

11238-11250 S WESTERN AVE

Chicago, IL 60643

Healthcare
Investment Opportunity

Offering Memorandum

UChicago Medicine Anchored Portfolio



MATTHEWS™

EXCLUSIVELY LISTED BY



Jacob Friedman

Vice President

(773) 446-7583

jacob.friedman@matthews.com

License No. 475.169452 (IL)



Matthew Ladd

Associate

(773) 614-6785

matthew.ladd@matthews.com

License No. 475.201193 (IL)

Matthew M. Fitzgerald

Broker of Record

Broker License No. 471021676 (IL)

Firm License No. 478027547 (IL)

MATTHEWS™

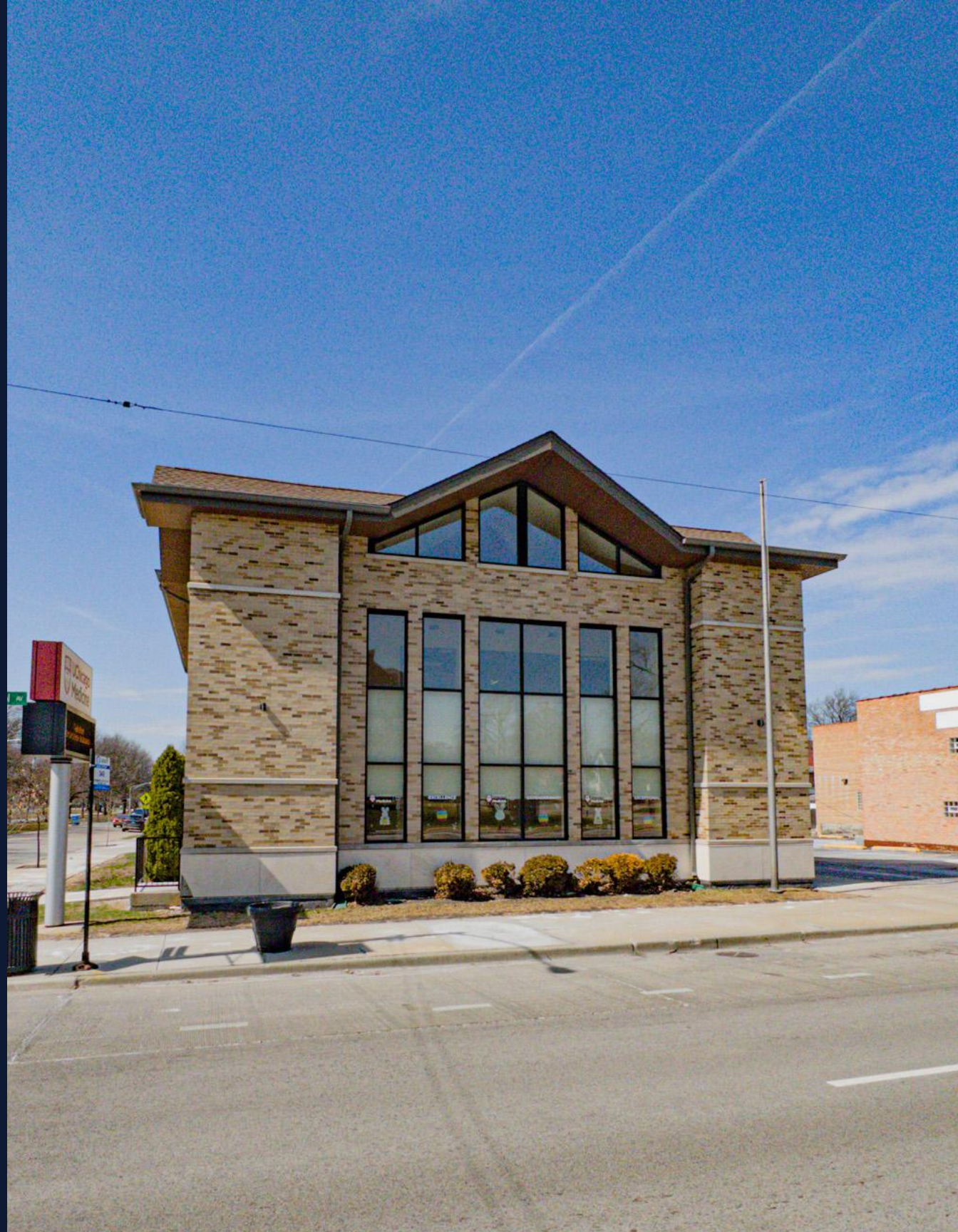




Table of Contents

- 04** Property Overview
- 10** Financial Overview
- 16** Tenant Overview
- 17** Market Overview

PROPERTY OVERVIEW

11238-11250 S Western Ave
Chicago, IL 60643



EXECUTIVE SUMMARY

The Opportunity

Matthews™ is pleased to present the opportunity to acquire a portfolio of medical, mixed-use and land assets located 11222-11250 S Western Avenue in Chicago. The portfolio includes a single-tenant medical office building occupied by UChicago Medicine, a multi-tenant medical/mixed-use building currently 75% occupied, a vacant former physical therapy office, and three contiguous land parcels totaling approximately 0.21 acres. Positioned along Western Avenue, a major north-south arterial, the portfolio benefits from strong visibility, transit connectivity, and dense surrounding residential neighborhoods.

The UChicago Medicine building provides a stable income component to the portfolio, operating as a comprehensive outpatient medical facility offering primary care, family medicine, pediatrics, and gastroenterology services. These specialties represent essential healthcare services with consistent patient demand and recurring utilization. UChicago Medicine's presence reinforces its commitment to community-based care delivery and outpatient expansion, positioning the property as a mission-critical location within its broader healthcare network. Complementing this stability, the additional assets present a compelling value-add opportunity through lease-up of the multi-tenant building, repositioning of the vacant former physical therapy space, and potential future development of the adjacent land parcels.

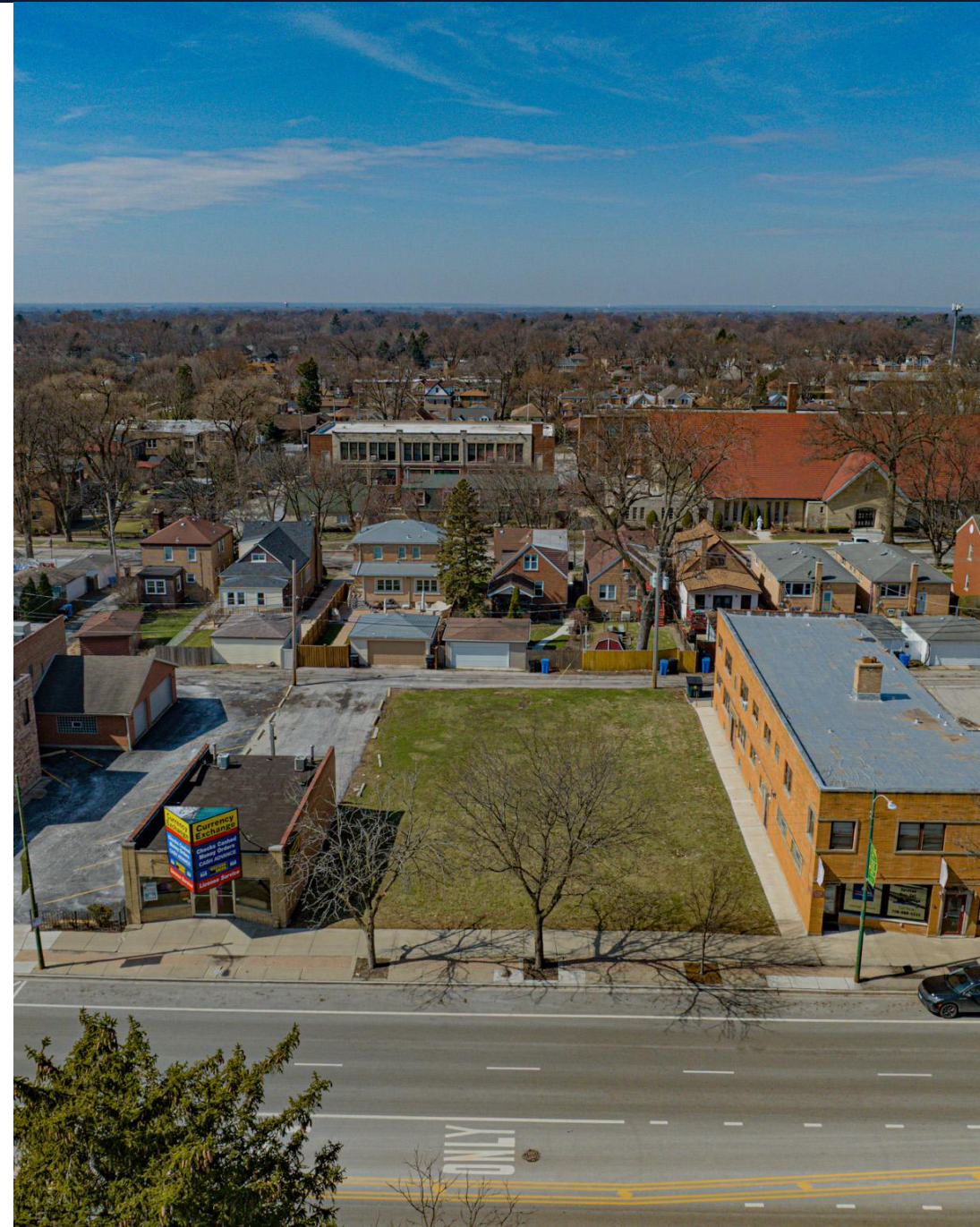
The portfolio is situated within a dense and established South Side Chicago submarket characterized by strong population density and sustained demand for healthcare services. Western Avenue serves as one of the city's most prominent transportation corridors, providing connectivity across multiple neighborhoods and convenient access for patients, employees, and residents. The surrounding area is supported by a large and diverse population base, along with proximity to key employment drivers including healthcare, education, municipal services, and retail. As part of the greater Chicago metropolitan area—home to nearly 9.5 million residents—the portfolio benefits from one of the deepest healthcare labor pools and patient populations in the Midwest. This location aligns with UChicago Medicine's strategic focus on expanding access to outpatient and preventative care in high-need urban communities, further supporting long-term investment fundamentals.



INVESTMENT HIGHLIGHTS

Property Highlights

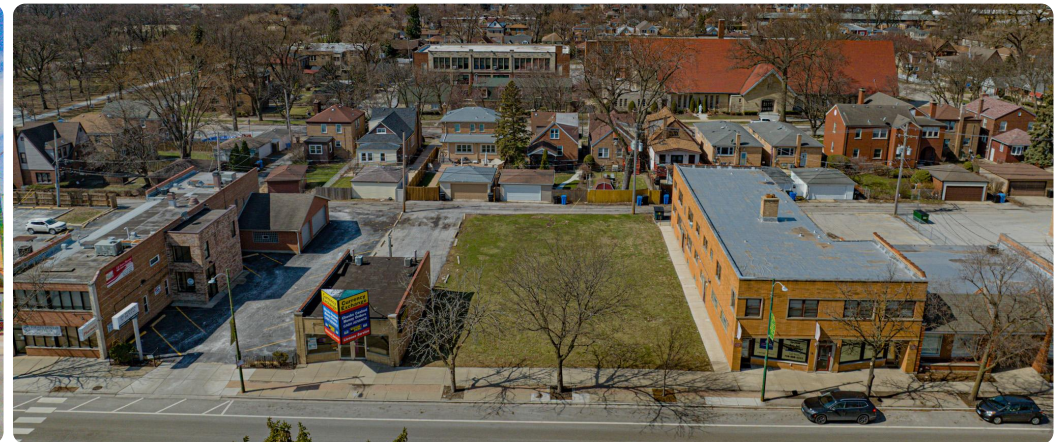
- **Investment-Grade Healthcare Credit (S&P AA-):** Portfolio anchored by a fully leased, single-tenant medical office building occupied by UChicago Medicine, providing durable income backed by an investment-grade S&P AA- credit rating.
- **Stabilized Core Asset with Value-Add Upside:** The UChicago Medicine building delivers immediate income stability, complemented by a 75% occupied multi-tenant medical/mixed-use building, a vacant former physical therapy office, and three contiguous land parcels totaling approximately 0.21 acres.
- **Infill Urban Location Along Major Transportation Corridor:** Positioned along Western Avenue in Chicago, a major north-south arterial offering strong visibility, transit connectivity, and access to dense surrounding residential neighborhoods.



PORTFOLIO SUMMARY

This portfolio along South Western Avenue in Chicago includes multiple investment opportunities. This collection can be acquired in its entirety, with the single carve-out opportunity being the land parcel.

Property Address	Price
UChicago Medicine - 11250 S Western Ave, Chicago, IL 60643	\$2,175,000
Vacant - 11240 -11242 S Western Ave, Chicago, IL 60643	\$275,000
Mixed Use - 11238 S Western Ave, Chicago, IL 60643	\$975,000
Land - 11222 - 11226 S Western Ave, Chicago, IL 60643	\$75,000





Saint Xavier University
±3,286 Students

Ridge CC
Golf Course

Chicago Midway International Airport
±10 Miles Away

Percy Julian High
±469 Students

Marcus Garvey Elementary
±247 Students

Morgan Park High School
±1,245 Students

Jewel Osco **OLD NAVY**
DOLLAR TREE
dd's DISCOUNTS **UFC GYM**
Rainbow

Johnnie Colemon Academy
±179 Students

BAG
Beverly Arts Center
FAIRPLAY
NEIGHBORHOOD MARKET

Subject Property

Smith VILLAGE
A SMITH SENIOR LIVING COMMUNITY

NAPA **DOMINOS PIZZA** **SHELL**
McDonald's **AutoZone**
boost mobile
ALDI **SUBWAY** **PNC BANK**
THORNTONS

W

True Value **usbank** **7 ELEVEN** **BURGER KING**
ROSATI'S **Training** **T Mobile**

111th St ±14,000 VPD

STARBUCKS COFFEE **ESPORTA FITNESS** **T Mobile**
OLD NAVY
Pizza Hut **Huntington** **Chili's**
FIFTH THIRD BANK

The Meadows Golf Club Of Blue Island
Golf Course

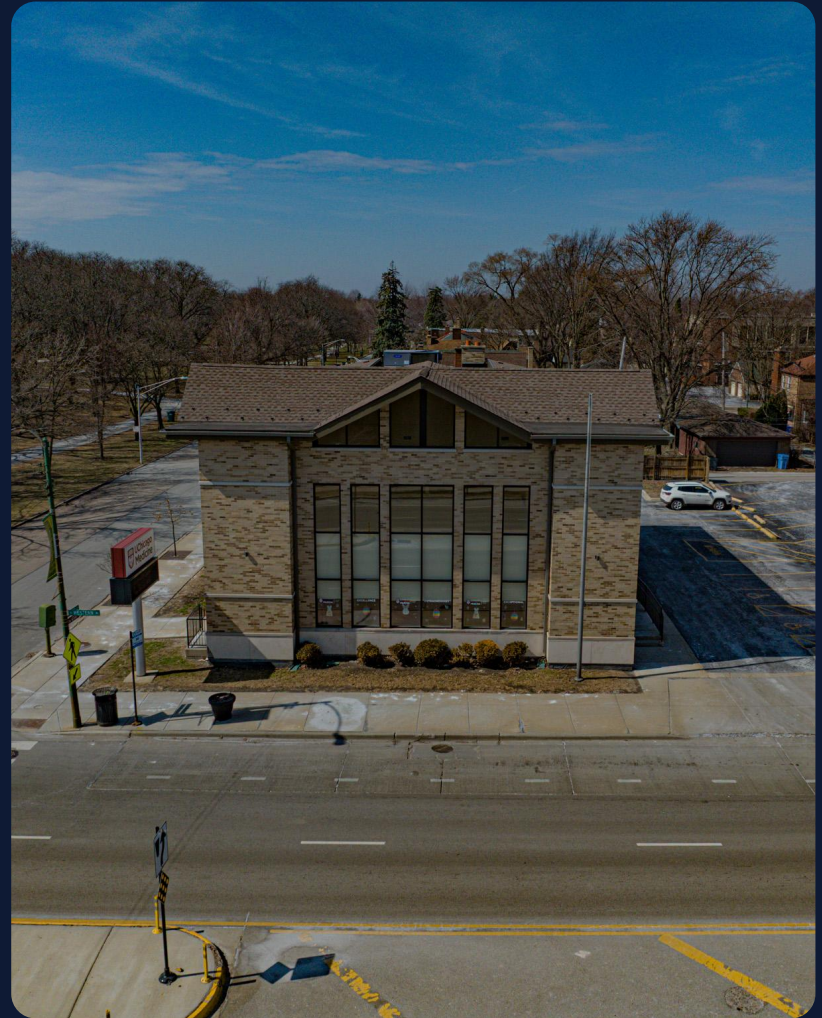
Kedzie Ave ±17,000 VPD

Western Ave ±20,000 VPD

Vincennes Ave ±11,000 VPD



PROPERTY PHOTOS



INTERIOR PHOTOS



FINANCIAL OVERVIEW

11238-11250 S Western Ave
Chicago, IL 60643



FINANCIAL SUMMARY: UCHICAGO MEDICINE

\$2,175,000

List Price

7.50%

Cap Rate

\$285.05

Price Per SF

\$163,041*

NOI - 10/01/2026

Property Details

Tenant Trade Name	UChicago Medicine
Type of Ownership	Fee Simple
Lease Type	NNN
Roof and Structure	Yes
Original Lease Term	12 Years
Rent Commencement Date	10/1/19
Lease Expiration Date	9/30/31
Term Remaining on Lease	±5.5 Years
Increases	2% Annual
Options	Two, 4-Year Options



FINANCIAL SUMMARY: 11238 S Western Ave.

\$975,000

List Price

8.78%

Cap Rate

\$184.93

Price Per SF

\$85,641

NOI

Property Details

Property Name Value Add Mixed Use

Address 11238 S Western Ave,
Chicago, IL 60643

County Cook

Property Type Mixed Use

GLA (SF) ±5,272

Lot Size (AC) ±0.21

Year Built 1964

Occupancy 75%



RENT ROLL

Tenant	GLA (SF)	% of GLA	Lease Start	Lease End	Annual Rent	Monthly Rent	Rent PSF	Lease Structure
Vacant	1,318 SF	25.00%						
Today's Dental of Beverly	1,318 SF	25.00%	4/1/2020	3/31/2030	\$41,749	\$3,479	\$31.67	Modified Gross
Life Source Pharmacy	1,836 SF	34.83%	4/15/2012	7/31/2028	\$55,620	\$4,635	\$30.30	Modified Gross
Residential	800 SF	15.17%	08/15/2021	05/31/2026	\$11,220	\$935	\$14.03	Gross
Occupancy - 3 Suites	3,954 SF	75%			\$108,588	\$9,049		
Vacant - 1 Suites	1,318 SF	25%			\$0	\$0		

ANNUALIZED OPERATING DATA

Income Statement

Income	Annual	\$PSF
Rental Income	\$108,588	\$20.95
Reimbursement Revenue	\$9,023	\$1.71
Effective Gross Revenue	\$117,611	\$22.30
Expenses	Annual	\$PSF
General Repairs and Maintenance	\$6,000	\$1.14
Supplies	\$781	\$0.15
Electric	\$3,126	\$0.59
Gas	\$516	\$0.10
Water & Sewer	\$722	\$0.14
Trash Removal	\$550	\$0.10
Landscaping and Snow Removal	\$2,000	\$0.38
Insurance	\$2,390	\$0.45
Real Estate Taxes	\$12,700	\$2.41
Property Management Fee	\$3,185	\$0.60
EGR (%)	3.0%	
Total Operating Expense	\$31,970	\$6.06
Net Operating Income	\$85,641	\$16.24



FINANCIAL SUMMARY: VACANT BUILDING

Former Physical Therapy Office

Property Details

Address	11240 S Western Ave, Chicago, IL 60643
Price	\$275,000
County	Cook
Year Built	1962
GLA (SF)	±2,020
Lot Size (AC)	±0.14



FINANCIAL SUMMARY: VACANT LAND

\$75,000
List Price

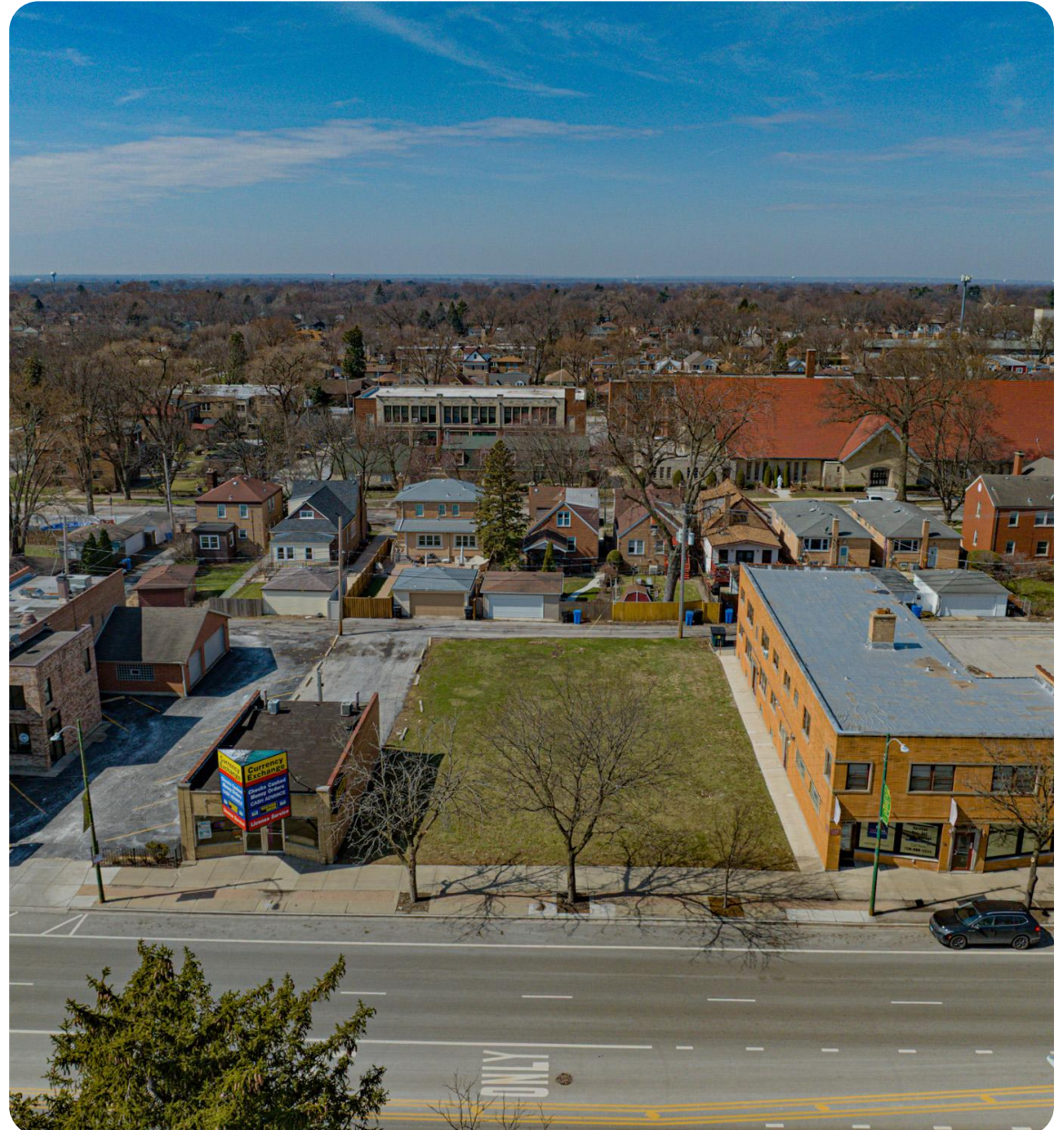
Property Details

Property Name Vacant Land

Address 11222-11226 S Western Ave,
Chicago, IL 60643

County Cook

Lot Size (AC) ±0.21



TENANT OVERVIEW



AT THE FOREFRONT **UChicago Medicine**

Tenant Overview

UChicago Medicine is a leading academic health system affiliated with the University of Chicago, recognized for its nationally ranked clinical programs, advanced research capabilities, and strong regional presence in the Midwest. As a premier nonprofit healthcare provider, it combines cutting-edge medical innovation with comprehensive patient care, reinforcing its reputation as a top-tier institution within the U.S. healthcare landscape. Its integration of education, research, and clinical services positions the organization as a critical healthcare anchor with enduring relevance and brand strength.

Founded in 1927, UChicago Medicine is headquartered in Chicago, Illinois, and operates as a nonprofit academic medical center within the University of Chicago system. While it is not publicly traded and does not carry traditional corporate credit ratings, the system benefits from strong financial backing, philanthropic support, and institutional stability associated with a major research university. UChicago Medicine encompasses multiple hospitals, outpatient clinics, and specialty care facilities, including its flagship Hyde Park campus and a growing network of community-based locations throughout the Chicago metropolitan area. The system has expanded significantly in recent years, including the development of the UChicago Medicine Crown Point facility in Indiana and ongoing investments in outpatient care and digital health platforms. Consistently ranked among the top hospitals in the nation by U.S. News & World Report, UChicago Medicine is known for excellence in cancer care, cardiology, neurology, and transplant services, reinforcing its competitive positioning in the healthcare sector.

Year Founded
1927

Headquarters
Chicago, IL

Employees
10,000+

Locations
30+

Website
uchicagomedicine.org

MARKET OVERVIEW

11238-11250 S Western Ave
Chicago, IL 60643



CHICAGO, IL

Market Demographics

2.71M

Total Population

\$75,134

Median HH Income

1,062,000

of Households

1,200,000+

Employed Population

33%

% Bachelor's Degree

35.7

Median Age



Local Market Overview

Chicago, Illinois, remains one of the Midwest's most strong retail markets, supported by its diverse economy, strong population base, and role as a regional hub for business and tourism. Major corridors like the Magnificent Mile, State Street, and Fulton Market attract national and international retailers, while suburban centers such as Oak Brook and Schaumburg continue to perform well. The city's steady tourism, hospitality, and convention activity add to retail demand across key districts.

While national retail trends remain mixed, Chicago's fundamentals are stable. Vacancy rates have leveled off, with demand strongest among smaller, service-oriented, and food & beverage tenants. Investors are focusing on well-located urban and infill suburban assets, with cap rates typically in the mid-6% to low-7% range. Continued investment in mixed-use and transit-oriented projects supports long-term growth, keeping Chicago's retail sector positioned for steady, sustainable performance.

Population	1-Mile	5-Mile	10-Mile
Current Year Estimate	17,987	564,285	1,630,494
Households	1-Mile	5-Mile	10-Mile
Current Year Estimate	6,512	206,680	603,109
Income	1-Mile	5-Mile	10-Mile
Average Household Income	\$132,340	\$72,391	\$71,870



Economic Drivers

Chicago, Illinois, is one of the most economically diverse metropolitan areas in the United States, making it a strong market for retail property investment. The city's economy is supported by major sectors such as finance, manufacturing, technology, transportation, and healthcare, which drive steady business activity and consumer spending. Its location as a national transportation hub—centered around O'Hare International Airport, extensive rail connections, and major interstate highways—enables efficient logistics and distribution. This network supports both traditional retail and e-commerce operations, increasing demand for retail and mixed-use properties throughout the metropolitan area.

Chicago's large and varied population provides a dependable consumer base with significant purchasing power. The city's residents, students, and visitors support a range of retail properties, from national chains and luxury stores along Michigan Avenue to local shops and neighborhood centers. Ongoing redevelopment in areas such as Fulton Market, the South Loop, and the West Loop has encouraged new retail growth by adding housing and office space near established commercial corridors. For retail property owners, these conditions create opportunities for consistent occupancy, stable rental income, and long-term asset value supported by a diverse urban economy.

Attractions

Chicago, Illinois, is home to major attractions that bring millions of visitors each year, supporting the city's retail and hospitality sectors. Landmarks such as Millennium Park, Navy Pier, and Willis Tower attract steady tourism, while cultural institutions like the Art Institute of Chicago and Field Museum add year-round activity. The lakefront parks, beaches, and trails also draw residents and tourists, keeping nearby retail areas active and profitable.

The city's entertainment, sports, and dining scenes further strengthen its appeal. Events such as the Chicago Air and Water Show, Taste of Chicago, and Lollapalooza generate high foot traffic that benefits local businesses. Combined with the city's theaters, music venues, and restaurants, these attractions create consistent demand for retail and service-oriented spaces across downtown and surrounding neighborhoods.

MATTHEWS™

EXCLUSIVELY LISTED BY



Jacob Friedman

Vice President

(773) 446-7583

jacob.friedman@matthews.com

License No. 475.169452 (IL)



Matthew Ladd

Associate

(773) 614-6785

matthew.ladd@matthews.com

License No. 475.201193 (IL)

Matthew M. Fitzgerald | Broker of Record | Broker Lic. No. 471021676 (IL) | Firm License No. 478027547 (IL)

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 11238-11250 S Western Avenue, Chicago, IL, 60643 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Service™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services™., the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.