

LEASE

Former Starbucks Space at Incredible Lakeview Corner

1607 W IRVING PARK

Chicago, IL 60613

PRESENTED BY:

WAYNE CAPLAN

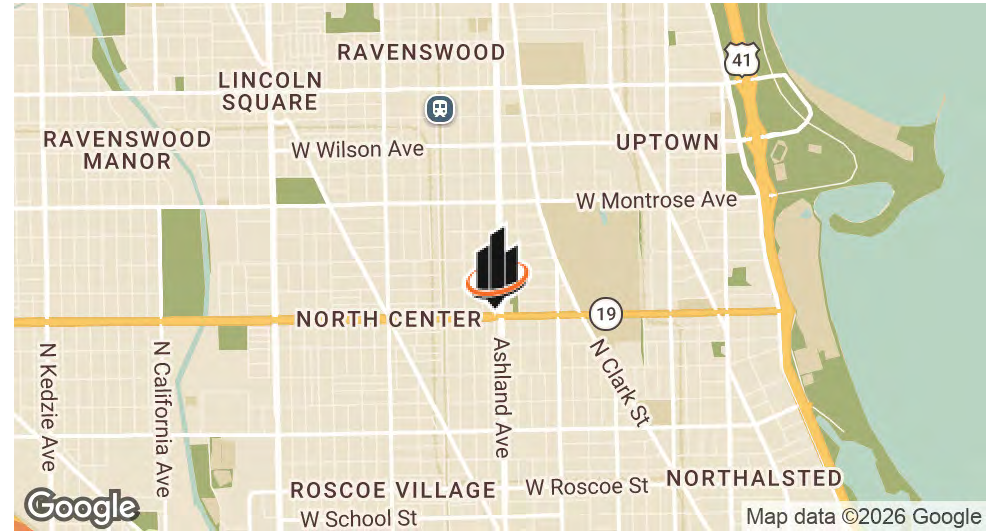
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CHICAGO COMMERCIAL

OFFERING SUMMARY



LEASE RATE	\$35 SF/YR
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OFFERING SUMMARY

SQUARE FOOTAGE:	2,300 SF
CONDITION:	2nd Generation
YEAR BUILT:	2014
ZONING:	C1-3
MARKET:	Chicago
SUBMARKET:	Lakeview

PROPERTY OVERVIEW

SVN | Chicago Commercial is pleased to present this ±2,300 SF retail space in a beautiful luxury mixed-use building at the high-profile corner of Irving Park and Ashland. This former Starbucks location is ready to go for a new tenant. This restaurant capable space has a substantial amount of existing infrastructure, including 400amp/ 3-phase electric service, upgraded HVAC, two ADA-compliant fully-fixture bathrooms, lots of in-place lighting, electrical, and plumbing distribution as well as a Type II venting system, although a black iron venting system can be installed. Perfect space for a new cafe or food use, as well as many other potential uses. The property offers up to nine parking spaces on-site at \$200/month per parking space. The building features 13 luxury apartment residences as well as two additional commercial tenants. A tenant in this space would benefit from wraparound signage on Irving Park and Ashland, as well as over 50 feet of frontage on both Irving Park Rd and Ashland Ave. The property is easily accessible by the #9 and #80 CTA buses, and the Brown Line L train is only 3 blocks away. Fantastic demographics with over \$180k avg HH incomes and home values over \$800k in the immediate area. The property also benefits from a daily vehicle count of over 60,000.

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PROPERTY HIGHLIGHTS



PROPERTY HIGHLIGHTS

- Former Starbucks space available at high traffic Lakeview corner of Irving Park Rd & Ashland Ave
- ±2,300 SF ground floor space in a 13-unit luxury apartment building
- High-profile corner with ±60,000 VPD
- Located across the street from Lake View High School and surrounded by other retailers
- Morning drive side of the street on both Ashland and Irving Park
- Restaurant capable space with ability to install black iron ductwork
- Substantial infrastructure includes Type II venting, two-ADA bathrooms, electric, gas, HVAC and plumbing distribution
- Over 50 feet of frontage on both Irving Park Rd and Ashland Ave.
- Fantastic wrap-around signage opportunity
- Up to nine (9) parking spaces available at \$200/month per space
- Incredibly high area demographics with AVG HH income over \$175K and home values over \$878K
- Immediate availability
- Asking rent \$35/SF NNN + approx. \$10.50/SF for passthroughs

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LOCATION DESCRIPTION



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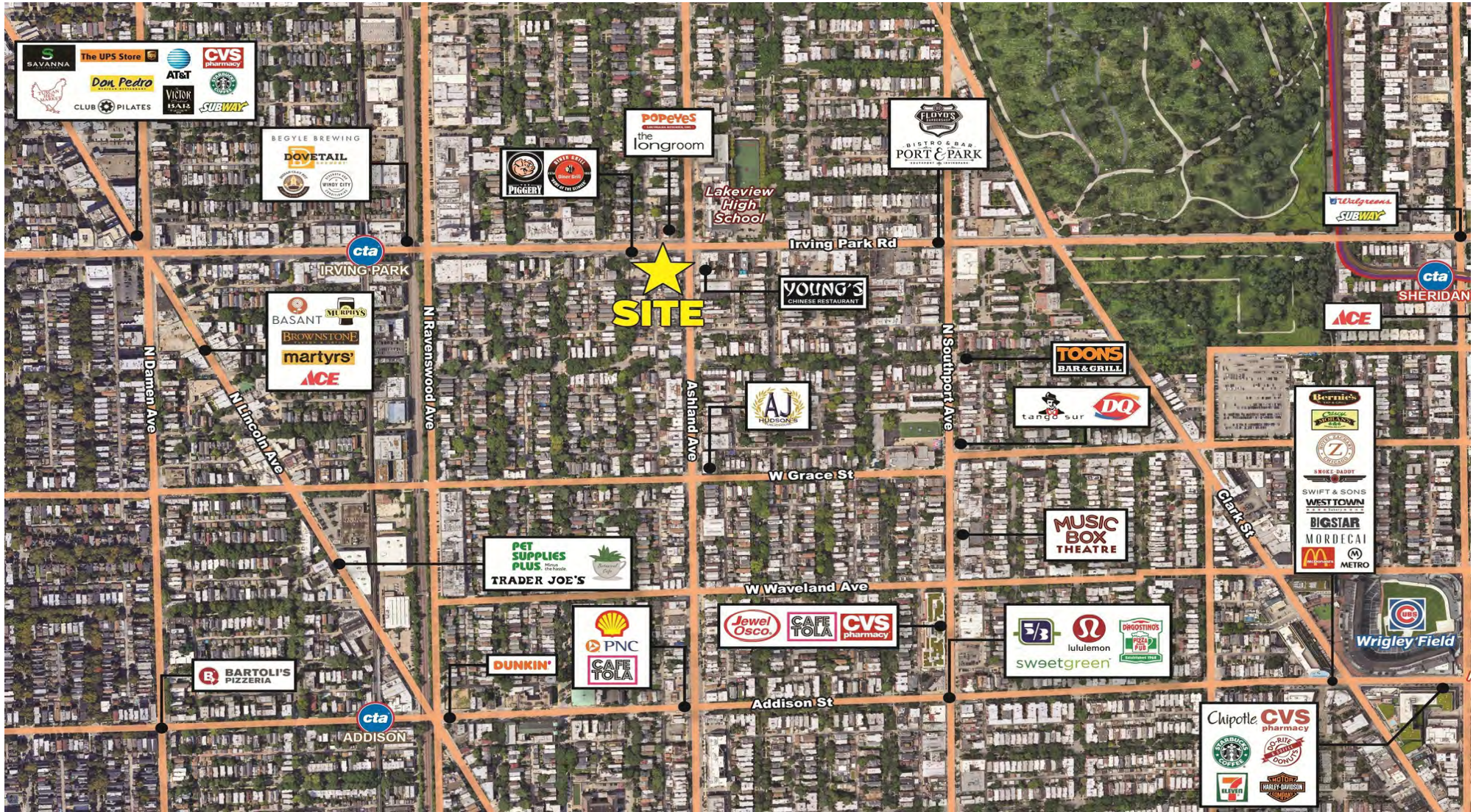
Chicago's Lakeview neighborhood on the north side is among the city's most vibrant and desirable. It was named No. 3 on Money Magazine's list of the top "Big City" neighborhoods in the U.S. The neighborhood features every imaginable sub-set of retail and entertainment options, from national Big Box to high-end boutiques, from experimental theater to the Chicago Cubs. This property sits on the major signalized intersection of Irving Park Rd., a prominent east-west thoroughfare in the area, and Ashland Ave., across the street from Lake View High School. It has an incredible daily traffic count of $\pm 60,000$ vehicles. The property, which also borders the North Center neighborhood, is surrounded by retail and dining, among a variety of other businesses on the same corner.

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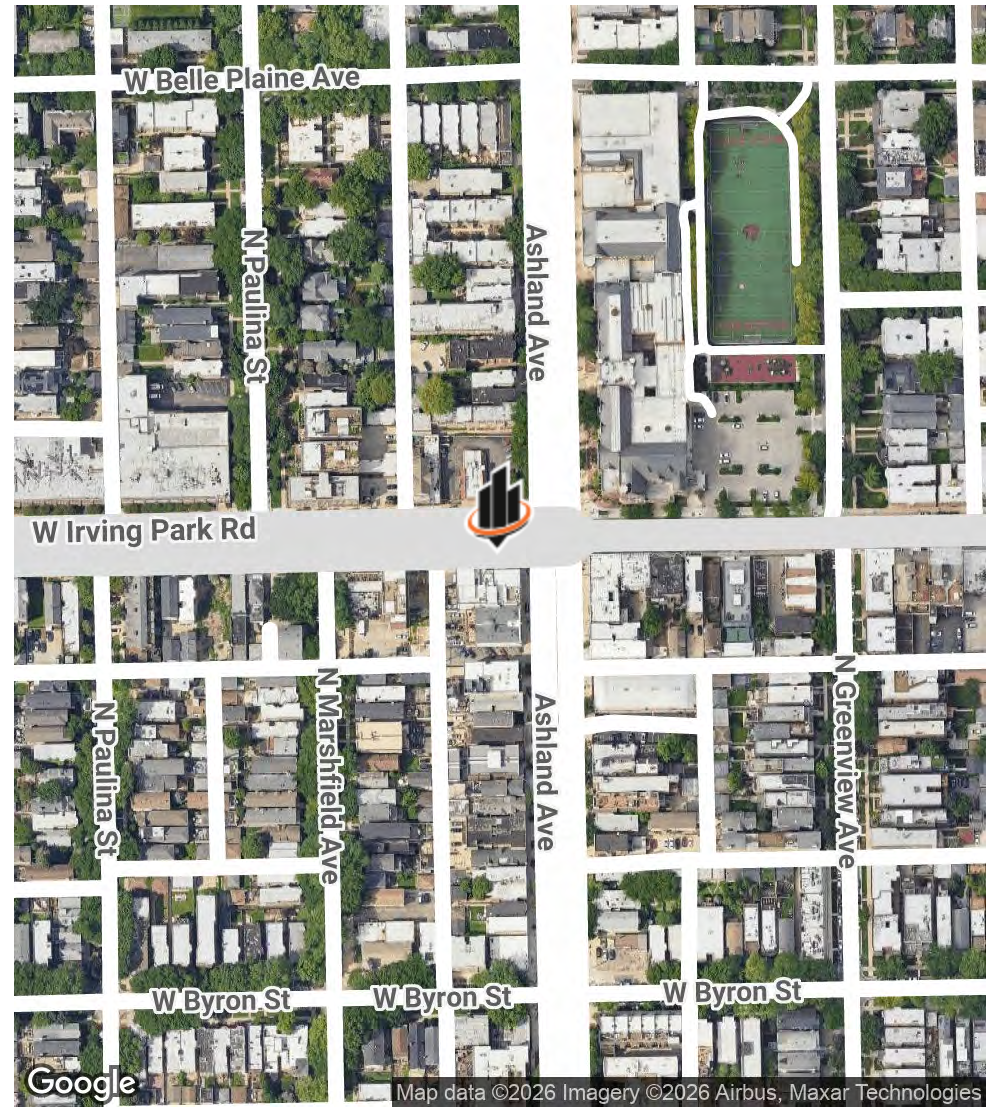
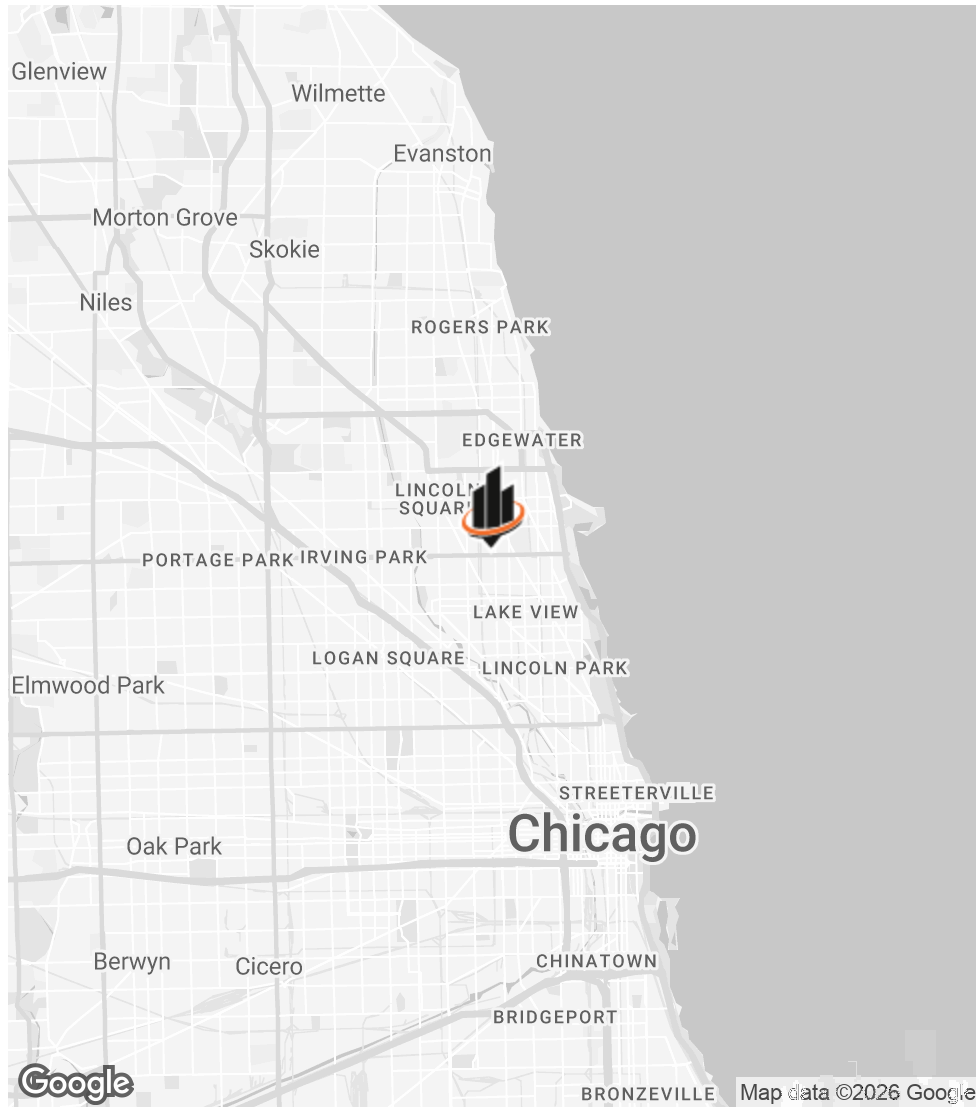
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RETAIL AND AREA AERIAL MAP



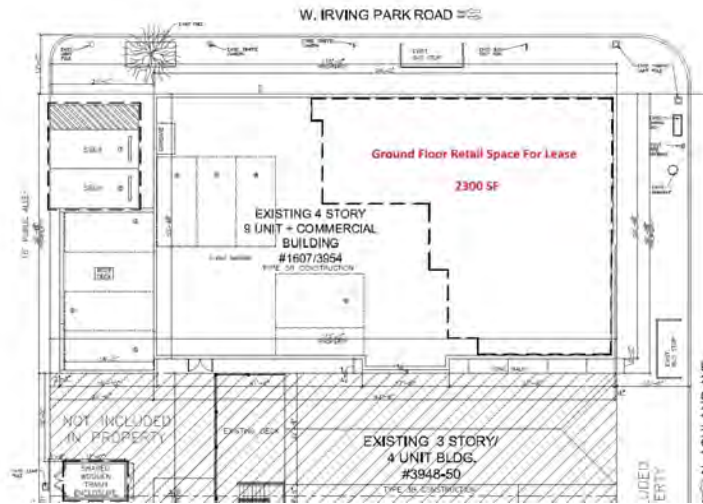
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LOCATION MAPS



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LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	2,300 SF	LEASE RATE:	\$35 SF/yr

AVAILABLE SPACES

SUITE TENANT SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION

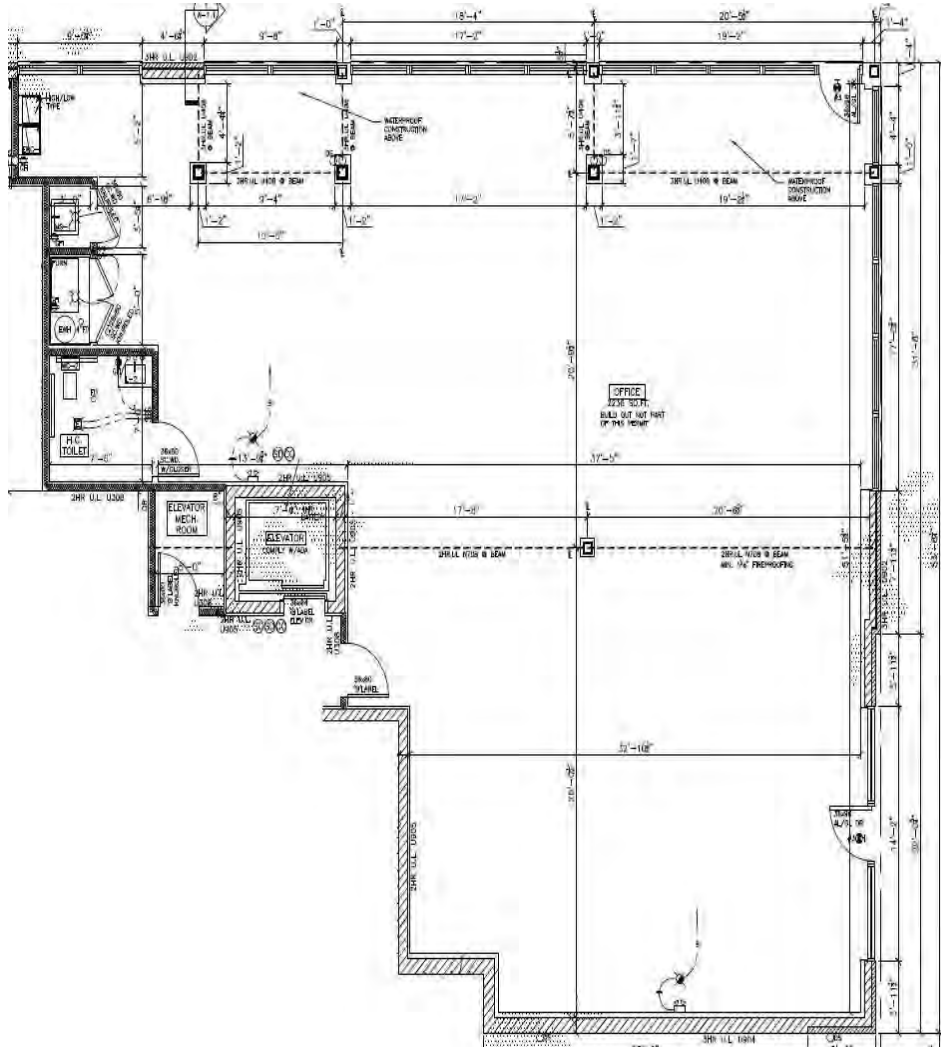
SUITE	TENANT SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1607 W Irving Park Rd	Available 2,300 SF	NNN	\$35.00 SF/yr	Former Starbucks space High traffic corner with over 60k daily vehicle count Existing condition includes two ADA-compliant bathrooms, Type II venting, electrical, HVAC, plumbing and lighting distribution

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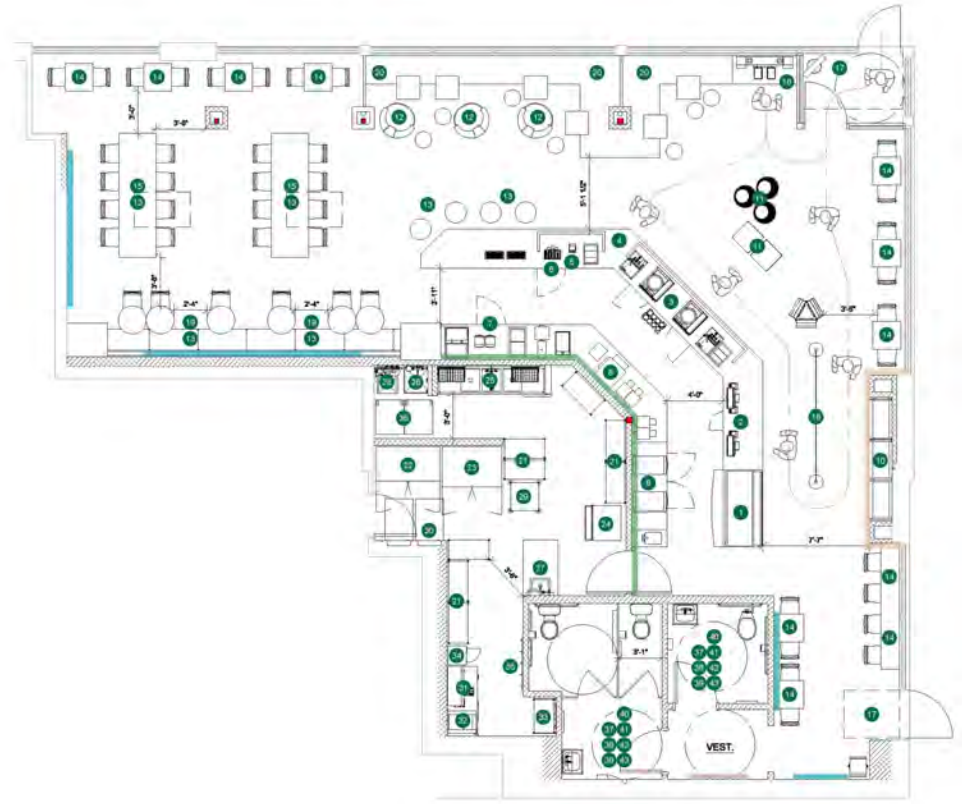
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FLOOR PLANS



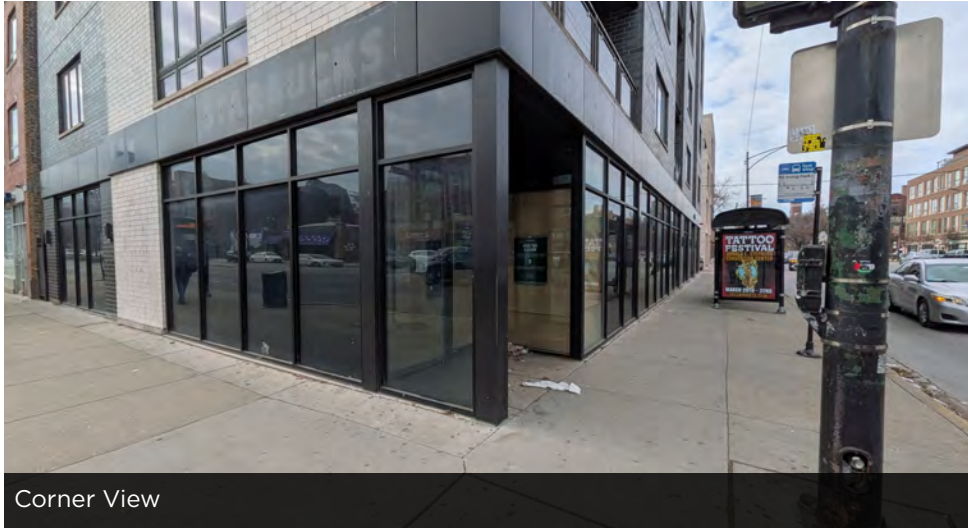
Measured Floor Plan - Bathrooms have been relocated



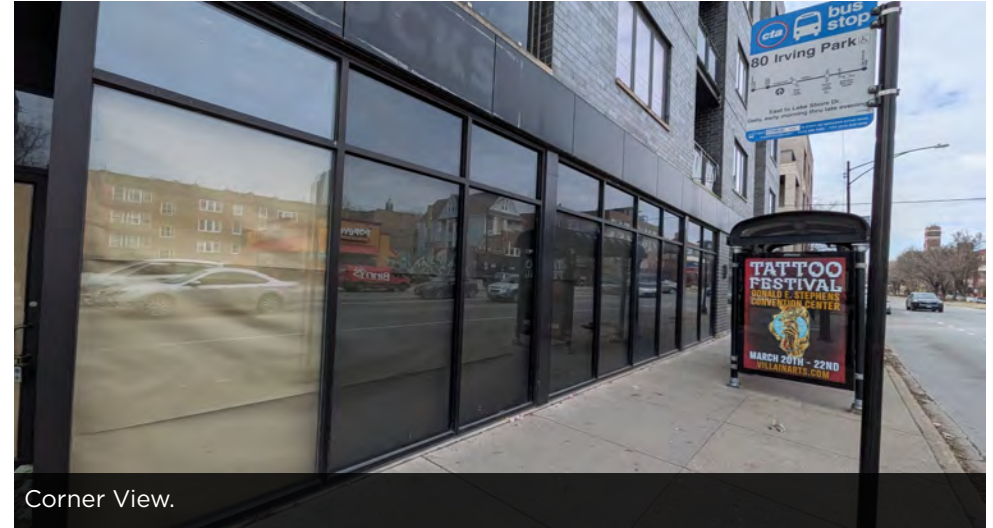
Previous Tenant As-built layout

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EXTERIOR PHOTOS



Corner View



Corner View.



Rear Parking Field (up to 7 spaces available at \$200/month/space)



Front Parking Field (two spaces available at \$200/month/space)

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INTERIOR PHOTOS



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DEMOGRAPHICS MAP & REPORT

POPULATION

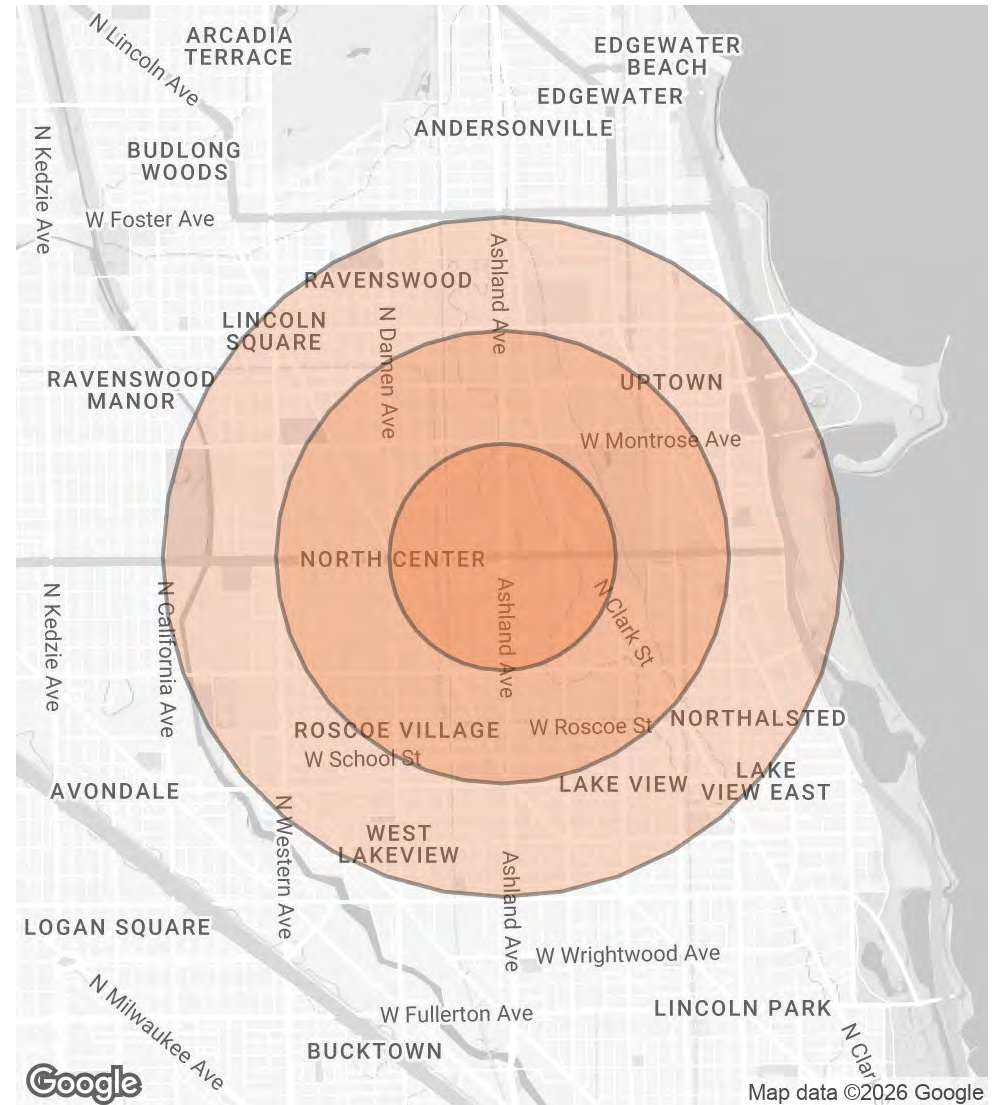
0.5 MILES 1 MILE 1.5 MILES

	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	15,329	72,560	170,995
AVERAGE AGE	36	36	37
AVERAGE AGE (MALE)	36	36	37
AVERAGE AGE (FEMALE)	36	36	37

HOUSEHOLDS & INCOME

0.5 MILES 1 MILE 1.5 MILES

	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	7,125	35,836	87,666
# OF PERSONS PER HH	2.2	2	2
AVERAGE HH INCOME	\$175,784	\$168,016	\$160,497
AVERAGE HOUSE VALUE	\$878,469	\$772,918	\$703,126



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