

For Lease

WEST LOOP RETAIL

1371 W RANDOLPH ST | CHICAGO, IL 60607



presented by

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$35 PSF (NNN)
AVAILABLE SF:	2,121 SF - 13,878 SF
NUMBER OF UNITS:	3
LEVEL:	GROUND
PARKING:	AVAILABLE
YEAR BUILT:	2022
ZONING:	DX-3
SUBMARKET:	WEST LOOP

PROPERTY DESCRIPTION

Introducing 1371 W Randolph, a premier street retail property available for lease in the West Loop neighborhood of Chicago, IL. This modern space offers customizable floor plans and versatile layouts, ideal for cafes, restaurants, medical facilities or boutique retail. With sleek, modern design and abundant natural light, the property creates an inviting and productive environment. Its prime location provides excellent visibility and accessibility, enhancing its appeal to both tenants and clients. This opportunity is perfect for those seeking a dynamic space in a thriving business district. Elevate your vision at 1371 W Randolph and make an impression amidst Chicago's commercial landscape.

PROPERTY HIGHLIGHTS

- 11,505 SF divisible retail space
- 2,343 SF outdoor terrace
- Spacious floor plans
- 23' high ceilings
- Black iron chase in place
- Abundant natural light
- Modern architecture
- Three-phase 400 amps electrical panel
- Easy access to highways & public transportation

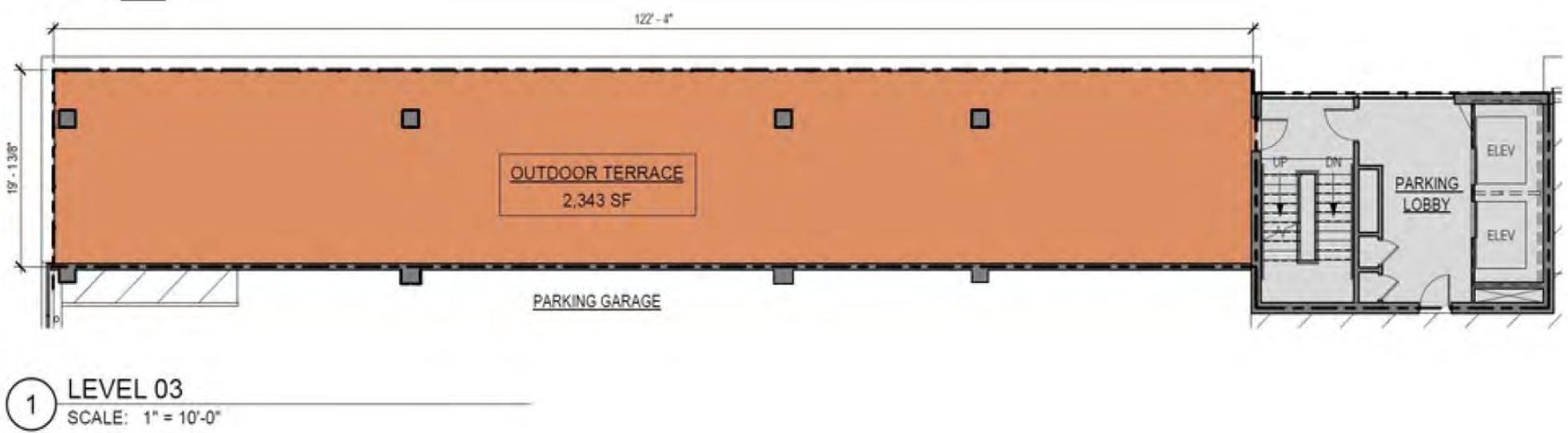
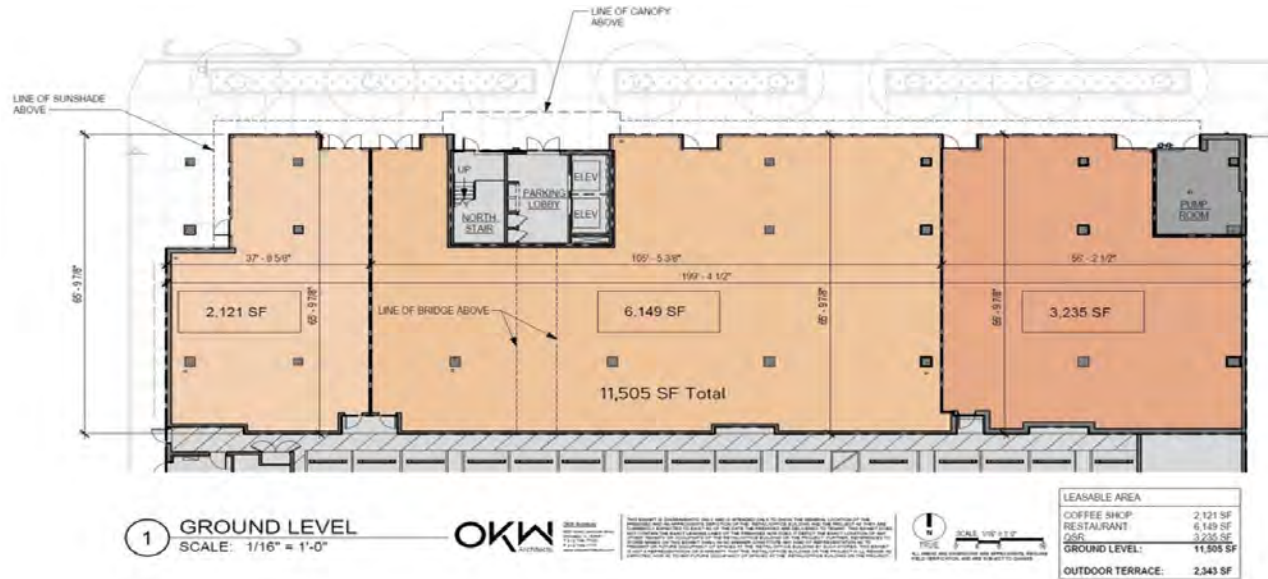
LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	2,121 - 13,878 SF	LEASE RATE:	\$35.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Unit 1	Available	2,121 SF	NNN	\$35.00 SF/yr
Unit 2	Available	6,149 SF	NNN	\$35.00 SF/yr
Unit 3	Available	3,235 SF	NNN	\$35.00 SF/yr
Outdoor Terrace	Available	2,343 SF	NNN	\$35.00 SF/yr

FLOOR PLANS



RETAIL RENDERINGS



Cafe



Restaurant



Terrace



Storefront

INTERIOR PHOTOS



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Ownership Stake

OUTDOOR TERRACE



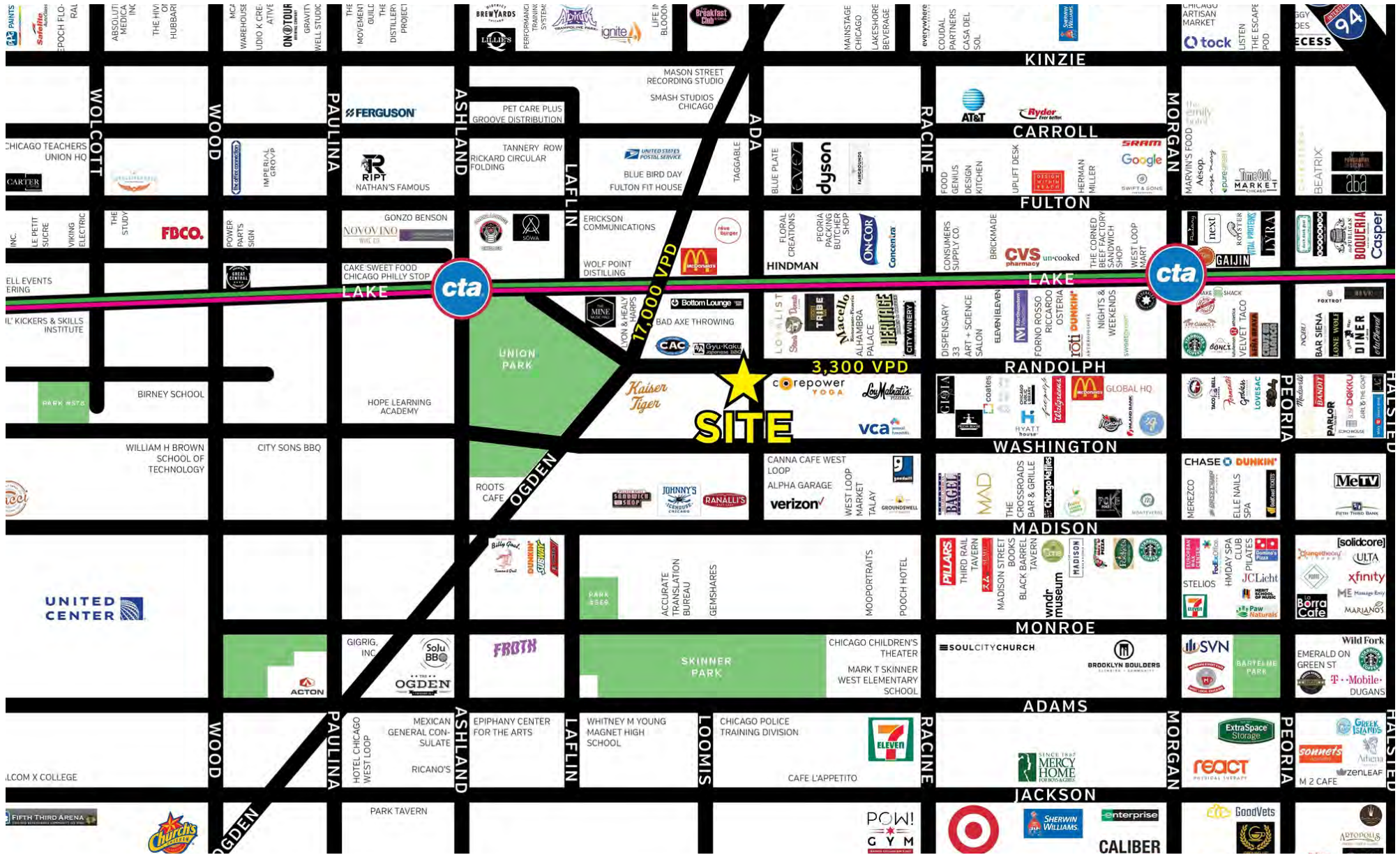
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Ownership Stake

LOCATION + RETAILER MAP



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LOCATION OVERVIEW

West Loop, Chicago

Once an industrial and warehouse district, Chicago's West Loop neighborhood has evolved into an incredible metropolitan hub. Boasting remarkable growth and transformation in recent years, it is perfect for patrons seeking unique retail excursions.

Renowned for its award-winning dining scene, trendy art galleries and active nightlife, the West Loop attracts a diverse crowd. Its blend of urban vitality and modern elegance present an exceptional opportunity for retail ventures to thrive in this bustling area of Chicago. Just steps away, the iconic United Center hosts world-class entertainment and sporting events. The energetic atmosphere and proximity to Chicago's downtown core provides the ideal setting for retail businesses to captivate audiences.



1-Mile Demographics

MEDIAN AGE 33.0	AVERAGE INCOME PER HOUSEHOLD \$149,608
ESTIMATED DAYTIME POPULATION 72,981	ESTIMATED POPULATION 54,440
ESTIMATED NUMBER OF HOUSEHOLDS 32,113	AVERAGE HOME VALUE \$472,340

SOURCE:

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Demographic Source: Applied Geographic Solutions 11/2023, TIGER Geography

MEET THE TEAM

Biography



Priya Patel
Associate Advisor

Priya Patel serves as an Associate Advisor with the SVN | Chicago Commercial team.

Prior to joining SVN, Priya had a diversified career spanning over two decades, marked by expertise in global payment and risk management solutions, strategic business management and residential real estate. With a commitment to excellence, she has thrived in roles that demand a unique blend of industry acumen, relationship management, and strategic foresight.

With a foundation built on five years of experience in real estate, Priya possesses an acute understanding of market dynamics, negotiation strategies, and client satisfaction. Her adeptness at connecting with clients and translating their aspirations into tangible outcomes has led to a track record of successful transactions and a growing portfolio of satisfied clients.

A significant portion of Priya's career has been in the realm of global payment and risk management solutions, where she spent 12 years mastering the intricacies of the industry. For seven of those years, she navigated the role of a client relationship manager, building and nurturing client partnerships with a focus on tailored solutions and exceptional service. Armed with a deep understanding of payment systems, risk mitigation, and compliance frameworks, Priya emerged as a trusted advisor in the complex landscape of global transactions.

Priya transitioned into business strategy, leveraging her skills for a transformative five-year tenure. In this capacity, she managed products, platforms, and processes with a data-driven approach that fueled strategic decision-making. Her leadership was pivotal in orchestrating successful product launches, optimizing workflows, and driving cross-functional collaboration to align with overarching business objectives.

Priya is committed to harnessing her accumulated insights to lead clients towards achieving their investment needs.

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DISCLAIMER

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Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

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 Offering Memorandum 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 Offering Memorandum 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.