



For Lease

2nd Gen. Restaurant | Retail Space

2535 N. California Avenue, Chicago, IL 60647

Negotiable

Colliers is pleased to present For Lease 1,833 SF of Prime Retail | Restaurant space at the signalized intersection of California and Logan Boulevard in Chicago's Logan Square neighborhood. This in-line storefront features co-tenancy with Starbucks, in-place kitchen infrastructure, and a corner window line. The 2nd Generation Restaurant space could easily deconvert to high-end retail space. QSR/Fast Casual Restaurants, Convenience, Small Grocery, Small Shops, and Service and Apparel Retailers are all excellent candidates for this prominent property, which offers outstanding visibility and branding opportunities. 2535 N California's location offers near unmatched access to public transit and neighboring amenities like grocery stores, parks, restaurants, cafes, and bars within a one-mile radius, making this the perfect place for your next Restaurant or Retail shop.

Contact us:

Hunter Cannon

Senior Vice President | Chicago -
Downtown

312 612 5950

hunter.cannon@colliers.com

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Executive Summary



Offering Summary

Lease Rate:	Negotiable
Tax & CAM:	\$9/PSF
Available SF:	1,833 SF
Cross Street:	Logan BLVD
Zoning:	B3-1
Market:	Chicago
Submarket:	Logan Square

Property Overview

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Property Highlights

- Co-Tenancy with Starbucks
- Black Iron Venting
- Corner Windowline
- Signalized Intersection

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Logan Square



Paradise (93)

Walk Score®



7 Min. Walk

CTA Blue Line



B3-1

Zoning



\$110,035

.25 Mi. Average HH Income



60,090

Population within 1 Mile



11,000 VPD

California Ave. Traffic



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Area Tenants

Jeni's Ice Cream | Target | CVS Pharmacy | Revolution Brewery | Taco Bell | The Whistler | Emporium Arcade Bar Chicago Distilling | The Whale | Furious Spoon | 7 Eleven | Intelligentsia | Estereo | Paulie Gee's Pilot Brewing | Pretty Cool Ice Cream | Lobo Pizza | Sherwin Williams | The Crab Pad | The Pink Squirrel | Gaslight Coffee | Passion House Coffee Roasters | Lula Cafe | Verizon Wireless | Dental Minds | Starbucks

Neighborhood Amenities

- 8 Grocery Stores
- 49 Bars & Pubs
- 103 Restaurants
- 23 Cafés | Coffee Shops
- 12 Parks
- 8 Health & Medical
- 9 Banks
- 19 Fast Food Places
- 9 Schools
- 1 Library

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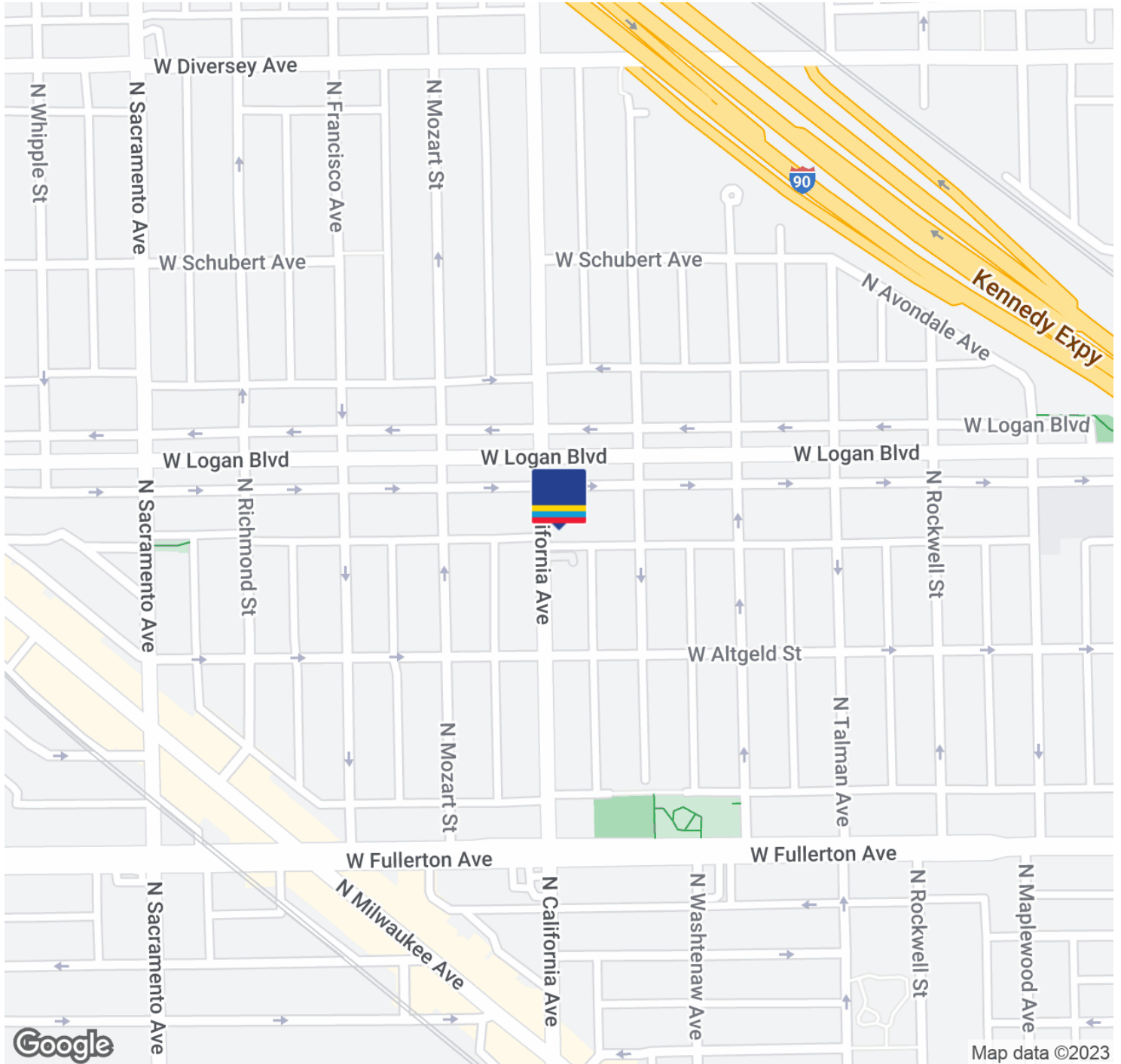
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hunter.cannon@colliers.com

colliers.com/chicago



Location Map



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colliers.com/chicago



Retailer Map - LSF

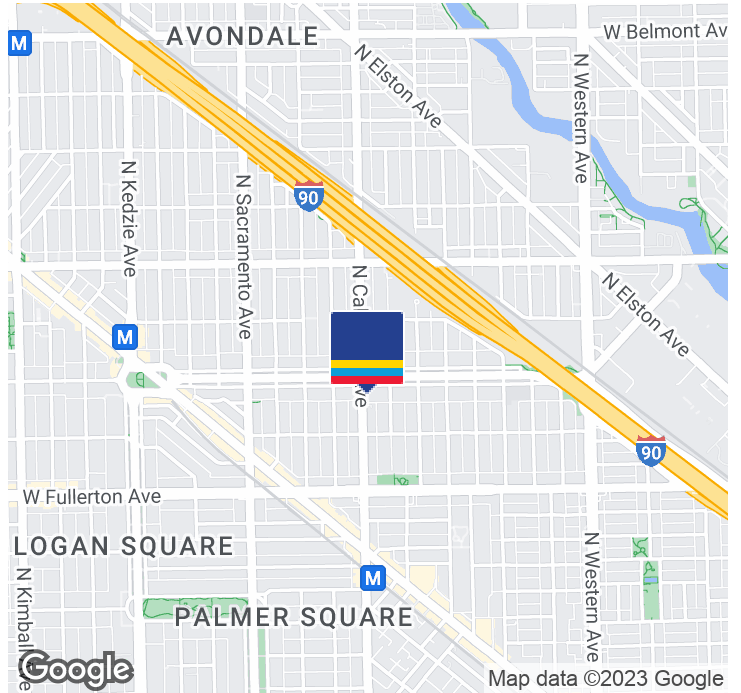
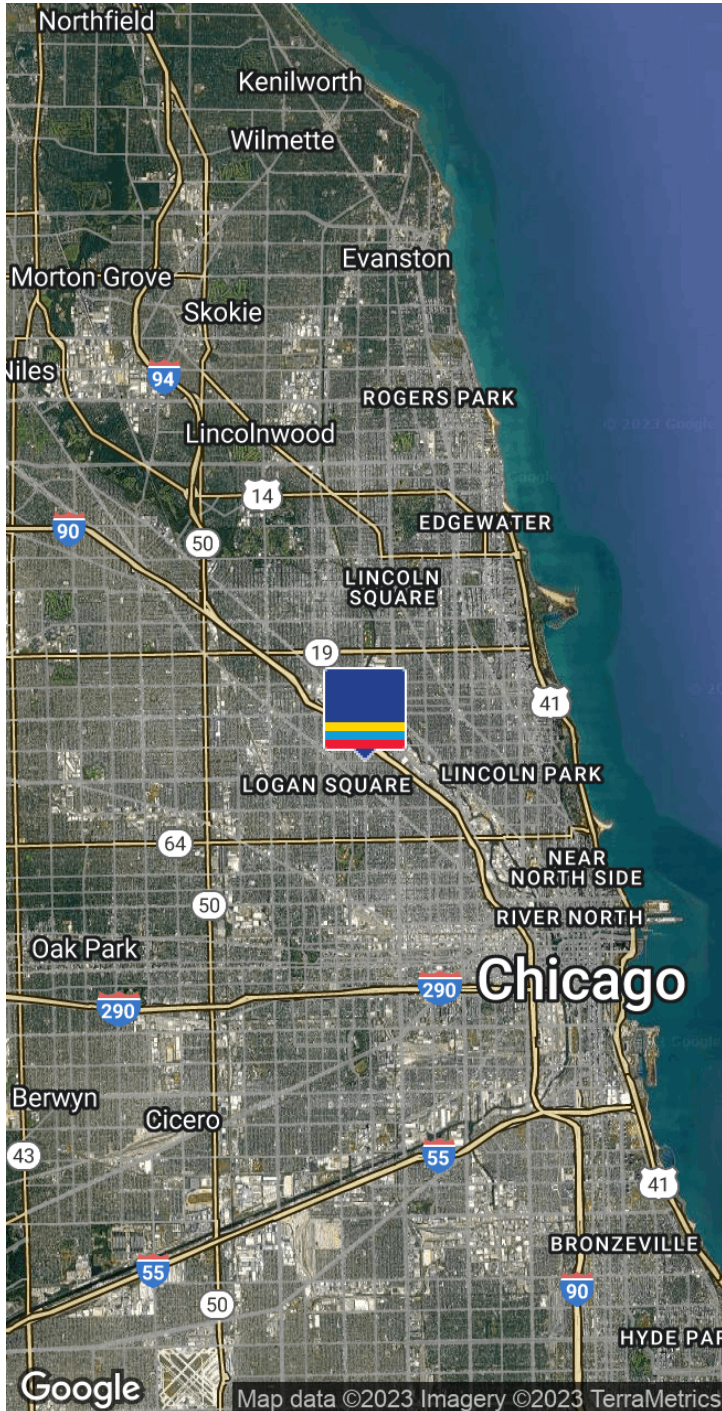


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Demographics Map & Report



Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	3,589	14,672	60,044
Average Age	34.5	32.9	32.7
Average Age (Male)	33.8	33.0	32.9
Average Age (Female)	34.5	32.9	33.0

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	1,675	6,970	28,987
# of Persons per HH	2.1	2.1	2.1
Average HH Income	\$110,035	\$105,671	\$109,107
Average House Value	\$492,218	\$477,288	\$423,416

* Demographic data derived from 2020 ACS - US Census

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