



316 Madison St
Oak Park, IL 60302

**Retail
Investment Opportunity**
Offering Memorandum



MATTHEWS™

Representative Photo

Exclusively Listed By



Brandon Perez

Vice President

(949) 777-5984

brandon.perez@matthews.com

License No. 02106051 (CA)

License No. 10401395154 (NY)

Matthew M. Fitzgerald

Broker of Record

Broker Lic. No.: 471021676 (IL)

Firm Lic. No.: 478027547 (IL)

MATTHEWS™



Representative Photo



Table of Contents

- 04 Property Overview
- 08 Financial Overview
- 10 Tenant Overview
- 11 Market Overview

Property Overview

Dutch Bros

316 Madison St, Oak Park, IL 60302



Representative Photo

Investment Highlights

Property Highlights

- **Brand New Construction:** Brand new 2026 construction. This will be Dutch Bros first location in all of Cook County.
- **Long Term Passive Investment:** Brand new 15 Year absolute NNN ground lease, with four (5) year extension options. The lease contains 10% rental increases every 5 years throughout the base term and option periods.
- **Rare Suburb Infill & High Barriers to Entry:** Located in a dense, mature submarket (~287,000 residents within 3 miles) with strong average household incomes (~\$100k within 1 mile). Infill locations like this in Oak Park are extremely tight, making drive-thru real estate exceptionally rare. Dutch Bros was granted several zoning variances to accommodate their model
- The hard-to-obtain drive-thru entitlements and local zoning approvals make this site an irreplaceable, highly defensive piece of real estate
- **High-Volume Traffic Corridor:** Positioned on Madison Street, which sees over 35,900 vehicles per day, offering maximum visibility for morning commute routines. The site is directly adjacent to Percy Julian Middle School (approx. 0.1 miles away) and near Longfellow Elementary and Oak Park & River Forest High School.
- **Purpose-Built Redevelopment:** Demolition of the old building clears the way for a brand-new ~1,236 sq. ft. building featuring dual drive-thru lanes capable of stacking up to 13 vehicles, a bypass lane, a walk-up ordering window, and 14 surface parking spots.
- **Corporately Guaranteed Lease:** The lease is guaranteed by Dutch Bros parent company, which operates 1,000+ locations and is one of the fastest growing drive-thru beverage chains in the country.



Representative Photo



 **William Beye Elementary**
±400 Students

 **Oak Park and River Forest High**
±3,307 Students

TRADER JOE'S

 **100 Forest Place Apartments**
±234 Units

 **FRESENIUS KIDNEY CARE**
West Suburban
±140 Patients | ±670 Employees

WHOLE FOODS MARKET
ULTA BEAUTY
CAVA 

Oak Park Farmers' Market
Farmers' Market

 **Oak Park Train Station**

 **Percy Julian Middle**
±927 Students

 **Eleven33**
±263 Units

 **Gwendolyn Brooks Middle**
±955 Students

 **Fenwick High**
±1,200 Students


Subject Property

SUBWAY

S Harlem Ave ± 37,000 VPD

Madison St ± 17,854 VPD

corepower
YOGA

Jewel-Osco

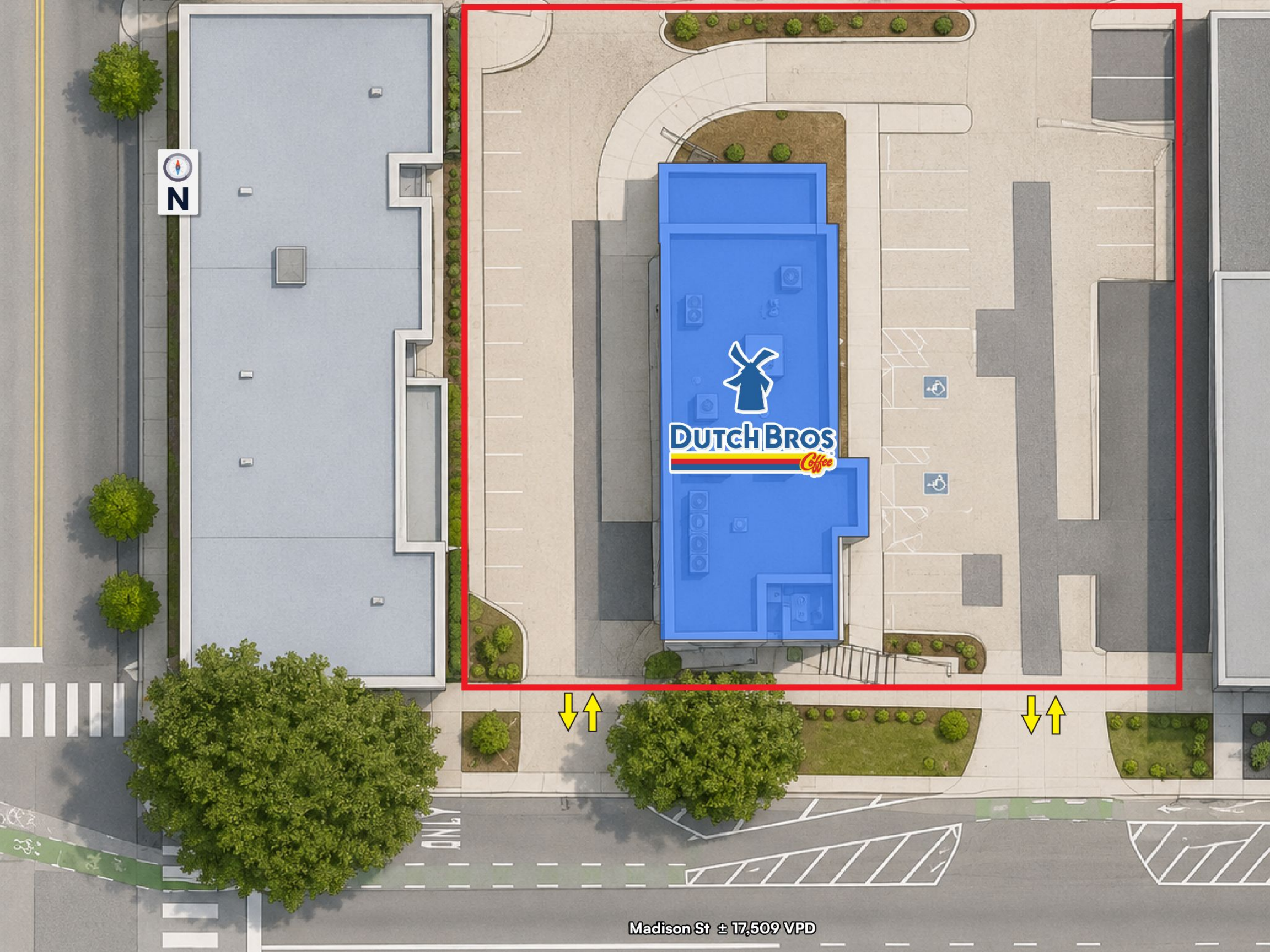
 **Longfellow Elementary School**
±520 Students

Walgreens

 **Columbus Park Golf Course**
Golf Course



± 187,300 VPD



Madison St ± 17,509 VPD

316 Madison St
Oak Park, IL 60302

±1,236 SF
GLA

2026
Year Built

±17,845 VPD
Madison St

Absolute NNN
Lease Type

Corporate
Guarantor



Representative Photo

Financial Overview

Dutch Bros

316 Madison St, Oak Park, IL 60302



Representative Photo

Financial Summary

\$3,238,095

List Price

5.25%

Cap Rate

\$170,000

NOI

±0.41 AC

Lot Size

Property Details

Tenant	Boersma bros, LLC by Dutch Mafia, LLC (Dutch bros)
Type of Ownership	Ground Lease
Lease Guarantor	Corporate
Lease Type	Absolute NNN
Roof and Structure	Tenant
Original Lease Term	15 Years
Lease Commencement Date	Est. 12/26
Rent Commencement Date	Est. 12/26
Lease Expiration Date	Est. 12/31/2041
Term Remaining	±15.44 Years
Increases	10% Every 5 Years
Options	Four, 5-Year

Annualized Operating Data

	Lease Year	Annual Rent	Monthly Rent	Rent PSF	Increases	Cap Rate
Current	1-5	\$170,000.00	\$14,166.67	\$137.54	-	5.25%
	6-10	\$187,000.00	\$15,583.33	\$151.29	10%	5.71%
	11-15	\$205,700.00	\$17,141.67	\$166.42	10%	6.35%
Option 1	16-20	\$226,270.00	\$18,855.83	\$183.07	10%	6.99%
Option 2	21-25	\$248,897.00	\$20,741.42	\$201.37	10%	7.69%
Option 3	26-30	\$273,786.70	\$22,815.56	\$221.51	10%	8.45%
Option 4	31-35	\$301,165.37	\$25,097.11	\$243.66	10%	9.30%

Tenant Overview

Year Founded
1912

Headquarters
Tempe, AZ

Ownership Status
Publicly Traded

Employees
±26,000

Locations
1,000+

Annual Revenue
\$1.5 Billion



Tenant Overview

Dutch Bros Inc. (NYSE: BROS) is a **high-growth**, publicly traded drive-thru coffee chain known for its vibrant “Dutch Luv” culture, speedy service, and customizable beverage offerings. Founded in February 1992 by brothers Dane and Travis Boersma, the company began as a single push-cart in Grants Pass, Oregon. Since its IPO in September 2021, Dutch Bros has expanded rapidly—operating well over 1,000 locations and entering new markets across the U.S. Leveraging a people-first, community-driven ethos, Dutch Bros has delivered consistently strong financial results, featuring double-digit revenue and same-store sales growth. With a growing presence and brand loyalty rivaling national players, the company stands as a compelling tenant in retail and net-lease portfolios.

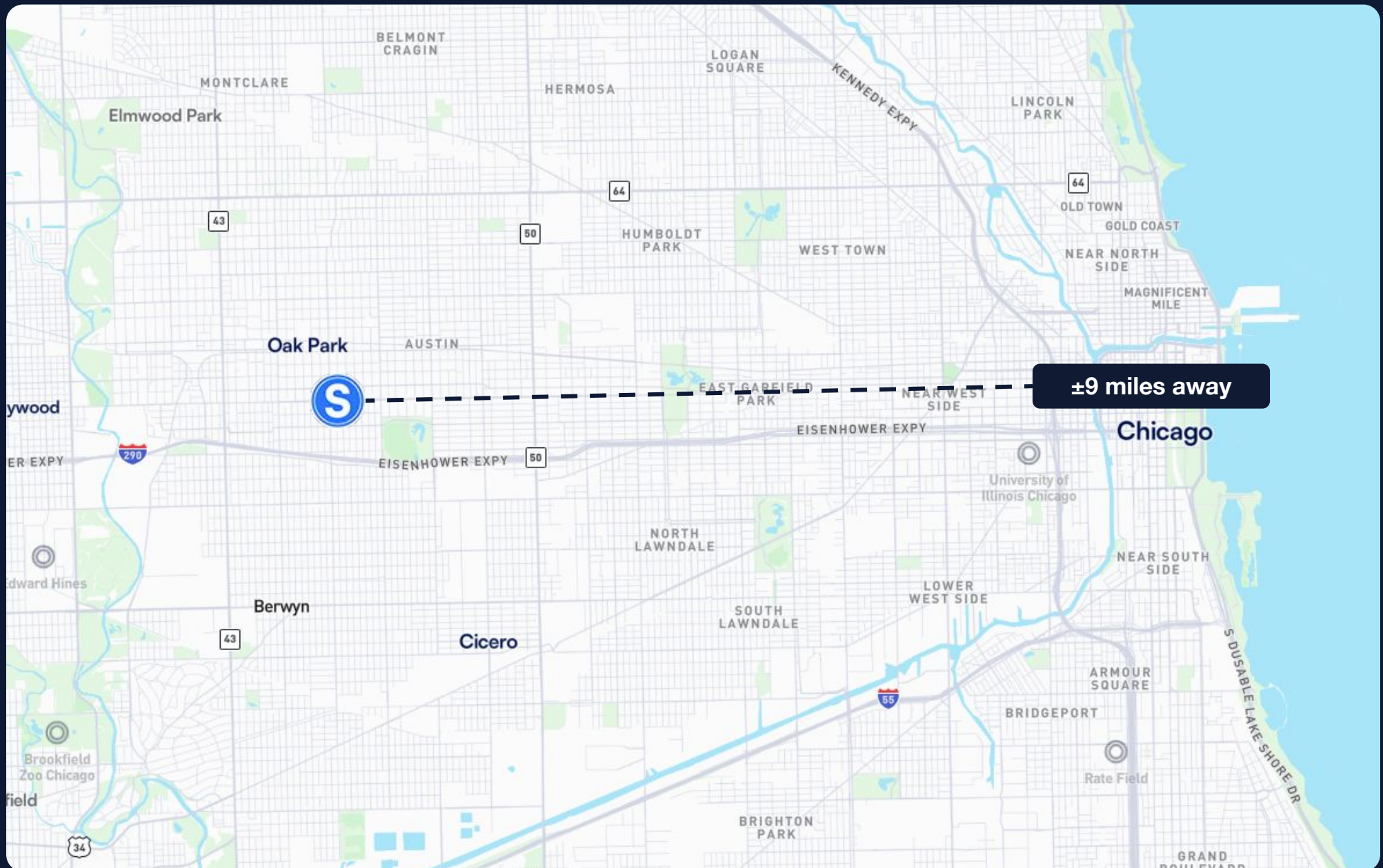
Why Invest in Dutch Bros?

- High-Growth Expansion Model: Over 1,000 stores opened with a long-term goal of 4,000+ locations across the U.S.
- Strong Unit Economics: ~\$2M average unit volume (AUV), reflecting efficient, high-performing stores.
- Loyal Customer Base: ~66% of sales driven by rewards members; brand resonates with younger, repeat customers.
- Operational Efficiency: Drive-through-only format with low overhead and fast service differentiates Dutch Bros in the coffee segment.
- Innovative Product Mix: Unique offerings like Blue Rebel energy drinks drive ~25% of sales and broaden market appeal.
- Public Company Transparency: NYSE-listed (BROS), offering institutional-grade reporting, governance, and liquidity.

Market Overview

Dutch Bros

316 Madison St, Oak Park, IL 60302



Oak Park, IL

Chicago, IL MSA

52,947

Total Population

35,100

Employed Population

4.5%

Retail Vacancy

Local Market Overview

Oak Park is one of Chicago's most affluent and established inner-ring suburbs, located approximately 10 miles west of Downtown Chicago. The village benefits from exceptional demographics, a highly educated population, and direct access to the Chicago metropolitan area via Interstate 290, CTA Green and Blue Lines, and Metra commuter rail. Retail demand is supported by a dense residential base, strong household incomes, and consistent pedestrian activity throughout its walkable downtown districts. Oak Park's blend of historic neighborhoods, mixed-use development, and regional accessibility has attracted a diverse mix of national retailers, local boutiques, restaurants, and service-oriented businesses.

Retail fundamentals remain strong, supported by high household incomes, limited new development, and steady consumer spending. Grocery-anchored centers, neighborhood retail, and mixed-use projects continue to attract tenant demand, reinforcing Oak Park's position as one of the Chicago area's premier suburban retail markets.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	41,461	316,514	863,355
Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	19,416	118,178	313,387
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$142,943	\$116,825	\$109,970

Chicago, IL | MSA

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.

Total Population
9.42M+

Annual Visitors
55.3 Million

Tourism Economic Impact
\$20.6 Billion

GDP
\$894.9 Billion



MATTHEWS™

Exclusively Listed By



Brandon Perez

Vice President

(949) 777-5984

brandon.perez@matthews.com

License No. 02106051 (CA)

License No. 10401395154 (NY)

Matthew M. Fitzgerald

Broker of Record

Broker Lic. No.: 471021676 (IL)

Firm Lic. 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 316 Madison St, Oak Park, IL, 60302 ("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.

Matthews™. 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™., the property, or the seller by such entity.

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.