Offering Memorandum

BEVERLY PLAZA

9601-9645 S Western Ave | Chicago, IL 60643

MATTHEWS™

97.91% Leased | Rare Multi-Tenant Retail Investment Opportunity in One of Chicago’s Most Desirable & Affluent Neighborhoods

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Exclusively Listed By

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Executive Overview

BEVERLY PLAZA

Beverly Plaza is a ***±23,408-square-foot multi-tenant retail center*** strategically positioned at 9617 S. Western Avenue in Chicago's coveted Beverly neighborhood, one of Chicago's most affluent and enduring residential communities. The center is approximately ***97.91% leased*** to a diversified roster of eight established national and regional tenants—including ***Anytime Fitness, ATI Physical Therapy, Giordano's, H&R Block, Generation Nails, American Vision, and Hearty Café***—delivering durable, service- and necessity-based income that is highly insulated from e-commerce disruption. With a weighted-average lease term of roughly 5.2 years and a single remaining 490-square-foot suite offering ***modest lease-up upside***, the property provides both stability and a clear path to full stabilization.

Beverly Plaza enjoys ***exceptional visibility and access along S. Western Avenue***, a primary commercial arterial carrying 30,000+ vehicles per day, and sits directly within the dominant 95th & Western retail node—home to the 28-acre Evergreen Plaza redevelopment and a deep bench of national credit retailers such as Whole Foods, Jewel-Osco, Walgreens, Raising Cane's, and Advocate Medical Center. Supported by a trade area with average household incomes of $144,184 within one mile of the property—nearly double the Chicago average—and a stable, owner-occupied consumer base, Beverly Plaza offers investors a ***rare opportunity to acquire a unique, well-tenanted retail asset in an infill, high-barrier submarket with proven tenant demand and long-term durability.***

Property Overview

BEVERLY PLAZA

Investment Highlights

- **Stabilized, ±97.91% Occupied Multi-Tenant Retail Center —** Beverly Plaza is occupied by a diverse mix of eight national and regional tenants, providing immediate, day-one cash flow with minimal lease-up risk. The property's current occupancy reflects strong tenant demand at this established Chicago retail corridor.
- **Exceptional Visibility on One of Chicago's Highest-Traffic Arterials —** The property benefits from direct frontage on S. Western Avenue, one of Chicago's primary commercial corridors carrying approximately 30,000+ vehicles per day.
- **Dominant Retail Corridor — Surrounded by National Credit Tenants —** Beverly Plaza sits within one of Southwest Chicago's most established retail corridors. The southwest corner of the 95th & Western intersection is home to the 28-acre Evergreen Plaza redevelopment. Additionally, the immediate trade area is further supported by Whole Foods, Jewel-Osco, Walgreens, Advocate Medical Center, Raising Cane's, and a dense lineup of other national QSR and service retailers — all driving consistent daily traffic to the submarket.
- **Proven, Necessity-Based Tenant Mix —** The center's tenancy is anchored by recession-resistant, service-oriented retailers — uses that are largely insulated from e-commerce disruption. This mix drives consistent, repeat foot traffic and supports long-term tenancy.
- **Affluent, Stable Surrounding Demographics —** Beverly is among Chicago's most desirable neighborhoods, with an average household income of $144,184 within 1 mile of the property, and a stable, owner-occupied residential base. The trade area supports above-average consumer spending, particularly in health, wellness, and food service categories represented at the center.

Site Plan

Suite	Tenant	SF
9601-09	Anytime Fitness	5,790 SF
9611	H&R Block	1,000 SF
9613	Giordano's	2,033 SF
9615	Generation Nails	1,717 SF
9617-19	American Vision	1,888 SF
9623	Hearty Cafe	4,000 SF
9649	ATI Physical Therapy	6,000 SF
9528A	Leanne Raskob	490 SF
9528B	**Available**	**490 SF**


S
Advocate Health Care
Advocate Children's Medical Group
Adolescent Medicine
Evergreen High School
±941 Students
macy's
Southeast Elementary School
±303 Students
Top 25% of State Locations
Source: AlphaMap
WHOLE FOODS MARKET
Wendy's
DUNKIN'
Visionworks
KAY JEWELERS
ICHIDDO RAMEN
The Saucy Crab
DSW
DESIGNER SHOE WAREHOUSE
T·J·maxx
petco
ULTA BEAUTY
Bath & Body Works
Burlington
SKECHERS
Raising Cane's
CHICKEN FINGERS
Subject Property
S Western Ave ± 30,041 VPD
CAVA
POTBELLY SANDWICH SHOP
Firestone


The Evergreen Marketplace
meijer
Michaels
MENARDS
ROSS DRESS FOR LESS
Rainbow
O'Reilly AUTO PARTS
Krispy Kreme DOUGHNUTS
Walmart Supercenter
sam's club
OLD NATIONAL
FIVE GUYS BURGERS and FRIES
planet fitness
Aaron's
DOLLAR TREE
Chicago
±15 Miles Away
N
Banfield PET HOSPITAL
bhere
AspenDental
JD
EUROPEAN WAX CENTER
CAVA
POTBELLY SANDWICH SHOP
Firestone
Subject Property
S Western Ave ± 30,041 VPD
Raising Cane's CHICKEN FINGERS

Exterior Photos

Financial Overview

BEVERLY PLAZA

Financial Overview

BEVERLY PLAZA

$6,442,000 List Price	**$275.20** Price PSF	**6.50%** Cap Rate

Property Name	Beverly Plaza
GLA	±23,408 SF
Number of Suites	9 Suites
Zoning	B1-2
Lease Types	NNN + 15% & Gross
Current Occupancy	97.91%
Current Vacant Space	±490 SF
Year 1 NOI	$418,715

Rent Roll

BEVERLY PLAZA

Suite(s)	Tenant	GLA (SF)	% of GLA	Term Commencement	Term Expiration[1]	Term Remaining	Average Historical Occupancy	Annual Rent ($)	Rent PSF Ann.	Rent PSF Mon.	Monthly Rent ($)[2]	Lease Type
9601-09	Anytime Fitness	5,790 SF	24.74%	2/15/21	6/15/31	±4.7 Years	10.4 Years	$89,745	$15.50	$1.29	$7,479	NNN + 15%
9611	H & R Block	1,000 SF	4.27%	5/1/06	4/30/28	±1.5 Years	22.0 Years	$24,000	$24.00	$2.00	$2,000	NNN + 15%
9613	Giordano's	2,033 SF	8.69%	5/1/11	4/30/31	±4.5 Years	20.0 Years	$48,792	$24.00	$2.00	$4,066	NNN + 15%
9615	Generation Nails	1,717 SF	7.34%	8/1/13	7/31/33	±6.8 Years	20.0 Years	$36,912	$21.50	$1.79	$3,076	NNN + 15%
9617-19	American Vision	1,888 SF	8.07%	7/1/12	12/31/32	±6.2 Years	20.5 Years	$40,596	$21.50	$1.79	$3,383	NNN + 15%
9623	Hearty Cafe	4,000 SF	17.09%	10/1/21	9/30/36	±9.9 Years	15.0 Years	$79,560	$19.89	$1.66	$6,630	NNN + 15%
9649	ATI	6,000 SF	25.63%	10/1/14	9/30/29	±2.9 Years	15.0 Years	$114,101	$19.02	$1.58	$9,508	NNN + 15%
9528A[3]	Leanne Raskob	490 SF	2.09%	7/1/26	6/30/29	±2.7 Years	3.0 Years	$11,760	$24.00	$2.00	$980	Gross
9528B[3]	Available	490 SF	2.09%	-	-	-	-	-	-	-	$0	-
Occupied	**8 Suites**	**22,918 SF**	**97.91%**	**WALT (Rent):**	**5.2 Years**		**15.7 Years**	**$445,466**	**$19.44 PSF**	**$1.62 PSF**	**$37,122**	
Vacant	**1 Suites**	**490 SF**	**2.09%**	**WALT (Area):**	**5.2 Years**			**$0**	**$0.00 PSF**	**$0.00 PSF**	**$0**	
Total	**9 Suites**	**23,408 SF**	**100.00%**					**$445,466**	**$19.03 PSF**	**$1.59 PSF**	**$37,122**	

1 - Tenants which either have expired prior to the Analysis Start or expire during the first Analysis Year are assumed to continue through the first Year, unless otherwise noted. Month to Month tenants are assumed to continue through the first Year, unless otherwise noted.
2 - Increases in Base Rent occurring during the first 6 months of the first Analysis Year are annualized.
3 - 9528A & 9528 B are two small suites on the Southwest portion of the parcel behind the ATI Physical Therapy building.
4 - Addresses for 9528A and 9528B are 2346 and 2344 W. 97th St, respectively.

Financial Overview

BEVERLY PLAZA

Suite	Tenant	Lease Type	GLA (SF)	PRS	Annual Expense Reimbursements Taxes	Insurance	CAM	Total	$PSF
9601-09	Anytime Fitness	NNN + 15%	5,790	24.74%	$29,990	$5,144	$21,930	$57,064	$9.86
9611	H & R Block	NNN + 15%	1,000	4.27%	$5,180	$888	$3,788	$9,856	$9.86
9613	Giordano's	NNN + 15%	2,033	8.69%	$10,530	$1,806	$7,700	$20,036	$9.86
9615	Generation Nails	NNN + 15%	1,717	7.34%	$8,893	$1,525	$6,503	$16,922	$9.86
9617-19	American Vision	NNN + 15%	1,888	8.07%	$9,779	$1,677	$7,151	$18,607	$9.86
9623	Hearty Cafe	NNN + 15%	4,000	17.09%	$20,719	$3,554	$15,150	$39,422	$9.86
9649	ATI	NNN + 15%	6,000	25.63%	$44,507	$5,330	$22,626	$72,463	$12.08
9528A	Leanne Raskob	Gross	490	2.09%	$0	$0	$0	$0	$0.00
9528B	Available	-	490	2.09%	$0	$0	$0	$0	$0.00
Occupied Total	**8 Unit(s)**		**22,918 SF**	**97.91%**	**$129,598**	**$19,925**	**$84,847**	**$234,370**	**$10.23 PSF**

CAM Expense Breakdown		
CAM	**Current**	**Per SF**
Security	$20,471	$0.87
Engineering Contract Services	$10,267	$0.44
Electricity	$5,560	$0.24
Water	$11,083	$0.47
Landscaping	$645	$0.03
Snow Removal	$15,355	$0.66
General Repairs & Maintenance	$4,321	$0.18
Roofing	$15,215	$0.65
Painting	$0	$0.00
Trash	$1,659	$0.07
9528 Building CAM	$4,900	$0.21
Other Taxes	$371	$0.02
Total CAM	**$89,847**	**$3.84**

Financial Overview

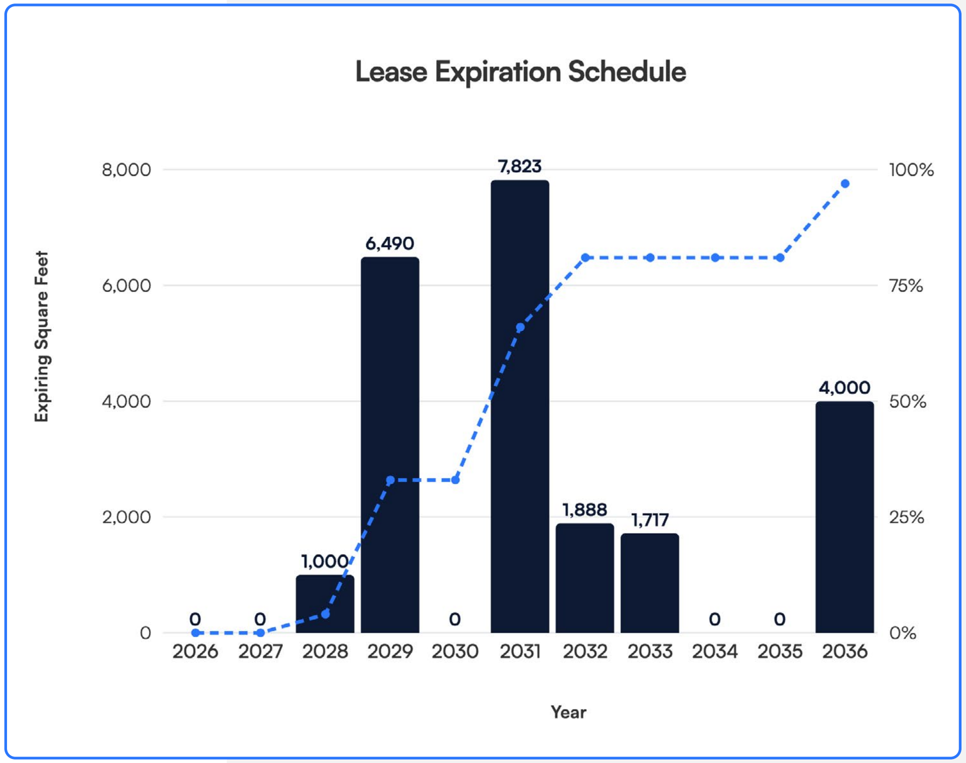
BEVERLY PLAZA

	Year 1	
INCOME	**Total**	**PSF/Yr**
Potential Base Rent (+)	$445,466	$19.03
Available Space (-)	$0	$0.00
% Rent (+)	$6,071	$0.26
Gross Potential Rent	**$451,537**	**$19.29**
Expense Reimbursements		
Real Estate Taxes	$129,598	$5.54
Insurance	$19,925	$0.85
CAM	$84,847	$3.62
Administrative Fee	$15,675	$0.67
Total Expense Reimbursements	**$250,045**	**$10.68**
Gross Potential Income	**$701,582**	**$29.97**
Vacancy Factor (4.0% of GPI)	($13,377)	($0.57)
Effective Gross Revenue	**$688,205**	**$29.40**
EXPENSES		
Real Estate Taxes	$139,073	$5.94
Insurance	$19,925	$0.85
CAM	$89,847	$3.84
Management Fee (3.0% of EGR)	$20,646	$0.88
Total Operating Expenses	**$269,490**	**$11.51**
Net Operating Income	**$418,715**	**$17.89**

Lease Expiration

BEVERLY PLAZA

Lease Expiration Schedule				
Year	**Year End**	**SF**	**% of GLA**	**Cumulative %**
1	2026	0	0%	0%
2	2027	0	0%	0%
3	2028	1,000	4%	4%
4	2029	6,490	28%	32%
5	2030	0	0%	32%
6	2031	7,823	33%	65%
7	2032	1,888	8%	73%
8	2033	1,717	7%	81%
9	2034	0	0%	81%
10	2035	0	0%	81%
11	2036	4,000	17%	98%
Occupied Total(s)		**22,918**	**98%**	
Available Total(s)		**490**	**2%**	
Static Vacancy Total(s)		**0**	**0%**	
Property Total(s)		**23,408**	**100%**	



Market Overview

CHICAGO, IL | BEVERLY NEIGHBORHOOD

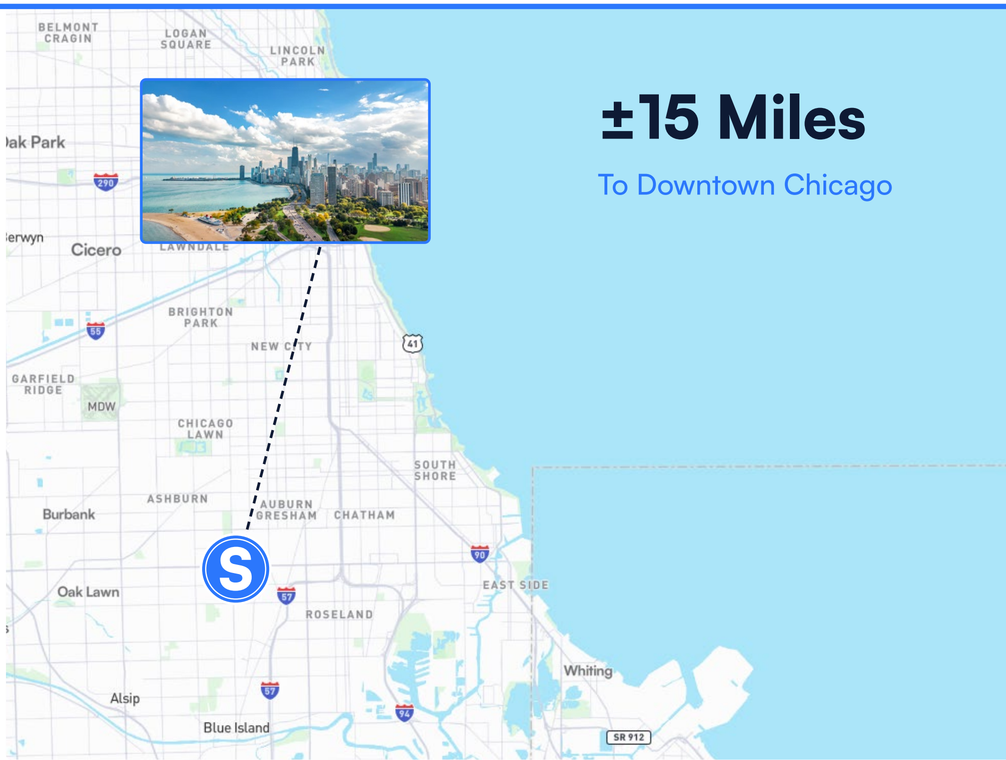
±15 Miles to Downtown Chicago

Neighborhood Overview

$144K+
Avg HH Income (1-Mile Radius)

79,109+
Households (3-Mile Radius)

±15 Miles
To Downtown Chicago



Beverly Overview

Located within Chicago's highly desirable Beverly neighborhood, the subject property benefits from one of the South Side's ***most affluent and established residential trade areas***. Known for its historic architecture, tree-lined streets, ***high homeownership rates, and exceptional household incomes***, Beverly has long been regarded as one of Chicago's premier residential neighborhoods. The immediate corridor along Western Avenue and 95th Street serves as the area's primary commercial district, offering a strong concentration of grocery, dining, medical, financial, and service-oriented retailers that generate ***consistent daily consumer traffic***. Beverly continues to rank among Chicago's top neighborhoods for homeownership and quality of life, supported by a ***highly educated population and household incomes that significantly exceed citywide averages.***

The property is strategically positioned ***less than one mile from OSF HealthCare Little Company of Mary Medical Center***, a major regional acute-care hospital with an affiliated cancer center and numerous outpatient facilities, while Advocate Christ Medical Center, one of Illinois' largest teaching hospitals and Level I Trauma Centers, is located just a few minutes away in nearby Oak Lawn. Together, these nationally recognized healthcare systems support thousands of jobs and provide a substantial daytime employment base that benefits surrounding retail and service businesses.

Property Demographics

POPULATION	1-MILE	3-MILE	5-MILE
2025 Population	17,927	212,678	581,414
HOUSEHOLDS	**1-MILE**	**3-MILE**	**5-MILE**
2025 Households	6,473	79,109	212,698
INCOME	**1-MILE**	**3-MILE**	**5-MILE**
Avg Household Income	$144,184	$95,506	$81,090
Median Household Income	$115,875	$73,821	$59,785

Chicago, IL

Chicago remains one of the nation's premier retail markets, supported by its global tourism appeal, dense urban population, and highly diversified economy. The metro benefits from one of the largest downtown employment centers in the U.S., driving consistent consumer traffic across luxury, experiential, grocery-anchored, and mixed-use retail corridors. Strong household incomes throughout affluent urban and suburban trade areas, combined with major corporate concentration and extensive transit connectivity, continue supporting long-term retailer demand and sustained leasing activity throughout the Chicago MSA.

#3 Largest Market
in the Country

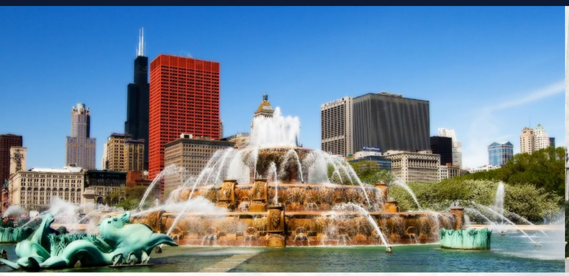
9.42M+
Total Population

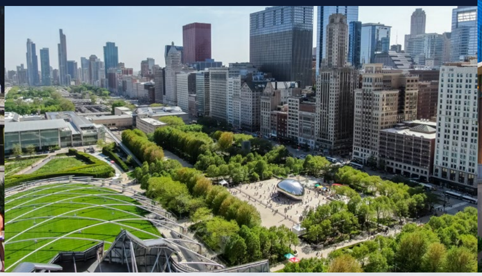
55M+ Annual Visitors
$20B Visitor Spending

$94.4K
Median HH Income

4.74M
Total Employment

Source: CoStar Group, U.S. Census Bureau, Choose Chicago, City of Chicago, Economic Impact of Tourism Report | **2025 Dataset**





Employment

Chicago serves as the economic center of the Midwest, with a diverse employment base spanning finance, healthcare, logistics, manufacturing, transportation, and professional services. The market benefits from a concentration of corporate headquarters, one of the nation's largest central business districts, and a transportation network that connects businesses to domestic and global markets. Access to a highly educated workforce, major research institutions, and national transportation infrastructure supports corporate operations, business expansion, and investment activity throughout the region.

2025 Statistics

4.74M
Total Employment Across MSA

28,500 New jobs added

24 of Illinois' 32 Fortune 500 firms

#1 U.S. Rail Hub all 6 Class I railroads

Major Job Expansions & Corporate Investment

Microsoft
$1B+ in new Chicagoland data center infrastructure

CJ LOGISTICS
1M+ SF of expanded warehouse & logistics operations

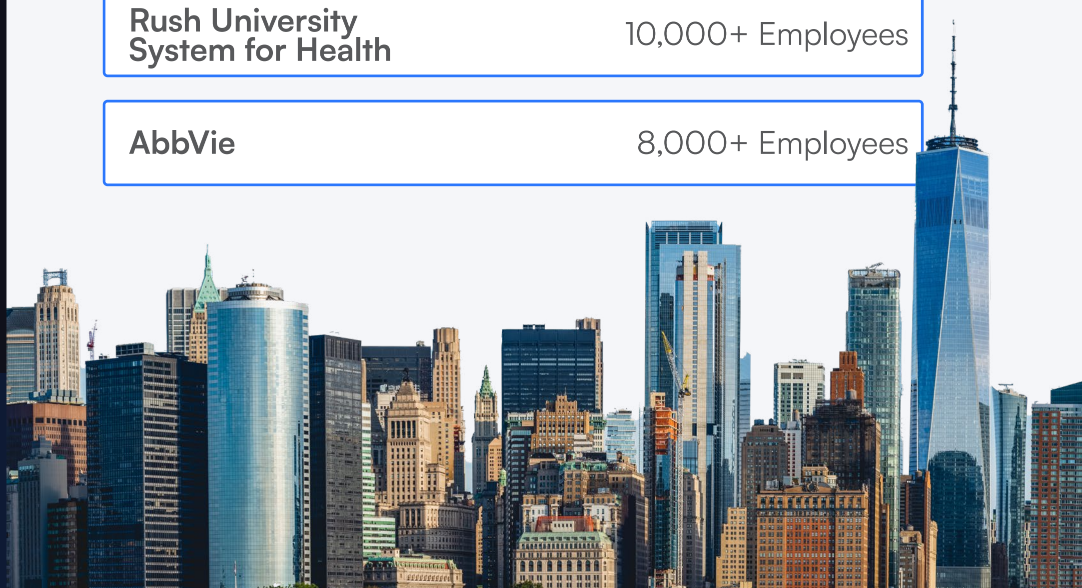
PsiQuantum
150+ new jobs
$1B+ quantum computing campus

Google
Expanded to 1M+ SF engineering & cloud hiring

Source: CoStar Group; U.S. Bureau of Labor Statistics; World Business Chicago; Illinois Department of Commerce & Economic Opportunity | **2025 Dataset**

Top Employers

Employer	Employees
Largest Employer UNITED	37,000+ Employees
Advocate Health Care	35,000+ Employees
Chicago Public Schools	30,000+ Employees
JPMorgan Chase	24,000+ Employees
Walgreens Boots Alliance	20,000+ Employees
Amazon	20,000+ Employees
Northwestern Medicine	18,000+ Employees
University of Chicago	16,000+ Employees
Rush University System for Health	10,000+ Employees
AbbVie	8,000+ Employees



Retail Performance

$3.2B
Sales Volume

4.9%
Vacancy Rate

8.2%
Market Cap Rate

554M+
SF of Retail Inventory

1.1M
SF Under Construction

$22.35
Market Asking Rent Per SF

$187
Market Sale Price Per SF

Chicago's retail market continues reflecting strong long-term fundamentals driven by its dense population base, diverse economy, and established regional retail corridors. Consistent tenant demand, active investment activity, and continued development throughout the metro highlight sustained confidence from both retailers and investors. The market benefits from a mix of urban shopping districts, high-traffic suburban centers, and experiential retail destinations that continue supporting consumer engagement and long-term retail stability across the region.

Source: CoStar Group | **2025 Dataset**

Disclaimer & Confidentiality Agreement

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **9601-9645 S Western Ave, 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™. 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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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.

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MATTHEWS™

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