









INVESTMENT OVERVIEW

\$12,857,143

Purchase Price

7.00% Cap Rate 10.8 Yrs

Term Remaining

A FITNESS

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









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.







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





728+Locations in the U.S.



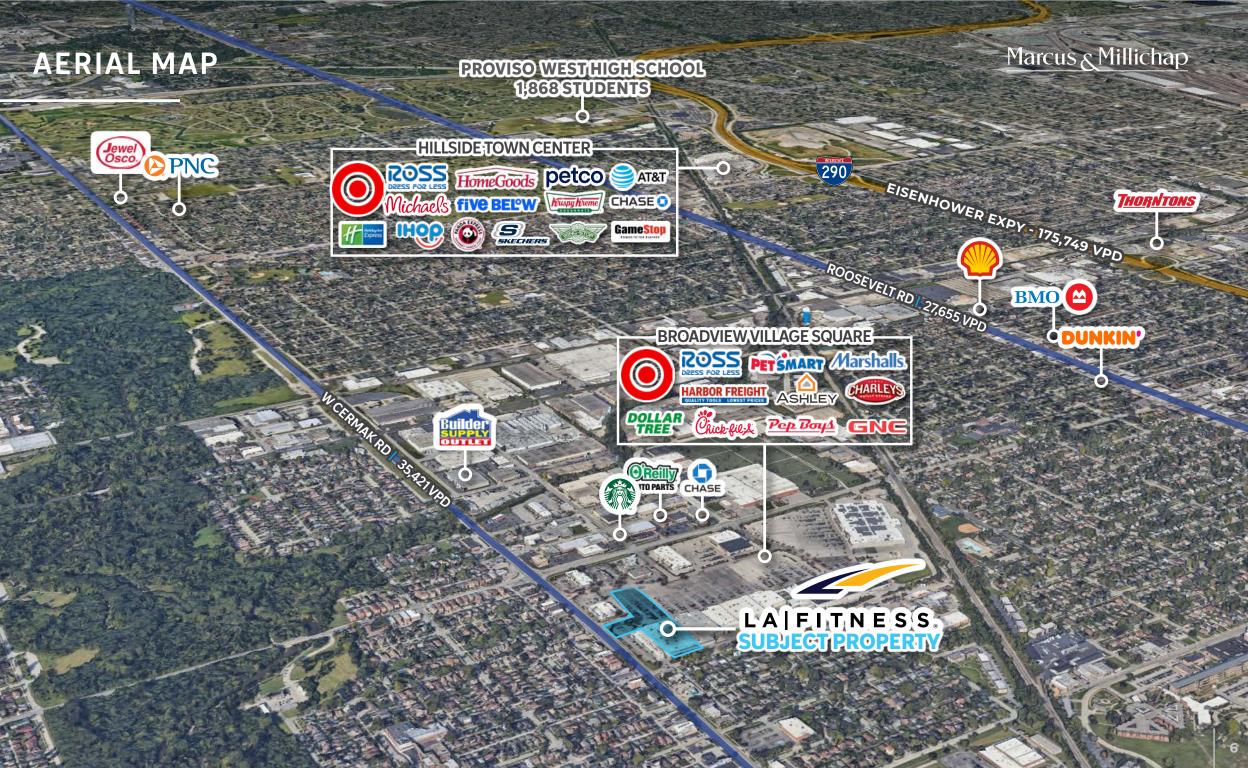
\$2.09 B 2023 Est. Revenue











BROADVIEW, ILLINOIS

STRATEGIC LOCATION NEAR CHICAGO

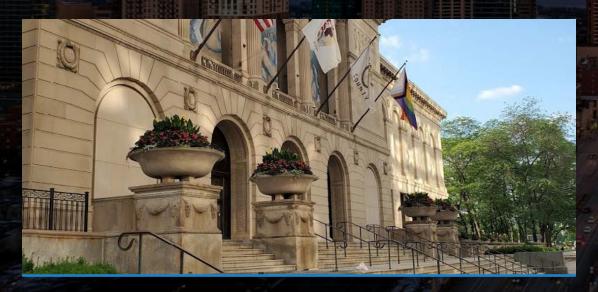
Broadview is a compact village situated just 15 minutes west of downtown Chicago. Its proximity to major expressways and both O'Hare and Midway airports makes it ideal for businesses seeking regional access.

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 159,120 441,219 10,528 2029 Projection 424,595 10,142 154.056 HOUSEHOLDS 2024 Households 4.040 59,813 159,677 2029 Projection 57,717 153,387 3,874 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** 6,283 556 19,149 1,424 24,833 63,591 **Bachelor's Degree Advanced Degree** 845 50,216 17,339 **EMPLOYMENT** Civilian Employed 80,650 223,095 5,133 Civilian Unemployed 244 2,974 7,802 **U.S. Armed Forces** 0 30 161

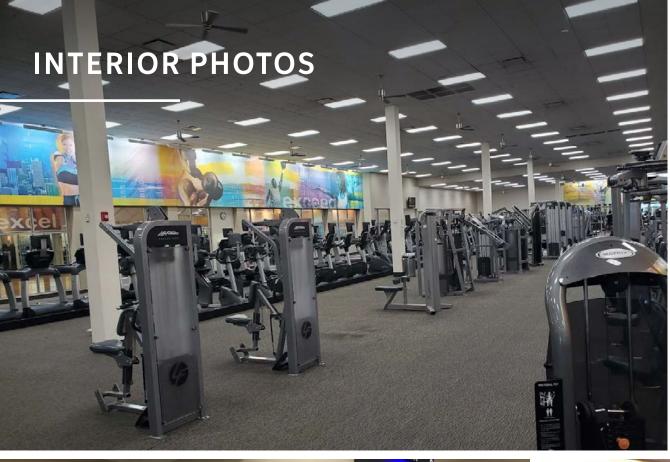




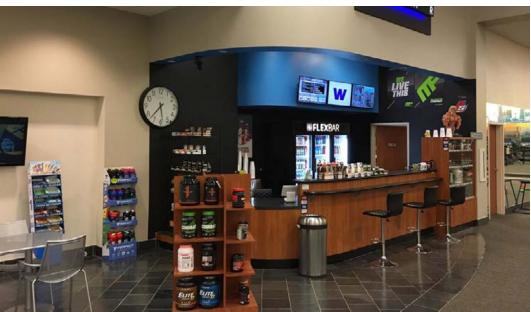














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