LA | FITNESS

Marcus & Millichap
NNN FITNESS

BROADVIEW | ILLINOIS
OFFERING MEMORANDUM

100,000+ Combined VPD | **B/Positive** S&P Rating | **Recent Extension** 9+ Years Remaining | **1,611/Daily** Check-Ins (Placer.ai)

INVESTMENT OVERVIEW

$12,000,000
Purchase Price

7.50%
Cap Rate

9+ Years
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

LA|FITNESS.

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	$239
OPTIONS	(3) 5 Years
INCREASES	1.5% Annual

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 14% 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*
Current - 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 $113,618 and a workforce of 82,641 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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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, 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, California, LA Fitness operates 728+ locations across the U.S. and Canada and generated an estimated $2.09 billion in revenue in 2023 (RetailStat, LLC).

LA Fitness offers a comprehensive, amenity-rich health club experience, including state-of-the-art strength and cardio equipment, group fitness classes, indoor lap pools, saunas, basketball and racquetball courts, personal training, and childcare. In 2022, the company launched Club Studio Fitness, a premium boutique-style concept designed to capture demand for high-end fitness experiences and support long-term growth. The Fitness International-owned fitness brand has opened 18 clubs, with plans to hit 50 locations in the next year.

1984	B/Positive	728+	2.2 M
FOUNDED	S&P RATING	LOCATIONS	MEMBERS

S&P CREDIT RATING OUTLOOK UPDATE: S&P Global Ratings revised its outlook on Fitness International, LLC to **Positive from Stable**, citing strong membership retention, Club Studio expansion, and expectations for continued revenue and EBITDA growth with improving leverage.

AERIAL MAP

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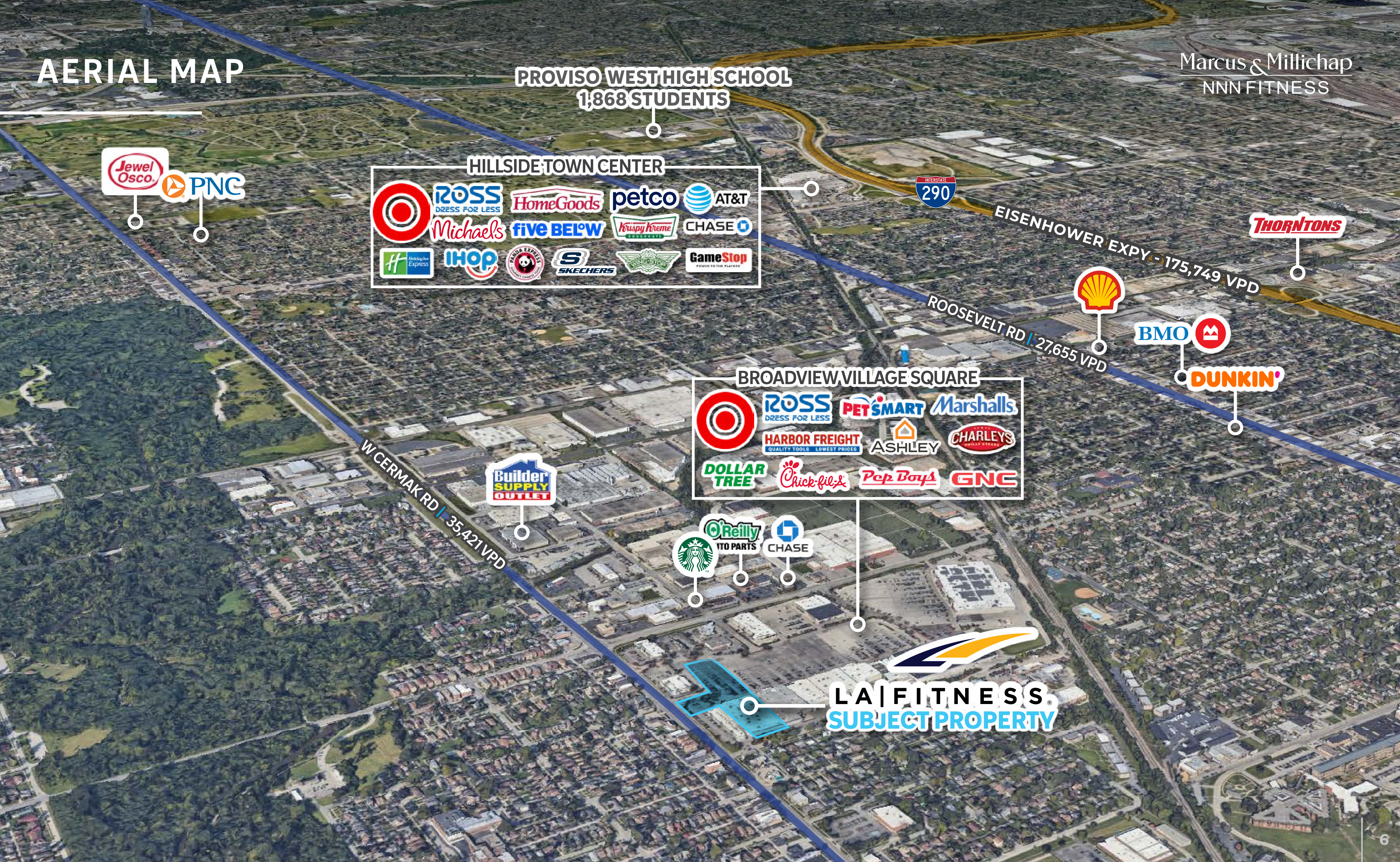

EXTERIOR PHOTOS

INTERIOR PHOTOS

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
2025 Population	10,775	164,104	451,402
2030 Projection	10,746	164,870	449,529
HOUSEHOLDS			
2025 Households	4,135	61,798	163,515
2030 Projection	4,111	61,992	162,822
HOUSEHOLD INCOME			
Avg. Household Income	$102,576	$113,618	$116,291
Median Household Income	$77,476	$86,864	$86,610
EDUCATION			
Some College, No Degree	2,389	32,289	78,450
Associate Degree	562	6,444	19,424
Bachelor's Degree	1,463	25,829	65,542
Advanced Degree	870	18,043	51,748
EMPLOYMENT			
Civilian Employed	5,255	82,641	226,727
Civilian Unemployed	196	3,683	10,345
U.S. Armed Forces	0	105	227

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