGUE TYRES  
SINCE 1914

  
ALDI

  
Marshall's

  
five BELOW

  
ROSS  
DRESS FOR LESS

  
SALLY.

  
Burlington

  
DOLLAR TREE

  
AutoZone

  
ME Massage Envy

  
JIMMY JOHN'S SANDWICHES

  
PANDA EXPRESS CHINESE KITCHEN

  
LA | FITNESS S.  
Great Clips  
IT'S GONNA BE GREAT

  
OnTrac

  
Walmart Supercenter

Subject Property  
**MATTRESS FIRM**

  
BURGER KING

27,144 VPD

12

  
Cane's  
ROLLING CHICKEN FINGER

  
verizon

  
ELEVEN

  
W

MT PROSPECT ROAD

CENTRAL ROAD

**DOWNTOWN CHICAGO**  
24 MILES

-  ELEMENTARY/  
MIDDLE SCHOOL
-  GOLF COURSE
-  SPORTS COMPLEX



E KENSINGTON ROAD

9,031 VPD

KENSINGTON  
BUSINESS  
CENTER

24,235 VPD

RAND ROAD

12

CENTRAL ROAD

15,277 VPD

22,099 VPD

CENTRAL ROAD

18,255 VPD

Subject Property  
**MATTRESS FIRM**

ADVOCATE  
MEDICAL  
CENTER

Marshall's  
FIVE BELOW

ROSS  
Burlington  
sally  
Auto Zone

Walmart  
Supercenter

MENARDS

DUNKIN

ALDI

usbank

verizon  
WIRELESS

The Tile Shop

COSTCO  
WHOLESALE

THE HOME  
DEPOT

Jewel  
Osco

AMC  
THEATRES

HomeGoods

DISCOUNT  
TIRE

JUSTYRES

PET SMART

MasterCard

Panera

PNC

Five Guys

CHASE

OLD NAVY

T.J. MAXX

Michaels

jiffylube

AT&T

Walmart

ALDI

usbank

verizon  
WIRELESS

The Tile Shop

MT. PROSPECT  
PUBLIC  
LIBRARY

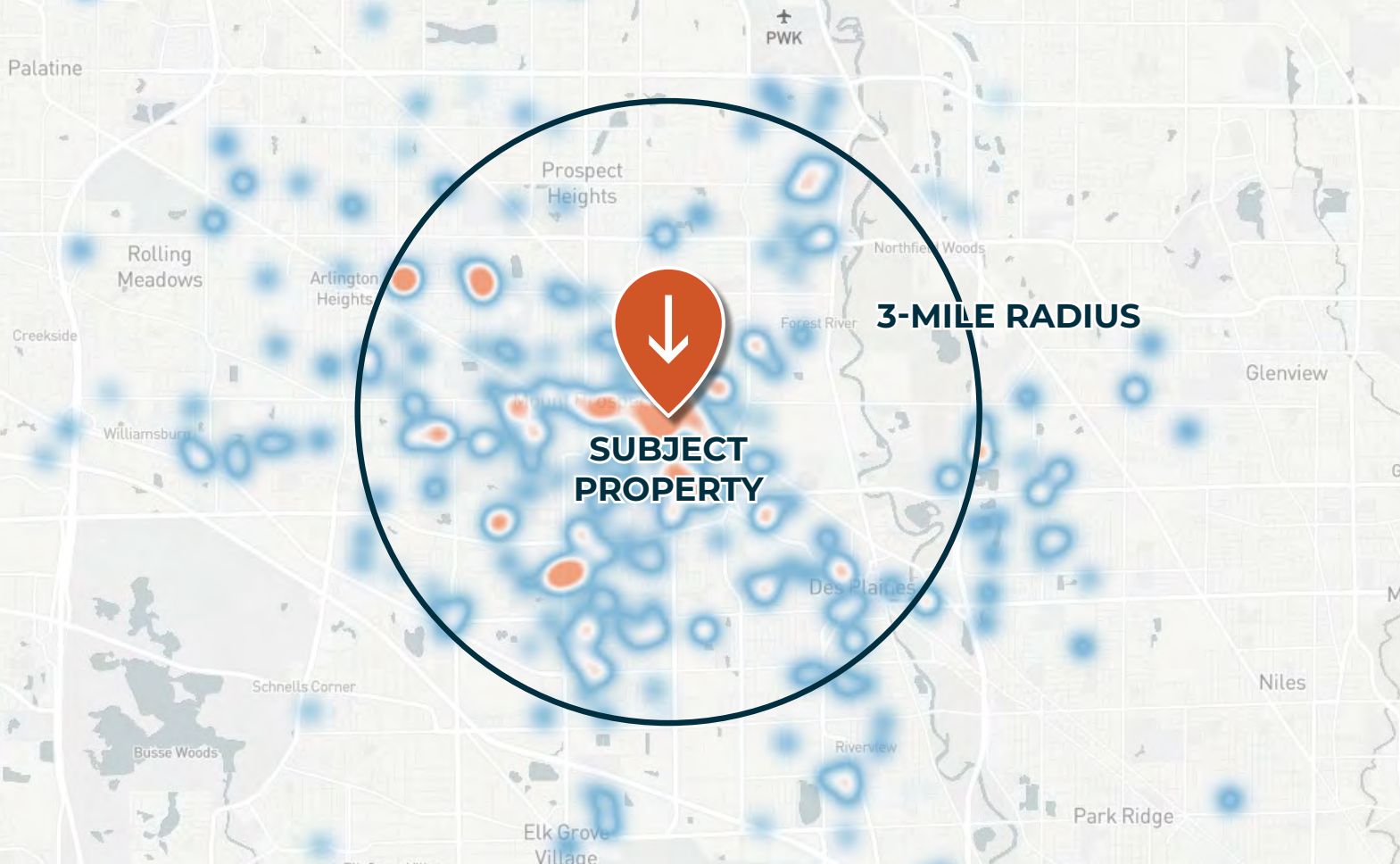
The UPS Store

Starbucks

State Farm

FIFTH  
THIRD  
BANK

DOWNTOWN  
MOUNT PROSPECT



## Visitation Heatmap

The shading on the map above shows the **home location of people who visited the subject property** over the past 12 months.

## Visitation Data

**7.6K Visits**

OVER THE PAST 12 MONTHS TO THE SUBJECT PROPERTY

**30 Min**

AVERAGE DWELL TIME AT THE SUBJECT PROPERTY

\*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.

## Demographics

### Ring Radius Population Data



	1-Mile	3-Mile	5-Mile
2025	15,593	124,941	316,340

### Ring Radius Household Income Data



	1-Mile	3-Mile	5-Mile
AVERAGE	\$173,383	\$172,079	\$174,966
MEDIAN	\$151,915	\$141,465	\$135,840

\*Demographic Data on this page provided by Placer.ai, sourced from Popstats 2025 dataset.



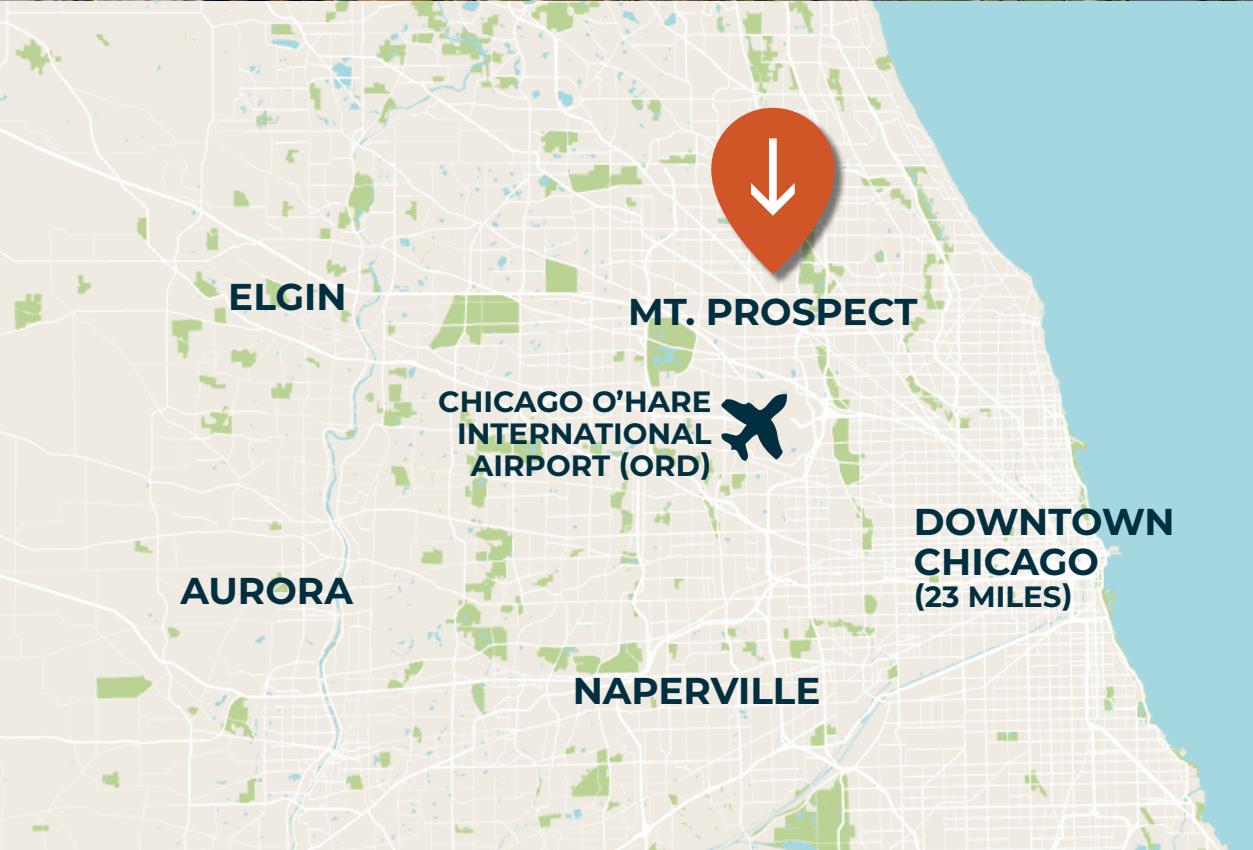
# Mt. Prospect, IL



Northwest Chicago Suburb

## Overview

- A village in Cook County, approximately 23 miles northwest of Downtown Chicago, with a total population of approximately 56,800 residents
- Mt. Prospect is located 4 miles north of Chicago O'Hare International Airport, the world's busiest airfield by aircraft operations, recording over 860,000 takeoffs and landings in 2025; Terminal 3 is currently undergoing a \$300 million renovation (the "ElevateT3" project), groundbreaking in April 2024, with completion expected in summer 2027
- Mount Prospect boasts 400 acres of parks and recreation facilities across four park districts, featuring an outdoor wave pool, two golf courses, a sled hill, outdoor skating rinks, and organized athletic programs.



## Economy & Employment

- Major employers include Northwest Community Healthcare (NCH), Cummins Allison, and the Society of Critical Care Medicine, all headquartered in the village
- The Kensington Business Center is home to notable companies such as Braun Manufacturing, Siemens, and Parenti & Raffaelli

**9.4 Million**

CHICAGOLAND ESTIMATED POPULATION

**\$860 Billion**

CHICAGOLAND GDP

# Why Chicago?

**America's Third Largest City – The Crossroads of Commerce, Culture & Connectivity**

## Economic Growth & Industry Drivers

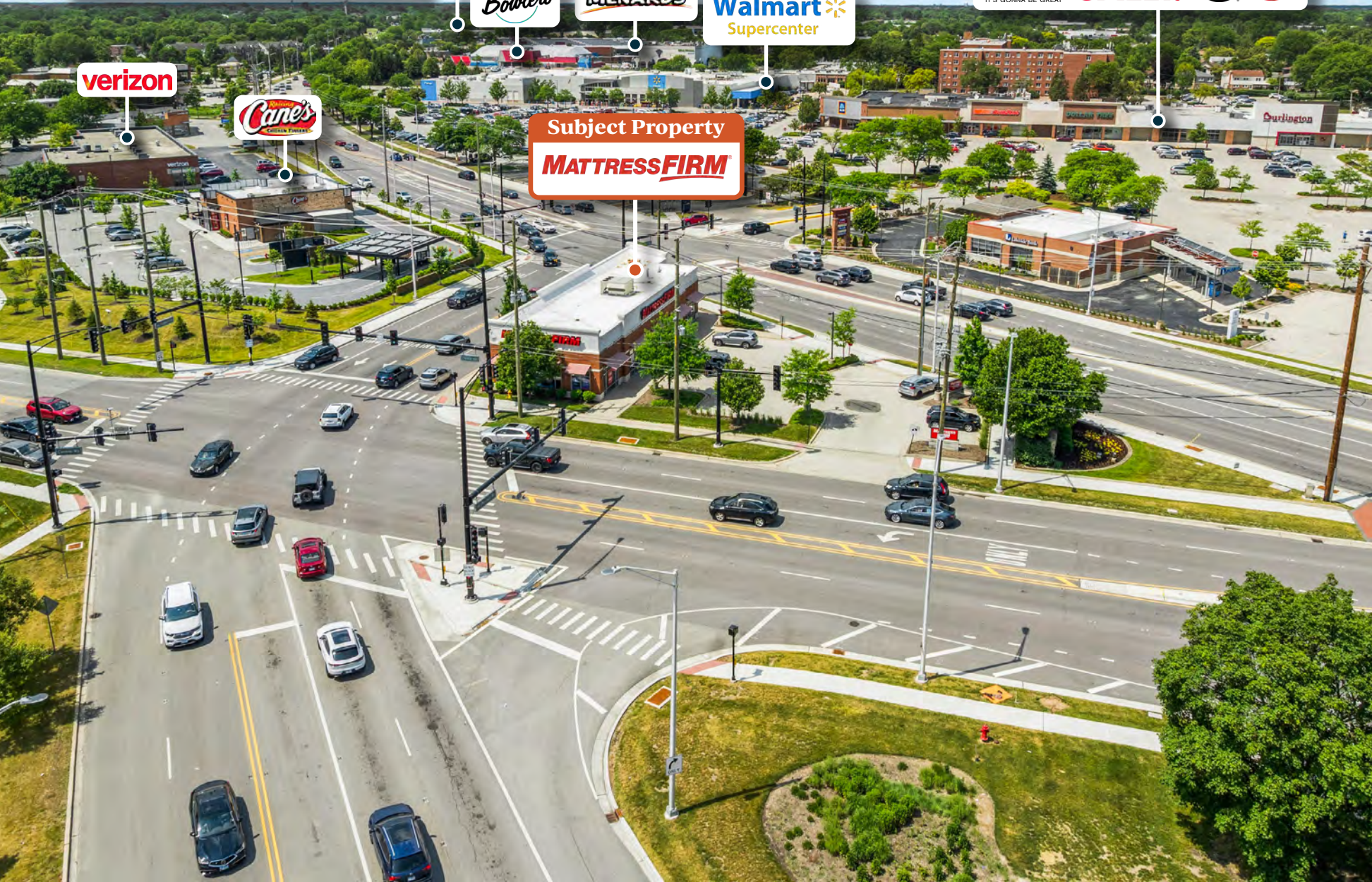
- Chicago's economy ranks third in the nation, with an estimated GDP of \$860 billion, and no single sector dominates more than 13% of output — making it one of the most resilient and diversified metro economies in the U.S.
- Chicago is home to 30 Fortune 500 company headquarters, the second most of any metro in the nation, behind only New York City (United Airlines, McDonald's, Mondelez, Kraft Heinz, Walgreens, and US Foods)
- The Chicago area saw the greatest number of new or expanded corporate facilities in the United States over the past decade

## Tourism & Cultural Attractions

- Chicago welcomed 55.3 million domestic and international visitors in 2024, generating \$20.9 billion in tourism expenditures, reflecting the city's status as a world-class destination
- Anchored by Grant Park's 300 acres along the lakefront — home to Buckingham Fountain, Millennium Park, the Art Institute of Chicago (the second-largest art museum in the U.S.), and Museum Campus — Chicago offers cultural landmarks that draw visitors year-round, including the largest science museum in the Western Hemisphere
- Chicago's professional sports scene, which spans the Cubs, White Sox, Bears, Bulls, and Blackhawks, creates a vibrant, year-round sports culture that is deeply embedded in the city's identity and visitor experience



Downtown Chicago



## For Additional Information:

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