



FOR LEASE: 900 sf Office, Retail or Studio

**7008 N. CALIFORNIA AVENUE,
CHICAGO, IL 60645**



SPACE FEATURES & HIGHLIGHTS

- 900 sf commercial property with high visibility.
Dedicated storage not included in sf
- Versatile space for Retail, Office, Studio or Service
- Ample natural light and high ceilings
- Spacious open layout with office and private bathroom
- Convenient street parking options
- Easily accessible for customers
- On-site supervisor and maintenance engineer
- Zoning B1-2: see permitted uses on page 4
- Asking Rent: only \$1,200/month, INCLUDES HEAT

DEMOGRAPHICS

0.3 Miles

0.5 Miles

1 Mile

Total Households:	1,103	4,625	16,492
Total Population:	3,747	13,434	47,941
Average HH Income:	\$136,089	\$129,139	\$106,059

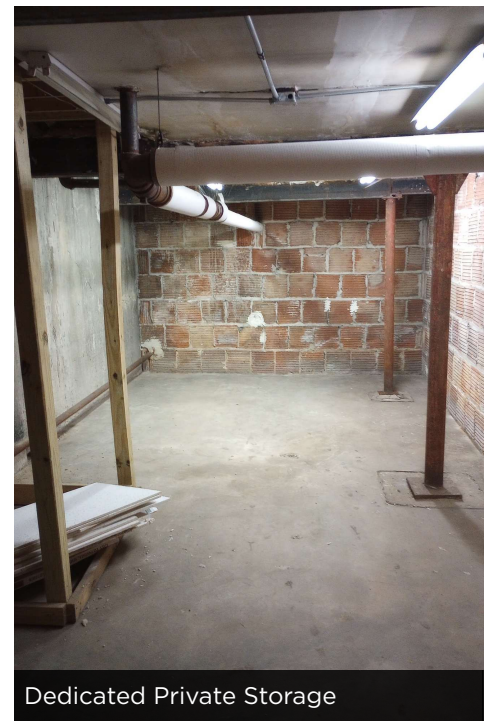
Presented by
ROSS GOLDSTEIN
Managing Broker
312.203.3199

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7008 N. California Ave, 900 sf

Additional Photos



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The information furnished herein is from sources deemed reliable and is subject to inspection and verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by Insite Commercial Realty. Price subject to change and this listing may be withdrawn without notice.

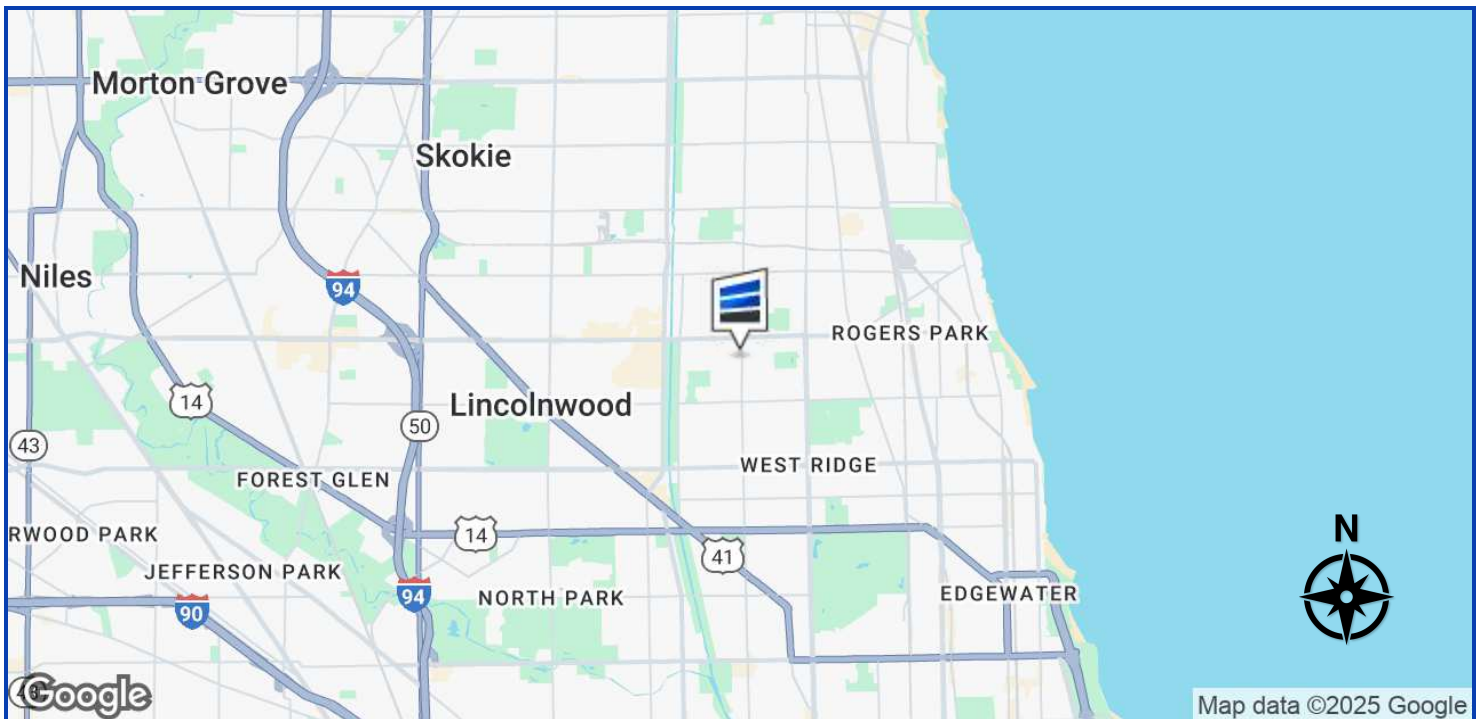
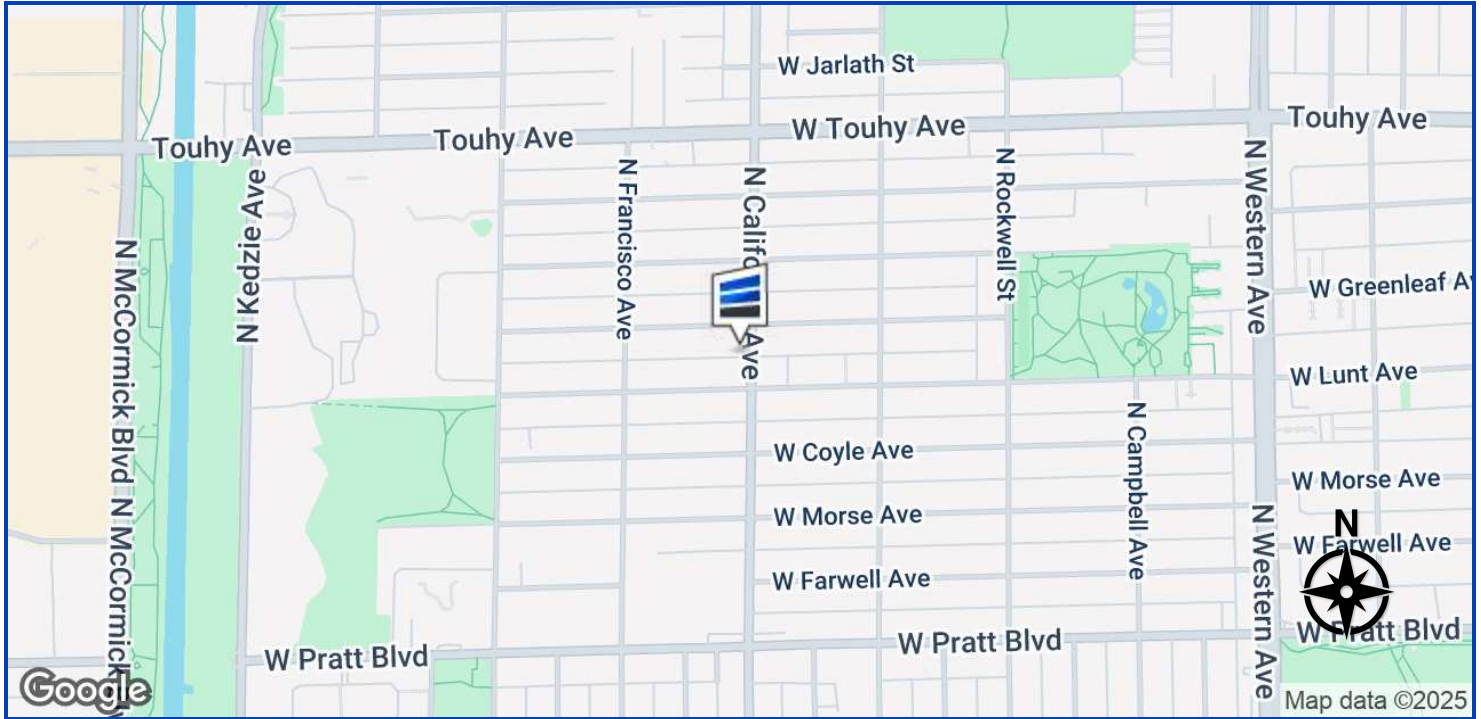
InSite Commercial Realty
312.203.3199 / insitecommercialrealty.com
1238 Oak Avenue, Evanston, IL 60202

7008 N. California Ave, 900 sf Office or Retail Space

Location Map



7008 N. California Ave.
7008 North California Avenue Chicago, IL 60645



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17-3-0207 Use Table and Standards.

USE GROUP		Zoning Districts						Use Standard	Parking Standard
Use Category		B1	B2	B3	C1	C2	C3		
	Specific Use Type								
P= permitted by-right S = special use approval required PD = planned development approval required - = Not allowed									
RESIDENTIAL									
A. Household Living									
1.	Artist Live/Work Space located above the ground floor	P	P	P	P	P	-		§ 17-10-0207-C
2.	Artist Live/Work Space located on the ground floor	S	P	S	S	S	-		§ 17-10-0207-C
3.	Dwelling Units located above the ground floor	P	P	P	P	P	-		§ 17-10-0207-C
4.	Dwelling Units located on the ground floor (as follows)								
5.	Detached House	S	P	S	S	S	-		§ 17-10-0207-A
6.	Elderly Housing	S	P	S	S	S	-		§ 17-10-0207-D
7.	Multi-Unit (3+ units) Residential	S	P	S	S	S	-		§ 17-10-0207-C
8.	Single-Room Occupancy	S	P	S	S	S	-		§ 17-10-0207-B
9.	Townhouse	S	P	S	S	S	-	§ 17-2-0500	§ 17-10-0207-A
B. Group Living (except as more specifically regulated)		S	S	S	S	S	-		§ 17-10-0207-Q
1.	Assisted Living (Elderly Custodial Care)	S	P	P	P	P	-		§ 17-10-0207-Q
2.	Community Home, Family	P	P	P	P	-	-	§ 17-9-0104	§ 17-10-0207-Q
3.	Community Home, Group	S	S	S	S	-	-	§ 17-9-0104	§ 17-10-0207-Q
4.	Domestic Violence Residence, Family (located above the ground floor [1])	P	P	P	P	-	-		§ 17-10-0207-Q
5.	Domestic Violence Residence, Group [2]	S/P	S/P	S/P	S	-	-		§ 17-10-0207-Q
6.	Domestic Violence Shelter	S	S	S	S	-	-		§ 17-10-0207-Q
7.	Nursing Home (Skilled Nursing Care)	S	S	S	S	S	-		§ 17-10-0207-Q
8.	Temporary Overnight Shelter	S	S	S	S	S	S	§ 17-9-0115	§ 17-10-0207-Q
9.	Transitional Residences	S	S	S	S	S	-	§ 17-9-0115	§ 17-10-0207-Q
10.	Transitional Shelters	S	S	S	S	S	S	§ 17-9-0115	§ 17-10-0207-Q
PUBLIC AND CIVIC									
C. Colleges and Universities		P	P	P	P	P	S		§ 17-10-0207-E
D. Cultural Exhibits and Libraries		P	P	P	P	P	P		§ 17-10-0207-F
E. Day Care		P	P	P	P	P	P		§ 17-10-0207-E
F. Detention and Correctional Facilities		-	-	-	S	S	S		§ 17-10-0208*
*Editor’s note – As set forth in Coun. J. 9-13-06, p. 84870, § 2; however, there is no parking standard for detention facilities.									

Business and Commercial Districts

§ 17-3-0207

USE GROUP		Zoning Districts						Use Standard	Parking Standard
Use Category		B1	B2	B3	C1	C2	C3		
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PUBLIC AND CIVIC (continued)									
G. Hospital		-	-	-	P	P	P		§ 17-10-0207-G
H. Lodge or Private Club		-	S	S	S	S	S		§ 17-10-0207-H
I. Parks and Recreation (except as more specifically regulated)		P	P	P	P	P	P		§ 17-10-0207-E
1.	Community Centers, Recreation Buildings and Similar Assembly Use	S	S	S	S	S	S		§ 17-10-0207-E
2.	Community Garden	P	P	P	P	P	P	§ 17-9-0103.5	§ 17-10-0207-E
J. Postal Service		P	P	P	P	P	P		§ 17-10-0207-E
K. Public Safety Services		P	P	P	P	P	P		§ 17-10-0207-E
L. Religious Assembly		S	S	S	S	S	S		§ 17-10-0207-I
M. School		S	S	S	S	S	S		§ 17-10-0207-E
N. Utilities and Services, Minor		P	P	P	P	P	P		§ 17-10-0207-E
O. Utilities and Services, Major		S	S	S	S	S	S		§ 17-10-0207-E
COMMERCIAL									
P. Adult Use		-	-	-	S	S	S	§ 17-9-0101	§ 17-10-0207-J
Q. Animal Services									
1.	Shelter/Boarding Kennel	-	-	S	P	P	P		§ 17-10-0207-K
2.	Sales and Grooming	P	P	P	P	P	P		§ 17-10-0207-L
3.	Veterinary	-	-	P	P	P	P		§ 17-10-0207-K
4.	Stables	-	-	-	S	S	S		§ 17-10-0207-K
R. Artist Work or Sales Space		P	P	P	P	P	P		§ 17-10-0207-M
S. Body Art Services		-	-	S	P	P	P		§ 17-10-0207-M
T. Building Maintenance Services		P	P	P	P	P	P		§ 17-10-0207-N
U. Business Equipment Sales and Service		P	P	P	P	P	P		§ 17-10-0207-N
V. Business Support Services (except as more specifically regulated)		P	P	P	P	P	P		§ 17-10-0207-L
1.	Day Labor Employment Agency	-	-	S	S	S	P		§ 17-10-0207-Q
2.	Employment Agencies	-	-	P	P	P	P		§ 17-10-0207-L
W. Urban Farm									
1.	Indoor Operation	-	-	P	P	P	P	§ 17-9-0103.3	§ 17-10-0207-U
2.	Outdoor Operation	-	-	-	P	P	P	§ 17-9-0103.3	§ 17-10-0207-U
3.	Rooftop Operation	-	-	S	P	P	P	§ 17-9-0103.3	§ 17-10-0207-U
X. Communication Service Establishments		-	-	P	P	P	P		§ 17-10-0207-L
Y. Construction Sales and Service									
1.	Building Material Sales	-	-	P	P	P	P		§ 17-10-0207-O
2.	Contractor/Construction Storage Yard	-	-	-	P	P	P		§ 17-10-0207-O

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COMMERCIAL (continued)									
Z. Drive-Through Facility		S	S	S	S	S	S	§ 17-9-0106	NA
AA. Eating and Drinking Establishments									
1.	Restaurant, Limited	P	P	P	P	P	P		§ 17-10-0207-M
2.	Restaurant, General	-	-	P	P	P	P		§ 17-10-0207-M
3.	Tavern	-	-	S	P	P	P		§ 17-10-0207-M
4.	Outdoor patio (if located on a rooftop)	-	-	S	S	S	S		§ 17-10-0207-M
5.	Outdoor patio (if located at grade level)	P	P	P	P	P	P		§ 17-10-0207-M
BB. Entertainment and Spectator Sports									
1.	Indoor Special Event including incidental liquor sales	P	P	P	P	P	P		
2.	Inter-Track Wagering Facility	-	-	-	S	S	S	§ 17-9-0110	§ 17-10-0207-P
3.	Small venues (1-149 occupancy)	P	P	P	P	P	P		§ 17-10-0207-P
4.	Medium venues (150-999 occupancy)	-	-	P	P	P	P		§ 17-10-0207-P
5.	Large venues (1,000+ occupancy)	-	-	PD	PD	PD	PD		§ 17-10-0207-P
6.	Banquet or Meeting Halls	-	-	P	P	P	P		§ 17-10-0207-P
7.	Industrial Private Event Venue including incidental liquor sales	-	-	-	-	-	-		
CC. Financial Services (except as more specifically regulated)		P	P	P	P	P	P		§ 17-10-0207-L
1.	Bank, Savings Bank, Savings and Loan Association, Currency Exchange, and Credit Union	P/S	P/S	P/S	P	P	P	§ 17-3-0504-I	§ 17-10-0207-L
2.	Payday/Title Secured Loan Store	-	-	S	S	S	S	§ 17-9-0125	§ 17-10-0207-L
3.	Pawn Shop	-	-	S	S	S	S	§ 17-9-0127	§ 17-10-0207-L
4.	Automated Teller Machine Facility	P/S	P/S	P/S	P	P	P	§ 17-3-0504-I	
DD. Flea Market		-	-	-	S	S	S		§ 17-10-0207-R
EE. Food and Beverage Retail Sales (except as more specifically regulated)		P	P	P	P	P	P		§ 17-10-0207-M
1.	Liquor Store (package goods)	-	-	S	P	P	P		§ 17-10-0207-M
2.	Liquor Sales (as accessory use)	P	P	P	P	P	P		§ 17-10-0207-M
3.	Poultry (including slaughtering and retail sales)	-	-	-	S	S	S	§ 17-9-0119	§ 17-10-0207-M
FF. Fortune Telling Service		-	-	S	S	S	S		§ 17-10-0207-M
GG. Funeral and Interment Service									
1.	Cemetery/Mausoleum/Columbarium	-	-	-	-	-	-		§ 17-10-0207-Q
2.	Cremating	-	-	S	S	S	S		§ 17-10-0207-Q
3.	Undertaking	P	P	P	P	P	P		§ 17-10-0207-Q

Business and Commercial Districts

§ 17-3-0207

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COMMERCIAL (continued)									
HH. Gas Stations		-	-	S	S	S	S	§ 17-9-0109	§ 17-10-0207-R
II. Lodging									
1.	Bed and Breakfast	P	P	P	P	P	-	§ 17-9-0103	§ 17-10-0207-S
2.	Hotel/Motel	-	-	S	S	S	S		§ 17-10-0207-S
3.	Vacation Rental	P	P	P	P	P	-		
4.	Shared Housing Unit	P	P	P	P	P	-		
JJ. Medical Service		P	P	P	P	P	P		§ 17-10-0207-T
KK. Office (except as more specifically regulated)		P	P	P	P	P	P		§ 17-10-0207-L
1.	High Technology Office	P	P	P	P	P	P		§ 17-10-0207-L
2.	Electronic Data Storage Center	-	-	P	P	P	P		§ 17-10-0207-U
LL. Parking, Non-Accessory		P	P	P	P	P	P	§ 17-3-0504-I	
MM. Personal Service (except as more specifically regulated)		P	P	P	P	P	P		§ 17-10-0207-M
1.	Hair Salon, Nail Salon, or Barbershop	P/S	P/S	P/S	P	P	P	§ 17-9-0112	
2.	Massage Establishment	-	-	S	P	P	P	§ 17-9-0112	
NN. Repair or Laundry Service, Consumer (except as more specifically regulated)		P	P	P	P	P	P		§ 17-10-0207-N
1.	Dry cleaning drop-off or pick-up (no on-premise plant)	P	P	P	P	P	P		§ 17-10-0207-N
2.	Coin-operated laundromat	-	-	P	P	P	P		§ 17-10-0207-N
OO. Residential Storage Warehouse		-	-	P	P	P	P		§ 17-10-0207-Q
PP. Retail Sales, General		P	P	P	P	P	P		§ 17-10-0207-M
QQ. Sports and Recreation, Participant									
1.	Outdoor	-	-	P	-	P	P		§ 17-10-0207-M
2.	Indoor	P	P	P	P	P	P		§ 17-10-0207-M
3.	Amusement Arcades	-	-	-	P	P	P		§ 17-10-0207-M
4.	Entertainment Cabaret	-	-	S	S	S	P		§ 17-10-0207-M
5.	Children’s Play Center	P	P	P	P	P	P		§ 17-10-0207-T
6.	Hookah Bar	S	S	S	S	S	S		§ 17-10-0207-T
7.	Shooting range facility	-	-	-	-	-	-		§ 17-10-0207-T
RR. Valuable Objects Dealer		-	-	S	S	S	S		§ 17-10-0207-M
SS. Vehicle Sales and Service									
1.	Auto Supply/Accessory Sales	-	-	P	P	P	P		§ 17-10-0207-M
2.	Car Wash or Cleaning Service	-	-	-	P	P	P		§ 17-10-0207-N
3.	Heavy Equipment Sales/Rental	-	-	-	-	P	P	§ 17-9-0107	§ 17-10-0207-N

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COMMERCIAL (continued)									
SS. Vehicle Sales and Service (continued)									
4.	Light Equipment Sales/Rental, Indoor (e.g., auto, motorcycle and boat sales)	-	-	P	P	P	P		§ 17-10-0207-N
5.	Light Equipment Sales/Rental, Outdoor (e.g., auto, motorcycle and boat sales)	-	-	-	-	P	P	§ 17-9-0107	§ 17-10-0207-N
6.	Motor Vehicle Repair Shop, not including body work, painting or commercial vehicle repairs	-	-	P	P	P	P		§ 17-10-0207-N
7.	Motor Vehicle Repair Shop, may include body work, painting or commercial vehicle repairs	-	-	-	P	P	P		§ 17-10-0207-N
8.	RV or Boat Storage	-	-	-	-	P	P		§ 17-10-0207-N
9.	Vehicle Storage and Towing (indoor storage)	-	-	-	-	P	P		§ 17-10-0207-N
10.	Vehicle Storage and Towing (with outdoor storage)	-	-	-	-	S	S		§ 17-10-0207-N
TT. Business Live/Work Unit		S	P	S	S	S	-	§ 17-9-0103.1	§ 17-10-0207-C
INDUSTRIAL									
UU. Manufacturing, Production and Industrial Services									
1.	Artisan	-	-	-	P	P	P		§ 17-10-0207-U
2.	Limited (catering & shared kitchen only)	-	-	P	P	P	P		§ 17-10-0207-U
3.	Limited	-	-	-	P	P	P		§ 17-10-0207-U
4.	General (laundry/dry cleaning plant; maximum 2 employees)	-	-	P	P	P	P		§ 17-10-0207-U
5.	General (laundry or dry cleaning plant only)	-	-	-	P	P	P		§ 17-10-0207-U
VV. Recycling Facilities									
1.	Class I	-	-	P	S	P	P		§ 17-10-0207-U
2.	Class II	-	-	-	S	P	P		§ 17-10-0207-U
WW. Warehousing, Wholesaling and Freight Movement		-	-	-	P	P	P		§ 17-10-0207-U
OTHER									
XX. Wireless Communication Facilities									
1.	Co-located	P	P	P	P	P	P	§ 17-9-0118	None required
2.	Freestanding (Towers)	S	S	S	S	S	S	§ 17-9-0118	None required
YY. Coke & Coal Bulk Material		-	-	-	-	-	-	§ 17-9-0117-B	None required
ZZ. Firearms Dealer		-	-	-	-	S	S	§ 17-9-0128	§ 17-10-0207-M
AAA. Medical Cannabis									
1.	Cultivation Center	-	-	-	-	-	-		
2.	Dispensing Organization	-	-	S	S	S	S	§ 17-9-0129	§ 17-10-0207-M

(Added Coun. J. 5-26-04, p. 25275; Amend Coun. J. 9-1-04, p. 30490; Amend Coun. J. 2-9-05, p. 42415; Amend Coun. J. 3-9-05, p. 44391; Amend Coun. J. 11-30-05, p. 62719; Amend Coun. J. 6-28-06, p. 79813, § 1; Amend Coun. J. 9-13-06, p. 84870, § 2; Amend Coun. J. 10-31-07, p. 12062, § 1; Amend Coun. J. 12-12-07, p. 17740, § 1; Amend Coun. J. 5-13-09, p. 62736, § 1; Amend Coun. J. 12-2-09, p. 80791, § 1; Amend Coun. J. 5-12-10, p. 91343, § 4; Amend Coun. J. 6-9-10, p. 94410, § 1; Amend Coun. J. 6-30-10, p. 96060, § 4; Amend Coun. J. 7-28-10, p. 97810, § 1; Amend Coun. J. 11-3-10, p. 104527; Amend Coun. J. 11-3-10, p. 104833, § 2; Amend Coun. J. 5-4-11, p. 117699, § 8; Amend Coun. J. 6-8-11, p. 1725, § 1; Amend Coun. J. 7-6-11, p. 3073, § 10; Amend Coun. J. 9-8-11, p. 7541, § 2; Amend Coun. J. 11-16-11, p. 17064, § 2; Amend Coun. J. 5-9-12, p. 27485, § 189; Amend Coun. J. 6-27-12, p. 30744, § 1; Amend Coun. J. 7-25-12, p. 31627, § 1; Amend Coun. J. 10-3-12, p. 35865, § 1; Amend Coun. J. 1-17-13, p. 45622, § 1; Amend Coun. J. 4-20-14, p. 80394, § 2; Amend Coun. J. 6-25-14, p. 83727, § 11; Amend Coun. J. 7-30-14, p. 86194, §§ 2, 9; Amend Coun. J. 7-29-15, p. 4122, § 1; Amend Coun. J. 2-10-16, p. 18766, § 10; Amend Coun. J. 6-22-16, p. 27712, § 13)

Advisor Biography



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Managing Broker



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Professional Background

Ross Goldstein began InSite Commercial Realty in 2013 and serves as its President and Managing Broker. With 35 years of experience as a commercial banker, entrepreneur and CRE professional, Ross offers a wealth of financial, business and transactional experience to his clients.

Goldstein began his professional career by successfully completing the Management and Credit Training program at Manufacturers Hanover Bank in New York City. Goldstein focused his practice on financing smaller businesses in the New York City market, and quickly advanced to become an Assistant Vice President. Working with this market allowed him to create more personal, advisory relationships with his clients. Over the next 8 years, he successfully created traditional loan arrangements and structured financings for Leveraged Buyouts and independent film production.

With a deep understanding of finance and business strategy, Goldstein embarked on an entrepreneurial path by starting and growing The International Gourmet Co. and gifter.com. These companies offered gifting services to corporations and high net worth individuals. Goldstein orchestrated the company's growth, its acquisition of two competitors and the sale of the combined companies. During his 13 years as owner he gained a healthy respect and appreciation for the entrepreneur's challenges and opportunities.

Since 2005, Goldstein's real estate clients have relied on his business, financial and analytical skills to uncover and successfully pursue opportunities in Chicagoland's commercial and investment real estate markets. In his second full year he was awarded Salesman of the Year. In addition to his proven brokerage skills and integrity, Goldstein's clients benefit from the added dimensions of value and insight he brings to his relationships.

Goldstein serves as Treasurer for the Evanston Food Exchange, a community-based organization with the mission of reducing hunger and poverty while creating a healthier community. He also serves as a facilitator and active participant in The Mankind Project (<http://mankindproject.org/>). Ross was born and raised in Dallas, Texas, earned his degree in Economics at UCLA and currently enjoys living in Evanston, IL with his wife Anya.

Memberships & Affiliations

Business Broker - Licensed in Illinois

Education

UCLA - Los Angeles: B.A. in Economics

Study Abroad - Florence, Italy: Language and International Business

St. Marks School of Texas - Dallas, Texas

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