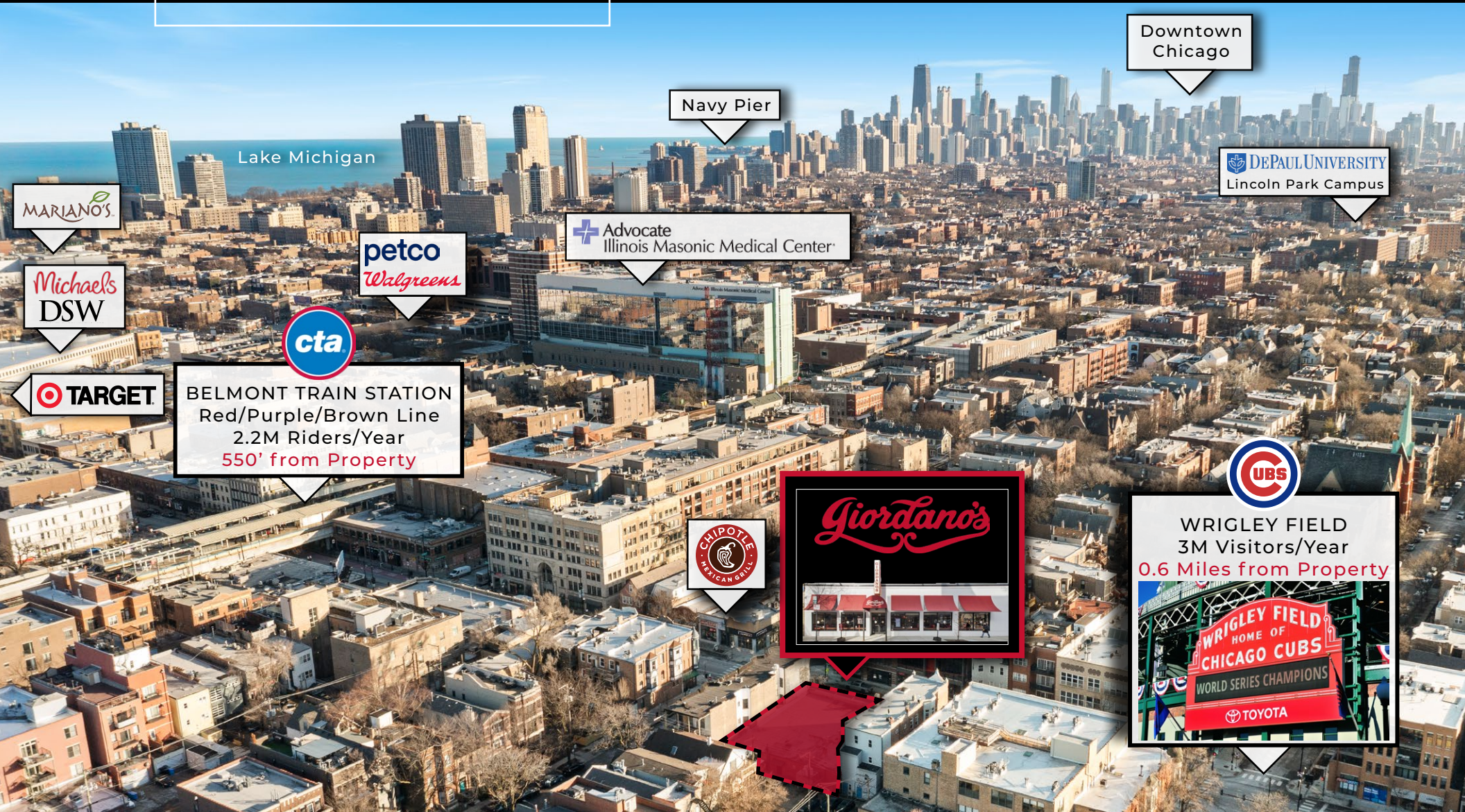


# Giordano's

1040 W Belmont Avenue | Chicago, IL



Downtown Chicago

Navy Pier

DEPAUL UNIVERSITY  
Lincoln Park Campus

Advocate  
Illinois Masonic Medical Center

MARIANO'S

Michael's  
DSW

petco  
Walgreens

cta

TARGET

BELMONT TRAIN STATION  
Red/Purple/Brown Line  
2.2M Riders/Year  
550' from Property

CHIPOTE  
MEXICAN GRILL

Giordano's

CBS

WRIGLEY FIELD  
3M Visitors/Year  
0.6 Miles from Property

WRIGLEY FIELD  
HOME OF  
CHICAGO CUBS  
WORLD SERIES CHAMPIONS  
TOYOTA

# the offering

1040 W Belmont Avenue  
Chicago, Illinois 60657



CBRE is pleased to present to qualified investors the opportunity to acquire a 100% fee simple interest in 1040 W Belmont Avenue (The "Property"), located in Chicago, IL. The Property, currently occupied by Giordano's with nearly two years left on the lease, presents a prime redevelopment opportunity in Chicago's Lakeview Neighborhood. Future ownership has the unique ability to collect steady rental income from Giordano's until their lease expiration while positioning the space for future redevelopment.

Set amidst a dense and urban infill environment, the Property encompasses prime and irreplaceable real estate. This area is renowned for its vibrant community and proximity to key attractions such as Wrigley Field, the Apollo Theater, and Belmont Harbor. The Property is situated along the lively Belmont Avenue corridor, with over 17,000 vehicles passing the site daily. Further, the Property is just west of major arteries including Halsted Street and Clark Street, providing convenient access to consumers and connectivity to all neighborhoods of Chicago. The property is conveniently located 550 feet from the CTA Belmont train station, which services 2.2 million riders annually.

**This Property is being marketed with  
an asking price of \$2,350,000.**



**IRREPLACEABLE  
REAL ESTATE**



**VALUE-ADD  
OPPORTUNITY  
6,022 SF BUILDING**



**TRANSIT  
ORIENTED**



**COVERED LAND  
OPPORTUNITY  
8,250 SF FOOTPRINT**



**1,216,861  
POPULATION  
(TRADE AREA)**



**\$142,859  
AVG HOUSEHOLD  
INCOME  
(TRADE AREA)**

# property & offering highlights



## PROPERTY ADDRESS

1040 West Belmont Avenue  
Chicago, IL 60657 (Cook County)



## BUILDING SIZE

±6,022 Square Feet



## PRICE

\$2,350,000



## YEAR BUILT

1895



## SITE SIZE

±0.19 Acres / 8,250 Square Feet



## PARCEL NUMBER

14-20-423-037-0000



## PARKING

±5 Surface Spaces



## TRAFFIC COUNTS

Belmont Ave: 17,700 VPD  
Clark Ave: 11,600 VPD  
Halsted St: 12,400 VPD



## CURRENT ZONING

B3-2



## ACCESS

The Property is accessed directly from Belmont Avenue. There is also a rear entrance, via a public alley, for employees.



## WARD

44, Alderman Bennett Lawson





*Giordano's*

1040 W Belmont Avenue | Chicago, IL

## INVESTMENT CONTACTS

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**[CLICK HERE FOR DEAL ROOM/FULL OFFERING MEMORANDUM](#)**