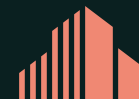




**Marketing
Brochure**



**215 S. WASHINGTON ST.
NAPERVILLE, IL**



**CUSHMAN &
WAKEFIELD**

PRICE
\$1,267,200

CAP RATE
6.25%

YEAR 1 NOI
\$79,200

LEASE TERM
6 YEARS

LEASE TYPE
NN*

**NN landlord responsible for roof and structure*





PROPERTY SUMMARY

Address:	215 S Washington St
City, State:	Naperville, IL
Building Size:	1,100 +/- SF
Year Built / Renovated:	1930/2017
Site Size:	0.03 +/- AC
PIN(s):	07-13-430-021
Frontage:	50' on Washington St
Stories:	1
Zoning:	B-4 - Downtown Core District
Parking:	None

TENANCY SUMMARY

TENANT	SF	LEASE TERM	
		START	END
COMMERCIAL			
Aloha Poke Co	1,100	8/1/17	7/31/27
10% rental increase 8/1/2022			
RESIDENTIAL			
None			
Total:	1,100		
Occupancy:	100%		



Tenant Overview

ALOHA POKE CO. is a Chicago-founded fast-casual restaurant serving Hawaiian-style salads and rice bowls topped with raw fish. In 2016, Levy Family Partners and SpotHero CEO provided a financial investment to expand Aloha Poke Co. in the Chicago metro and across the Midwest. Their order and pay first model allows the restaurant to serve customers more quickly with fewer employees. Since their humble beginnings in as a Chicago food stall, Aloha Poke Co. is now a nationally recognized brand with 13 locations across the US.

Hawaiian Poke restaurants are a popular, rapidly growing concept. In 2019, Hawaiian restaurants were the #1 growth category by unit. The four-year estimated growth of the Poke market is \$1.9 billion, 99% more than other food segments.

Sources: www.hoovers.com, www.curbed.com

BASIC FINANCIAL INFORMATION

Business Type	Fast Casual Restaurant
Entity Type	Private
Fiscal Year-End	March
2018 Sales	\$10.4M

TENANT OVERVIEW

Tenant Size	1,100
Lease End	7/31/27
Website	www.alohapokeco.com
Number of Locations	13