

3215
north
Sheffield

For Lease

Fully Built-Out Lakeview Restaurant



click for virtual tour

Scott Maesel
312.676.1860
scott.maesel@svn.com

Adam Thomas
847.219.6383
adam.thomas@svn.com

Logan Parsons
262.903.8417
logan.parsons@svn.com

SVN
CHICAGO COMMERCIAL | URBAN TEAM

Leasing Overview

Asking Rent	\$32 PSF NNN
Estimated NNNs	\$13/SF
Space Available	6,321 SF
Frontage	+70'
Ceiling Height	~10.5'
Parking	Available
Zoning	B3-2
Date Available	Now
Condition	2nd Generation
Sub-Market	Lakeview
Aldermanic Ward	44th



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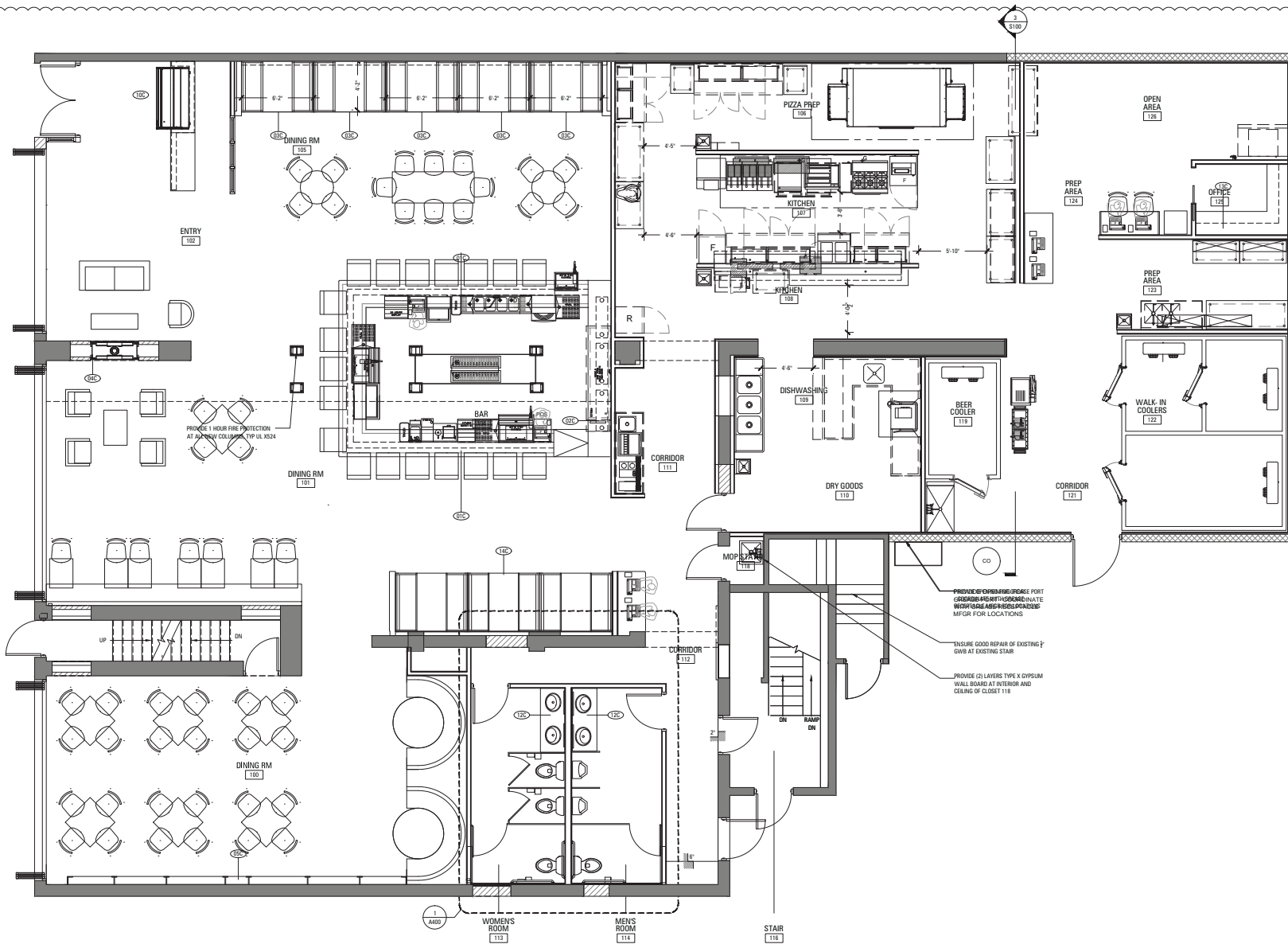


Leasing Highlights

- Fully built-out, 2nd generation restaurant space near Wrigley Field in Lakeview.
- Phenomenal existing conditions with in-place black iron, walk-in coolers, 1300A electrical service, expansive kitchen area with multiple hoods, folding accordion glass storefront, over 70' of Sheffield Avenue frontage and additional basement storage.
- Strong neighborhood demographics with a mix of young professionals, families, and longtime neighborhood residents.
- On-site parking available.
- Notable sub-market retailers include Chipotle, Amazon Fresh, Giordano's, Target, The Vic Theater, Dentologie, Chicago Bagel Authority, and barre3.
- Al fresco potential with operable accordion glass storefront and the opportunity for outdoor patio seating.
- Excellent transit access just steps from CTA Belmont Station (Red, Brown, & Purple Lines) and multiple bus routes.

Floor Plan

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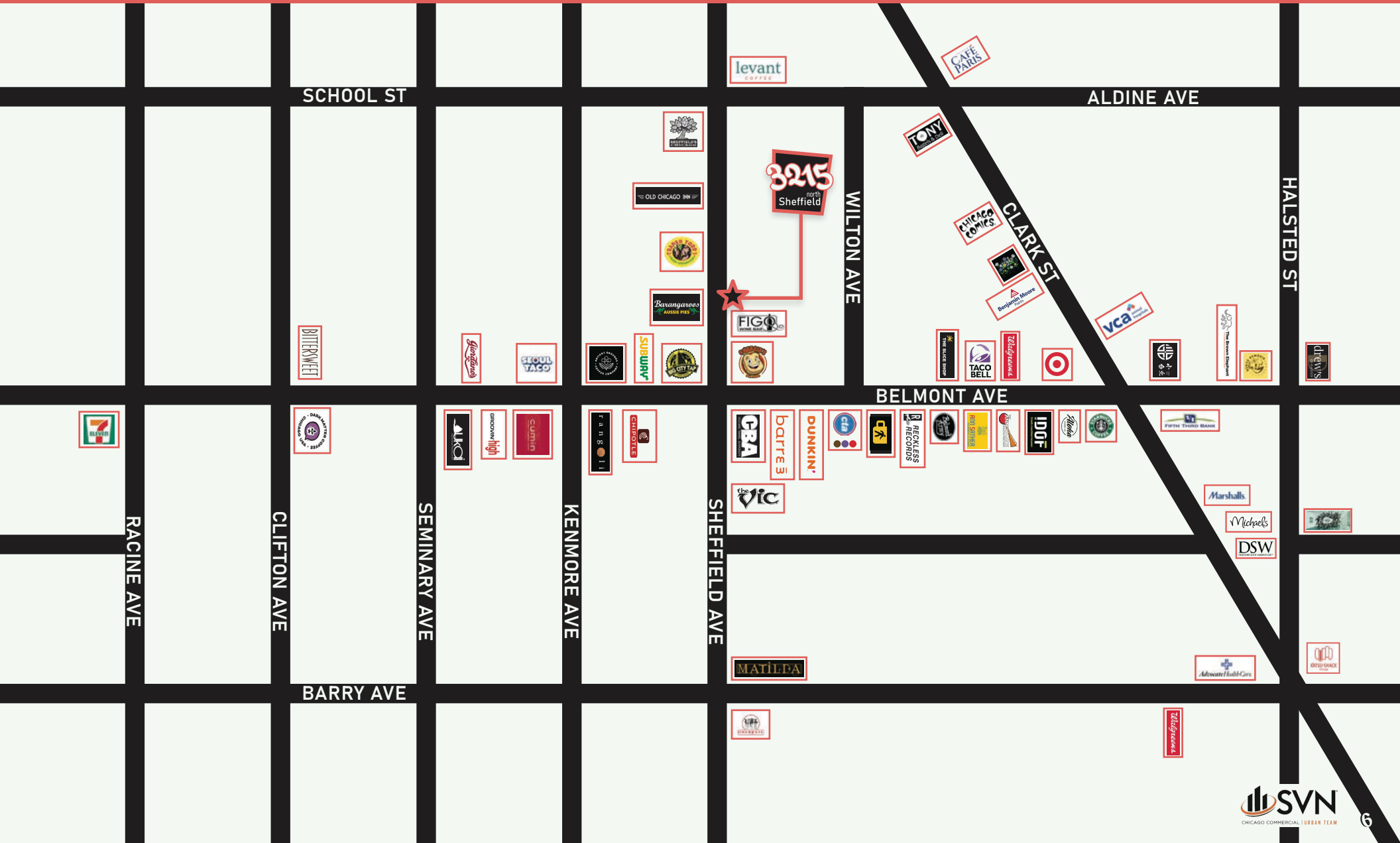


Additional Photos



Area Map

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Area Overview

LAKEVIEW DESCRIPTION

Lakeview is a high-demand trade area on Chicago's North Side, offering strong fundamentals for retail and restaurant leasing. With a dense residential population, consistent foot traffic, and easy access via multiple CTA lines, Lakeview provides exceptional exposure and a stable customer base. Anchored by Wrigley Field and stretching east to the lakefront, the neighborhood captures year-round activity, driven by a mix of long-time residents, young professionals, and visitors. Strong demographics and household incomes support a wide variety of retail and food & beverage uses, from quick-service concepts to upscale dining and experiential retail.

Retail corridors such as Southport, Broadway, Clark, and Belmont continue to attract a healthy mix of national tenants and local operators. The area's walkability, transit connectivity, and vibrant streetscape make it an ideal location for brands seeking visibility in an established urban setting. Lakeview's evolving retail landscape—particularly in Wrigleyville and along key intersections—offers leasing agents and property owners opportunities to reposition assets, attract best-in-class tenants, and capitalize on long-term neighborhood growth. It's a proven, high-performing market with upside for the right retail strategy.



Area Demographics

	0.25 Miles	0.5 Miles	1 Mile
Total Population	6,974	26,148	110,441
Average Age	30.6	30.6	33.0
Total Households	3,626	13,844	63,299
People Per Household	1.6	1.5	1.4
Average Household Income	\$200,434	\$207,070	\$186,360
Average Home Value	\$585,170	\$579,899	\$503,987

Demographic Source: Applied Geographic Solutions via Sites USA.

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SVN® Chicago Commercial

940 West Adams Street, 2nd Floor
Chicago, Illinois 60607

svnchicago.com

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