



FOR LEASE

**Prime Commercial Space
Available in One of Chicago's
Most Dynamic Neighborhoods**

958 NORTH CALIFORNIA AVENUE

Chicago, IL 60622

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$6,500.00 SF/month (NNN)
AVAILABLE SF:	2,551 SF
LOT SIZE:	6,300 SF
BUILDING SIZE:	2,551 SF

PROPERTY DESCRIPTION

Positioned on a prominent corner in the vibrant Humboldt Park neighborhood, this stand-alone 2,551 square foot commercial building offers outstanding visibility and signage opportunities. Located at the intersection of Augusta Blvd and California Ave, the property benefits from strong pedestrian and vehicle traffic, and is surrounded by a growing mix of residential and commercial developments.

The building sits on an expansive 6,300 square foot lot, offering potential for outdoor use, private parking, or future development (subject to zoning). The C1-2 zoning allows for a wide variety of commercial uses, making this an ideal space for medical offices, retail, hospitality, food & beverage, wellness, or professional services.

PROPERTY HIGHLIGHTS

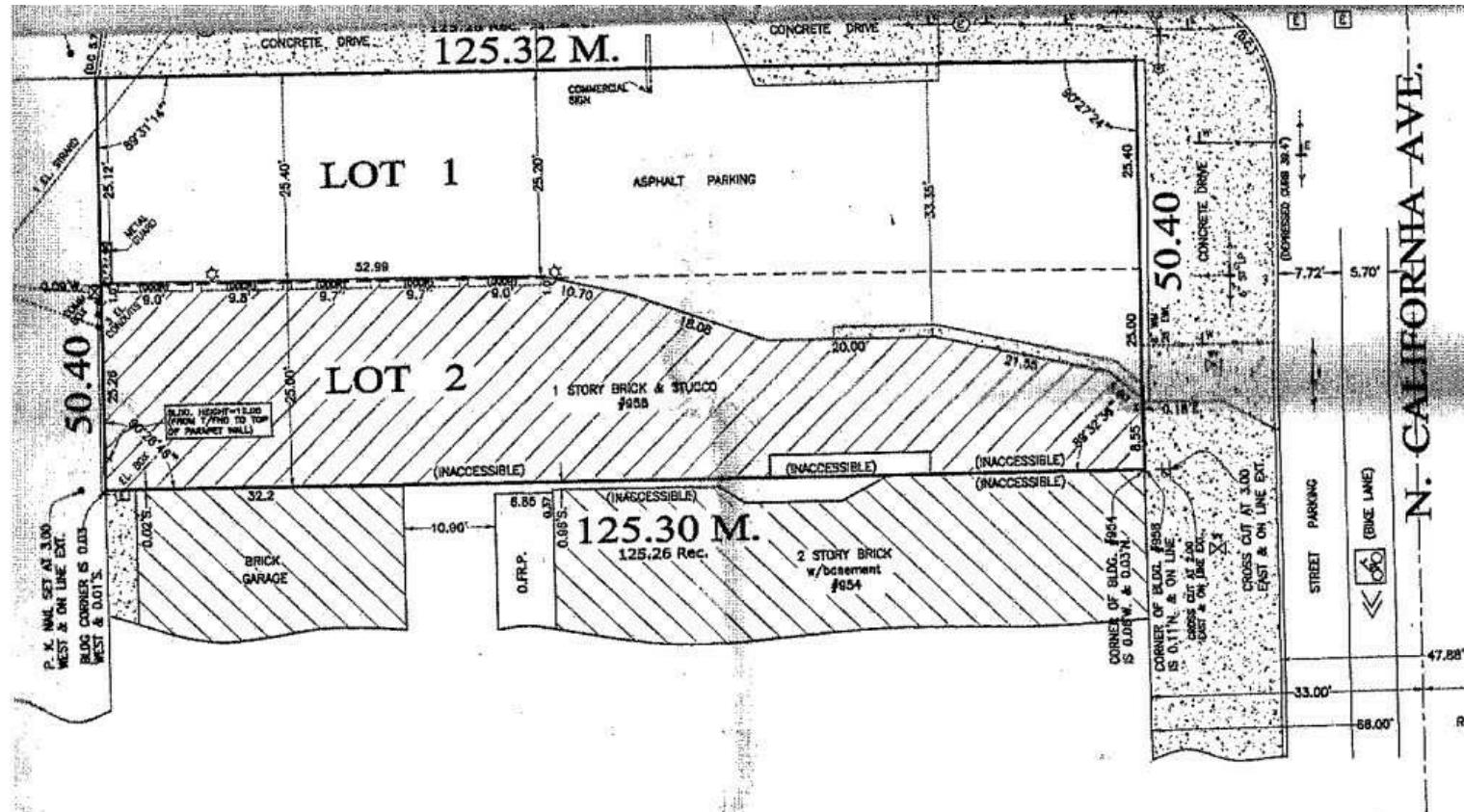
- Corner location with excellent street presence
- Versatile interior layout with open and private areas
- Ample lot size allows for potential parking or patio space
- Flexible C1-2 zoning supports diverse business uses
- Located in the heart of Humboldt Park with easy access to public transit

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SITE PLAN

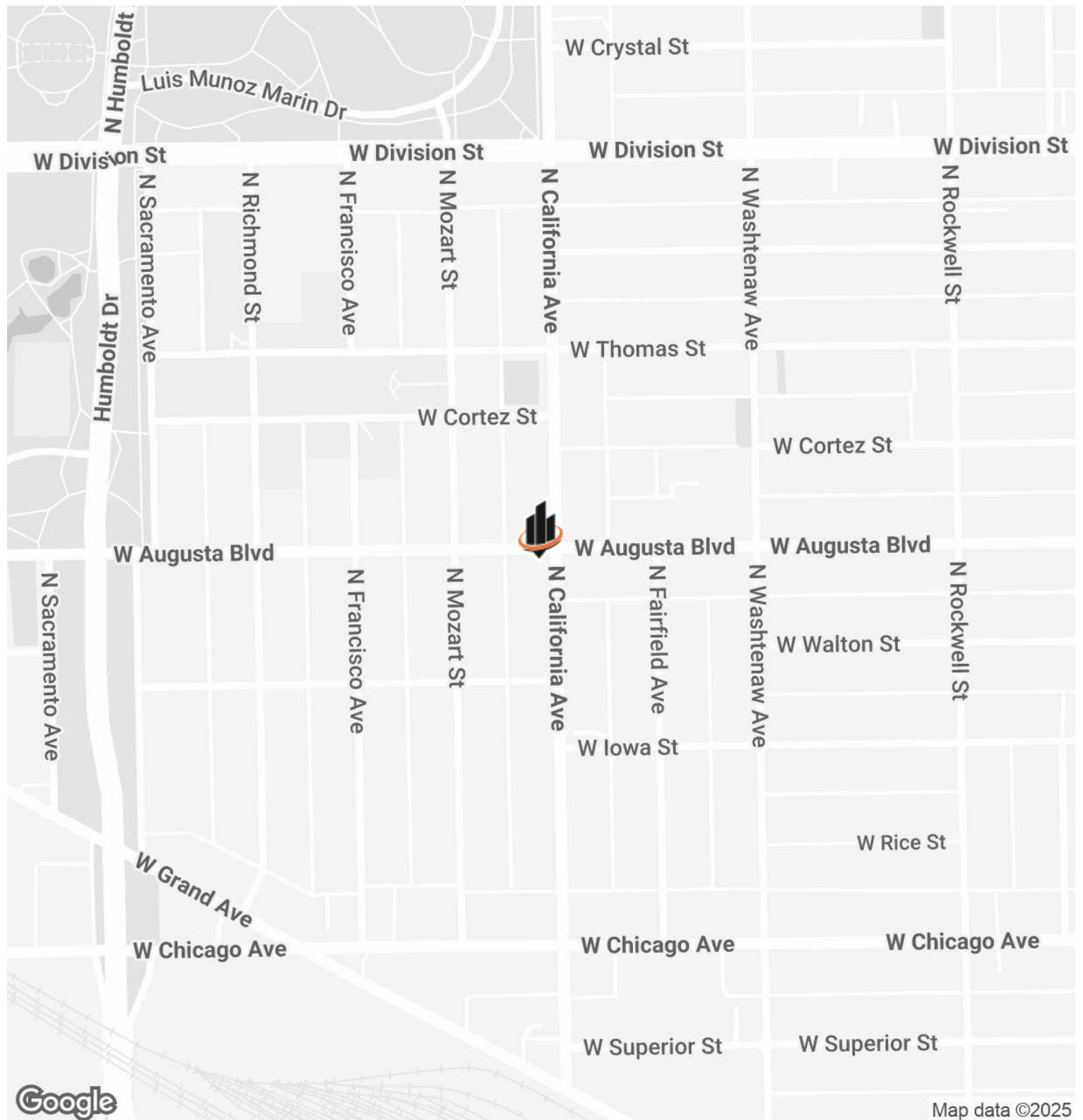


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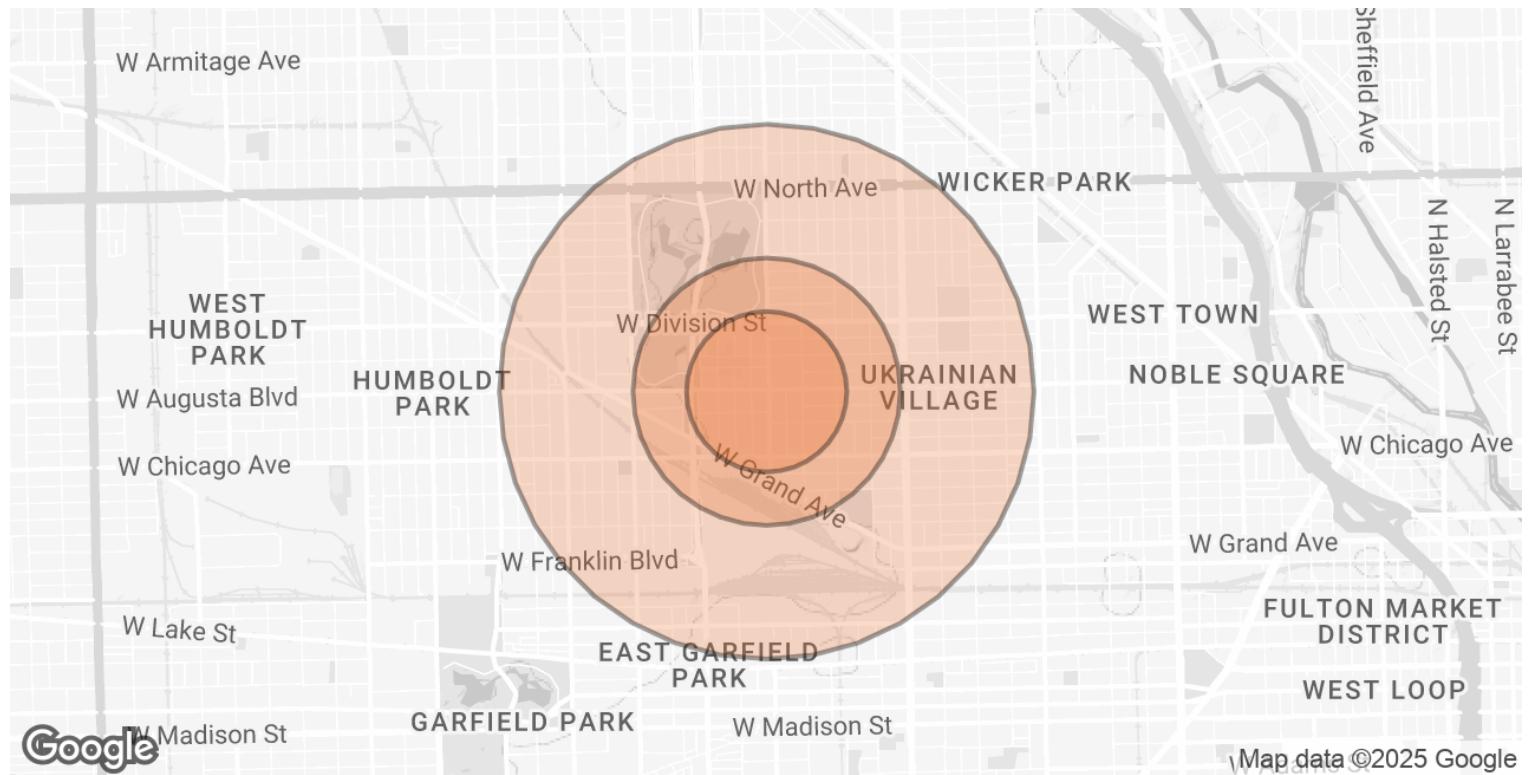
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	5,040	13,498	48,854
AVERAGE AGE	37	37	37
AVERAGE AGE (MALE)	37	37	36
AVERAGE AGE (FEMALE)	38	38	37
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	2,393	6,384	21,809
# OF PERSONS PER HH	2.1	2.1	2.2
AVERAGE HH INCOME	\$113,095	\$115,491	\$122,138
AVERAGE HOUSE VALUE	\$640,367	\$648,148	\$592,020

Demographics data derived from AlphaMap

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