

RARE INVESTMENT OPPORTUNITY

FOR SALE | 2-Buildings | Downtown Naperville



EXECUTIVE SUMMARY

2-BUILDING INVESTMENT PORTFOLIO

103-109 W JEFFERSON | NAPERVILLE, IL

OFFERING PRICE **\$3,245,000**

NOI **\$107,779**

Occupancy **100%**

Total Size **4,605 SF**



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Stable, In-Place Income Prime Downtown Naperville Location

This offering presents a fully stabilized investment with immediate cash flow from a 100% leased tenant roster. A balanced mix of retail and service-oriented users provides consistent income and minimizes vacancy risk.

Positioned at the highly visible “main and main” corner of Jefferson Avenue and Main Street in downtown Naperville, the property sits in the heart of one of the most active suburban retail corridors in the Chicago MSA.

The offering includes:

- **103 W. Jefferson Avenue (2,154 SF)**
 - Two Bostons
- **105-109 W. Jefferson Avenue (2,451 SF)**
 - BK Jewelry
 - SaraBoo Creek
 - Conscious Healing Therapy & Wellness

Delivering day-one income with long-term upside.

Surrounded by top-tier dining, national and local retailers, and strong pedestrian traffic, this is a coveted opportunity to acquire a premier downtown Naperville asset—where barriers to entry are high and availability is limited.



Capital Improvements

103 Jefferson

- 2021 – Installed central AC
- 2021 – Installed new furnace

105 Jefferson

- 2021 – Installed central AC
- 2021 – Installed new furnace

107 Jefferson

- 2021 – Installed central AC
- 2021 – Installed new furnace

105 - 107 Jefferson

- 2022 – Roof repair/recoating



Naperville, Illinois offers one of the strongest commercial real estate markets in the Chicago metropolitan area, supported by an educated workforce, affluent demographics, and a pro-business environment. With a diverse mix of office, retail, and industrial space, along with excellent access to major highways and regional transportation infrastructure, the city continues to attract residents, employers, and investors seeking long-term stability and growth.

Nationally recognized for its quality of life, Naperville has earned rankings including Niche's **No. 1 Best City to Live in America (2026)**, Livability's **Top 100 Best Places to Live (2025)**, one of the safest places to live in the U.S., and one of the nation's best cities for families and public schools.



Median Household Income \$134,168



Average Housing Value: \$645,125



Home to 4 College campuses
More than 30 Private and Award Winning
Public Schools

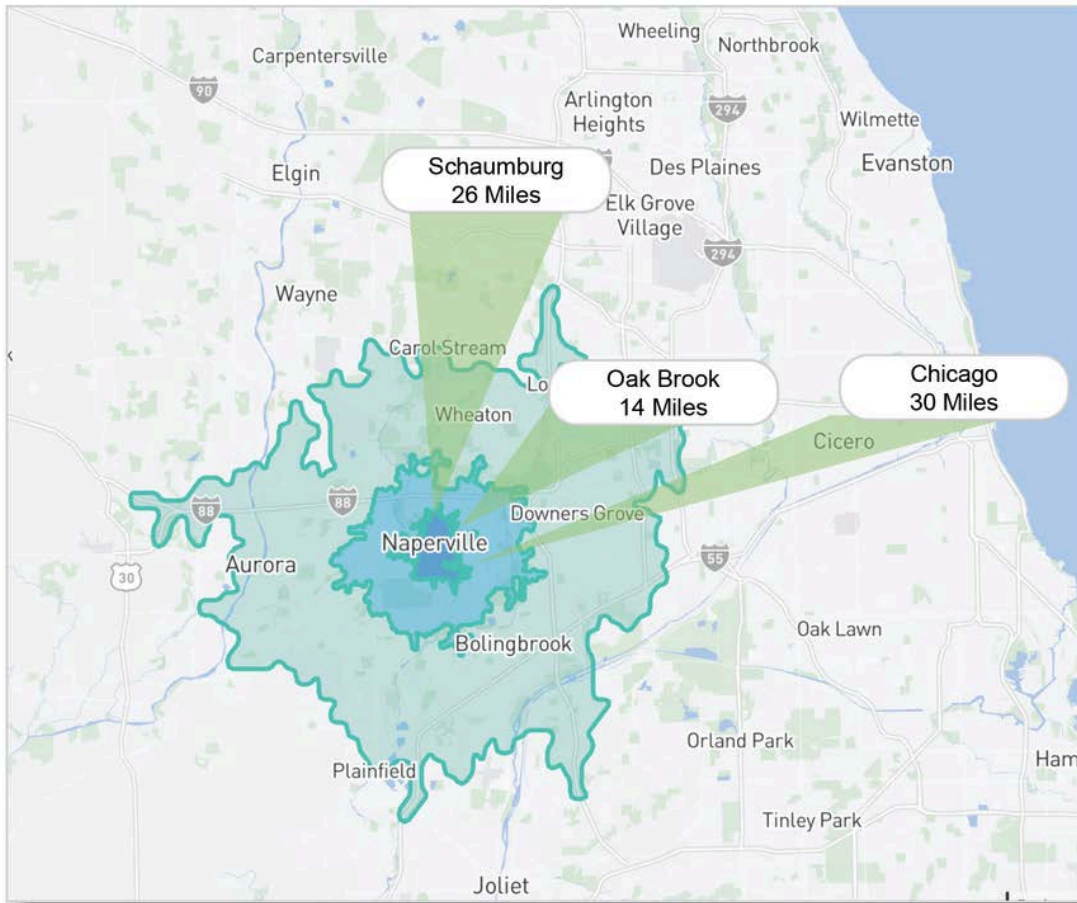


DOWNTOWN NAPERVILLE SHOPPING & DINING

Over 100 stores and 70 restaurants, from local boutiques and eateries to national favorites -
Downtown Naperville is a shopper's paradise and dining destination.



REGIONAL LOCATION



Drive Time



Regional Highlights

- Centrally located in the Midwest
- Naperville is the fifth largest city in Illinois
- Adjacent to Interstate 88, easy access to Interstates 55, 355, and 290
- Chicago O'Hare International Airport (ORD), 28 miles northeast
- Chicago Midway Airport (MDW), 30 miles east
- Two Metra commuter train stations
- North Central College consistently ranks as one of "America's Best Colleges" by U. S. News and World Report
- Edward Hospital & Health Services is located in the heart of the city