



BROADVIEW | ILLINOIS
OFFERING MEMORANDUM

Marcus & Millichap



100,000+
Combined VPD



B/Stable
S&P Rating



Recent Extension
10.8 Years Remaining



1,275/Daily
Check-Ins (Placer.ai)

INVESTMENT OVERVIEW

\$12,857,143
Purchase Price

7.00%
Cap Rate

10.8 Yrs
Term Remaining

OFFERING DETAILS

ADDRESS	200 Broadview Village Square
CITY, STATE	Broadview, IL
TOTAL GLA	50,040 SF
LOT SIZE	3.82 AC
PARKING	±250 Spaces
YEAR BUILT	2010
TENANT	Fitness International LLC



 [Click to View Google Map](#)

 [Click to View Street View](#)



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LEASE DETAILS

RENT COMMENCEMENT	9/8/2010
LEASE EXPIRATION	3/31/2036
LEASE TYPE	NN
NOI	\$900,000*
RENT PSF	\$17.98
PRICE PSF	\$256.93
OPTIONS	(3) 5 Years
INCREASES	1.5% Annual

*As of rent on 4/1/2026.

Strong Commitment & Future Upgrades

The Tenant recently executed a 10-year extension and plans to invest heavy into upgrades with a \$625,500 Landlord tenant improvement allowance.

Part of Broadview Village Square Power Center

Located within the 679,000SF Broadview Village Square, the site benefits from proximity to major retailers like Home Depot, PetSmart, Marshalls, and Ashley Furniture.

Top Performing Corporate Location

This club ranks in the top 25% of LA Fitness locations nationwide in terms of foot traffic. Backed by 728+ locations, Fitness International LLC is the largest non-franchised health club chain in the country with estimated over \$2.1 Billion in Revenue.

RENT SCHEDULE

LEASE YEARS	ANNUAL RENT
4/1/2026-3/31/2027	\$900,000
4/1/2027-3/31/2028	\$913,500
4/1/2028-3/31/2029	\$927,202
4/1/2029-3/31/2030	\$941,110
4/1/2030-3/31/2031	\$955,227
4/1/2031-3/31/2032	\$969,555
4/1/2032-3/31/2033	\$984,098
4/1/2033-3/31/2034	\$998,860
4/1/2034-3/31/2035	\$1,013,843
4/1/2035-3/31/2036	\$1,029,050
Option 1	\$1,044,486
Option 2	\$1,125,208
Option 3	\$1,212,169

Strong Demographics and Economic Growth

The surrounding area boasts an average household income of \$115,336 and a workforce of 77,924 employees within 3 miles, indicating robust consumer spending power. Broadview has also seen significant business growth recently, attracting new enterprises and expanding existing ones.

AERIAL MAP

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DOWNTOWN CHICAGO



BROADVIEW VILLAGE SQUARE



LA FITNESS
SUBJECT PROPERTY



S 17TH AVE | 13,484 VPD

W CERMAK RD | 35,421 VPD



W 21ST ST



SITE MAP

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50,040 SF GLA :: 3.82 AC LOT SIZE :: 2010 YEAR BUILT



TENANT SUMMARY

LA Fitness | Fitness International LLC

Fitness International, LLC, known as LA Fitness, is the largest non-franchised fitness club operator in the United States and Canada. Founded in 1984 and headquartered in Irvine, Calif., LA Fitness is one of the fastest growing sports club chains with more than 728+ locations across the United States and Canada. RetailStat, LLC estimates the company has annual revenue of \$2.09 billion in 2023. LA Fitness was also ranked #1 out of 100 in Club Industry's Top 100 Health Clubs of 2019.

LA Fitness clubs offer state-of-the-art equipment and cardio areas, group and specialty classes, indoor heated lap pools, whirlpool spas and saunas, racquetball and basketball courts, full locker facilities, personal trainers, and babysitting. In 2022, they launched its Club Studio Fitness brand, which operates as a cutting-edge fitness experience that brings together boutique fitness classes and luxury amenities into one gym.

WWW.LAFITNESS.COM



40+ YRS
In the Industry



728+
Locations in
the U.S.



\$2.09 B
2023 Est.
Revenue



14,000+
Employees



AERIAL MAP

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PROVISO WEST HIGH SCHOOL
1,868 STUDENTS

HILLSIDE TOWN CENTER



INTERSTATE
290

EISENHOWER EXPY | 175,749 VPD

THORNTONS

ROOSEVELT RD | 27,655 VPD

BMO

DUNKIN'

BROADVIEW VILLAGE SQUARE



Builder
SUPPLY
OUTLET

W CERMAK RD | 35,421 VPD

O'Reilly
TTO PARTS
CHASE

LA FITNESS
SUBJECT PROPERTY

STRATEGIC LOCATION NEAR CHICAGO

Broadview is a compact village situated just 15 minutes west of downtown Chicago. Its proximity to major expressways and both O'Hare and Midway airports makes it ideal for businesses seeking regional access.

ESTABLISHED COMMERCIAL AND INDUSTRIAL BASE






The village boasts key commercial corridors along Roosevelt Road and the 63-acre Broadview Village Square shopping center, valued at \$65 million. These areas reflect a robust retail and industrial presence.

ACTIVE DEVELOPMENT INITIATIVES

Broadview is actively pursuing development projects, including a proposed 36-unit mixed-income, mixed-use development on Roosevelt Road. Such initiatives indicate the village's commitment to revitalization and growth.



DEMOGRAPHICS

	POPULATION	1 MILE	3 MILES	5 MILES
	2024 Population	10,528	159,120	441,219
	2029 Projection	10,142	154,056	424,595
	HOUSEHOLDS			
	2024 Households	4,040	59,813	159,677
	2029 Projection	3,874	57,717	153,387
	HOUSEHOLD INCOME			
	Avg. Household Income	\$86,998	\$101,142	\$105,114
	Median Household Income	\$67,222	\$76,064	\$76,566
	EDUCATION			
	Some College, No Degree	2,320	31,152	75,949
	Associate Degree	556	6,283	19,149
	Bachelor's Degree	1,424	24,833	63,591
	Advanced Degree	845	17,339	50,216
	EMPLOYMENT			
	Civilian Employed	5,133	80,650	223,095
	Civilian Unemployed	244	2,974	7,802
	U.S. Armed Forces	0	30	161

EXTERIOR PHOTOS



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INTERIOR PHOTOS



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