

Chicago (Westchester), IL

CBRE

BMO
S&P: A+



NOI:
\$239,334



Cap Rate:
7.25%



Price:
\$3,300,000

Investment Highlights

- **Recently Extended:** Originally a 10-year sale leaseback, BMO recently executed its first renewal option through November 30, 2031
- **Investment Grade Rated Tenancy:** BMO Bank (S&P: A+) is the 2nd largest bank in Illinois with \$106 billion in deposits, representing 15% of all Illinois deposits
- **Substantial Deposit Base:** \$142 million in deposits / 25% market share within 1-mile radius / largest BMO deposit base within 3-mile radius
- **Absolute NNN Lease:** Long-term income with no landlord responsibilities for capital repair or replacement
- **Rental Growth:** BMO's rent escalates 1.50% annually
- **Affluent Western Suburbs Location:** Average annual household incomes of nearly \$120,000 within a 1-mile radius, increasing to roughly \$150,000 within a 5-mile radius
- **Grocery-Anchored, High Traffic Retail Corridor:** BMO is proximate to a Jewel-Osco grocery store and fronts Cermak Road (24,400 VPD) near the intersection with Mannheim Road (25,700 VPD)
- **National Retailer Marketplace:** BMO is part of a larger commercial corridor anchored by Oakbrook Center (Nordstrom, Neiman Marcus, Macy's) to the west and Home Depot and Target to the east
- **Dense, Infill Location:** Significant commercial activity and a local area population exceeding 340,000 residents within a 5-mile radius
- **Attractive Bank Parcel:** 0.86-acre site (3 parcels) with substantial 70-space parking area, 3 drive-thru banking lanes, and 1 ATM lane

O'Hare Int'l Airport
20 minutes ↑

Chicago
30 minutes →

5 MILES
\$148,171
AVERAGE
HOUSEHOLD INCOME

3 MILES
\$136,243
AVERAGE
HOUSEHOLD INCOME

BMO
10500 West Cermak Road
Westchester, IL 60154

Oakbrook Center

NORDSTROM	★ macys	Neiman Marcus
BURBERRY	The Container Store	AMC THEATRES
Apple	LOUIS VUITTON	UNIQLO

Westchester Commons

MARIANO'S	ANYTIME FITNESS <i>Get to a healthier place.</i>
Goodwill	DUNKIN'

Downtown La Grange

TRADER JOE'S	prasinio
CLASSIC CINEMAS	THE ELM
Orangetheory	Lucca's

Quarry Shopping Center

TARGET	MENARDS	Walmart Supercenter
sam's club	AMC THEATRES	ULTA BEAUTY

Broadview Village Square

TARGET	ROSS DRESS FOR LESS	THE HOME DEPOT
ASHLEY	LAIFITNESS	Chick-fil&

North Riverside Park Mall

JCPenney	BOWLING & AMUSEMENT ROUND1
ALDI	H&M

Winston Plaza

Cermak FRESH MARKET	ROSS DRESS FOR LESS
Chick-fil&	Marshalls

Cermak Plaza

TONY'S Fresh Market	ROSS DRESS FOR LESS
OLD NAVY	GAP FACTORY

THE HOME DEPOT

DICK'S SPORTING GOODS
ETHAN ALLEN

REI
Giordano's

COSTCO WHOLESALE
NORDSTROM RACK

Walmart
sam's club

TARGET
Jewel-Osco

Walmart Supercenter
planet fitness

Jewel-Osco
Giordano's

ULTA BEAUTY
BEST BUY

Jewel-Osco
ALDI

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