



jiffylube™

ABSOLUTE NNN LEASE

LARGEST JIFFY LUBE FRANCHISEE | OPERATING SINCE 2004



445 S MCLEAN BLVD,
ELGIN, IL 60123

Marcus & Millichap
SHARKO | WEISENBECK | MENDOZA
GROUP



THE OFFERING

Investors are offered the opportunity to acquire a single tenant absolute NNN leased Jiffy Lube property located in Elgin, IL (Chicago MSA). The operator, Team Car Care, is the largest Jiffy Lube franchise in the chain, operating in more than 550 locations across 26 states. Jiffy Lube has successfully operated at this location for 22 years, providing an investor with stability. The lease features regularly scheduled rental increases every 5 years. The property is positioned directly off the Route 20 interchange (46,000 VPD) with strong visibility and frontage along McLean Blvd (26,500 VPD), in a high-traffic corridor surrounded by Elgin's industrial base and major employers. Nearby demand drivers include Elgin Community College (10,461 students), Elgin Mall's national retail tenants, Saint Joseph Hospital, and Larkin High School, all within close proximity. The site is supported by a dense and affluent trade area with over 89,000 employees within three miles, 170,000 residents within five miles, and average household incomes exceeding \$122,000.


Saint Joseph Hospital | 184 Beds 

Town & Country Shopping Center
1.9 million annual visitors



Larkin High School (2,274 students)

Elgin's Industrial Corridor


 Route 20
46,000 VPD









 S McLean Blvd
26,500 VPD





Burnham Manor
100 Apartments

 Fleetwood Dr



		
\$1,232,000	7.75%	\$95,460
LIST PRICE	CAP RATE	NET OPERATING INCOME





(10,461 students)

Elgin's Industrial Corridor

Route 20
46,000 VPD



CALIBER COLLISION



CV•TEK

S McLean Blvd
26,500 VPD

Wendy's

Subject Property

Fleetwood Dr

Burnham Manor
100 Apartments



JIFFY LUBE | LARGEST FRANCHISEE IN SYSTEM

445 S McLean Blvd, Elgin, IL 60123

FINANCIAL SUMMARY

PRICE	\$1,232,000
CAP RATE	7.75%
NOI	\$95,460
Gross Leasable Area	1,942 SF
Year Built	2004
Lot Size	0.31 Acres +/-
Parcel Numbers	06-22-327-015
Type of Ownership	Fee Simple
Parking	6 Surface Spaces +/-

LEASE SUMMARY

Lease Type	Absolute NNN
Guarantor Type	Franchisee Guarantee
Lease Term Remaining	2.92 Years
Rent Commencement	3/26/2004
Lease Expiration	3/31/2029
Options	2, 5-Year
Option to Terminate	None
Option to Purchase	None

RENT SCHEDULE

Term	Period	Annual Rent	Rent/SF
Base	Current	\$95,460	\$49.16
Option 1	4/1/2029	\$102,619	\$52.84
Option 2	4/1/2034	\$110,316	\$56.81





jiffy lubeSM

JIFFYLUBE.COM

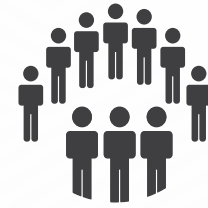
- » Leading provider of automotive preventive maintenance | Pioneered the fast oil change industry more than 35 years ago
- » Operates more than 2,000 franchisee owned service centers across the country
- » Offers a range of services from oil changes and tire rotations to everything in between
- » More than 20 million customers every year rely on Jiffy Lube
- » Jiffy Lube UniversitySM, a comprehensive training program that every technician must successfully complete, has been recognized for its robust curriculum and has achieved accreditation as an Automotive Service Excellence (ASE) training provider
- » Ranked #84 in Entrepreneur's 2025 Franchise 500

TEAM CAR CARE (OPERATOR)

- » Team Car Care, operating as the largest Jiffy Lube franchisee in the U.S., provides quick lube and automotive preventive maintenance
- » As of early 2026, the company was acquired by Triple JJJ Lube, Corp. from Wynnchurch Capital, operating 550 locations across 26 states



2,000+
Locations



20M
Customers

**FRANCHISE
500[®]**
BY Entrepreneur.

Ranked
#84



National
Tenant



TENANT	Team Car Care, LLC
SQUARE FEET	1,942 SF
LEASE COMMENCEMENT	3/26/2004
LEASE EXPIRATION	3/31/2029
LEASE TYPE	Absolute NNN
RENTAL INCREASES	7% every 5 years
RENEWAL OPTIONS	2, 5-Year
RIGHT OF FIRST REFUSAL	None
RIGHT TO TERMINATE	None

LEASE ABSTRACT	RESPONSIBLE PARTY	NOTES
ROOF & STRUCTURE	Tenant	
PARKING LOT	Tenant	
HVAC	Tenant	
TAXES	Tenant	
INSURANCE	Tenant	
CAM	Tenant	

 **jiffy lube**[®]

**#1 TRUSTED
FAST OIL CHANGE**

**15 MINUTE
OIL CHANGE SERVICE**

**NO APPOINTMENT
NECESSARY**

**exit
only**

**exit
only**



**#1 TRUSTED
FAST OIL CHANGE**



ABSOLUTE TRIPLE-NET LEASED JIFFY LUBE | LARGE FRANCHISE OPERATOR

- Backed by Team Car Care, the largest Jiffy Lube operator in the U.S. (550 locations nationwide)
- Jiffy Lube has a 20+ year tenancy
 - › Tenant has been in place since 2004, providing long-term stability

HEAVILY TRAVELED TRANSIT AREA

- Directly off route 20's on/off ramp with 46,000 vehicles per day (VPD)
- Prominent frontage along McLean Boulevard with 26,500 VPD
- Access to the property from Fleetwood Drive and McLean Blvd

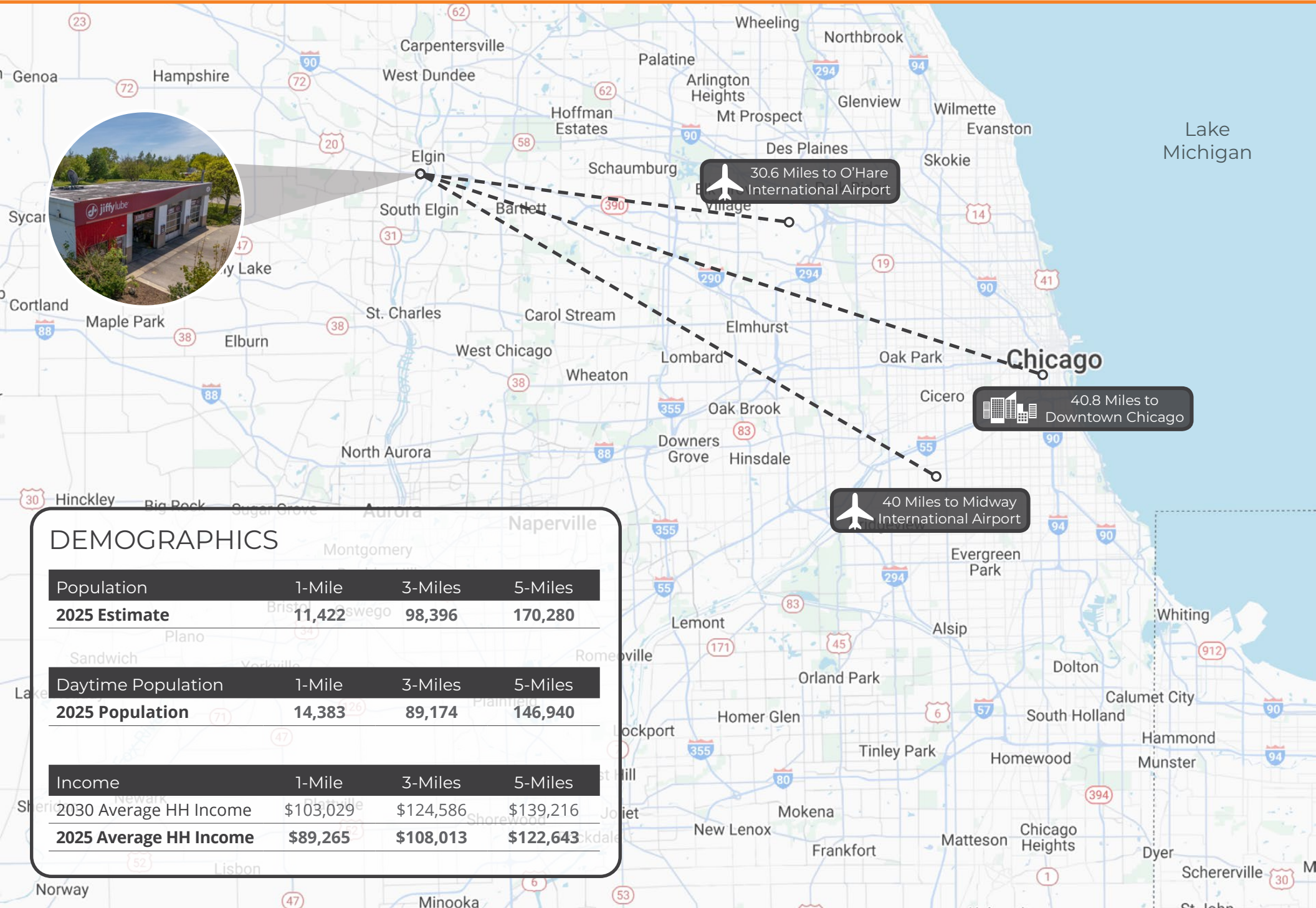
ADJACENT TO MAJOR EMPLOYMENT AND EDUCATION HUBS

- Across the street from Elgin's industrial corridor and nearby South Elgin's industrial corridor
- Positioned 0.2 miles from Elgin Community College with 10,461 students
- Directly next to Wendy's
- 0.3 miles south of Elgin Mall, anchored by Elgin Fresh Market
 - › Major tenants include Family Dollar, Starbucks, Taco Bell, Subway, Total Wireless, Boost Mobil and more
- The Highlands of Elgin Golf Course is located 0.2 miles south
- 2.2 miles from Saint Joseph Hospital with 184 beds
- One mile from Larkin High School with 2,274 students

DENSE, AFFLUENT TRADE AREA WITH STRONG DAYTIME POPULATION

- 89,174 people work within three miles with 170,280 people living within five miles
- Average household income of \$122,643 within a five-mile radius

REGIONAL MAP



DEMOGRAPHICS

Population	1-Mile	3-Miles	5-Miles
2025 Estimate	11,422	98,396	170,280
Daytime Population	1-Mile	3-Miles	5-Miles
2025 Population	14,383	89,174	146,940
Income	1-Mile	3-Miles	5-Miles
2030 Average HH Income	\$103,029	\$124,586	\$139,216
2025 Average HH Income	\$89,265	\$108,013	\$122,643

AERIAL



H
Saint Joseph
Hospital | 184 Beds

Larkin High School
(2,274 students)

Otter Creek Shopping Center
2.7 million annual visitors¹
TARGET **HOBBY CHASE** **LOBBY** **HARBOR FRIEHT**
Burlington **UNITED STATES POSTAL SERVICE** **KFC**

Jewel-Osco
1.3 million annual visitors¹

PAPA JOHN'S PIZZA
PNC
Walgreens

Town & Country Shopping Center
1.9 million annual visitors¹
FAMILY DOLLAR **SUBWAY**
LA MICROCASA **boost mobile** **Starbucks** **TACO BELL**

Gifford
Elementary School
(161 students)

Tuffy Auto Service Centers **JIMMY JOHN'S** **OBERWEIS**
Applebee's **Burger King**
BatteriesPlus **Valvoline** **ALDI**
McDonald's **DUNKIN' BRANDS**
KinderCare LEARNING CENTERS **DNKN' BR**

US
20

Route 20
46,000 VPD

RAINSTORM
CAR WASH

CALIBER COLLISION

SUBJECT PROPERTY

Elgin Retail Center
1.4 million annual visitors¹
Blain's FARM & FLEET **planet fitness**
DOLLAR TREE

ELGIN COMMUNITY COLLEGE
(10,461 students)

Wendy's

S McLean Blvd
26,500 VPD

The Highlands of Elgin
Golf Course

SIXTH LARGEST CITY IN ILLINOIS

- Located along the Fox River, only 41 miles northwest of Chicago
- Conveniently nestled near major highways I-90 and Routes 20, 25, and 31 providing easy access to Chicago, Milwaukee, and Detroit
- 3 Metra train stations and 12 PACE buses offer accessibility for residents and visitors
- Part of the Chicago MSA

STRONG BUSINESS AND RETAIL TRADE INDUSTRY

- Home to 5,300 businesses and 9 retail corridors
- The Elgin Development Group, a division of the Elgin Chamber of Commerce, supports local developments and businesses to foster economic expansion and promote job growth in the Elgin community
- Retail trade is a major portion of Elgin's economy, generating over \$5 billion in economic activity each year and employing over 10,000 workers

EXTENSIVE HEALTHCARE & EDUCATIONAL OFFERINGS:

- Advocate Sherman Hospital (255 Beds): Leads the region with state-of-the-art facilities and offers a comprehensive range of services
- Saint Joseph Hospital (184 Beds): Now a Prime hospital; focuses on high-quality medical care and patient-centered services
- Home to Elgin Community College & Judson University

A RECREATIONAL HAVEN

- Edward Schock Centre offers a large indoor pool, children's pool, affordable fitness center, basketball and handball courts, climbing wall, and fitness classes
- Elgin Sports Complex: currently undergoing a \$21 million expansion - completion expected by December 2025
- Two award-winning 18-hole golf courses: The Highlands of Elgin and Bowes Creek Country Club
- Historic nine-hole course at Wing Park and an outdoor aquatic center, tennis courts, baseball fields, and picnic spots
- Lords Park features a small zoo with elk, deer, bison, and farm animals, plus an outdoor aquatic center

A TOWN THAT ATTRACTS - AMPLE ENTERTAINMENT

- Offers public art, dining, shopping, historic architecture, Santa's Village, multiple museums and riverfront walking/biking, as well as a \$3 million renovation of DuPage Court (2024)
- Annual events in the downtown area include: farmers' market, Art Showcase, Art and Soul on the Fox, and Nightmare on Chicago Street (attracts 15,000+ adults in fall)
- Grand Victoria Casino with sportsbook and World Series of Poker circuit event
- Elgin Symphony Orchestra, ranked as Illinois' best orchestra outside Chicago, performs at Hemmens Cultural Center (undergoing renovation)

**THREE CHICAGO-AREA NEIGHBORHOODS RANK AMONG THE 2025 'BEST PLACES TO LIVE'
IN THE UNITED STATES - ONLY 50 NEIGHBORHOODS MADE THE LIST**

#1

U.S. Metro for corporate relocations for 12th consecutive years

30 Relocations
110 Expansions

252,322

Businesses in the Chicago metro area, the

3rd

most in the U.S.

#3

in total Job Postings in the U.S.

On average, 5.07M people were employed throughout 2024

145,525

Graduates and secondary program finishers in the Chicago metro area in 2024

1.3B sqft

Chicago MSA industrial real estate market, the 2nd largest in the United States

\$8B

Growth capital raised by Chicagoland startups in 2025 - (\$4.32 billion in 2024)

Chicago's economy is the **nation's third largest**. If Chicago were a nation, it would be the **world's 22nd largest economy** (Illinois is 19th). Chicago's GDP was \$886B in 2024.

Dense City with 9.61 million people that live in the MSA (Census 2020).

SITSELECTION

CHICAGO METRO AREA IS 4TH-HOTTEST TECH HUB

Josh Bandoch - January 27, 2026 | Source: IL Policy and Site Selection [IL Policy & Site Selection](#)

The Chicago metropolitan area is the fourth-hottest tech hub nationally, up two spots since 2024, according to new rankings released by Site Selection magazine. Chicago's robust tech talent pool and strong infrastructure were key drivers of its high ranking. To remain a top tech hub, Chicago needs to ensure it businesses have the workforce and infrastructure they need to continue growing.

77 COMPANIES IN CHICAGO PUSHING THE CITY TO NEW HEIGHTS

Matt Urwin - Updated March 10, 2026 | [Read Here](#)

Compiled List of the top companies making Chicago a vibrant tech hub



CHICAGO TOURISM SAW A BOOST IN 2025

Melody Mercado - Februray 10,2026 | [Read Here](#)

Choose Chicago reported record-breaking demand for accommodations, citing 11.9 million hotel bookings in 2025 compared to 11.6 million in 2024. Annual visitation numbers will be released in the spring, but the organization expects to surpass last year's 55.3 million visitors in Chicago.

Leaders also said Choose Chicago secured 65 citywide conventions, up from 49 last year, and a record \$2.9 billion in hotel revenue compared to \$2.8 billion in 2024. New citywide events secured by the city include the 2026 WNBA All-Star Game, 2026 Big Ten Men's Basketball Tournament and the 2027 MLB All-Star Game.



"Chicago is never done breaking records and never outdone as a global destination," said Kristen Reynolds, President and CEO of Choose Chicago. "Despite the global tourism industry facing social and economic headwinds, leisure travelers and event planners continue to choose Chicago for our world-class culture, food, events, and hospitality. Our hotels and tourism partners have once again delivered an unforgettable summer season for millions of guests, further strengthening the industry's \$20 billion annual economic impact for our city and supporting 130,000 hospitality jobs across all 77 neighborhoods." [- Read Here](#)



O'Hare International Airport is the **7th busiest airport in the world & #1 most-connected airport in the U.S.** No. 2 spot globally for aircraft movements and No. 6-8 for passengers globally with more than 84.85 million passengers. \$388.22 billion in trade value flowed through O'Hare in 2025 (Largest port by value).

Plus, Chicago is home to **Midway International Airport** with 19.4 million passengers.

10
Interstate highways converge in the Chicago Metro Area

3rd in the nation
for total interstate miles

411M
Bus and Train Rides.

Chicago Transit Authority (CTA) Operates the **Nation's 2nd Largest Public Transportation System**

Chicago Union Station is the nation's **3rd busiest station**

Overall, and it is Amtrak's 4th busiest



Chicago's MSA is generally considered a highly walkable region. Chicago itself has a Walk Score of 77, placing it **among the most walkable cities in the U.S.**

Chicago recorded a record-breaking 12.9 million bike and scooter trips in 2025. The city has 500 miles of bike lanes and 19 miles of lakefront bicycle paths.

Voted Best Big City in the U.S. (2026)

Nine Consecutive Years

-Condé Nast Traveler Magazine

55M

Visitors in 2025

Ranked in Top 50 Best Cities in the World (2026)

-Time Out Magazine

\$20.9B

Tourist spent in 2024
(Estimated)

1,182

Hotels+

CULTURAL HAVEN:

Home to 200 art galleries,
60 museums, 250 music
venues, 250 theatres, 400
neighborhood festivals, 7,300
restaurants, over 160 breweries
and more.



Economic Strength & Business Climate

#19 in the World

Largest Economy
— If Illinois were a country

#2 in the Nation

Corporate Investments
680 Corporate Facility Deals in 2025

#2 in the Midwest

Workforce Development - Site Selection Magazine 2025

#6 in the Nation

Sustainability - Site Selection Magazine 2025

11 Top Spots - Business Facilities' 21st Annual Rankings

Nuclear Energy (#1), Foreign Direct Investment (#5), Agribusiness (#5), Exports (#5), Wind Power (#5), AI Job Hubs (#6), Cybersecurity Talent (#7), Solar Power (#7), Film and Television (#8), AI Job Market (#9), and MedTech/Medical Devices (#10)

2025 CNBC Rankings

#13 in the Nation

Doing Business

#5 in the Nation

Access to Capital

#6 in the Nation

Tech & Innovation

#3 in the Nation

Education (up from #4 in 2024)

#8 in the Nation

Infrastructure

#4 in the Nation

Technology & Innovation

Home to
32 Fortune 500
Companies

GLOBAL HEADQUARTERS HUB

- 14 Global 500 Companies
- 241 Companies on Inc. 5000 List
- 29 S&P 500 Companies
- 5,600+ Foreign-Owned Company Site Locations
- 1.4 Million Small Businesses



WHY ILLINOIS

5th Highest GDP in the Nation (2025)
\$1.2 Trillion Economy

Data was released from the Bureau of Economic Analysis at the U.S. Department of Commerce showing Illinois now produces over \$1.2 trillion in annualized economic activity; the fifth highest GDP in the nation.



A recent study found the total economic impact of manufacturing in Illinois is estimated to be between \$580 billion and \$611 billion every year – the largest share of any industry to the state's Gross Domestic Product.

World-Class Education

Including Some Ranked Among the Highest Rated in the World

12 Public University Campuses, 48 Community College Campuses, 104 Independent Not-for-Profit Colleges and Universities, 15 Independent For-Profit Institutions, 26 Out-of-State Institutions

University of Chicago #6, Northwestern University #7, University of Illinois #36 for Top National Universities by U.S. News (2026)

Illinois 2025 Economic Development Milestones



RECORD-BREAKING INVESTMENTS & JOB GROWTH

- Illinois reached a record \$13 billion in incentivized investments in 2025, driven by EDGE, REV, MICRO, and related programs
- EDGE & REV incentives supported 2,900 new jobs and 3,700 retained jobs statewide during the year
- Major incentive wins included \$2 billion Cronus Chemicals investment (130 jobs) and Fortune Brands' Deerfield headquarters expansion (400 jobs)
- Illinois earned 10 credit rating upgrades since 2021, reinforcing fiscal stability and long term investability



TOURISM & EXPORT RECORDS

- Illinois welcomed 113 million visitors in 2024, generating a record \$48.5 billion in visitor spending, up \$1.3 billion year over year
- FY25 hotel tax revenue reached \$367 million, a 14% increase and an all time high
- Exports exceeded \$81 billion in 2024, ranking Illinois #1 in the Midwest and #4 nationally
- Global trade efforts supported >\$90 million in export sales, a 55% increase year over year



MAJOR BUSINESS EXPANSIONS & MANUFACTURING GROWTH

- Rivian expanded its Normal, IL footprint with a \$120 million supplier park creating 100 new jobs and enabling additional supplier investments
- Cronus Chemicals committed \$2 billion to a new fertilizer production facility in Tuscola
- Advanced manufacturing growth included Rockford Brake Manufacturing, Fortune Brands, Epic Pharma, and Silesia, adding hundreds of new jobs statewide
- Illinois continued ranking #2 nationally for corporate investment and Top Metro (Chicago) for 12 consecutive years



TECH, INNOVATION, & QUANTUM ADVANCEMENTS

- Illinois broke ground on PsiQuantum's facility at the Illinois Quantum & Microelectronics Park, anchoring a national quantum hub on Chicago's South Side
- Global leaders IBM, Infleqtion, Pasqal, and Diraq committed operations and investments at the park, creating dozens of high tech jobs
- Pasqal alone committed \$65+ million and 50 new jobs for its U.S. headquarters
- Illinois continues to lead nationally in quantum computing, clean energy, and advanced manufacturing ecosystems

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