

HassleLess Mattress®

1044 South Rte 59 Naperville, IL 60540

Retail
Investment Opportunity

Offering Memorandum



MATTHEWS™

EXCLUSIVELY LISTED BY



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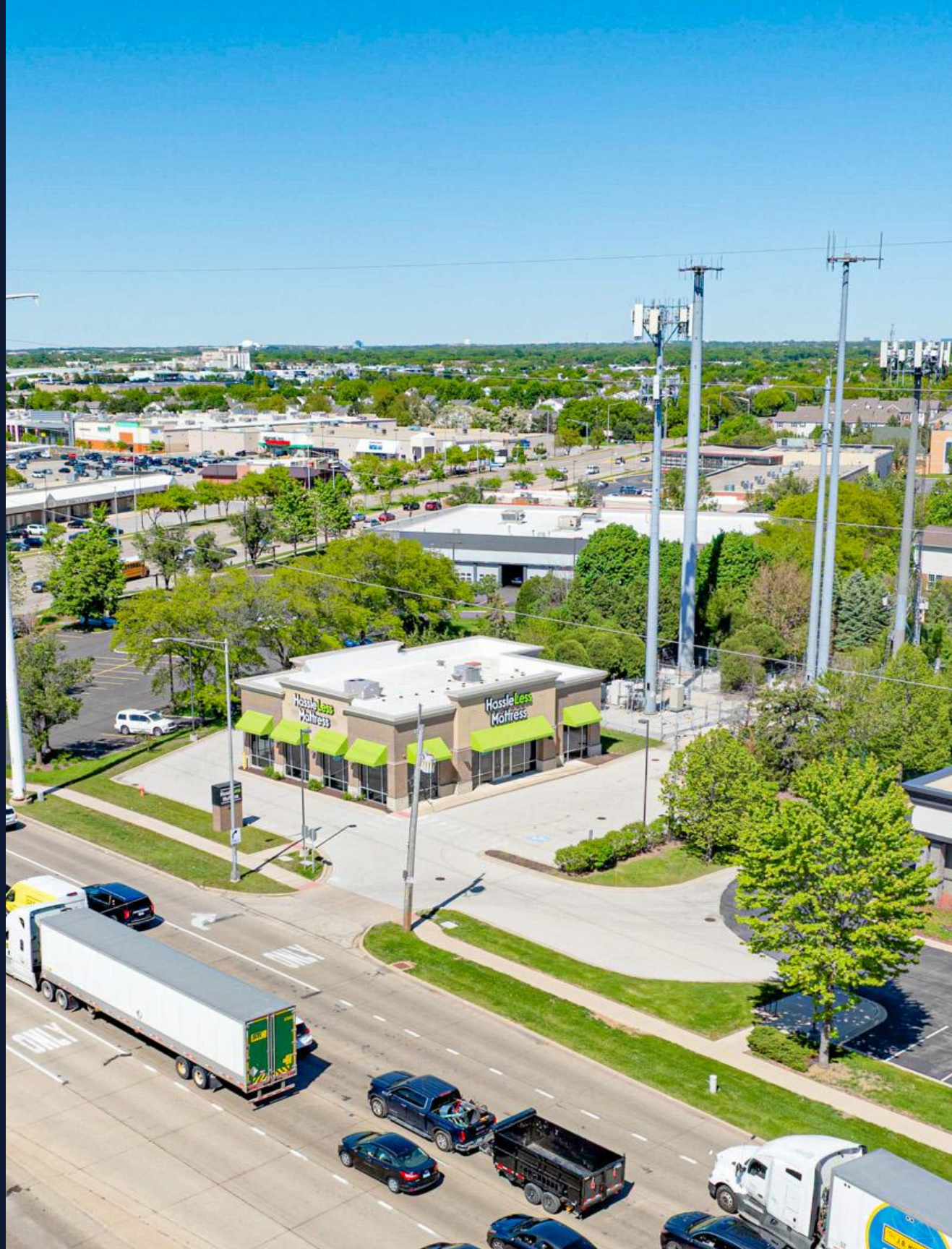




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PROPERTY OVERVIEW

HassleLess Mattress
1044 South Rte 59 Naperville, IL 60540



INVESTMENT HIGHLIGHTS

NNN Lease

There are minimal landlord responsibilities as the tenant is directly responsible for CAM, Taxes, and Insurance, while landlord is responsible for maintaining Roof and Structure.

Employee-Free, Technology-Driven Showroom

HassleLess Mattress offers a unique self-service showroom experience, allowing customers to test mattresses from top brands without sales people present, providing a low-pressure environment with in-store kiosks for ordering, free next-day delivery, and remote support from non-commissioned specialists.

Block 59 Development

Positioned directly down the street from the new \$53M redevelopment project, Block 59, which is set to reconfigure the shopping center into a new dining and entertainment district.

High Trafficked Signalized Intersection

This asset is strategically positioned on the corner of Rte. 59 ($\pm 60,100$ VPD), which serves as the primary retail corridor dividing the second (Aurora) and third (Naperville) most populous cities in Illinois, and Ogden Ave ($\pm 26,400$ VPD), which provides direct connectivity to downtown Chicago.

Dominant National Retail Corridor

Situated within a dense retail corridor anchored by Walmart, Costco, Lowe's, Aldi, and other national retailers, driving high-frequency consumer traffic and reinforcing site performance.

Affluent Chicago MSA Submarket

Ranked the #1 Best City to Live in America by Niche.com three years in a row (2024-2026), the property benefits from exceptional demographics, a highly educated workforce, and strong long-term economic fundamentals. Naperville is consistently recognized for its top-rated school districts, strong corporate presence along the I-88 technology corridor, and high quality of life, making it a premier destination for both residents and businesses alike.





Fox Valley Mall



Block 59 Redevelopment Project
\$53M Project to Reconfigure the Shopping Center into a New Dining And Entertainment District



Legacy at Fox Valley Apartments
±272 Units

Willows of Fox Valley Condos
±36 Units

meijer
Top 6% of National Locations
Source: AlphaMap

Lumen Fox Valley Apartments
±304 Units



Ogden Ave ± 26,400 VPD

59 ± 60,100 VPD

Subject Property



Mayfair Townhome Subdivision
±400 Units



Mixed-Use Development Over Time

Combination of Housing, Retail, Restaurants, & Office Space



Site Work Underway

Suggests for Housing & or Commercial Use



ETHAN ALLEN

Aurora Marketplace

PENNY MUSTARD FURNISHINGS



Mayfair Townhome Subdivision

±400 Units



Subject Property



59

± 60,100 VPD

Ogden Ave
± 26,400 VPD





This site is subject to an easement for access to the cell towers located on the property.

± 60,100 VPD

59



1044 South Rte 59
Naperville, IL 60540

±4,169 SF
GLA

2016
Year Built

±60,100
Vehicles Per Day

NNN
Lease Type



FINANCIAL OVERVIEW

HassleLess Mattress
1044 South Rte 59 Naperville, IL 60540



FINANCIAL SUMMARY

\$1,715,000

List Price

7.00%

Cap Rate

\$411.37

Price Per SF

±0.98 AC

Lot Size

Property Details

Original Lease Term	10 Years
Rent Commencement Date	11/1/2025
Lease Start Date	9/1/2025
Lease Expiration Date	8/31/2035
Term Remaining	9.3 Years
Options	Two (2), 5-year options
Increases	In Options
Lease Type	NNN
Tenant	HassleLess Mattress
Guarantor	Mattress Skinny, Inc.
Tenant Responsibilities	CAM, Taxes, Insurance
Landlord Responsibilities	Roof & Structure

Annualized Operating Data

Lease Year	Monthly Rent	Annual Rent	% Increase
Current (1-10): 9/1/2025-8/31/2035	\$10,000.00	\$120,000	
Option 1 (11-15): 9/1/2035-8/31/2040	\$11,000.00	\$132,000	10.00%
Option 2 (16-20): 9/1/2040-8/31/2045	\$12,100.00	\$145,200	10.00%



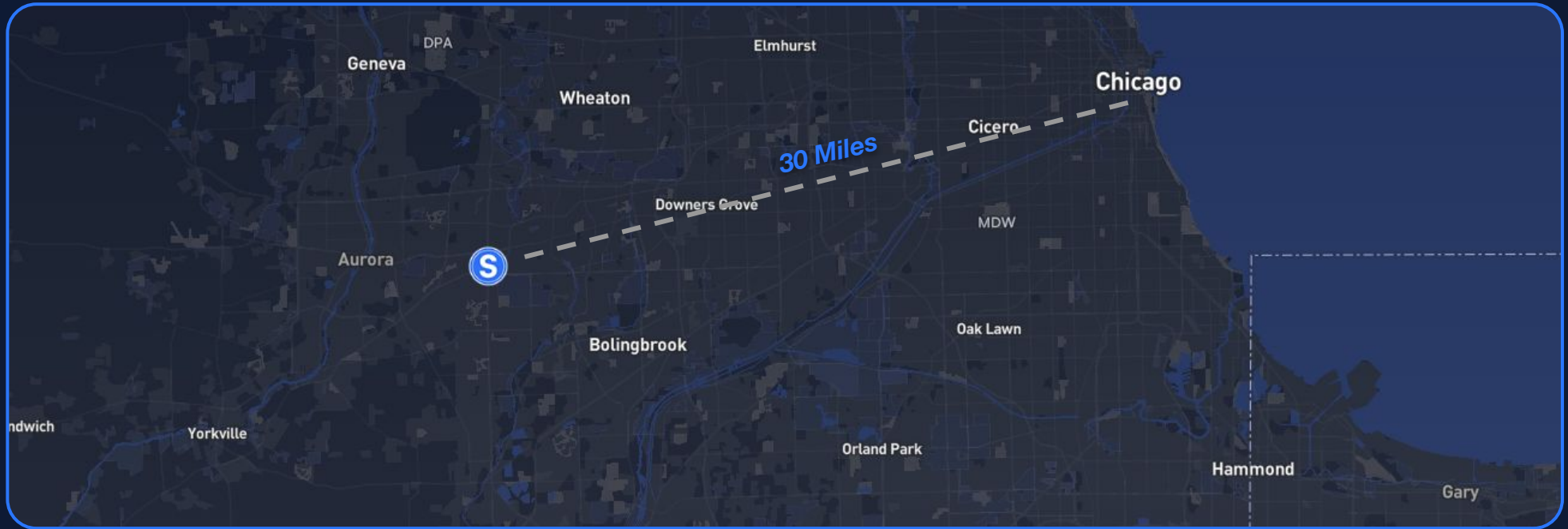
MARKET OVERVIEW

HassleLess Mattress

1044 South Rte 59 Naperville, IL 60540



NAPERVILLE, IL



Local Market Overview

Naperville, Illinois is a city of about 155,000 people located roughly 30 miles west of Chicago in DuPage County. Naperville, Illinois is a city of about 155,000 people located roughly 30 miles west of Chicago in DuPage County. It consistently ranks among the best places to live in the country, known for its well-maintained neighborhoods, strong public schools, and a lively downtown area along the DuPage River. The city offers a solid mix of parks, trails, and community amenities that appeal to families and professionals alike.

Economically, Naperville is one of the more stable and prosperous cities in Illinois. It draws a highly educated workforce and has a strong concentration of employers in tech, healthcare, finance, and professional services. Household incomes are well above state and national averages, and the poverty rate remains very low. The city's proximity to Chicago adds to its appeal for businesses and residents looking for suburban convenience with access to a major metro area.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	10,695	100,026	266,293
Current Year Estimate	10,476	99,561	263,922
2020 Census	9,726	98,218	259,361
Growth Current Year-Five-Year	2.09%	0.47%	0.90%
Growth 2020-Current Year	7.71%	1.37%	1.76%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$154,124	\$174,252	\$190,273

CHICAGO, IL MSA

Chicago, the nation's third-largest metropolitan area, is a dynamic center of commerce, transportation, and culture. As home to the Chicago Board of Trade, the Federal Reserve Bank, and a concentration of Fortune 500 headquarters, it holds a prominent role in global finance and trade. Its strategic location and one of the busiest airport systems in the world make it a vital gateway for international business. The city's renowned universities, advanced research institutions, and leading healthcare systems draw top talent, while its rich cultural heritage, architectural innovation, and vibrant arts scene strengthen its influence as a global leader in knowledge, creativity, and innovation.

Retailers in Chicago benefit from a large and diverse consumer base, a steady flow of domestic and international visitors, and strong neighborhood-driven shopping activity. The city's strong retail corridors and dense commercial districts provide exceptional visibility, while its extensive transit and highway systems ensure accessibility across the region. Supported by solid household purchasing power and a diversified economy, Chicago continues to foster retail growth and sustain long-term real estate value.

Total Population
2.66 Million

Annual Visitors
55.3 Million

Tourism Economic Impact
\$20.6 Billion

GDP
\$894.9 Billion



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 1044 South Rte 59, Naperville, IL, 60540 ("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™. The material and information in the Offering Memorandum is unverified. Matthews™. 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.

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Owner and Matthews™. 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™. 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.