

For Sale / Lease

Retail / Office / Medical Office

1701 W. Belmont & 3152 N. Paulina St., Chicago 60657

Two Commercial Condos available in Lakeview at the corner of Belmont and Paulina. The corner unit is 1,800 SF, and the inline unit is 800 SF with space on Paulina. The 1,800 SF corner unit has large display windows with a frontage of 53' on Belmont and 40' on Paulina. It also includes 5 private offices, 2 bathrooms, and a reception area. The inline unit, which is 800 SF, has 33' of frontage along Paulina and large display windows facing Walgreens. Located just west of the second most visited Whole Foods in Illinois, this property offers a great opportunity for your business. Convenient transportation options include a 24-hour Belmont Bus and just a 6-minute walk to the Paulina Brown Line stop.

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2022. All rights reserved.

Contact us:

Chris Irwin

Senior Vice President
847 698 8193
Chris.Irwin@Colliers.com

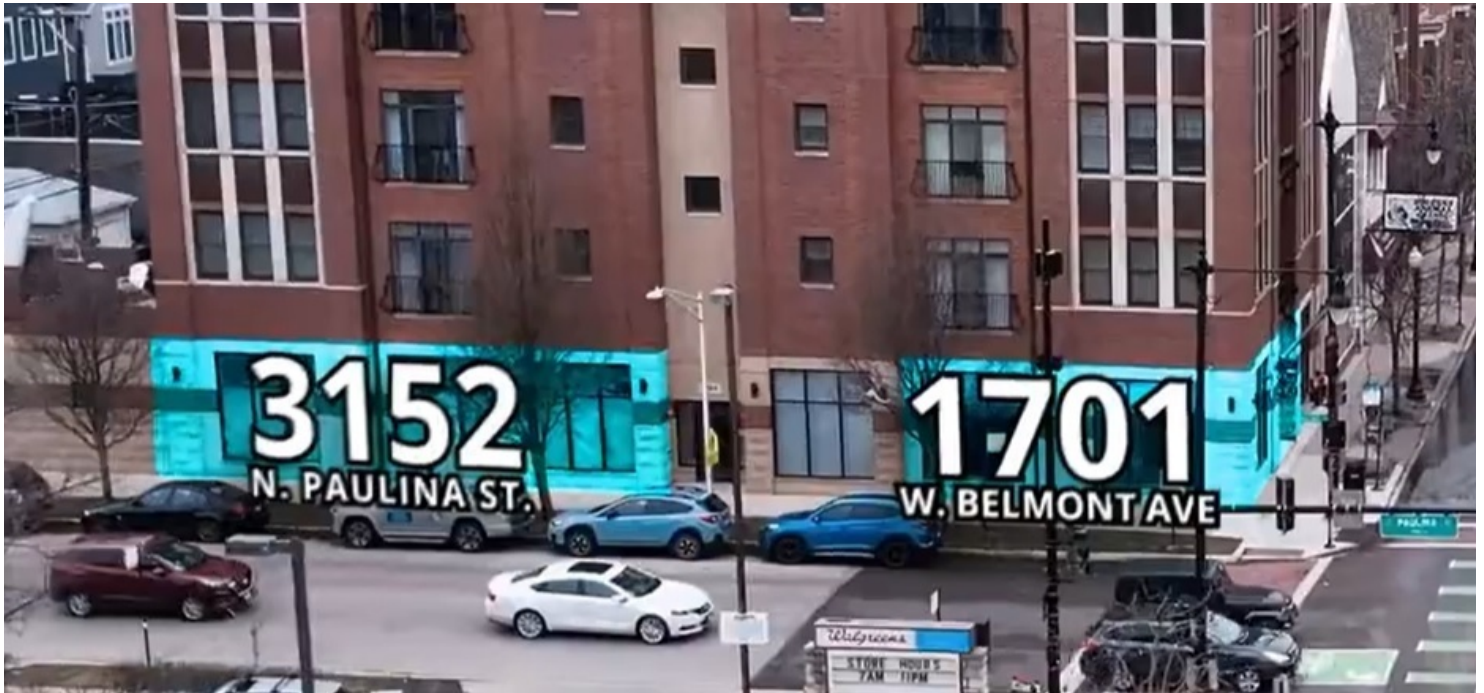
Zach Ofner

Associate
847 444 5704
Zach.Ofner@Colliers.com

Colliers

www.colliers.com/en/countries/united-states/cities/chicago/chicago-retail-sales-and-leasing-team

Executive Summary



SALE & LEASE Offering Summary

SALE PRICE

1701 W. Belmont: \$479,000

3152 N. Paulina: \$199,000

LEASE PRICE

1701 W. Belmont: \$35.00 SF/yr NNN

3152 N. Paulina: \$27.50 SF/yr NNN

SIZE

1701 W. Belmont: 1,800 SF

3152 N. Paulina: 800 SF

Taxes: \$9.69 SF/yr

CAM: \$1.50 SF/yr

Neighborhood: Lakeview

Walk Score®: Paradise (97)

Property Overview

Two Commercial Condos available in Lakeview at the corner of Belmont and Paulina. The corner unit is 1,800 SF, and the inline unit is 800 SF with space on Paulina. The 1,800 SF corner unit has large display windows with a frontage of 53' on Belmont and 40' on Paulina. It also includes 5 private offices, 2 bathrooms, and a reception area. The inline unit, which is 800 SF, has 33' of frontage along Paulina and large display windows facing Walgreens.

Property Highlights

- Retail / Office Spaces with Large Window as Signalized Intersection
- FRONTAGE: 1701 Belmont - 93' / 3152 N. Paulina - 33'
- Five Private Offices in 1701 Belmont
- TRANSPORTATION: 6-MIN Walk to Brown Line L & 24HR Belmont Bus
- Median HH Income \$143,262 (1 Mile)
- Strong Retail Corridor near #2 most visited Whole Foods

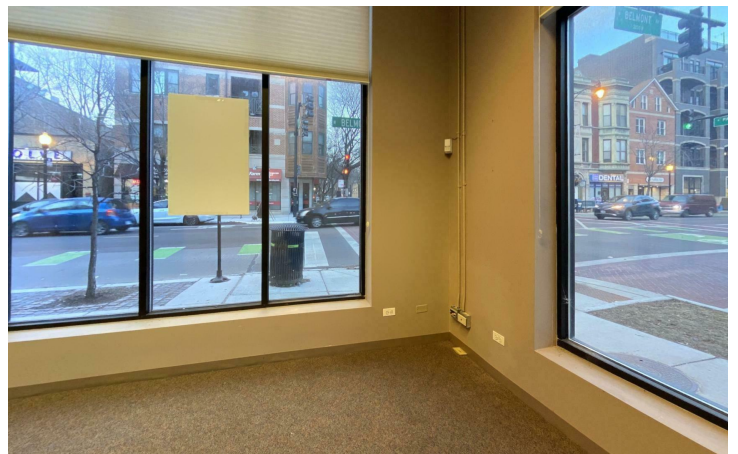
Chris Irwin
Senior Vice President
847 698 8193
Chris.Irwin@Colliers.com

Zach Ofner
Associate
847 444 5704
Zach.Ofner@Colliers.com

For Sale / Lease 1701 W. Belmont, Chicago, IL 60657

- ▶ View Online
- ▶ View Video
- ▶ Take A Tour

1701 W. Belmont

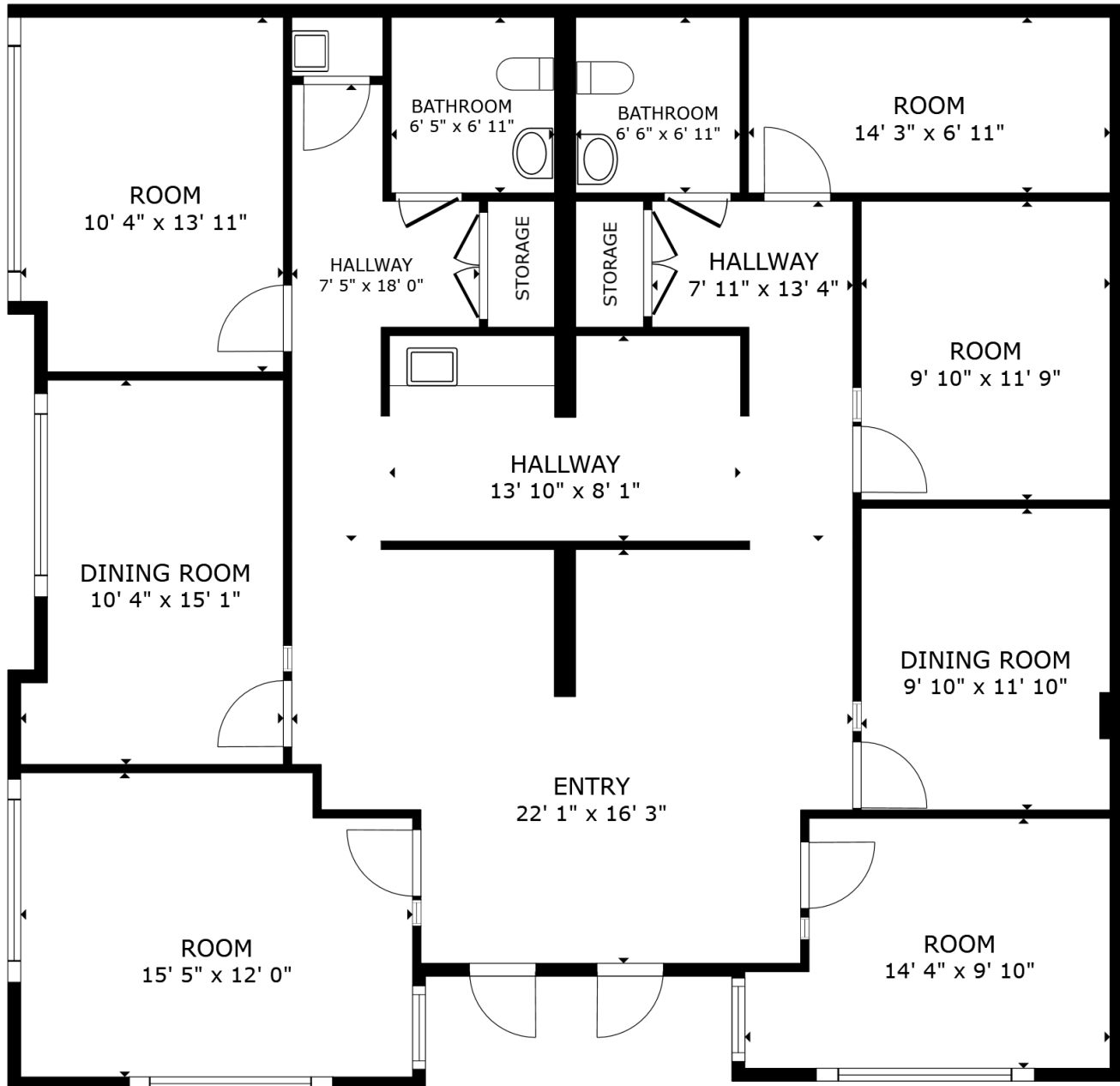


Chris Irwin
Senior Vice President
847 698 8193
Chris.Irwin@Colliers.com

Zach Ofner
Associate
847 444 5704
Zach.Ofner@Colliers.com



Floor Plan - 1701 Belmont



FLOOR PLAN

Chris Irwin
Senior Vice President
847 698 8193
Chris.Irwin@Colliers.com

Zach Ofner
Associate
847 444 5704
Zach.Ofner@Colliers.com

For Sale / Lease 1701 W. Belmont, Chicago, IL 60657

3152 N. Paulina

- [▶ View Online](#)
- [▶ View Video](#)
- [▶ Take A Tour](#)



Chris Irwin
Senior Vice President
847 698 8193
Chris.Irwin@Colliers.com

Zach Ofner
Associate
847 444 5704
Zach.Ofner@Colliers.com



Property & Area Details



2,600 SF

Street Retail



Paradise (97)

Walk Score®



70K

Population (1 Mile)



6 min walk

Transportation



Yes

Signalized Intersection



32.5

Average Age



\$222K

Average HH Income



Location Overview

In 2013 Money Magazine names Lakeview as number 3 of its Top 10 Big-city neighborhoods for its selection of Best Places to Live. Lakeview, a highly sought-after area in Chicago, is known for its vibrant dining, shopping, and nightlife scene. It is one of the most populated areas in the Midwest. Home to Wrigley Field, the iconic stadium of the Chicago Cubs, a part of the neighborhood is named after it. Lakeview is the second-largest community area in Chicago. Wrigleyville is a popular district surrounding the stadium. Beyond the bustling commercial areas, Lakeview surprises with its beautifully maintained tree-lined streets and diverse architectural styles of houses.

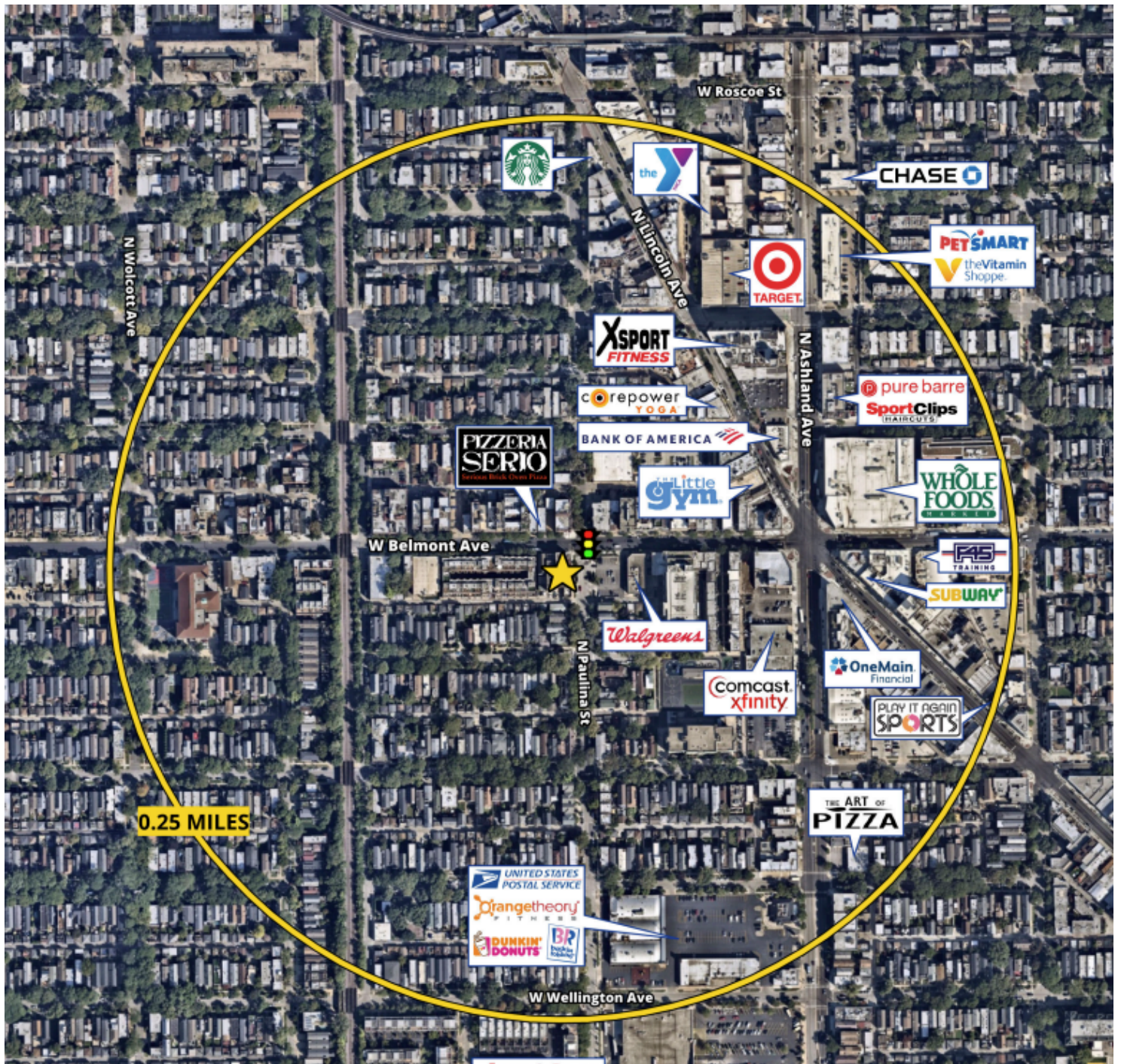
Area Tenants

- Walgreens
- Target
- Subway
- X Sport Fitness
- Whole Foods
- Bank of America
- Pure Barre
- PetSmart
- CorePower Yoga
- Chase Bank
- Sport clips
- Play It Again Sports
- Pizzeria Serio
- Orange Theory Fitness
- Comcast Xfinity
- Dunkin Donuts

Chris Irwin
Senior Vice President
847 698 8193
Chris.Irwin@Colliers.com

Zach Ofner
Associate
847 444 5704
Zach.Ofner@Colliers.com

Area Tenants



Chris Irwin
Senior Vice President
847 698 8193
Chris.Irwin@Colliers.com

Zach Ofner
Associate
847 444 5704
Zach.Ofner@Colliers.com

- [View Online](#)
- [View Video](#)
- [Take A Tour](#)

Demographics Map & Report



Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	4,354	18,320	70,409
Average Age	32.5	32.2	31.9
Average Age (Male)	31.7	32.0	31.7
Average Age (Female)	33.2	32.7	32.2

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	1,925	8,196	32,766
# of Persons per HH	2.3	2.2	2.1
Average HH Income	\$222,764	\$203,051	\$182,552
Average House Value	\$587,520	\$619,895	\$632,415

* Demographic data derived from 2020 ACS - US Census

Chris Irwin
Senior Vice President
847 698 8193
Chris.Irwin@Colliers.com

Zach Ofner
Associate
847 444 5704
Zach.Ofner@Colliers.com

