



1243-1249 TORRENCE AVE, CALUMET CITY, IL 60409

\$4,200,000

Exclusively listed by Benjamin Udell, Managing Broker, IL LIC# 471.22764

1243-1249 Torrence Ave

Ally Commercial Real Estate in conjunction with Benjamin Udell, Managing Broker, is pleased to present the exclusive sale of Torrence Avenue Shops—a 100% occupied, trophy retail strip. **Anchored by Starbucks (Drive-Thru), Verizon, Vitamin Shoppe, and GameStop**, this center represents the gold standard of national-brand retail investment.

Strategically located at a signalized hard corner, the property commands massive traffic flow due to its proximity to the River Oaks Shopping center, which is regional economic driver in the southland of Chicago. The city is also proposing a \$110 MM plan to update the center.

This stabilized investment delivers a secure NOI of **\$322,238 at a 7.67% CAP Rate**. The site’s strength is also proven by its tenancy: Vitamin Shoppe recently extended its lease through 2030, and the Starbucks drive-thru provides a constant, recession-proof draw for the trade area.

Furthermore, the Vitamin Shoppe lease reverts to NNN in its option periods, maximizing long-term investor returns and minimizing expense leakage. All other tenants other than Vitamin Shoppe are on NNN leases making this property a **premier turnkey opportunity** for an investor seeking passive income in a thriving, high-growth corridor.

SALE PRICE	\$4,200,000
BUILDING SIZE	9,014 SF
BUILDING PPSF	\$465.94
LOT SIZE	33,200 SF
LOT PPSF	\$126.51
CURRENT NOI	\$322,238
CURRENT CAP RATE	7.67%
PARKING SPACES	49



\$4.2 M *9,014 SF* *33,200 SF*
 PURCHASE PRICE BUILDING SIZE LOT SIZE

Rent Roll

Unit	Tenant	Sq. Ft.	Monthly Rent	Type	Lease End	Options	Increases
1243	Vitamin Shoppe	3,807	\$17,750.00	Gross	1/31/2030	2 (5-Years)	10% (Options)*
1245	Verizon Wireless	2,010	\$6,382.91	NNN	3/31/2029	4 (3-Years)	3% (Options)
1247	GameStop	1,110	\$3,700.00	NNN	3/31/2027	NA	N/A
1249	Starbucks	2,087	\$5,839.17	NNN**	2/28/2029	2 (5-Years)	10% (Options)
TOTAL	100% Occ.	9,014	\$33,672.08				

*Vitamin Shoppe is currently on a gross lease. If they exercise their next option in 2030, their base rent will be \$12,214.13 and their lease will convert from Gross to NNN.

**Starbucks pays for all CAM expenses other than Management and Accounting Fee.

Profit and Loss

Category	Description	Amount
INCOME		
	Gross Rent	\$404,064.96
	Reimbursement Income	\$113,814.60
	Total Gross Income	\$517,879.56
EXPENSES		
	Maintenance	\$87,810.25
	Insurance	\$7,982.40
	Property Tax	\$99,848.02
	Total Operating Expenses	\$195,640.67
BOTTOM LINE	Net Operating Income	\$322,238.89





ANCHORED BY STARBUCKS & VITAMIN SHOPPE

Torrence Avenue Shops, located at 1243-1249 Torrence Avenue, Calumet City, IL, represents a premier retail investment driven by **world-class brand** recognition. This strategically positioned center is anchored by two of the most resilient names in the retail sector, providing a stable foundation for long-term capital appreciation.

Starbucks anchors the center's high-profile endcap, featuring a highly coveted drive-thru—a critical driver of consistent daily traffic. As a global leader in the coffee industry, **Starbucks** provides the site with an institutional-grade draw that captures morning and afternoon commuters. The property's position at a signalized hard corner ensures maximum visibility, welcoming an average daily traffic volume of 39,531 vehicles.

Vitamin Shoppe further strengthens the center's dominance, serving as a health and wellness anchor with a long-standing operating history at this location. Their commitment is highlighted by a recent lease extension through **2030**, underscoring the site's exceptional sales performance and strategic importance to their regional network. Together with Verizon and GameStop, these tenants create a **100% occupied environment** that caters to the daily needs of over 251,700 residents in the immediate trade area.

The center's diverse tenant mix offers an investor a unique opportunity to acquire a recession-proof, **cash-flowing asset**. With weighted average lease terms extending into the next decade and built-in rental increases, this property provides the perfect blend of income security, tenant growth, and investment-grade stability.



DEMOGRAPHICS



Population

34,855

- Current Population: Approximately 34,855 residents (2025/2026 estimate).
- Trade Area Density: Over 251,700 people within a 5-mile radius of Torrence Ave.



Economy

\$692M

in annual retail sales

- The local economy is driven by a mix of professional services, retail trade, and healthcare.
- Retail Powerhouse: Calumet City generates over \$692 Million in annual retail sales.



Development

\$110M

River Oaks Master Plan

- River Oaks Reimagining: The City is actively negotiating the redevelopment of the River Oaks East Shopping Center and former Sears locations to create a modern "mixed-use" gathering point.
- Blues Water Run: A massive nature park and outdoor entertainment venue is slated to open Spring/Summer 2025,



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