

# FOR SALE

## 5-9 West Division St., Chicago, IL



100% Occupied, Three Story,  
Multi-Tenant Building

All 3 night clubs have been  
completely remodeled

Recent, extensive renovations  
done by Owner

Price	\$6,782,366.61
Cap Rate	5.75%

Price/SF	\$616.58
GLA	11,500 sq ft
Year Built	1974
Lot Size	.09 acres
PIN	17-04-407-011
Annual Base Rent	\$389,986.08
Reimbursements	\$183,281.76
Gross Income	\$573,267.84
Expenses	\$183,281.76
NOI	\$389,986.08



## ANNUAL CASH FLOW

### 2026

Base Rent	\$399,079.22
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#### Expense Reimbursements

Real Estate Taxes	\$156,233.88
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Insurance	\$ 28,357.92
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Total Reimbursements	\$184,591.80
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Gross Income	\$583,671.02
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#### Expenses

Real Estate Taxes	\$156,233.88
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Insurance	\$ 28,357.92
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Total Expenses	\$184,591.80
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Net Operating Income	\$399,079.22
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## REIMBURSEMENTS PER TENANT

Tenant	Taxes	Insurance	Total
Hideaway	\$52,077.96	\$9,452.64	\$61,530.60
Gold Coast Social	\$52,077.96	\$9,452.64	\$61,530.60
Galeria	\$52,077.96	\$9,452.64	\$61,530.60
TOTAL	\$156,233.88	\$28,357.92	\$184,591.80





Prime Gold Coast, fully occupied building with 3 beautifully remodeled spaces. Over \$800,000 of recent landlord improvements including new electric services, new gas lines run throughout, new electric hot water heaters for each space, structural improvements including decking between basement and first floor and first floor and second floor.

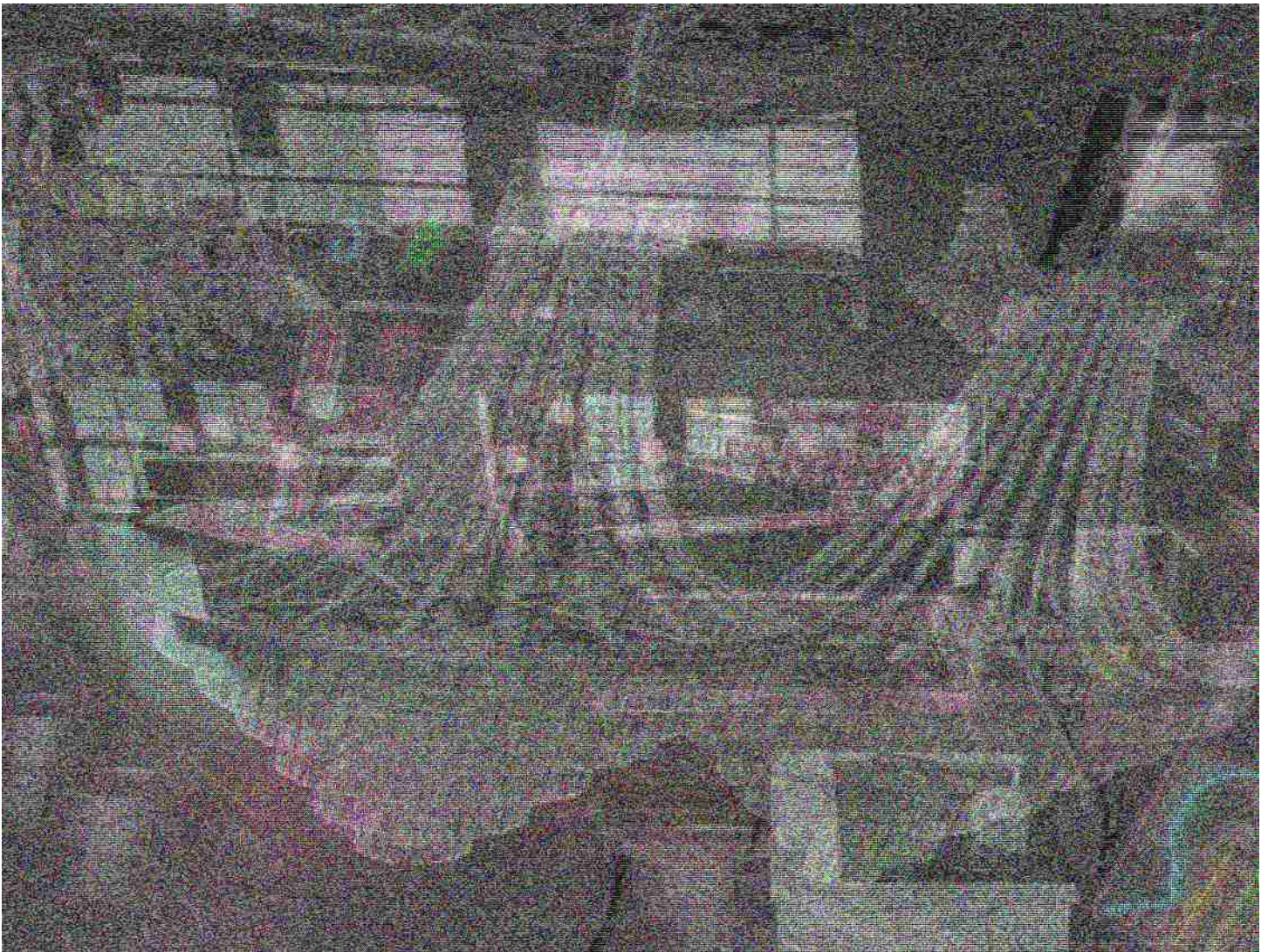
DX-7 zoning with air rights included for future redevelopment opportunity.

Two blocks from CTA Red Line Clark/Division train station. Over 2.5m annual ridership.

Dense, upscale neighborhood with 96,680 people living within 1 mile of the property. Average household income of \$185,421 within 1 mile which puts the neighborhood in the top 11% of America.

Extremely high daytime and nighttime foot traffic. Walk Score of 99/100 – Walker's Paradise.

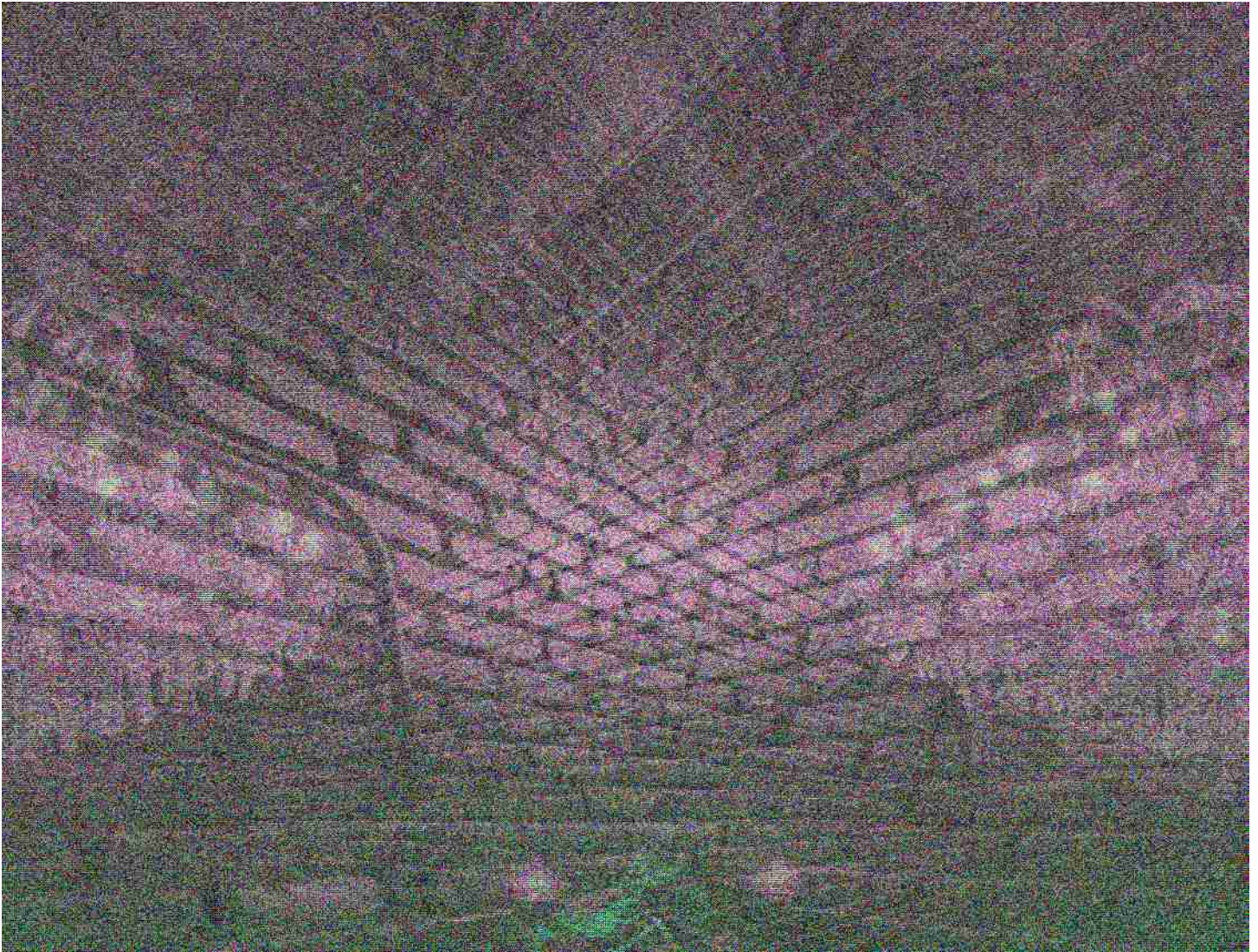
55,300,000 visitors to Chicago in 2024.





## TENANT OVERVIEWS

### 5 WEST DIVISION – HIDEAWAY



Recent Remodeling

Dance Venue with state of the art sound system

250 person capacity

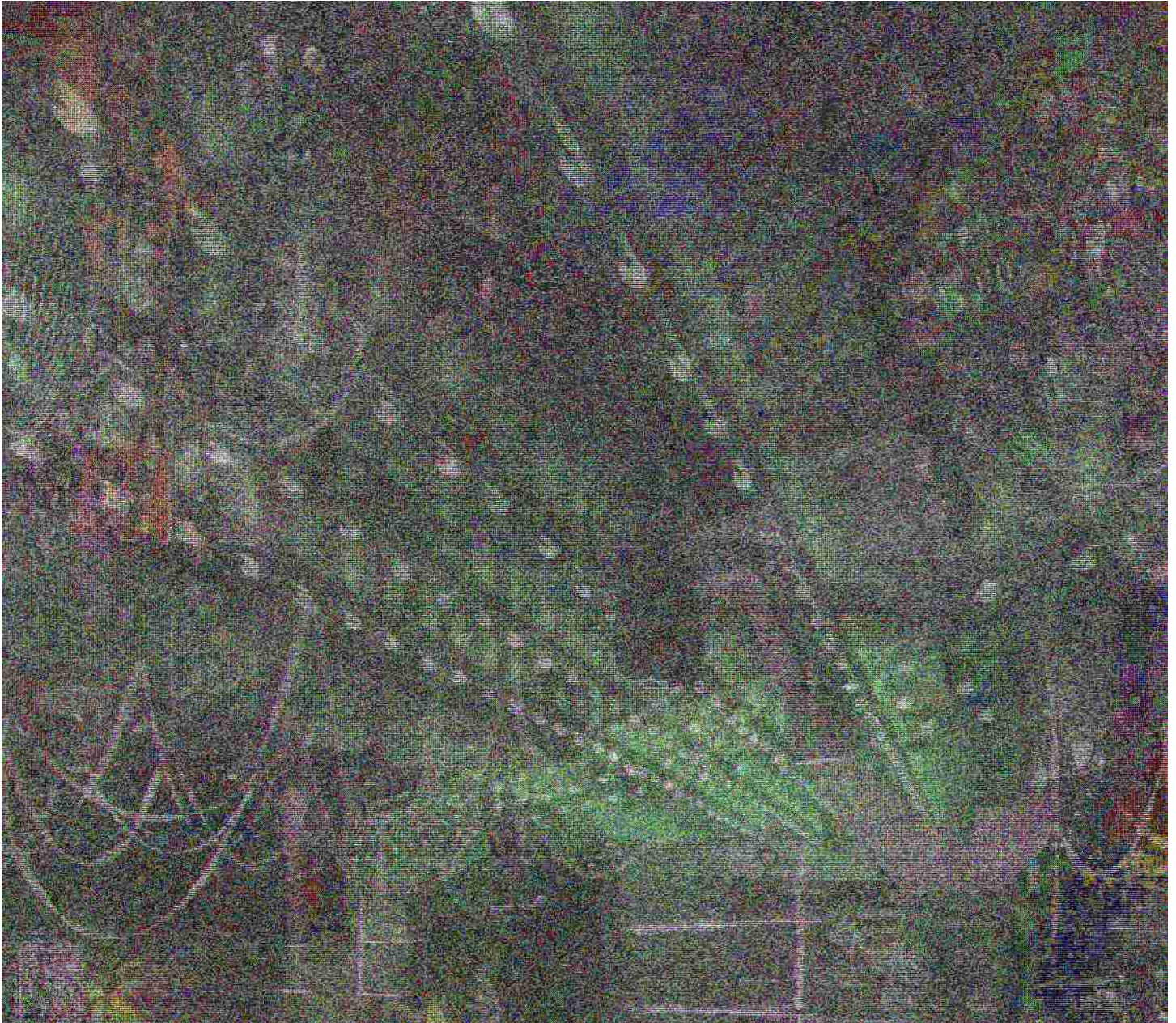
4AM liquor license

Tenant: 5 West Division Corp.

Guarantor: Personal



## 7 WEST DIVISION – GOLD COAST SOCIAL



Complete Walls Out Renovation

Restaurant and Lounge

4AM liquor license

Tenant: 7 West Division Inc.

Guarantor: Personal



## 9 WEST DIVISION – GALERIA



Recent Renovation

Dance Venue with state of the art sound system

4am liquor license

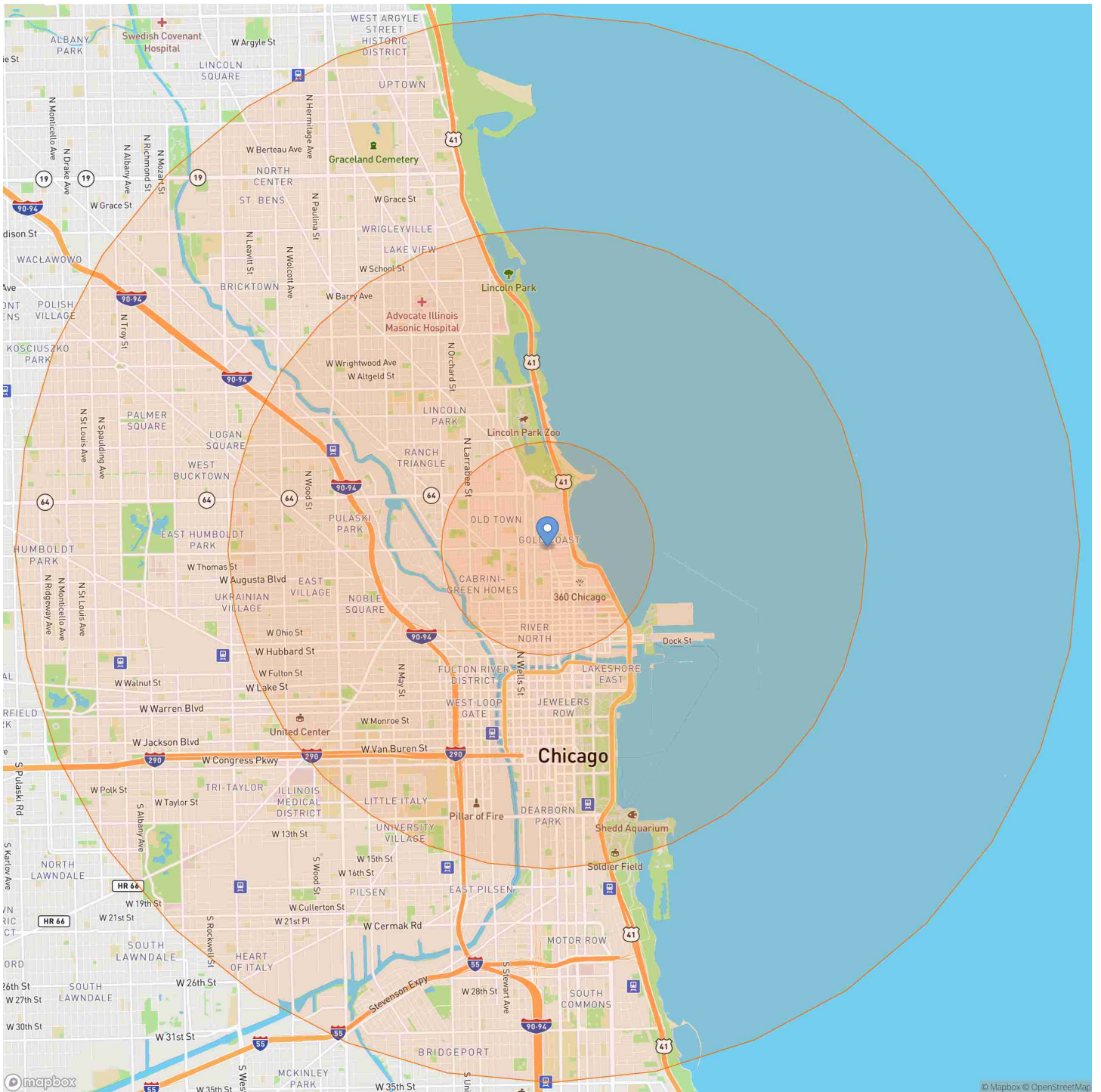
R&V Inc.

Guarantor: Personal



# 5-9 W DIVISION ST., CHICAGO, IL

## DEMOGRAPHIC MAP





# DEMOGRAPHICS

## Population

1 mile 3 miles 5 miles

Population 96,690 391,691 815,858

Population Density (people per sq mi) 42,151 24,665 19,617

Source: U.S. Census Bureau, 2023 American Community Survey, Tables B01003

## Income

1 mile 3 miles 5 miles

Median Household Income (in 2023 inflation adjusted dollars)

\$121,341 \$124,938 \$104,498

Average Household Income (in 2023 inflation adjusted dollars)

\$185,421 \$188,463 \$157,232

Families in Poverty 990 6% 2,844 4% 13,343 9%

Households 60,388 219,609 413,687

Less than \$25,000 6,699 11% 23,073 11% 58,439 14%

\$25,000 to \$49,999 5,066 8% 18,169 8% 45,106 11%

\$50,000 to \$74,999 6,069 10% 22,005 10% 47,768 12%

\$75,000 to \$99,999 6,666 11% 23,868 11% 48,144 12%

\$100,000 to \$199,999 18,258 30% 66,947 30% 116,810 28%

Over \$200,000 17,630 29% 65,546 30% 97,419 24%

Source: U.S. Census Bureau, 2023 American Community Survey, Tables B19001, B19013, B19025, B17010

## Age

1 mile 3 miles 5 miles

Median Age 34 33 33

Population 96,690 391,691 815,858

Ages 9 & under 4,871 5% 26,686 7% 70,232 9%

Ages 10 to 19 3,771 4% 21,232 5% 58,711 7%

Ages 20 to 29 29,703 31% 114,043 29% 199,316 24%

Ages 30 to 39 20,386 21% 99,500 25% 195,145 24%

Ages 40 to 49 8,573 9% 39,689 10% 93,565 11%

Ages 50 to 59 9,443 10% 33,507 9% 76,410 9%

Ages 60 to 69 9,654 10% 29,133 7% 63,709 8%

Ages 70 & over 10,289 11% 27,900 7% 58,769 7%



# Race & Ethnicity

1 mile 3 miles 5 miles

Population	96,690	391,691	815,858
White	66,198 68%	256,986 66%	434,593 53%
Black	8,083 8%	30,446 8%	104,856 13%
American Indian	124 0%	295 0%	555 0%
Asian	11,642 12%	49,143 13%	94,928 12%
Pacific Islander	7 0%	141 0%	362 0%
Other race	569 1%	1,953 0%	3,460 0%
Two or more races	3,170 3%	15,484 4%	29,475 4%
Hispanic or Latino	6,897 7%	37,243 10%	147,628 18%
Source: U.S. Census Bureau, 2023 American Community Survey, Tables B03002			

# Educational Attainment

1 mile 3 miles 5 miles

Population Aged 25 & Over	79,371	307,275	620,251
No high school diploma	1,417 2%	7,427 2%	42,271 7%
High school graduate or equal	3,082 4%	13,686 4%	61,248 10%
Some college	5,558 7%	21,002 7%	62,285 10%
Associate's degree	1,895 2%	8,238 3%	23,597 4%
Bachelor's degree	35,685 45%	136,158 44%	238,133 38%
Advanced degree	31,733 40%	120,764 39%	192,716 31%
Source: U.S. Census Bureau, 2023 American Community Survey, Tables B15002			

# Employment Status

1 mile 3 miles 5 miles

Population Aged 16 & Over	89,841	355,502	712,291
In labor force	69,738 78%	282,494 79%	545,285 77%
Civilian labor force	69,730 78%	282,409 79%	545,072 77%
Employed	67,549 75%	271,000 76%	518,161 73%
Unemployed	2,181 2%	11,409 3%	26,911 4%
In armed forces	8 0%	85 0%	213 0%
Not in labor force	20,103 22%	73,008 21%	167,006 23%

# Households

1 mile 3 miles 5 miles

Households	60,388	219,609	413,687
Family households	16,538 27%	69,781 32%	155,598 38%
Married couples	14,346 24%	59,036 27%	116,320 28%
With kids under 18	3,253 5%	18,731 9%	40,862 10%
Other family types	2,191 4%	10,745 5%	39,279 9%
Single dad households with kids	75 0%	953 0%	3,814 1%
Single mom households with kids	847 1%	3,170 1%	13,713 3%
Non-family households	43,850 73%	149,827 68%	258,089 62%
Source: U.S. Census Bureau, 2023 American Community Survey, Tables B11001, B11003			



# Homes

1 mile 3 miles 5 miles

Homes 68,932 242,882 454,409

Occupied Homes 60,388 219,609 413,687

Owner occupied units 23,500 39% 84,600 39% 159,042 38%

Renter occupied units 36,887 61% 135,009 61% 254,645 62%

Source: U.S. Census Bureau, 2023 American Community Survey, Tables B25024, B25003

# Housing Unit Value

1 mile 3 miles 5 miles

Median Home Value \$542,088 \$569,759 \$495,166

Owner Occupied Homes 23,500 84,600 159,042

Under \$100,000 542 2% 1,367 2% 3,944 2%

\$100,000 to \$199,999 625 3% 2,241 3% 7,365 5%

\$200,000 to \$299,999 3,934 17% 10,131 12% 21,718 14%

\$300,000 to \$399,999 2,859 12% 10,734 13% 24,082 15%

\$400,000 to \$499,999 2,923 12% 11,802 14% 23,550 15%

\$500,000 to \$749,999 5,148 22% 21,590 26% 37,861 24%

\$750,000 to \$999,999 2,400 10% 9,469 11% 16,270 10%

\$1,000,000 to \$1,499,999 2,264 10% 9,108 11% 13,628 9%

\$1,500,000 to \$1,999,999 1,296 6% 3,799 4% 5,044 3%

Over \$2,000,000 1,509 6% 4,358 5% 5,580 4%

Source: U.S. Census Bureau, 2023 American Community Survey, Tables B25075

# Detailed Age

1 mile 3 miles 5 miles

Population 96,690 391,691 815,858

Male: 44,876 46% 190,862 49% 401,495 49%

Under 5 years 1,332 1% 7,886 2% 20,508 3%

5 to 9 years 956 1% 4,958 1% 14,652 2%

10 to 14 years 994 1% 4,320 1% 14,011 2%

15 to 17 years 439 0% 2,134 1% 8,606 1%

18 and 19 years 471 0% 4,065 1% 7,135 1%

20 years 143 0% 1,553 0% 2,852 0%

21 years 293 0% 1,401 0% 4,060 0%

22 to 24 years 3,032 3% 12,736 3% 23,089 3%

25 to 29 years 9,486 10% 37,682 10% 64,780 8%

30 to 34 years 7,021 7% 31,157 8% 57,482 7%

35 to 39 years 3,613 4% 19,913 5% 42,191 5%

40 to 44 years 2,364 2% 11,954 3% 26,755 3%

45 to 49 years 1,342 1% 8,195 2% 21,017 3%

50 to 54 years 2,098 2% 8,635 2% 20,301 2%

55 to 59 years 2,475 3% 7,974 2% 18,604 2%

60 and 61 years 762 1% 2,844 1% 6,815 1%

62 to 64 years 1,591 2% 5,119 1% 10,579 1%

65 and 66 years 963 1% 2,399 1% 5,199 1%

67 to 69 years 1,288 1% 3,645 1% 7,976 1%

70 to 74 years 1,550 2% 4,856 1% 10,614 1%

75 to 79 years 1,185 1% 3,671 1% 6,707 1%

80 to 84 years 695 1% 1,936 0% 3,809 0%

85 years and over 784 1% 1,830 0% 3,751 0%

Female: 51,813 54% 200,829 51% 414,363 51%

Under 5 years 1,641 2% 8,419 2% 19,680 2%

5 to 9 years 941 1% 5,424 1% 15,392 2%

10 to 14 years 757 1% 4,124 1% 13,605 2%

15 to 17 years 359 0% 1,832 0% 7,494 1%



18 and 19 years	750	1%	4,758	1%	7,860	1%
20 years	778	1%	2,619	1%	4,528	1%
21 years	407	0%	1,797	0%	3,720	0%
22 to 24 years	4,023	4%	16,392	4%	28,416	3%
25 to 29 years	11,540	12%	39,863	10%	67,872	8%
30 to 34 years	6,327	7%	30,389	8%	57,395	7%
35 to 39 years	3,425	4%	18,041	5%	38,077	5%
40 to 44 years	2,609	3%	11,582	3%	25,543	3%
45 to 49 years	2,258	2%	7,958	2%	20,250	2%
50 to 54 years	1,895	2%	8,523	2%	19,310	2%
55 to 59 years	2,975	3%	8,375	2%	18,195	2%
60 and 61 years	903	1%	3,109	1%	6,785	1%
62 to 64 years	1,732	2%	4,814	1%	10,848	1%
65 and 66 years	946	1%	2,779	1%	5,948	1%
67 to 69 years	1,470	2%	4,424	1%	9,559	1%
70 to 74 years	2,583	3%	6,287	2%	12,597	2%
75 to 79 years	1,398	1%	4,407	1%	8,537	1%
80 to 84 years	1,031	1%	2,341	1%	5,687	1%
85 years and over	1,064	1%	2,573	1%	7,068	1%



CALL FOR MORE INFORMATION

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