

# Property Summary Report

**500 River Oaks West Rd - Calumet Center**  
 Calumet City, IL 60409 - Near South Cook Submarket



### BUILDING

Type:	Retail
Center Type:	Power Center
Tenancy:	Multiple
Year Built:	1975; Renov 2005
GLA:	97,642 SF
Floors:	1
Typical Floor:	97,642 SF
Docks:	3 ext
Construction:	Masonry

### LAND

Land Area:	16.98 AC
Parcel	29-24-200-073-0000

### EXPENSES PER SF

Taxes:	\$11.12 (2016)
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### KEY TENANTS

Ross Dress For Less	23,494 SF	Petco Animal Supplies	15,010 SF
Fallas	14,500 SF	Party City	11,774 SF
Enterprise Rent A Car	2,000 SF	Penny's Place	1,458 SF

### AMENITIES

Dedicated Turn Lane, Drive Thru, Pylon Sign, Signage, Signalized Intersection

### LEASING

Available Spaces: 20,478 SF Available in 1 Space

Availability: 21.0% Available; 21.0% Vacant

Leasing Company: World Class Property Company

Contacts: John Kaschak (512) 615-0979, World Class Property Company (512) 808-1111

### AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	490	Retail	Relet	20,478	20,478	20,478	Withheld	Vacant	Negotiable

Edgemark Commercial Real Estate Services LLC - Matthew J. Smetana (630) 572-5632, Randy J. Kotwica (630) 572-5613  
 World Class Property Company - World Class Property Company (512) 808-1111

### SALE

Last Sale: Portfolio of 19 Retail Properties Sold on Nov 13, 2014



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## TRAFFIC & FRONTAGE

Traffic Volume: 28,500 on 159th St & Torrence Ave (2017)  
 30,836 on 159th St & Ring Rd (2015)  
 Frontage: 717' on Ring Rd  
 466' on River Oaks Dr  
 363' on Torrence Ave

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## TRANSPORTATION

Parking: 763 Surface Spaces are available; Ratio of 4.24/1,000 SF  
 Walk Score ®: Car-Dependent (40)  
 Transit Score ®: Some Transit (34)

## PROPERTY CONTACTS

True Owner: **World Class Property Company**  
 Prior True Owner: **Kimco Realty Corporation**  
 Architect: **Herbert Shaffer Association, Inc.**

Recorded Owner: **WC MRP Des Moines Center LLC**  
 Developer: **Torrence Properties**

## MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	21.0%	▲ 1.6%
Submarket 2-4 Star	8.2%	▲ 1.1%
Market Overall	6.0%	▲ 0.1%

NNN Asking Rents Per SF	Current	YOY
Submarket 2-4 Star	\$16.47	▼ -0.3%
Market Overall	\$18.93	▼ -0.5%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	553,887	▲ 6.0%
Months On Market	13.2	▲ 2.3 mo

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$100.2	▼ -19.1%
12 Mo. Price Per SF	\$184	▲ 0.5%

