

FOR LEASE



2nd Floor Retail/Office Space For Lease

3636 WEST 26TH STREET

Chicago, IL 60623

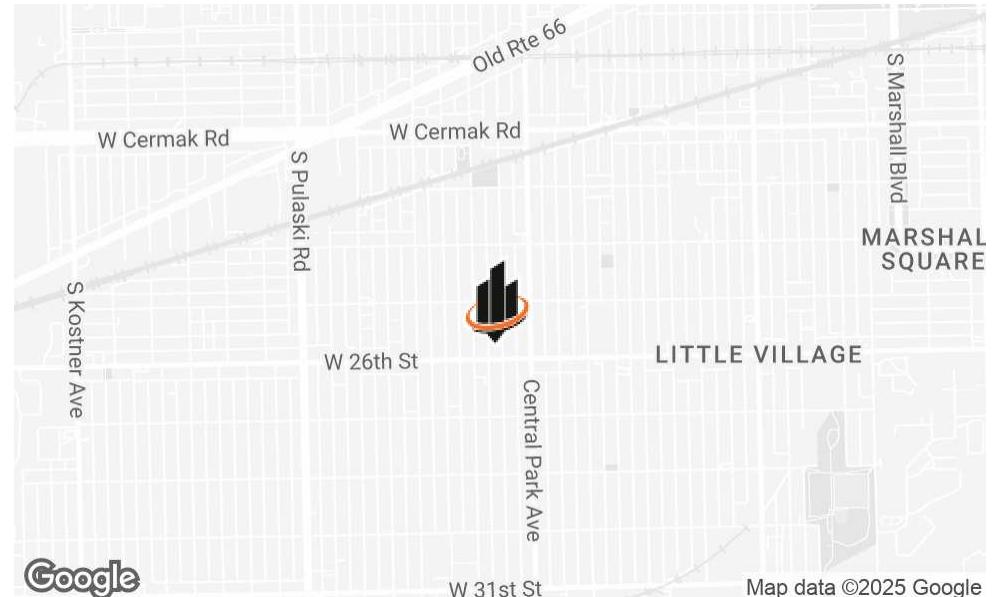
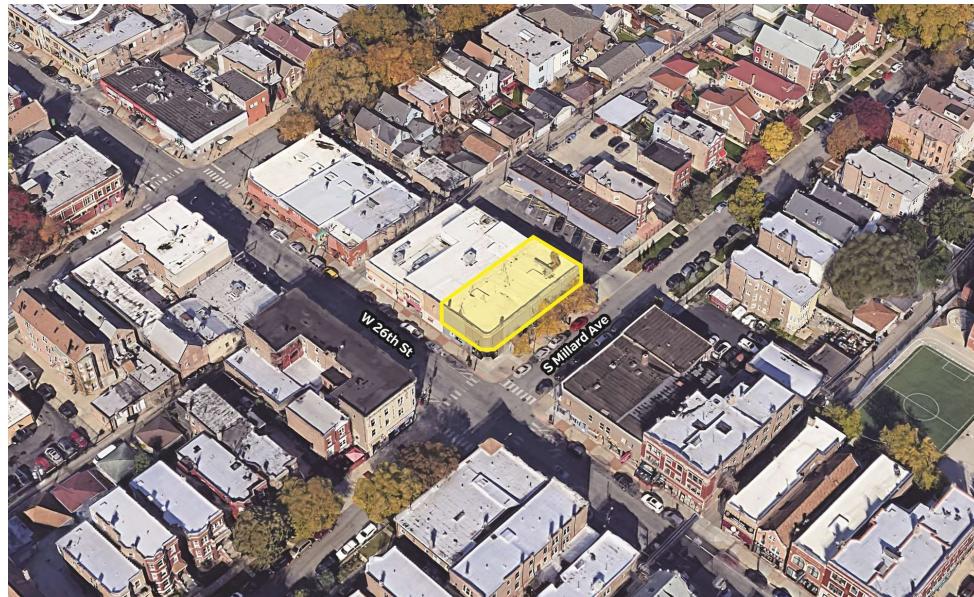
PRESENTED BY:

JACOB STROM

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jacob.strom@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	Negotiable
AVAILABLE SF:	8,954 SF
BUILDING SIZE:	21,000 SF
ZONING:	B3-2
MARKET:	Chicago
SUBMARKET:	Little Village

PROPERTY DESCRIPTION

SVN Chicago Commercial is pleased to offer 3636 W. 26th Street in Chicago's Little Village neighborhood FOR LEASE. Located in the heart of Little Village, this second floor commercial space features approximately 8,954 square feet of versatile space ideal for a wide range of users. Positioned along the 26th Street corridor, the location benefits from exceptional foot traffic and visibility.

LOCATION DESCRIPTION

Located in the heart of Chicago's culturally rich Little Village neighborhood, 3636 W. 26th Street sits along one of the city's most vibrant and economically dynamic retail corridors. This bustling stretch of 26th Street is home to a colorful mix of locally owned shops, authentic Mexican restaurants, and lively street vendors, as well as well-known national retailers, contributing to a festive and welcoming atmosphere year-round.

COMPLETE HIGHLIGHTS



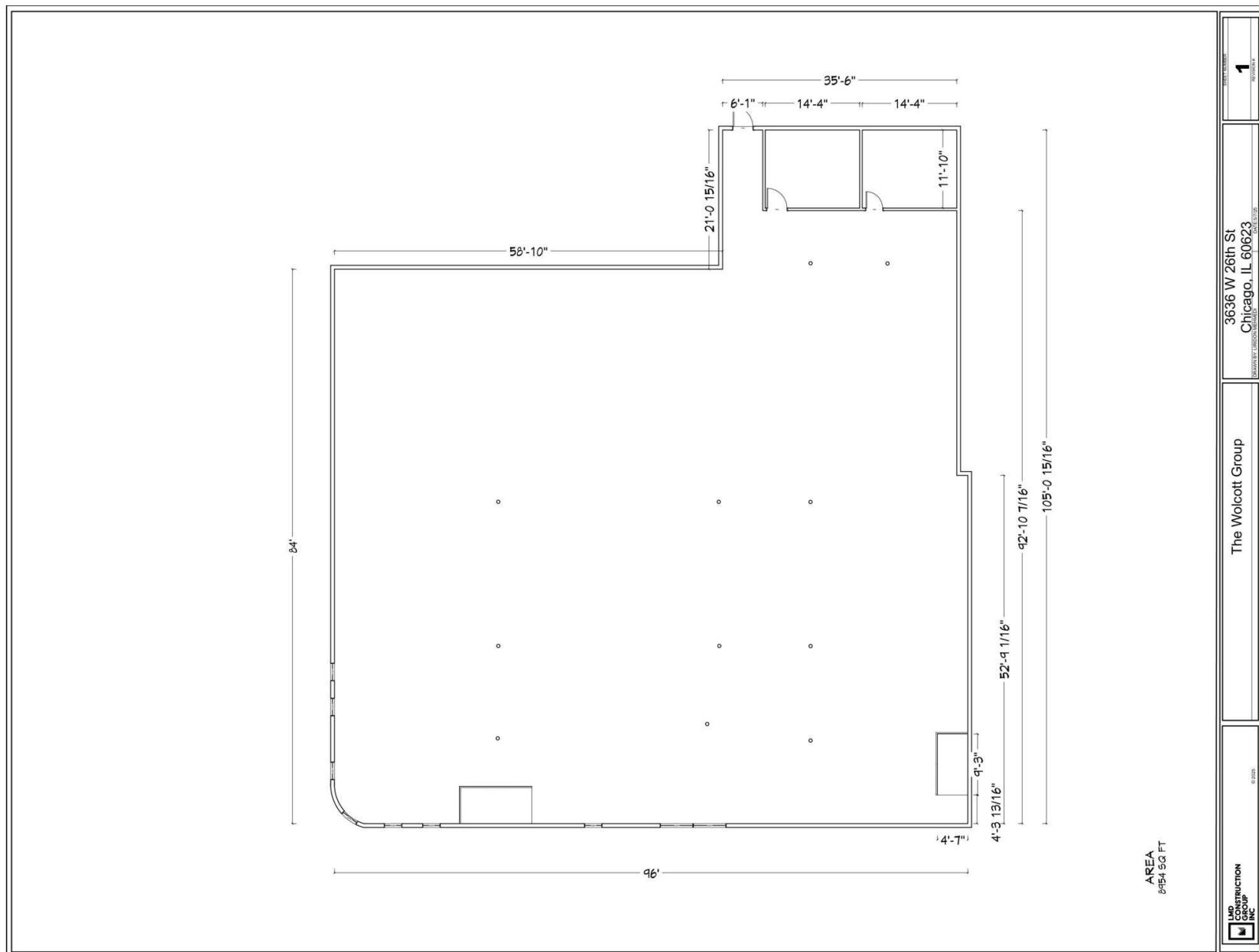
LOCATION INFORMATION

STREET ADDRESS	3636 West 26th Street
CITY, STATE, ZIP	Chicago, IL 60623
COUNTY	Cook
MARKET	Chicago
SUB-MARKET	Little Village
CROSS-STREETS	26th St. & Millard Ave.

PROPERTY HIGHLIGHTS

- Approximately 8,954 square feet of second floor commercial space
- Ideal for office, educational or training centers, medical, creative studios, or community organizations
- Flexible layout allows for a wide range of potential uses
- Located across from national and local retailers including La Chiquita, Walgreens, T Mobile, and several restaurants and boutiques
- Strong built in customer base with consistent foot traffic
- Situated in one of Chicago's most dynamic and economically vital commercial corridors

SITE PLAN



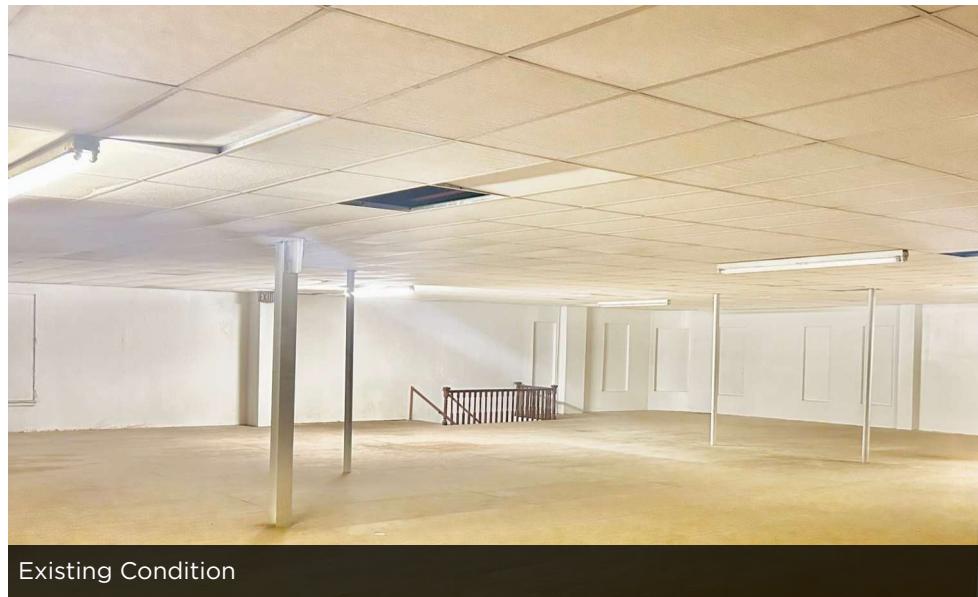
RENDERINGS



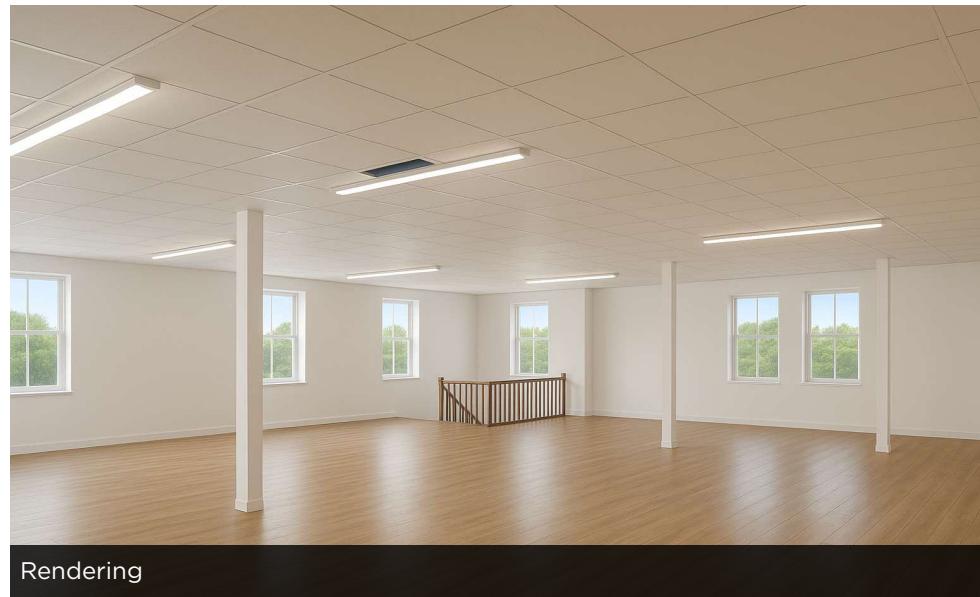
Existing Condition



Rendering



Existing Condition



Rendering

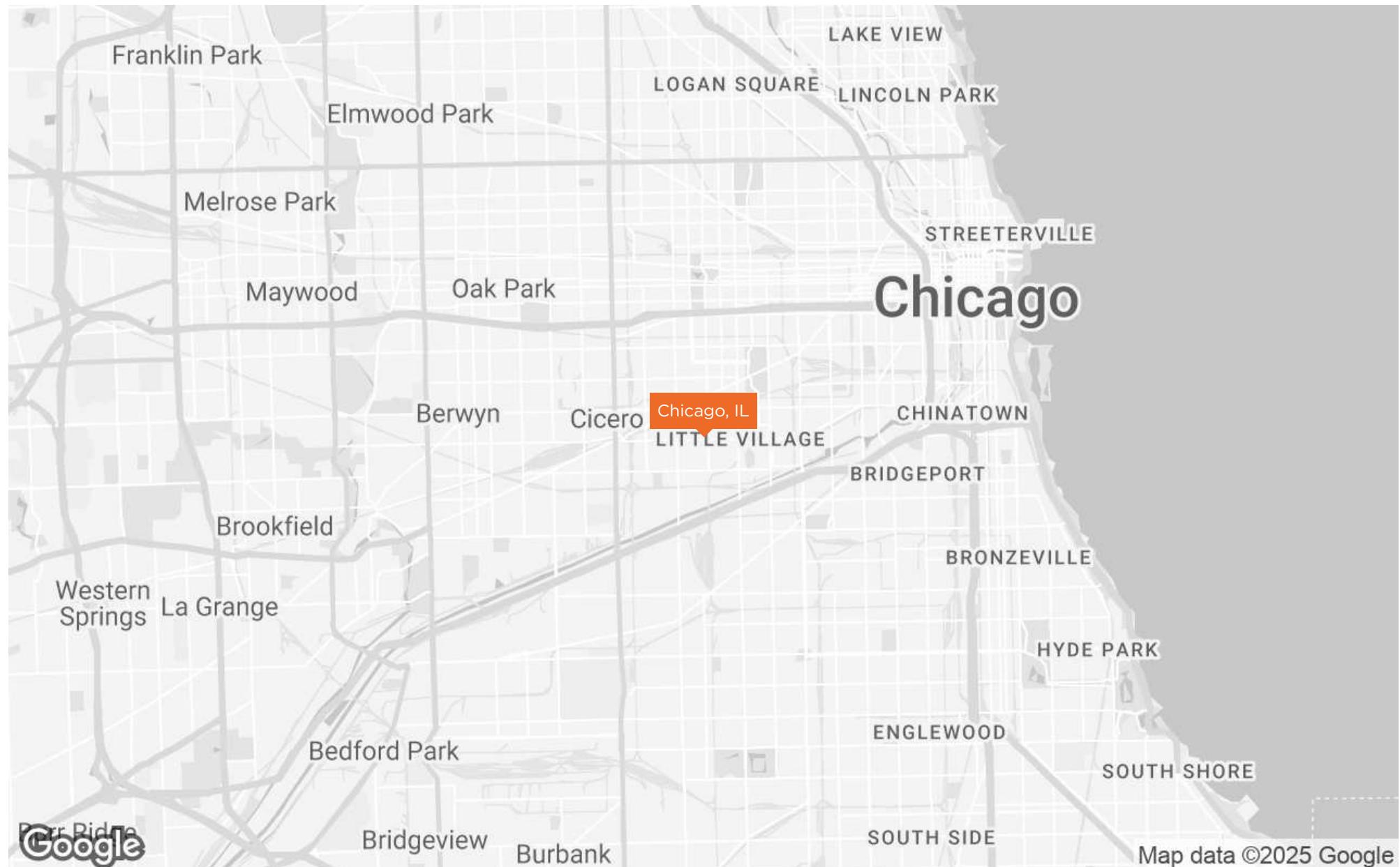
BIRDSEYE AERIAL



RETAIL AERIAL



REGIONAL MAP

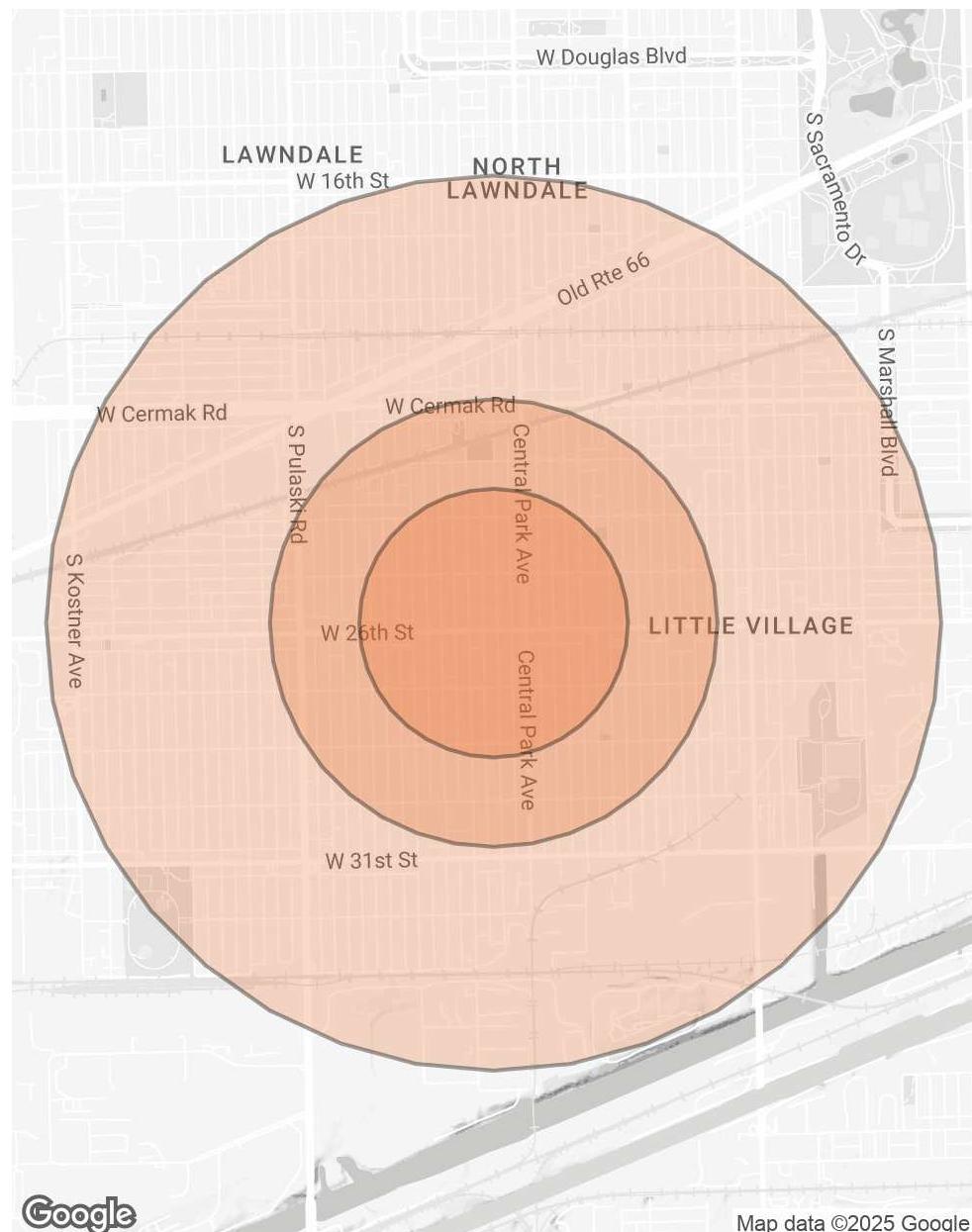


DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	6,562	23,789	66,115
AVERAGE AGE	36	35	36
AVERAGE AGE (MALE)	36	35	35
AVERAGE AGE (FEMALE)	36	35	36

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	1,976	7,064	20,114
# OF PERSONS PER HH	3.3	3.4	3.3
AVERAGE HH INCOME	\$63,272	\$60,177	\$57,547
AVERAGE HOUSE VALUE	\$300,691	\$269,526	\$235,999

Demographics data derived from AlphaMap



ADVISOR BIO 1



JACOB STROM

Senior Advisor

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Direct: **312.676.1869** | Cell: **319.621.1307**

PROFESSIONAL BACKGROUND

Jacob Strom serves as a Senior Advisor at SVN | Chicago Commercial with over 17 years of experience in all aspects of Retail Real Estate Brokerage including development, leasing, sales, tenant representation, landlord representation, marketing, and site selection. His primary focus is in retail sales, leasing and tenant representation, where he has immeasurable experience working with Landlords and Tenants not only the Chicago DMA but throughout the state of Illinois and Northwest Indiana.

A graduate of the University of Iowa, colleagues and clients describe Jacob as a progressive, driven, down-to-earth, business expert and community leader who can be relied on to offer superior solutions that efficiently deliver desirable results.

When he is not scouring the Chicago area for real estate, his passion is helping others and volunteering. He served as the Secretary of the Board of Directors for KEEN Chicago for over a decade and volunteers regularly with organizations such as My Block, My Hood, My City, Jet City, and The Greater Chicago Food Depository. In addition to being a real estate broker, Jacob works extremely hard to be a broker of good to make his community a better place.

EDUCATION

University of Iowa - BA in Communication Studies / Minor in Business Administration

MEMBERSHIPS

International Council of Shopping Centers

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DISCLAIMER

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The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Proposal or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.