

AVAILABLE FOR SALE

738 N. California Avenue | 2828 W. Grand Avenue
Chicago, IL 60612

OFFERING
PRICE:
NEGOTIABLE



PROPERTY HIGHLIGHTS

- Development potential on a 1+ acre site in up and coming area
- Located in Humboldt Park area
- Zoned MI-2 in the city of Chicago
- Convenient location | 1.5 miles from I-290
- Easy access to Downtown Chicago



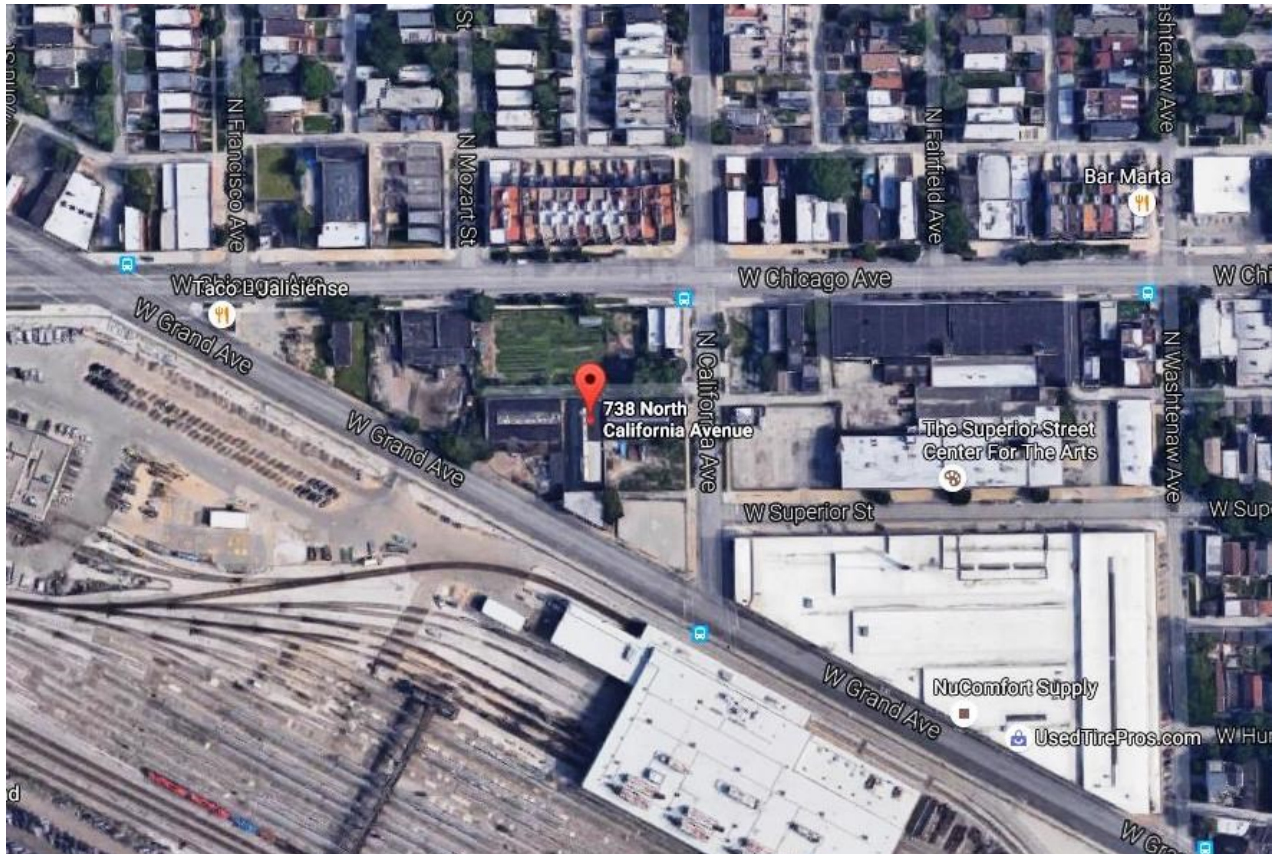
KEY INVESTMENT
& Management Inc.

Office: 630.932.5757
Fax: 630.932.5755
1263 S. Highland Ave., Suite 2W,
Lombard, IL 60148
www.key-investment.com

FOR ADDITIONAL INFORMATION CONTACT:

Kimberly Hess
Office: 630.932.5757
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PROPERTY SUMMARY

ADDRESS:	738 N. CALIFORNIA AVE	SALE PRICE:	NEGOTIABLE
	2828 W. GRAND AVE	LOT SIZE:	1+ ACRE
CITY, STATE, ZIP:	CHICAGO, IL 60612	ZONING:	MI-2
COUNTY:	COOK	MARKET:	CHICAGO
PIN:	16-12-105-023-0000	TRAFFIC COUNT:	Over 16,000 daily views



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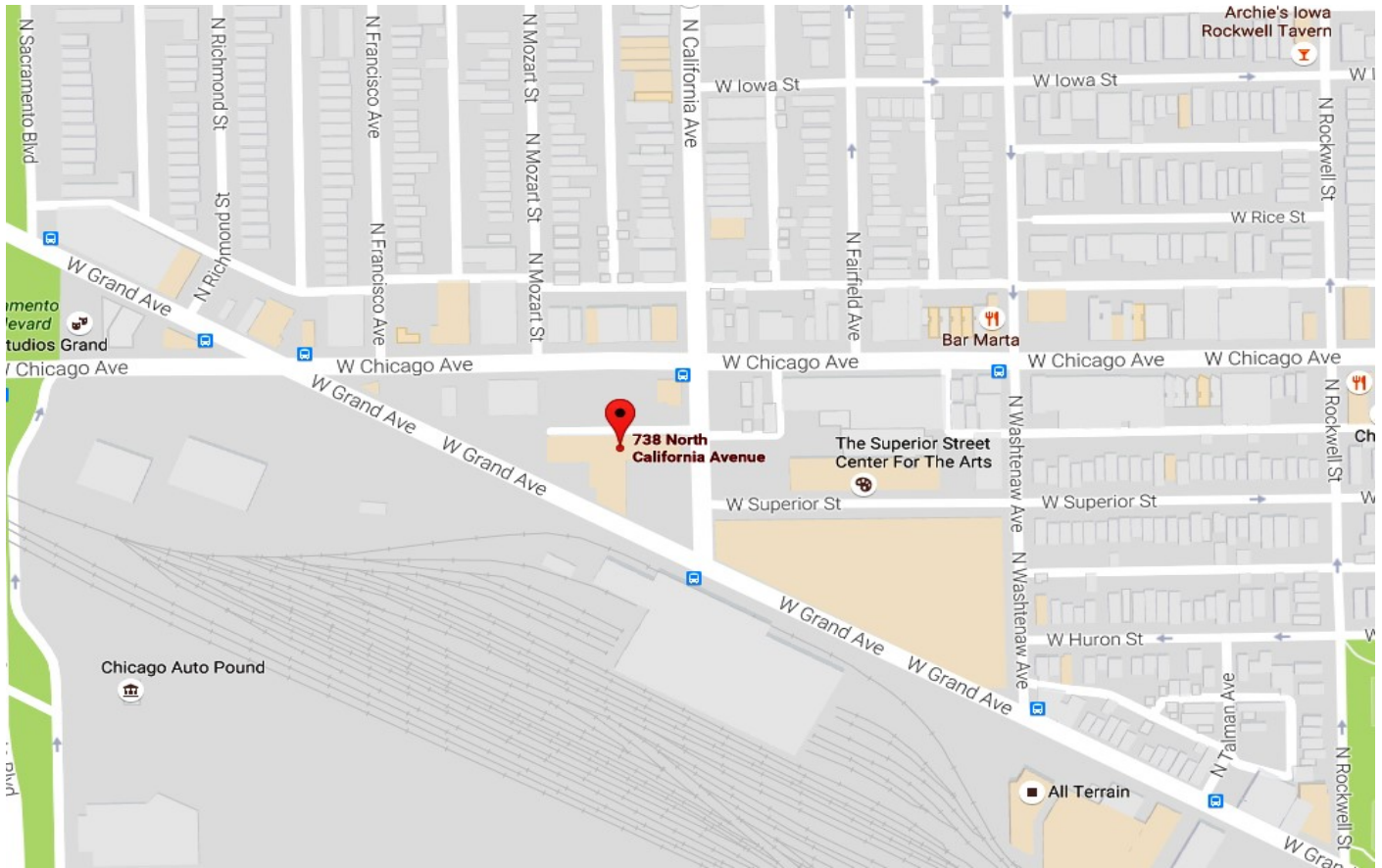
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Location Maps



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Real Estate

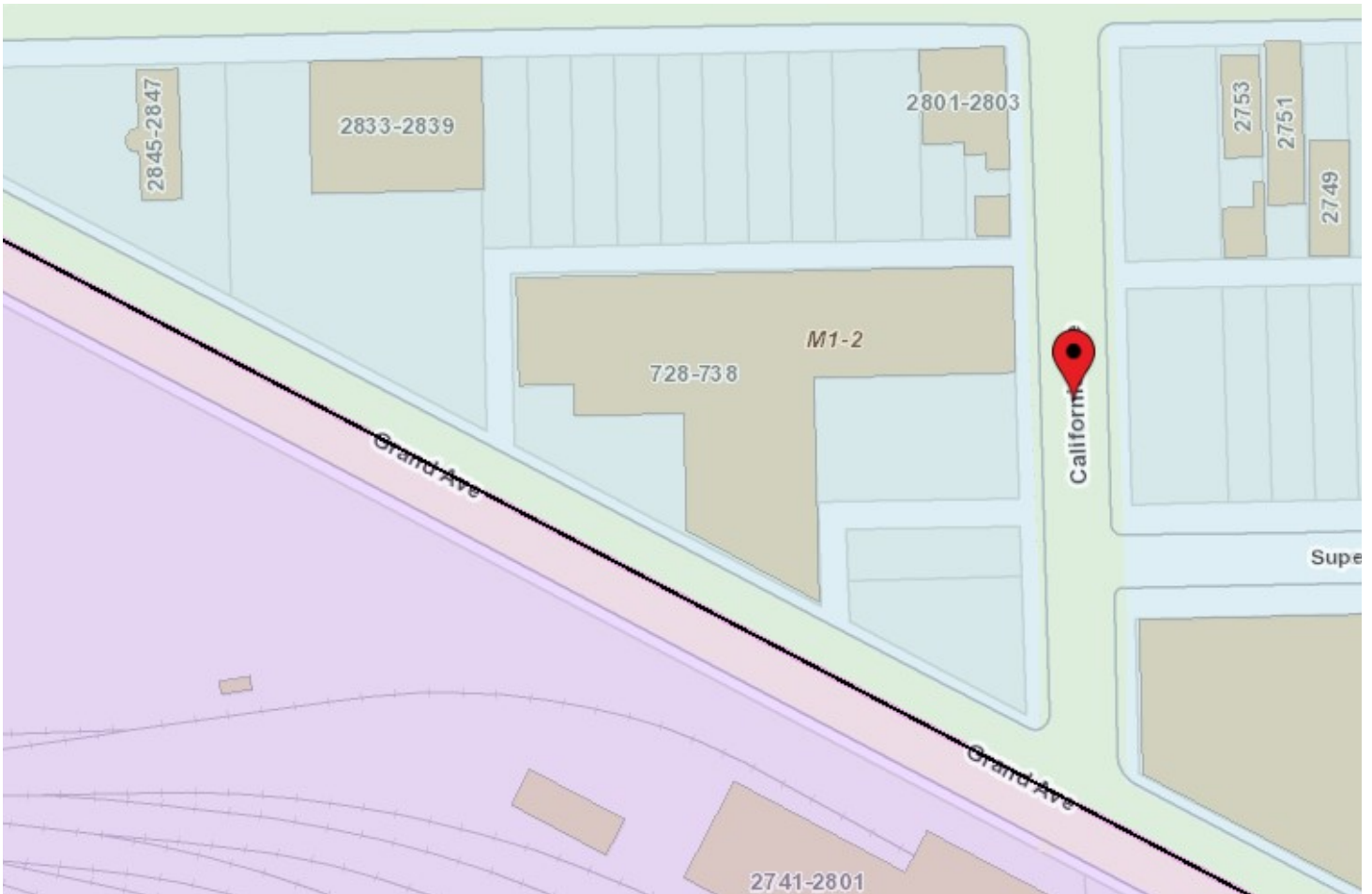
Brokerage

Leasing

Management

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Zoning Map



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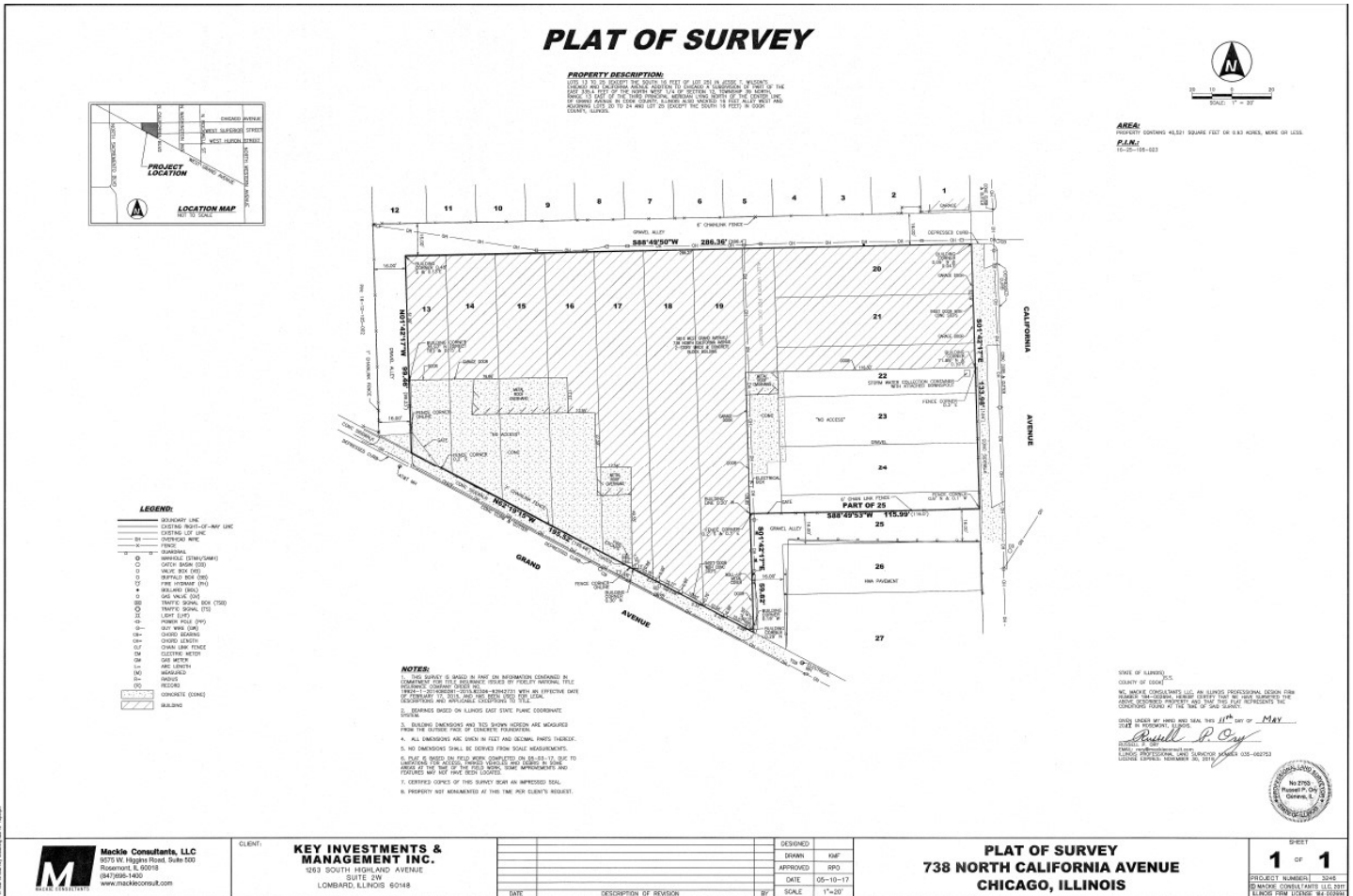
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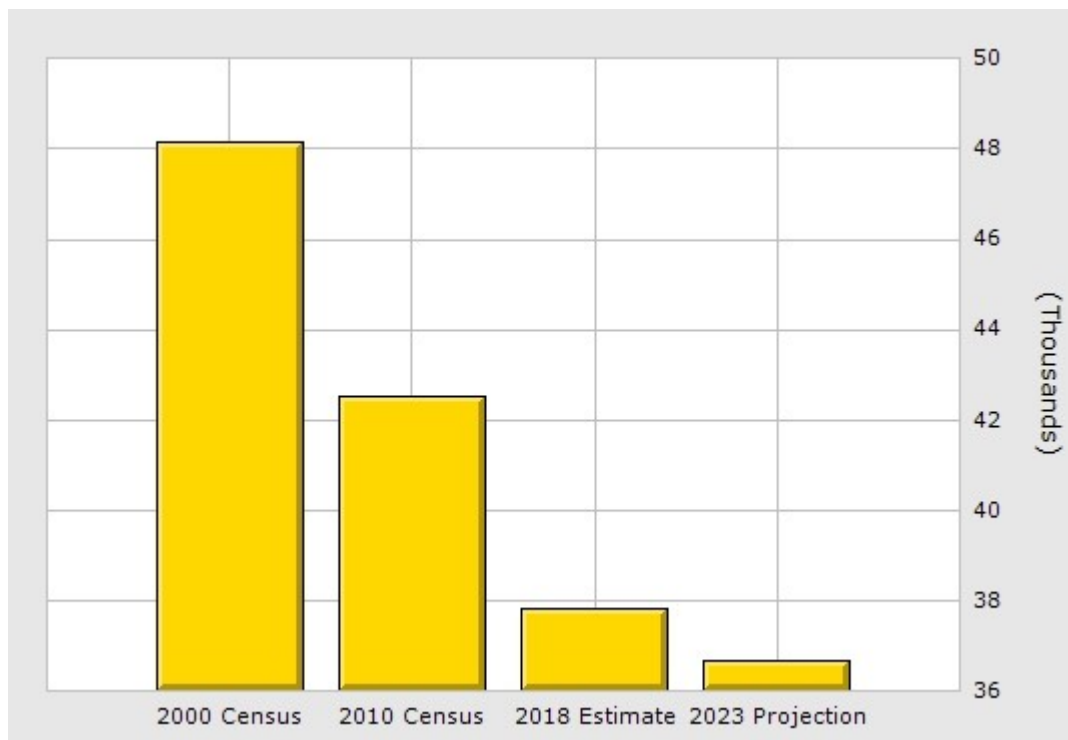
SURVEY



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Demographics

Population	1 Mile	3 Mile	5 Mile
2018 Total Population:	37,815	402,533	1,237,328
2023 Population:	36,676	395,093	1,225,070
Pop Growth 2018-2023:	(3.01%)	(1.85%)	(0.99%)
Average Age:	35.00	34.20	35.20
Households			
2018 Total Households:	14,791	154,841	507,381
HH Growth 2018-2023:	(3.86%)	(2.00%)	(0.65%)
Median Household Inc:	\$51,667	\$60,234	\$65,636
Avg Household Size:	2.40	2.50	2.30
2018 Avg HH Vehicles:	1.00	1.00	1.00
Housing			
Median Home Value:	\$320,860	\$343,886	\$333,746
Median Year Built:	1947	1948	1951



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Introduction to Chicago, IL.

Chicago, on Lake Michigan in Illinois, is among the largest cities in the U.S. Famed for its bold architecture, it has a skyline punctuated by skyscrapers such as the iconic John Hancock Center, 1,451-ft. Willis Tower (formerly the Sears Tower) and the neo-Gothic Tribune Tower. The city is also renowned for its museums, including the Art Institute of Chicago with its noted Impressionist and Post-Impressionist works.

Chicago and its suburbs, which together comprise the Chicago Metropolitan Area, is home to 35 Fortune 500 companies and is a transportation and distribution center.

Manufacturing, printing, publishing, insurance, transportation, financial trading and services, and food processing also play major roles in the city's economy. The total economic output of Chicago in gross metropolitan product totaled US \$770.7 billion in 2020, surpassing the total economic output of Switzerland and making Chicago's gross metropolitan product (GMP) the third largest in the United States, after New York and Los Angeles. The city is home to several *Fortune* 500 companies, including Archer Daniels Midland, Conagra Brands, Exelon, JLL, Kraft Heinz, McDonald's, Mondelez International, Motorola Solutions, Sears, and United Airlines Holdings, although Chicago has experienced an exodus of large corporations since 2020, including Boeing; Citadel LLC; Caterpillar; and Tyson Foods. Three Fortune 500 companies left Chicago in 2022, leaving the city with 35, still second to New York City.