OFFERING MEMORANDUM

WRIGLEYVILLE TROPHY CENTER

1115 W ADDISON ST. CHICAGO, IL 60613

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COMMERCIAL REAL ESTATE ADVISORS

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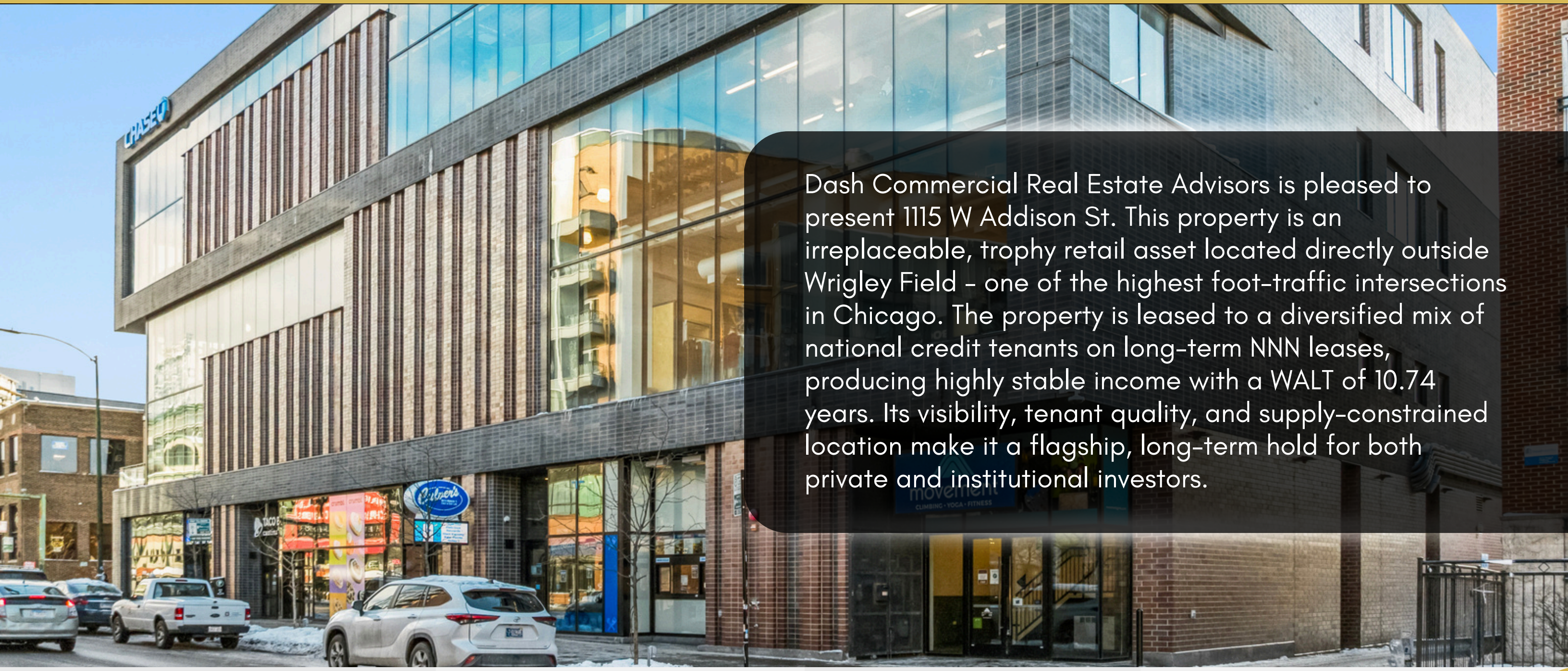
PROPERTY SUMMARY



Dash Commercial Real Estate Advisors is pleased to present 1115 W Addison St. This property is an irreplaceable, trophy retail asset located directly outside Wrigley Field - one of the highest foot-traffic intersections in Chicago. The property is leased to a diversified mix of national credit tenants on long-term NNN leases, producing highly stable income with a WALT of 10.74 years. Its visibility, tenant quality, and supply-constrained location make it a flagship, long-term hold for both private and institutional investors.

$31,750,000	**$1,983,635**	**6.25%**	**10.74 YEARS**
SALE PRICE	NOI	CAP RATE	WALT

INVESTMENT HIGHLIGHTS:

- **Unmatched Wrigleyville Location:** Directly across from Wrigley Field with year-round tourism and event-driven traffic.
- **Trophy Retail Asset:** Truly irreplaceable real estate in one of Chicago's most iconic districts.
- **Premier National Tenants:** Chase Bank, Taco Bell, Crumbl Cookies, Culver's, and Movement Fitness.
- **Long-Term NNN Leases:** Minimal landlord responsibilities across the rent roll.
- **Strong Cash Flow Durability:** Weighted Average Lease Term of 10.74 years.
- **Demographic Strength:** Lakeview's dense, affluent population and constant visitor inflow.

PROPERTY HIGHLIGHTS

SALE PRICE:	$31,750,000
NOI:	$1,983,635
CAP RATE:	6.25%
INCREASES:	See Schedule
OPTIONS TO RENEW:	See Schedule
WALT:	10.74 Years
YEAR BUILT / RENO:	2021

0.47 AC
LOT SIZE

58,819 SF
BUILDING SIZE

DEMOGRAPHIC SNAPSHOT

	Households	Population	Avg. HH Income
3 MILES	225,674	444,139	$127,224
5 MILES	499,935	1,037,754	$121,897
10 MILES	946,047	2,225,379	$109,408

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TENANT OVERVIEW

TENANT RENT ROLL

TENANT	TYPE	SQUARE FEET	% BUILDING	LEASE COMM.	LEASE EXP.	RENT / YEAR	RENT / SF	INCREASES	NEXT INCREASE	LEASE TYPE
JP Morgan Chase Bank	Retail	3,900 SF	6.76%	6/14/2021	6/30/2036	* $278,850	$71.50	10% every 5 yrs.	* 6/14/2026	NNN
Taco Bell	QSR	2,528 SF	4.38%	6/21/2021	6/30/2036	* $185,808	$73.50	5% every 5 yrs.	* 7/01/2026	NNN
Crumbl Cookies	QSR	3,276 SF	5.67%	6/15/2023	2/28/2034	$163,800	$50.00	6% every 5 yrs.	3/01/2029	NNN
Movement	Fitness/Rec	43,463 SF	75.31%	8/01/2021	7/31/2036	* $1,196,087	$27.52	2% annually	* 8/01/2026	NNN
Culver's	QSR	4,371 SF	7.57%	7/01/2023	6/30/2038	$249,090	$56.99	10% every 5 yrs.	7/01/2028	NNN
VACANT		181 SF	0.31%							NNN
	TOTAL RENTABLE SF	**57,719 SF**			**GROSS RENT**	**$2,073,635**				

**Rent/Year reflects 2026 rent increases*

This trophy-class building presents a unique investment opportunity, anchored by long-term, nationally recognized tenants including JP Morgan Chase Bank, Taco Bell Cantina, Crumbl Cookie, Culver's, and Movement Climbing, Yoga, & Fitness. These established tenants provide stable, predictable cash flow, minimizing risk and enhancing the property's long-term value. With a diverse mix of retail, dining, fitness, and financial services, the building attracts consistent traffic and strengthens its position as a highly desirable, high-performing asset.

TENANT OVERVIEW

CHASE

JP MORGAN CHASE BANK

Chase Bank is a nationally recognized, investment-grade financial institution with strong credit strength and long-term operational stability.

Founded: 1877
Locations: 5,246
Headquarters: New York, NY

WWW.CHASE.COM

TACO BELL CANTINA

Taco Bell Cantina offers an elevated fast-casual experience with expanded menu items and alcoholic beverages, driving strong foot traffic—especially in urban and nightlife-focused locations.

Founded: 1962
Locations: 8,500
Headquarters: Irvine, CA

WWW.TACOBELL.COM

crumbl

CRUMBL COOKIES

Crumbl Cookie is a rapidly growing dessert brand designed to attract heavy foot traffic with their open-concept kitchens, rotating weekly cookie menu, and strong brand visibility.

Founded: 2017
Locations: 1,071
Headquarters: Lindon, UT

WWW.CRUMBLCOOKIES.COM

Culver's

CULVER'S

Culver's is a strong national quick-service restaurant brand known for high customer loyalty, consistent sales performance, and a stable franchise model.

Founded: 1984
Locations: 840
Headquarters: Prairie Du Sac, WI

WWW.CULVERS.COM

movement

MOVEMENT

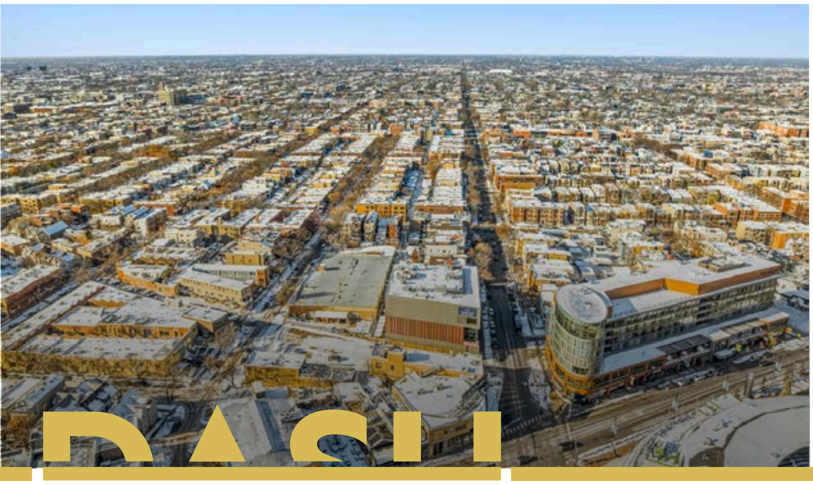
Movement operates large-format, community-focused facilities that combine climbing walls, yoga studios, and full-service fitness amenities under one roof. Their destination-style centers draw consistent daily traffic and serve as long-term anchors.

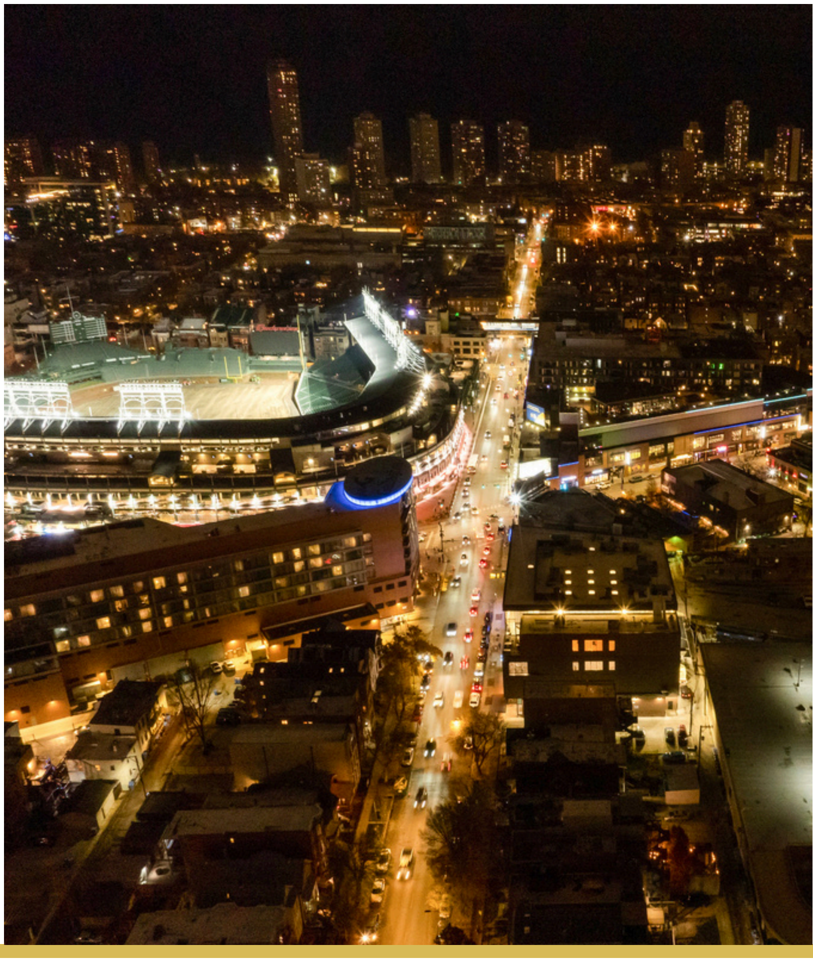
Founded: 2017
Locations: 33
Headquarters: Englewood, CO

WWW.MOVEMENTGYMS.COM

PROPERTY PHOTOS

PROPERTY PHOTOS





SURROUNDING RETAILERS

Situated in the heart of Chicago's Wrigleyville neighborhood, 1115 W. Addison St. offers a rare, high-performing retail investment surrounded by unmatched foot traffic and dense urban demand drivers. Directly across from Wrigley Field, the property benefits from over 2.9 million annual visitors to Cubs games and concerts, as well as steady daily ridership from the Addison Red Line Station, which saw nearly 2 million entries in 2024. The surrounding Lake View community is one of Chicago's most vibrant and densely populated areas, with a strong mix of young professionals, families, and local businesses contributing to a robust daytime population and consistent neighborhood spending power.

The property's diverse tenant mix caters to both daily neighborhood needs and event-driven visitors. Nearby national and local retailers, restaurants, and entertainment venues along Addison and Clark Streets further enhance the area's draw. Exceptional pedestrian activity, supported by strong vehicle counts over 15,000 VPD on Addison Street and a thriving live-work-play environment, position this asset as a stable, long-term NNN investment in one of Chicago's most iconic and continuously growing retail corridors.

WRIGLEYVILLE CHICAGO

TRAFFIC COUNTS

VIEW IN GOOGLE MAPS

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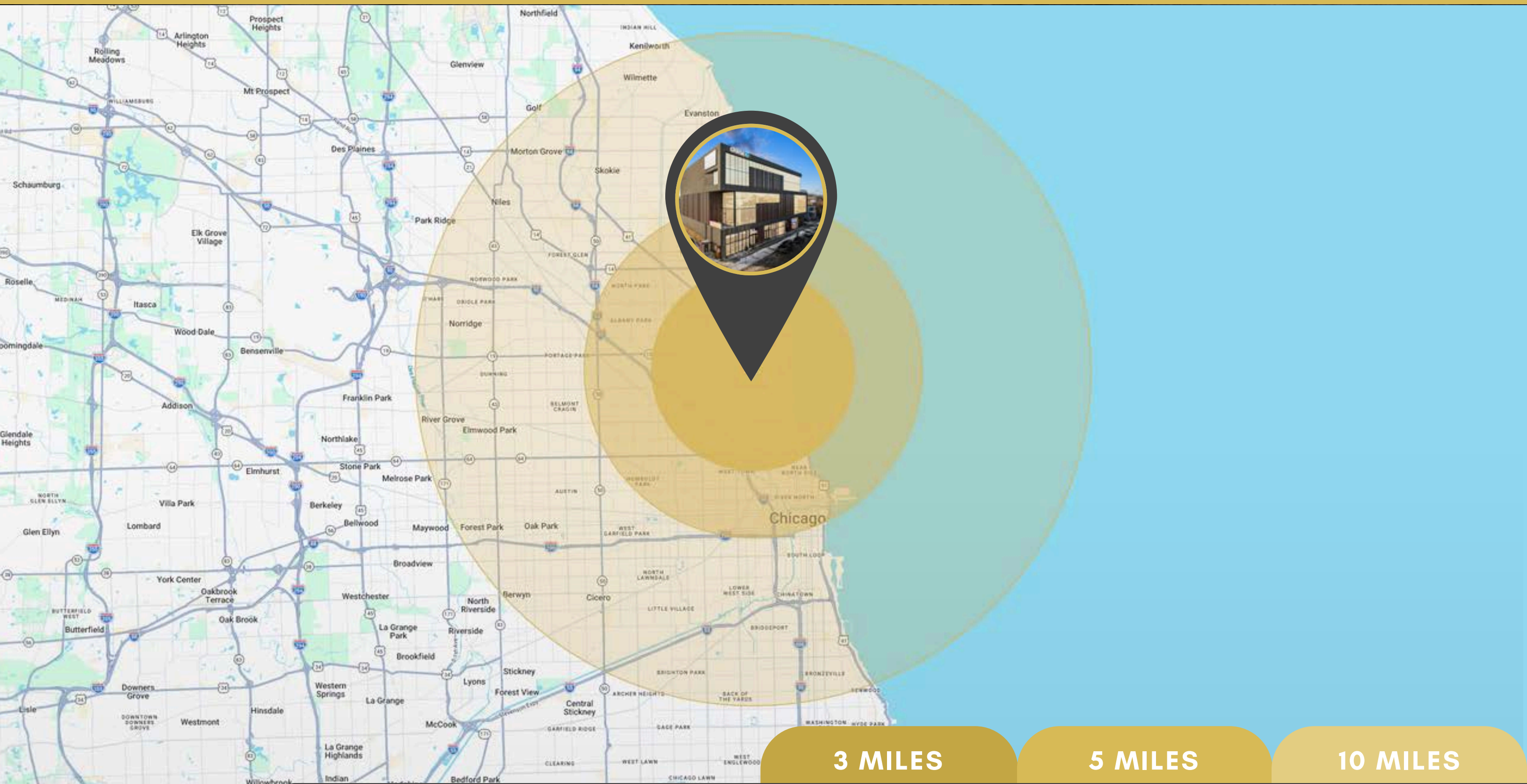
DEMOGRAPHICS



	3 MILES	5 MILES	10 MILES
POPULATION			
2024 Population	444,139	1,037,754	2,225,379
Annual Growth (2020 - 2024)	-0.6%	-0.8%	-1.7%
2029 Population Projection	429,871	1,002,929	2,131,809
HOUSEHOLD			
2024 Households	225,674	499,935	946,047
Annual Growth (2020 - 2024)	0.1%	0.5%	0.3%
2029 Household Projection	218,081	483,583	907,552
OTHER			
Median Age	35.3	35.8	37
Average HH Income	$127,224	$121,897	$109,408
Total Specified Consumer Spending	$7.2B	$15.5B	$28.6B

WRIGLEY FIELD

ECONOMIC IMPACT

WRIGLEY FIELD

HOME OF THE

CHICAGO CUBS

- the Chicago Cubs at Wrigley Field drew approximately **2,909,794 attendees** across the season, with an average of **35,923 fans per game**.
- On non-game days, concerts and other events hosted at Wrigley Field keep foot traffic alive — turning the area into a **year-round destination** rather than a strictly seasonal draw.
- With a property located adjacent to the ballpark, your tenants benefit from **passerby exposure, convenience for fans, and spill-over demand** from crowded game or event days — making lease revenues more resilient and attractive to investors.

WRIGLEYVILLE | CHICAGO, IL

Wrigleyville, Chicago, Illinois, is one of the city's most vibrant and iconic neighborhoods, located on the North Side just steps from Lake Michigan and centered around the legendary Wrigley Field. Known for its energetic atmosphere, historic charm, and strong community identity, Wrigleyville has long been a cultural anchor within Lakeview and one of Chicago's most visited destinations. Its development grew alongside the Chicago Cubs franchise, transforming the area from a residential enclave into a nationally recognized entertainment district. With its strategic location near major transit routes—including the CTA Red Line, multiple bus corridors, and access to Chicago's broader urban grid—Wrigleyville has cemented itself as a hub for tourism, recreation, and commerce.

Today, Wrigleyville supports a robust and diversified urban economy powered by sports tourism, hospitality, retail, dining, residential density, and year-round entertainment. Wrigley Field alone attracts nearly 3 million visitors each season, and the surrounding neighborhood has expanded its economic ecosystem with hotels, restaurants, fitness centers, and experiential retail that cater to both locals and tourists. Developments such as Gallagher Way, nearby boutique hotels, and mixed-use buildings reflect the area's intentional evolution toward a modern, all-seasons entertainment district. The neighborhood's steady foot traffic, supported by Chicago's population base of nearly 3 million residents and millions of annual visitors, creates a resilient environment for businesses of all sizes.

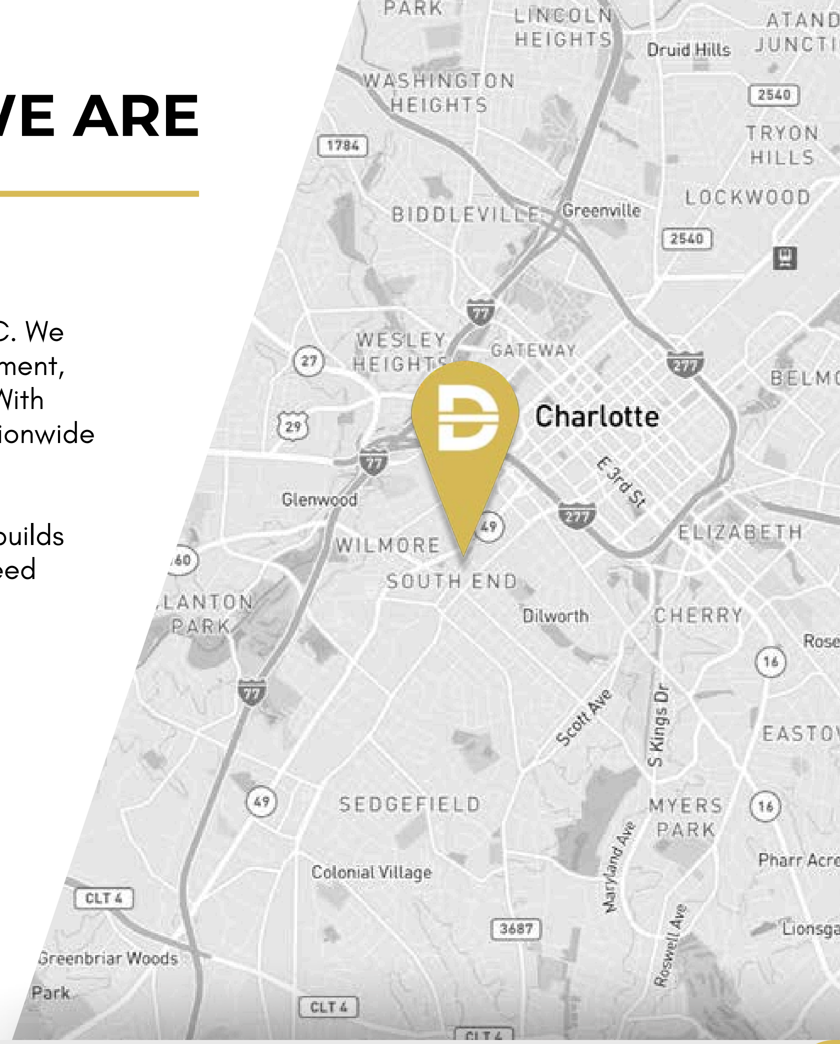
Wrigleyville offers a dynamic quality of life that blends urban energy with neighborhood comfort. Home to a mix of young professionals, long-term residents, and sports enthusiasts, the area features an abundance of amenities including parks, restaurants, nightlife, boutique shopping, and recreational opportunities along the lakefront. Its community events—from outdoor movies and markets at Gallagher Way to seasonal festivals—strengthen ties among residents and reinforce Wrigleyville as an active, welcoming neighborhood with strong local pride.

Strategically positioned within one of Chicago's most recognizable and high-traffic districts, Wrigleyville provides exceptional visibility and customer flow for retail, service, and food-and-beverage operators. Game days and major events bring tens of thousands of people directly into the area, while off-season and weekday activity remains strong due to dense residential populations and year-round attractions. With high consumer spending power, ongoing economic investment, and continuous infrastructure improvements, Wrigleyville stands out as a premier location for mixed-use and commercial real estate. Its combination of national visibility, economic vibrancy, and enduring cultural appeal makes it one of the most compelling urban investment markets in Chicago.

WHO WE ARE

DASH Commercial Real Estate Advisors is a boutique commercial real estate brokerage based in Charlotte, NC. We specialize in net leased assets, sale leasebacks, development, lease restructuring, build-to-suits, and M&A opco sales. With Broker-of-Record agreements in 35+ states, we offer nationwide expertise for your real estate needs.

Our vision? A transparent, collaborative approach that builds long-term, trust-based relationships. Let us help you exceed your commercial real estate goals and secure long-term success!



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