CALIBER

CHICAGO, ILLINOIS

7606 W TOUHY AVE
CHICAGO, IL 60631

PRICE
$3,278,000

CAP RATE
7.10%

LONG HISTORY OF OPERATIONS FROM INDUSTRY LEADING TENANT



SINGLE TENANT INVESTMENT OFFERING

TRANSWESTERN
National Net Lease | Sale Leaseback Group

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7606 W TOUHY AVE
CHICAGO, IL 60631

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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 single tenant **Caliber Collision ("Property" or "The Property")** located in Chicago, Illinois.

The Property is located in the Edison Park neighborhood of Chicago at **7606 W Touhy Ave, Chicago, 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 8,900 square feet of building built in 1960 and remodeled in 1995 and later in 2000. The Property benefits from being located on heavily traveled Touhy Avenue (19,700 vehicles per day), a major east-west thoroughfare that travels through and connects many of the immediate northern suburbs of Chicago. The area is extremely infill and affluent with over 166,105 people in a three-mile radius boasting average household incomes above $144,000.

The immediate trade area is surrounded by single-family homes and is located just east of downtown Park Ridge which is an area that contains new multi-family apartments and major retail tenants including Whole Foods, Starbucks, Trader Joe's, Jersey Mike's Subs, City Barbeque, Anywhere Fitness and many others.

The Property is in the O'Hare Retail Submarket with a total inventory of 12.9 million SF of retail space and a low vacancy factor of 4.2%. There is almost no new construction of retail space in this submarket. The average sub-market asking rent is $20.60 PSF Net.





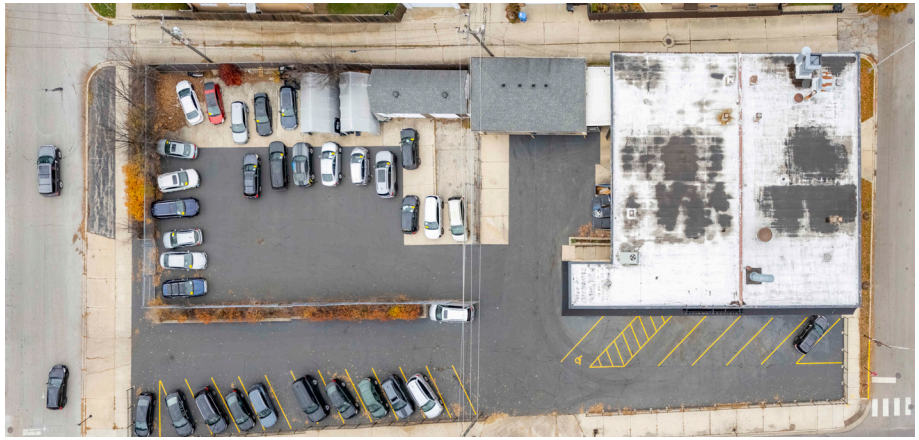














Long term net lease - 5.0 years of lease term remaining with tenant options

Strong Tenancy - Corporate Guarantee from Caliber Collision

Population Density 166,000 people in a 3-mile radius and over 457,352 people in a 5-mile radius

High Visibility - Located on Touhy Avenue with over 19,700 vehicles per day

Stable Cash Flow

Parking lot sealed and striped in 2025 and new roof planned Q1 2026

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

Proximity to O'Hare - 6.5 miles from O'Hare International Airport

Solid Incomes - Average household income within a 3-mile radius is over $144,000

ASKING PRICE	CAP RATE	NOI
$3,278,000	7.10%	$232,974

LEASE ABSTRACT

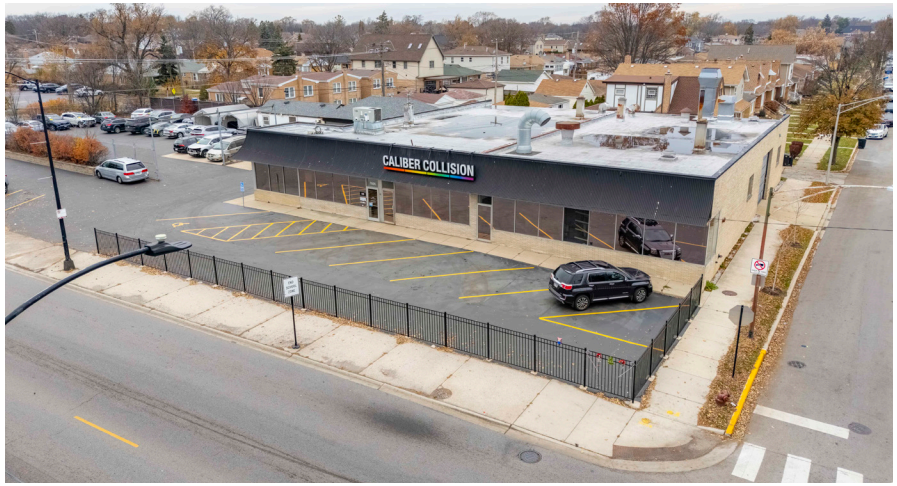
Guarantor	Caliber Holdings Corporation (Corporate Guaranty)
Lease Type	NN
Landlord Responsibilities	Roof and Structure (New roof scheduled for March 2026)
Lease Commencement	4/25/14
Lease Expiration	1/31/2031
Renewal Options	2 x 5 year
Rent Increases	See Rent Schedule

OVERVIEW

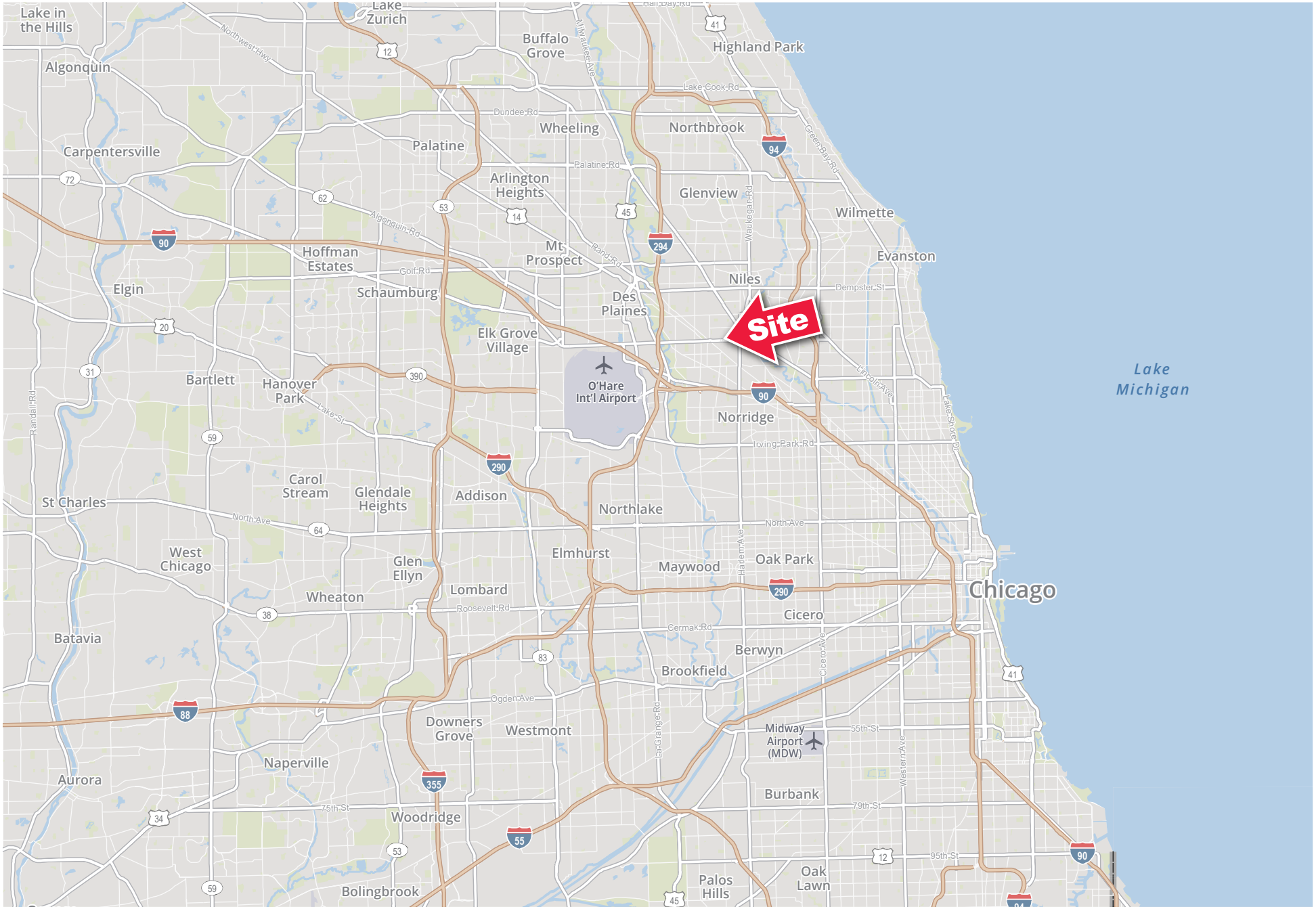
Tenant	Caliber Collision
Address	7606 W Touhy Ave, Chicago, Illinois
Year Built/Renovated	1960/1995 and 2000
Gross Leaseable Area (SF)	8,900 SF
Lot Size (AC)	0.76 AC
Ownership	Fee Simple
Zoning	B3-1: Community Shopping District

RENT SCHEDULE

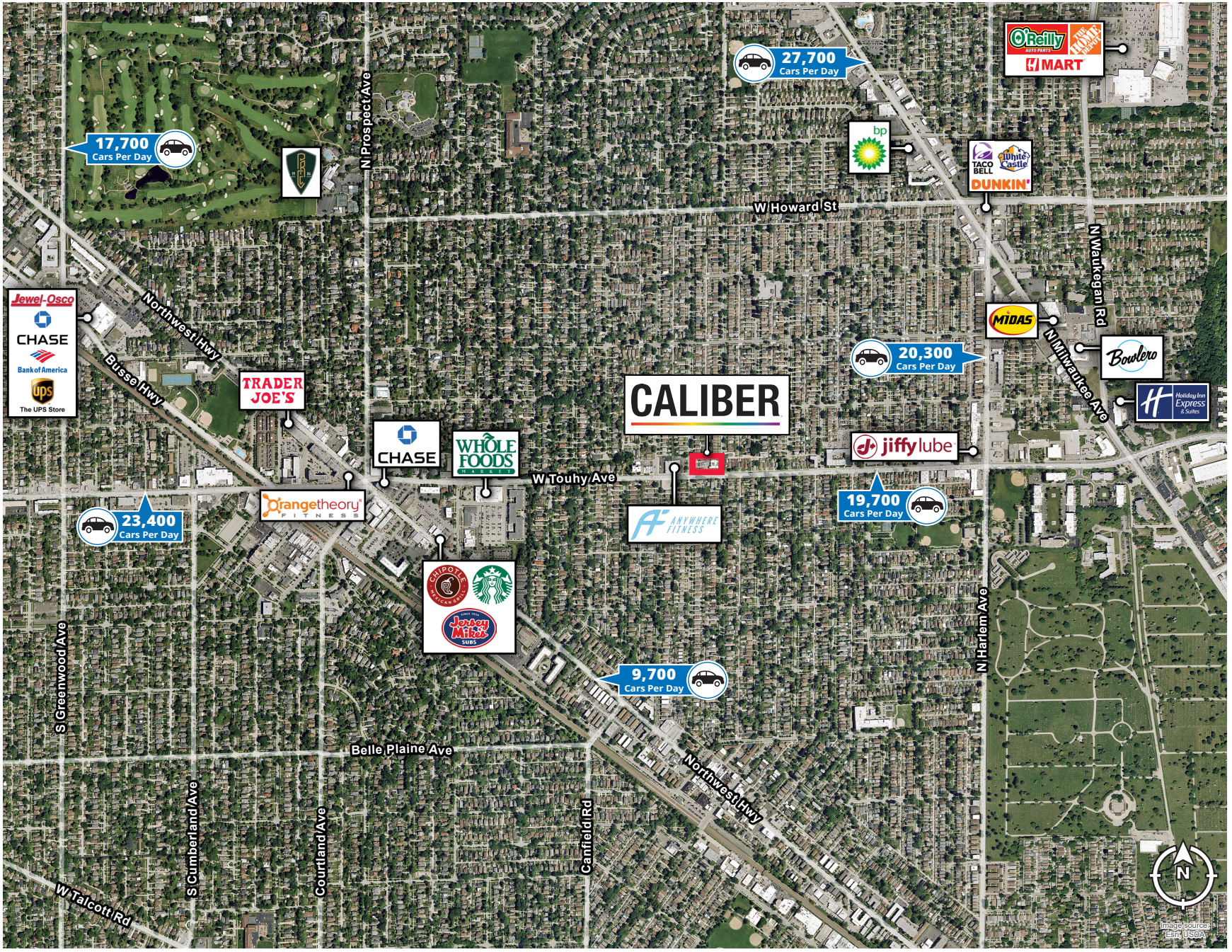
YEAR	ANNUAL RENT
Current – 1/31/2031	$232,974
2/1/2031 - 1/31/2036 Option 1 (5 Years)	$250,447
2/1/2036 - 1/31/2041 Option 2 (5 Years)	$269,230.56



LOCATOR MAP


Site
Lake Michigan
Chicago
Lake in the Hills
Lake Zurich
Algonquin
Buffalo Grove
Highland Park
Wheeling
Northbrook
Palatine
Carpentersville
Arlington Heights
Glenview
Wilmette
Hoffman Estates
Mt Prospect
Evanston
Elgin
Schaumburg
Niles
Des Plaines
Elk Grove Village
O'Hare Int'l Airport
Bartlett
Hanover Park
Norridge
Carol Stream
Glendale Heights
Addison
St Charles
Northlake
West Chicago
Glen Ellyn
Elmhurst
Maywood
Oak Park
Wheaton
Lombard
Cicero
Batavia
Berwyn
Brookfield
Downers Grove
Westmont
Midway Airport (MDW)
Naperville
Aurora
Burbank
Woodridge
Bolingbrook
Palos Hills
Oak Lawn

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.

Edison Park, IL Overview

Edison Park is a charming neighborhood located on the far northwest side of Chicago, offering a suburban feel with all the conveniences of city living. Originally settled in 1834 by German immigrants, it developed into a streetcar suburb in the early 20th century and was annexed by Chicago in 1910. The neighborhood was named after Thomas Edison in 1890, reflecting its embrace of modernity and innovation.

Today, Edison Park is known for its tight-knit community, tree-lined streets, and a variety of architectural styles, including classic bungalows and newer constructions. The area boasts a vibrant dining scene along its iconic Restaurant Row, offering a range of eateries and cafes. Residents enjoy access to several parks, such as Monument Park and Olympia Park, which host community events and recreational activities throughout the year.

Commuting is convenient, with the Edison Park Metra station providing direct access to downtown Chicago in about 30 minutes. The neighborhood also offers excellent schools and is served by the Park Ridge Community Consolidated School District 64. With its blend of suburban tranquility and urban amenities, Edison Park remains a sought-after area for families and professionals alike.

Population

11,525 residents



Average Commute Time

35 minutes



Bachelor's Degree or Higher

46.3% 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	22,465	166,105	457,352
2029 Projected Total Population	21,675	160,686	444,870
2024 - 2029 Projected Annual Growth Rate	-0.7%	-0.7%	-0.6%
2010 - 2020 Annual Growth Rate	0.5%	0.5%	0.4%
2024 Median Age	44.6	43.8	43.3

HOUSEHOLDS

	1 mile	3 miles	5 miles
2024 Total Households	9,187	65,595	178,445
2029 Projected Total Households	9,106	65,111	178,264
2024 - 2029 Projected Annual Growth Rate	-0.2%	-0.1%	-0.0%
2010 - 2020 Annual Growth Rate	0.4%	0.5%	0.4%

INCOME

	1 mile	3 miles	5 miles
2024 Average Household Income	$173,530	$144,183	$131,127
2024 Median Household Income	$118,148	$103,658	$94,677



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