



**FITNESS**


**AURORA | ILLINOIS**  
**OFFERING MEMORANDUM**

Marcus & Millichap  
NNN FITNESS



 **\$134K+**  
Average HHI 3-Mile

 **94,000+**  
Employee Workforce

 **Low Price PSF**  
\$155/SF

 **9.6 Million**  
Chicago MSA Population



# INVESTMENT OVERVIEW

\$3,184,000

Purchase Price

10.00%

Cap Rate

1.4 Yrs

Term Remaining

## OFFERING DETAILS

ADDRESS	2300 S Eola Rd
CITY, STATE	Aurora, IL
TOTAL GLA	20,416 SF
LOT SIZE	1.75 AC
PARKING	±74 Spaces
YEAR BUILT	2006
TENANT	Crunch Fitness



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[Google Map](#)



Click to View  
[Street View](#)

## LEASE DETAILS

RENT COMMENCEMENT	9/15/2016
LEASE EXPIRATION	9/30/2026
LEASE TYPE	NNN
NOI	\$318,400
RENT PSF	\$15.60
PRICE PSF	\$155.95
OPTIONS	(2) 5 Years
INCREASES	10% Every 5 Years

### Experienced Operator

Crunch Aurora is operated by one of the strongest franchisees in the Crunch system with over 40 clubs in multiple states.

### Strategic Location

Aurora is Illinois' second-largest city and part of the Chicago metro, offering strong population growth and business appeal.

## RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	RENT PSF
Current - 9/30/2026	\$318,400	\$15.59
Option 1	\$350,240	\$17.15
Option 2	\$385,264	\$18.87

### Robust Workforce

Home to 14 business parks and over 94,000 employees, Aurora supports a thriving and diverse employment base.

### Downtown Revitalization

Ongoing investment is transforming downtown Aurora into a vibrant commercial and entertainment hub.

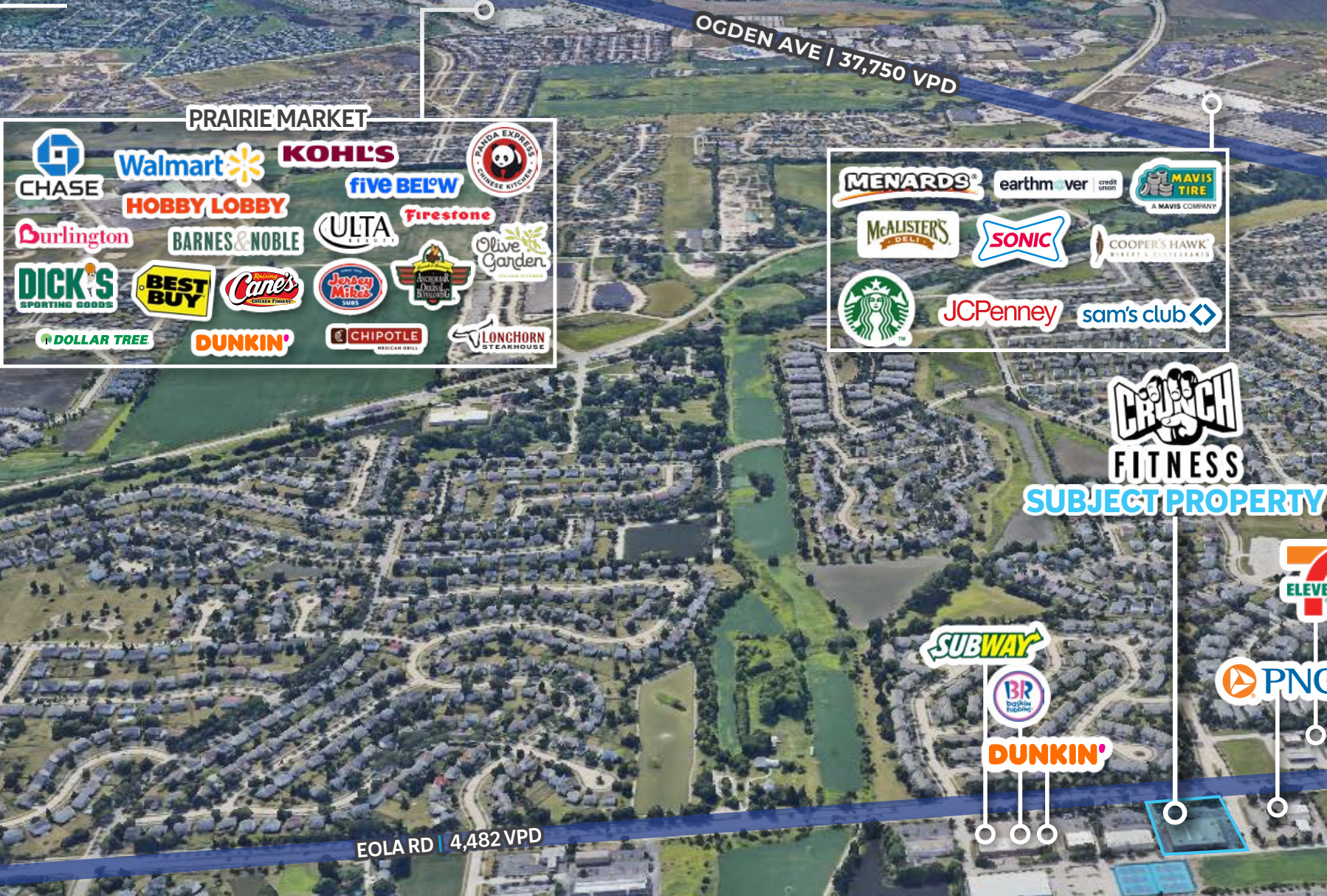


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# AERIAL MAP

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# SITE MAP

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# TENANT SUMMARY

## Crunch Fitness

Crunch believes in making serious exercise fun by fusing fitness and entertainment and pioneering a philosophy of 'No Judgments.' Crunch serves a fitness community for all kinds of people with all types of goals, exercising all different ways, working it out at the same place together. Today, we are renowned for creating one-of-a-kind group fitness classes and unique programming for our wildly diverse members. Crunch serves three million members with over 500 gyms worldwide in 41 states, the District of Columbia, Australia, Canada, Costa Rica, Portugal, Puerto Rico, Spain, and India. Crunch is rapidly expanding across the U.S. and around the globe.

Crunch Fitness has unveiled "Crunch 3.0", a new gym design that focuses on enhancing the member experience through improved aesthetics, expanded amenities, and a greater emphasis on strength training, recovery, and overall wellness.

[WWW.CRUNCH.COM](http://WWW.CRUNCH.COM)

 **150 YRS**  
Experience In  
the Industry

 **500+**  
Locations

 **REDESIGN**  
Crunch 3.0 new  
HVLP initiative

 **3M+**  
Members





AERIAL MAP

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Walmart  
Costco Wholesale  
Lowe's  
Staples  
Ashley  
Smoothie King  
Starbucks  
PNC Bank  
LA Fitness  
The Home Depot  
Dick's Sporting Goods

White Eagle Golf Club  
AN ARNOLD PALMER SIGNATURE GOLF COURSE

U.S. ROUTE 59 | 56,000 VPD

CRUNCH  
FITNESS  
SUBJECT PROPERTY

AMC THEATRES  
MOD  
NOTHING bundt' CAKES  
crumbl cookies  
Starbucks  
PNC BANK  
Schlotzsky's  
Ardy's  
ALDI  
Wendy's  
KFC  
FIRST AMERICAN BANK  
SUBWAY  
VETERINARY EMERGENCY GROUP  
BABA'S  
McALISTER'S  
Speedway  
LA FITNESS  
Chick-fil-A  
DUNKIN'  
BANK OF AMERICA  
Firestone  
citibank  
Advance Auto Parts  
Jewel Osco  
Lou Malnati's  
CHIPOTLE  
FIVE GUYS  
CIRCLE K  
Wendy's

7 ELEVEN  
CVS pharmacy  
PNC  
SUBWAY  
BR  
DUNKIN'

EOLA RD | 4,482 VPD



### STRATEGIC LOCATION WITH REGIONAL CONNECTIVITY

Located about 40 miles west of downtown Chicago, Aurora benefits from access to I-88, Metra's BNSF Railway Line, and proximity to O'Hare and Midway Airports.

### AFFORDABILITY & HOUSING MARKET

Aurora offers relatively affordable housing compared to nearby Naperville or Chicago suburbs. A growing mix of single-family homes and newer multifamily developments, makes it attractive for families and commuters.

### A KEY NODE IN THE ILLINOIS TECHNOLOGY AND RESEARCH CORRIDOR

A region of commerce and industry located along Interstate 88 in the Chicago metropolitan area, home to the headquarters or regional centers for many Fortune 1000 companies, several office and industrial parks.



## DEMOGRAPHICS



### POPULATION

	1 MILE	3 MILES	5 MILES
2024 Population	14,397	144,277	325,058
2029 Projection	15,433	155,648	350,729



### HOUSEHOLDS

2024 Households	5,457	56,599	127,100
2029 Projection	5,851	61,152	137,376



### HOUSEHOLD INCOME

Avg. Household Income	\$79,920	\$83,664	\$85,315
Median Household Income	\$66,381	\$66,394	\$66,990



### EDUCATION

Some College, No Degree	4,015	37,919	83,210
Associate Degree	686	7,474	17,021
Bachelor's Degree	1,746	19,200	43,001
Advanced Degree	625	8,727	22,470



### EMPLOYMENT

Civilian Employed	7,646	77,296	172,170
Civilian Unemployed	431	2,643	6,285
U.S. Armed Forces	9	28	56



EXTERIOR PHOTOS



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# INTERIOR PHOTOS



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Like all real estate transactions, this potential investment carries significant risks. Each buyer and Professional Advisors must request and carefully review all information and documents related to the property and tenant which the buyer deems material to their particular needs. While the tenant's past performance at this or other properties might be an important consideration, past performance is not a guarantee or necessarily a reliable indication of future performance. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be based on a tenant's projected sales with little or no record of actual performance or comparable rents for the area. Future performance and investment returns are never guaranteed. Tenants and guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of their lease. Cash flow may be interrupted in part or in whole due to market, economic, environmental, or other conditions. Regardless of tenant history and lease guarantees, every buyer is responsible for conducting their own investigation of all matters affecting the intrinsic value of the property and any lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property as well as the lease rates and other terms the buyer might be able to negotiate with potential replacement tenants, considering the location of the property, market rental rates, and the buyer's legal ability to make alternate use of the property.

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary. All potential buyers are admonished and advised to engage Professional Advisors on legal issues, tax, regulatory, financial and accounting matters, and for questions involving the property's physical condition or financial outlook.

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## Information About Brokerage Services

11-2-2015

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction.

The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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