CALIBER

enterprise

BERWYN, ILLINOIS

6305 OGDEN AVE
BERWYN, IL 60402



PRICE
$2,612,000

CAP RATE
7.25%

LONG HISTORY OF OPERATIONS FROM INDUSTRY LEADING TENANT

TWO-TENANT INVESTMENT OFFERING

TRANSWESTERN
National Net Lease | Sale Leaseback Group

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BERWYN, IL 60402

ANDREW WATSON
Managing Principal
312.881.7065
andrew.watson@transwestern.com

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Executive Summary

Transwestern Commercial Services, a full service commercial real estate firm, as exclusive broker, is pleased to offer for sale the two-tenant **Caliber Collision and Enterprise Rent-a-Car ("Property" or "The Property")** located in Berwyn (Chicago), Illinois.

The Property is located at **6305 Ogden Ave, Berwyn, Illinois**. It offers an investor a terrific opportunity to own a retail asset situated in an infill, high-density, high traffic, retail sub-market, at a location with a long operating history and minimal landlord responsibilities.

The Property consists of 0.76 acres of land and 15,010 square feet of building. The Property benefits from being located on heavily traveled Ogden Avenue (22,600 vehicles per day), a major east-west thoroughfare that connects the city of Chicago to many of the southwest suburbs. The area is extremely infill with over 230,000 people in a three-mile radius and 667,000 people in a five-mile radius.

The immediate trade area boasts other major tenants including MacNeal Hospital, PNC Bank, Byline Bank, Walgreens, Taco Bell, Midas, Safelite, AutoZone, Dollar Tree, Chase Bank, McDonald's and many others.

The Property is in the Cicero/Berwyn Retail Submarket with a total inventory of 11.1 million SF of retail space and a low vacancy factor of 4.6%. There is almost no new construction of retail space in this submarket. The average sub-market asking rent is $19.08 Net.

















Long term net lease - 5.0 years of lease term remaining with tenant options

Strong Tenancy - Corporate Guarantee from Caliber Collision and Enterprise Rent-a-Car

Population Density 230,000 people in a 3-mile radius and over 667,000 people in a 5-mile radius

High Visibility Located on Ogden Avenue with over 22,600 vehicles per day

Stable Cash Flow

Previously Extended Lease Term proving tenant commitment to the site

Infill Suburban Sub-market - retail, residential, hospitality and businesses surrounding the property

Proximity to Midway - 5.7 miles from Midway International Airport

Solid Incomes - Average household income within a 3-mile radius is over $99,000

OFFERING SUMMARY

Listing Price	CAP Rate	Building Size
$2,612,000	7.25%	15,010 SF

FINANCIAL

Listing Price	$2,612,000
NOI	$189,346.06
CAP Rate	7.25%
Price/SF	$180

OPERATIONAL

Rentable SF	15,010
# of Suites	Two
Lot Size (AC)	0.76
Occupancy	100%
Year Built/Renovated	1953/2000





FINANCIAL OVERVIEW

INCOME AND EXPENSE	ANNUAL BASE RENT	PER/SF
Scheduled Base Rental Income	$211,283.51	$14.08
Expense Reimbursement Income		
CAM	$5,234.26	$0.35
Insurance	$4,441.64	$0.30
Real Estate Taxes	$58,360.36	$3.89
Management Fee	$3,066.80	$0.20
Repairs and Maintenance	$990.58	$0.07
Utilities	$713.00	$0.05
Total Reimbursement Income	$72,806.64	$4.85
Effective Gross Revenue	$284,090.15	$18.88
Total Expenses	$94,744.09	$6.31
Net Operating Income	$189,346.06	$12.61

Notes: Enterprise is structured on a gross lease basis and occupies 1,500 SF of the building and has exclusive use rights to the adjacent parking lot to the northeast of the building. Enterprise contributes $713 a year towards utility expenses. Caliber has responsibilities to pay 76.67% of the building expenses. The Landlord is responsible for expenses under the Enterprise portion of the building which account for $21,937.45 annually.

LEASE SUMMARY

	Caliber	Enterprise
Lease Commencement	4/25/2014	6/22/2011
Lease Expiration	1/31/2031	9/30/2026
Gross Leasable Area (GLA)	13,510	1,500
Option Terms (Remaining)	Two 5-year options	Four 3-year options

CALIBER RENT SCHEDULE

LEASE YEARS	ANNUAL BASE RENT	RENT/SF
Current - 1/31/2031	$176,400	$13.06
2/1/2031 - 1/31/2036 (Option 1)	$189,630	$14.04
2/1/2036 - 1/31/2041 (Option 2)	$203,852	$15.09

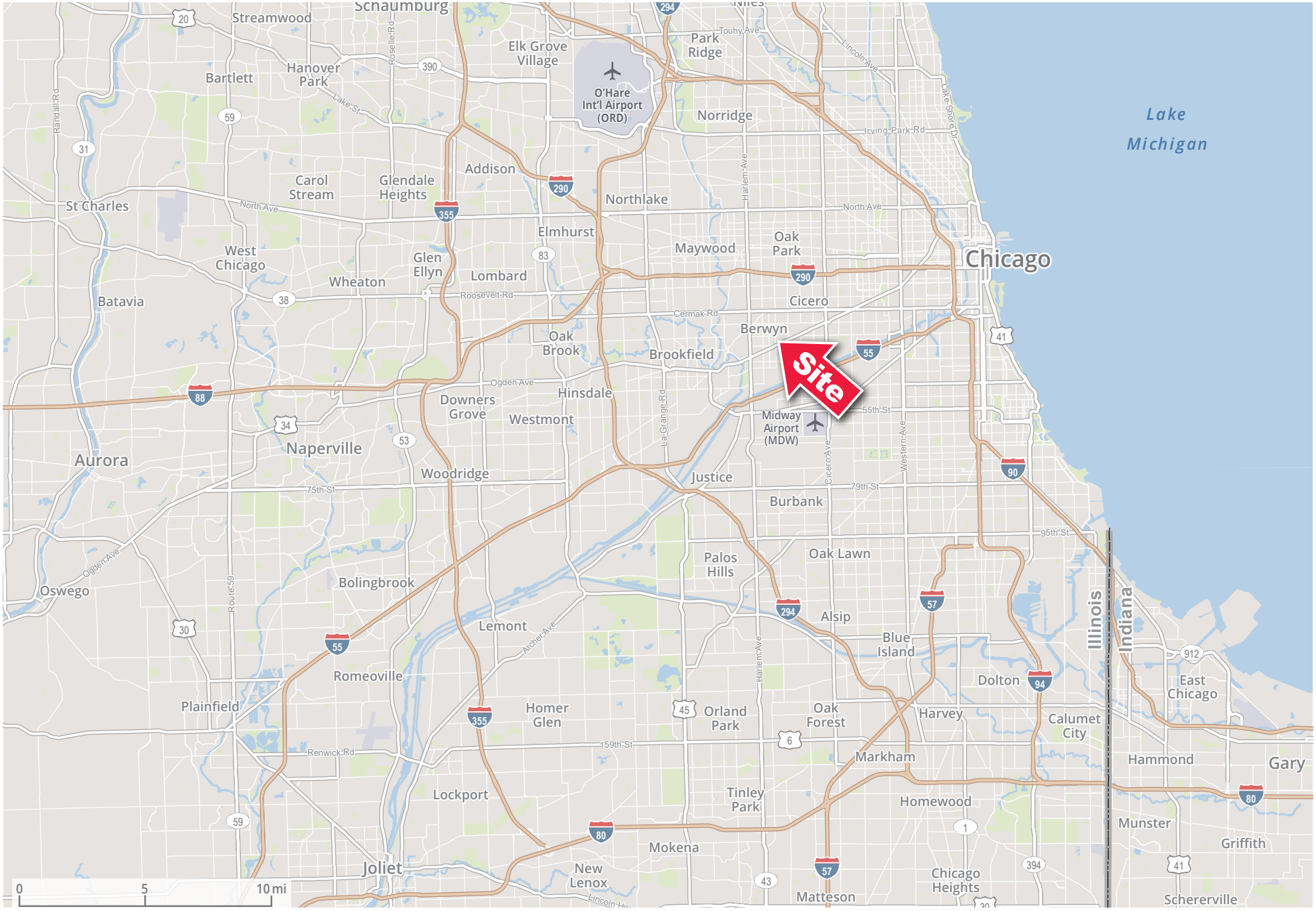
ENTERPRISE RENT SCHEDULE

LEASE YEARS	ANNUAL BASE RENT	RENT/SF
Current - 9/30/2026	$34,884	$23.26
10/1/2026 - 9/30/2029 (5th renewal term)	$35,581	$23.72
10/1/2029 - 9/30/2032 (6th renewal term)	$36,293	$24.20
10/1/2032 - 9/30/2035 (7th renewal term)	$37,019	$24.68
10/1/2035 - 9/30/2038 (8th renewal term)	$37,759	$25.17

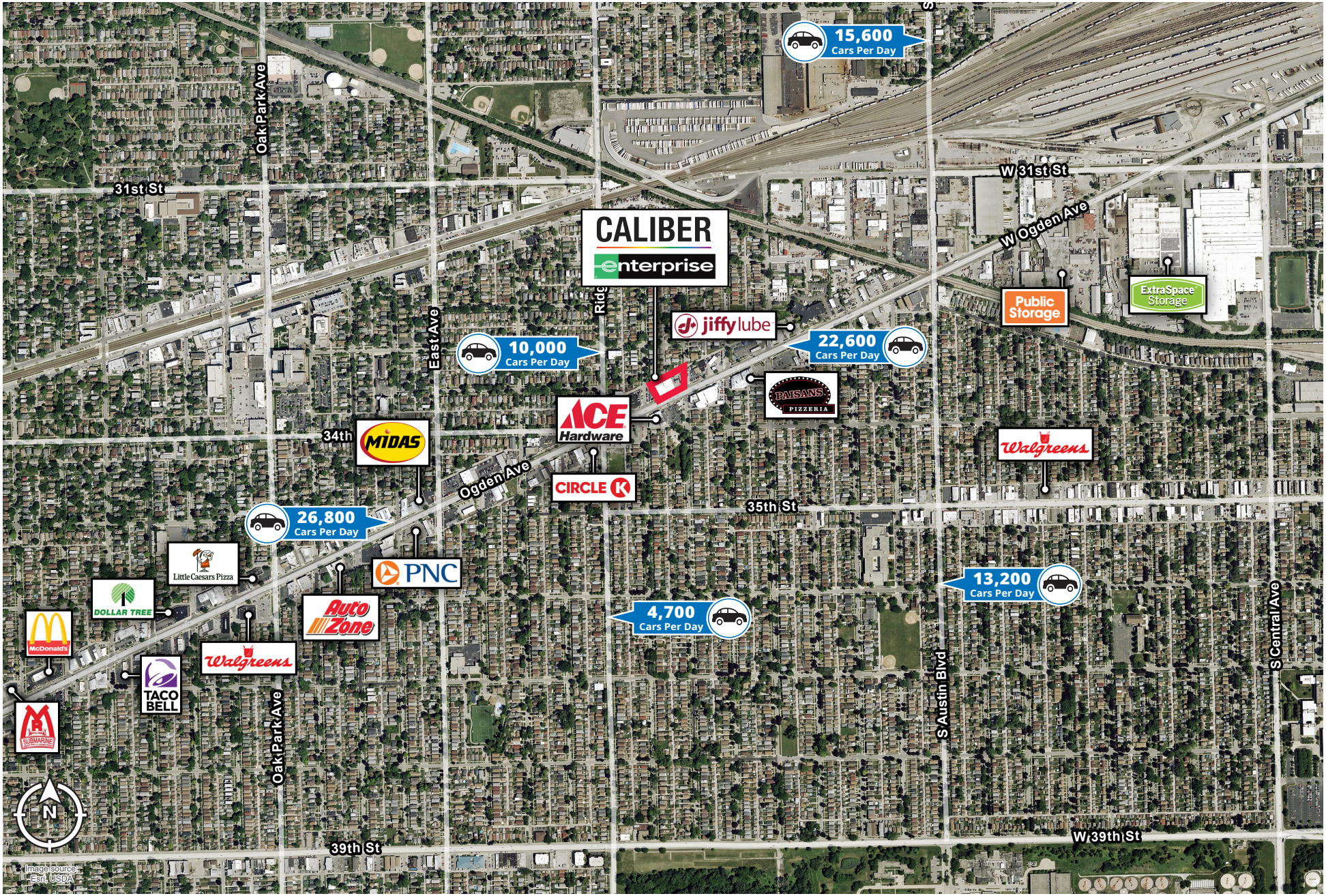
Notes: Enterprise has an ongoing 90 day termination option.



LOCATOR MAP


Site
Lake Michigan
Chicago
Schaumburg
Streamwood
Elk Grove Village
Park Ridge
Norridge
O'Hare Int'l Airport (ORD)
Bartlett
Hanover Park
Addison
Carol Stream
Glendale Heights
Northlake
St Charles
Elmhurst
Maywood
Oak Park
West Chicago
Glen Ellyn
Lombard
Wheaton
Batavia
Cicero
Berwyn
Oak Brook
Brookfield
Midway Airport (MDW)
Hinsdale
Downers Grove
Westmont
Naperville
Aurora
Woodridge
Justice
Burbank
Palos Hills
Oak Lawn
Oswego
Bolingbrook
Lemont
Alsip
Blue Island
Romeoville
Plainfield
Homer Glen
Orland Park
Oak Forest
Harvey
Dolton
East Chicago
Calumet City
Markham
Hammond
Gary
Lockport
Tinley Park
Homewood
Munster
Griffith
Mokena
Joliet
New Lenox
Chicago Heights
Matteson
Schererville
Illinois
Indiana
0
5
10 mi

MARKET AERIAL MAP



INTERSECTION AERIAL MAP



CALIBER

Tenant Overview

Founded in 1997, Caliber Collision has rapidly evolved into the largest collision repair company in the United States, boasting over 1,700 centers across 41 states. Headquartered in Lewisville, TX, Caliber has revolutionized customer service standards in the industry. Their unwavering commitment to delivering high-quality service, accurate estimates, and punctual delivery has garnered them the status of the most trusted name in the sector. Caliber offers a comprehensive range of repair services, including dent removal, collision repair, glass replacement, and auto body rust repair. Their growth is driven by both exceptional customer service and an aggressive acquisition strategy, focusing on providing fast, reliable maintenance at fair prices.



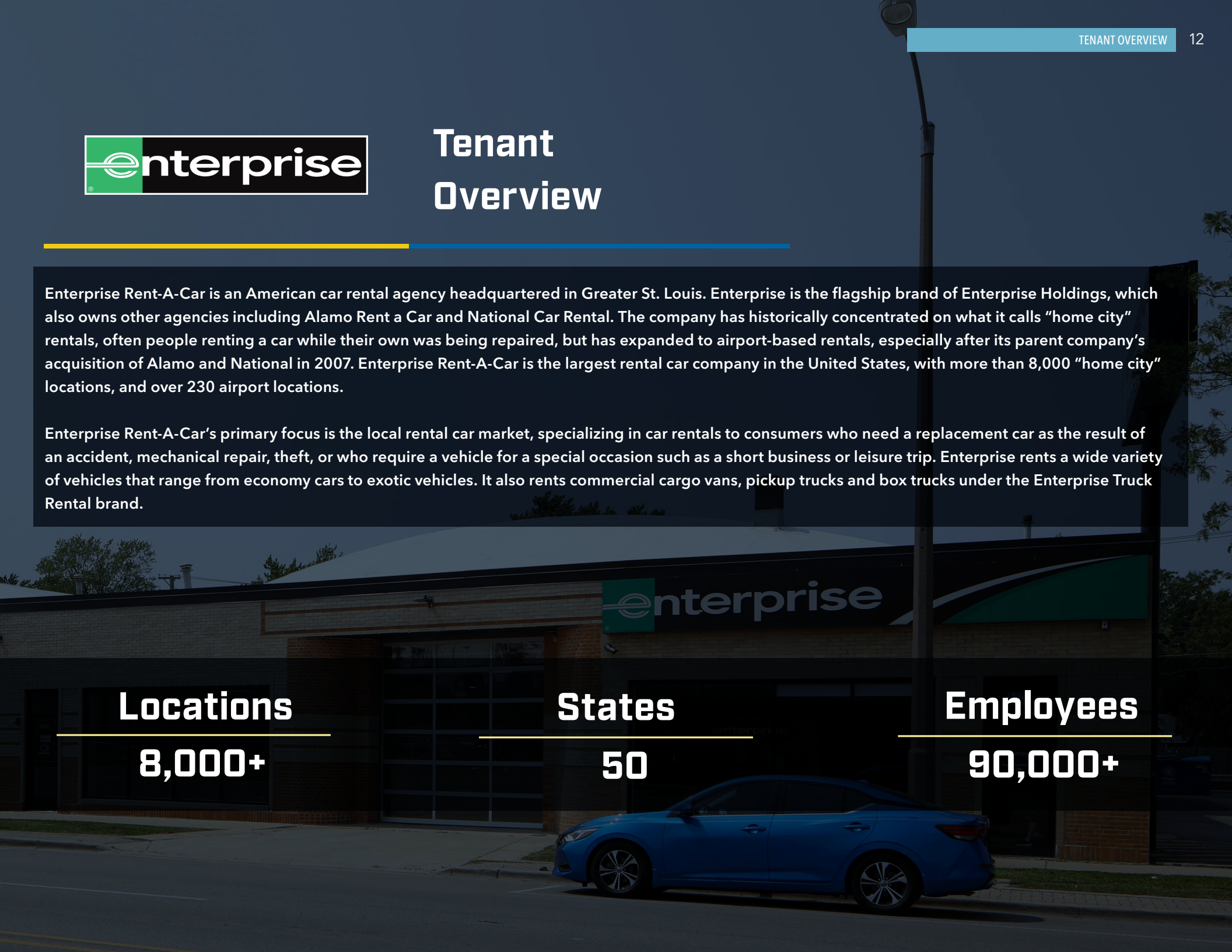
Locations	States	Employees
1,700+	41	27,000+

Caliber's recognition as one of "America's Best Large Employers in 2021" by Forbes shows its industry excellence. This acclaim is supported by its status as an O.E. Certified Repair Center equipped with state-of-the-art technology, a team of 100% Automotive Service Excellence Certified and iCar Gold Class Technicians, and partnerships for on-site car rentals with Enterprise Rent-a-Car. Caliber's commitment to quality is further demonstrated by their written lifetime warranties and advanced, data-driven diagnostic scanning solutions, making them the preferred choice of more insurance agents than any other company in the country.

Tenant Overview

Enterprise Rent-A-Car is an American car rental agency headquartered in Greater St. Louis. Enterprise is the flagship brand of Enterprise Holdings, which also owns other agencies including Alamo Rent a Car and National Car Rental. The company has historically concentrated on what it calls “home city” rentals, often people renting a car while their own was being repaired, but has expanded to airport-based rentals, especially after its parent company’s acquisition of Alamo and National in 2007. Enterprise Rent-A-Car is the largest rental car company in the United States, with more than 8,000 “home city” locations, and over 230 airport locations.

Enterprise Rent-A-Car’s primary focus is the local rental car market, specializing in car rentals to consumers who need a replacement car as the result of an accident, mechanical repair, theft, or who require a vehicle for a special occasion such as a short business or leisure trip. Enterprise rents a wide variety of vehicles that range from economy cars to exotic vehicles. It also rents commercial cargo vans, pickup trucks and box trucks under the Enterprise Truck Rental brand.



Locations	States	Employees
8,000+	50	90,000+

Berwyn, IL Overview

Berwyn, Illinois, is a vibrant city located just eight miles west of downtown Chicago. Often referred to as the “City of Homes,” Berwyn is renowned for its extensive collection of Chicago-style bungalows, particularly in the Central Berwyn Bungalow Historic District, which is listed on the National Register of Historic Places. The city’s residential architecture reflects its rich history, with many homes built in the early 20th century during a period of rapid development. Berwyn’s population was 57,250 as of the 2020 census.

Founded in 1908, Berwyn’s growth was influenced by waves of immigrants, including Czech, Italian, and Polish communities, who contributed to its cultural diversity. The city experienced significant development in the 1920s, with thousands of new homes constructed to accommodate the growing population. This expansion was fueled by the availability of affordable housing and the city’s proximity to Chicago, making it an attractive destination for working-class families.

Today, Berwyn boasts a thriving arts scene, with venues like the 16th Street Theater offering live performances and cultural events. The city hosts several annual festivals, such as the Houby Day Parade, celebrating its Czech heritage, and the Vintage Car Show along Historic Route 66. Berwyn’s commitment to public art is evident through initiatives like the Berwyn Public Art Initiative, which showcases works by independent artists throughout the city. With its rich history, diverse community, and active cultural scene, Berwyn continues to be a dynamic and welcoming place to live and visit.

Population

53,554 residents



Average Commute Time

32.2 minutes



Bachelor’s Degree or Higher

25.4% of residents



Chicago, IL Overview

Chicago, Illinois, is the third-largest city in the United States and a global hub for culture, commerce, and transportation. Located on the southwestern shores of Lake Michigan, Chicago was incorporated in 1837 and quickly grew into a major industrial and financial center. The city is known for its striking skyline, featuring architectural landmarks like the Willis Tower (formerly Sears Tower) and the John Hancock Center, as well as its historic role in shaping modern architecture through figures like Louis Sullivan and Frank Lloyd Wright.

Culturally, Chicago is rich and diverse. It's home to world-class museums like the Art Institute of Chicago, vibrant music scenes that gave rise to genres such as blues and house, and a dynamic theater community including The Second City, a launching pad for many prominent comedians. Chicago's neighborhoods reflect its ethnic diversity, with strong African American, Latino, Irish, Polish, and Asian communities contributing to a distinctive culinary and cultural landscape.

The city also serves as a critical transportation and economic hub. O'Hare International Airport is one of the busiest in the world, and the city is a central node for Amtrak and freight railroads. Chicago's economy is highly diversified, with strengths in finance, manufacturing, tech, and healthcare. Despite facing challenges such as income inequality and crime in certain areas, Chicago remains a vibrant and resilient city with a deep influence on the national and global stage.

Population

2.7 million residents



Average Commute Time

34.6 minutes



Bachelor's Degree or Higher

43.6% of residents



DEMOGRAPHIC SNAPSHOT

POPULATION

	1 mile	3 miles	5 miles
2024 Total Population	34,627	230,812	667,045
2029 Projected Total Population	33,607	223,291	647,018
2024 - 2029 Projected Annual Growth Rate	-0.6%	-0.7%	-0.6%
2010 - 2020 Annual Growth Rate	0.2%	0.2%	-0.0%
2024 Median Age	37.3	36.9	36.7

HOUSEHOLDS

	1 mile	3 miles	5 miles
2024 Total Households	11,512	77,562	235,465
2029 Projected Total Households	11,470	77,185	235,575
2024 - 2029 Projected Annual Growth Rate	-0.1%	-0.1%	0.0%
2010 - 2020 Annual Growth Rate	0.2%	0.1%	0.1%

INCOME

	1 mile	3 miles	5 miles
2024 Average Household Income	$96,613	$99,396	$94,891
2024 Median Household Income	$79,518	$75,784	$64,864



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ANDREW WATSON
Managing Principal
312.881.7065
andrew.watson@transwestern.com