

# OWNER/USER OPPORTUNITY IN DOWNTOWN EVANSTON

JAMESON.

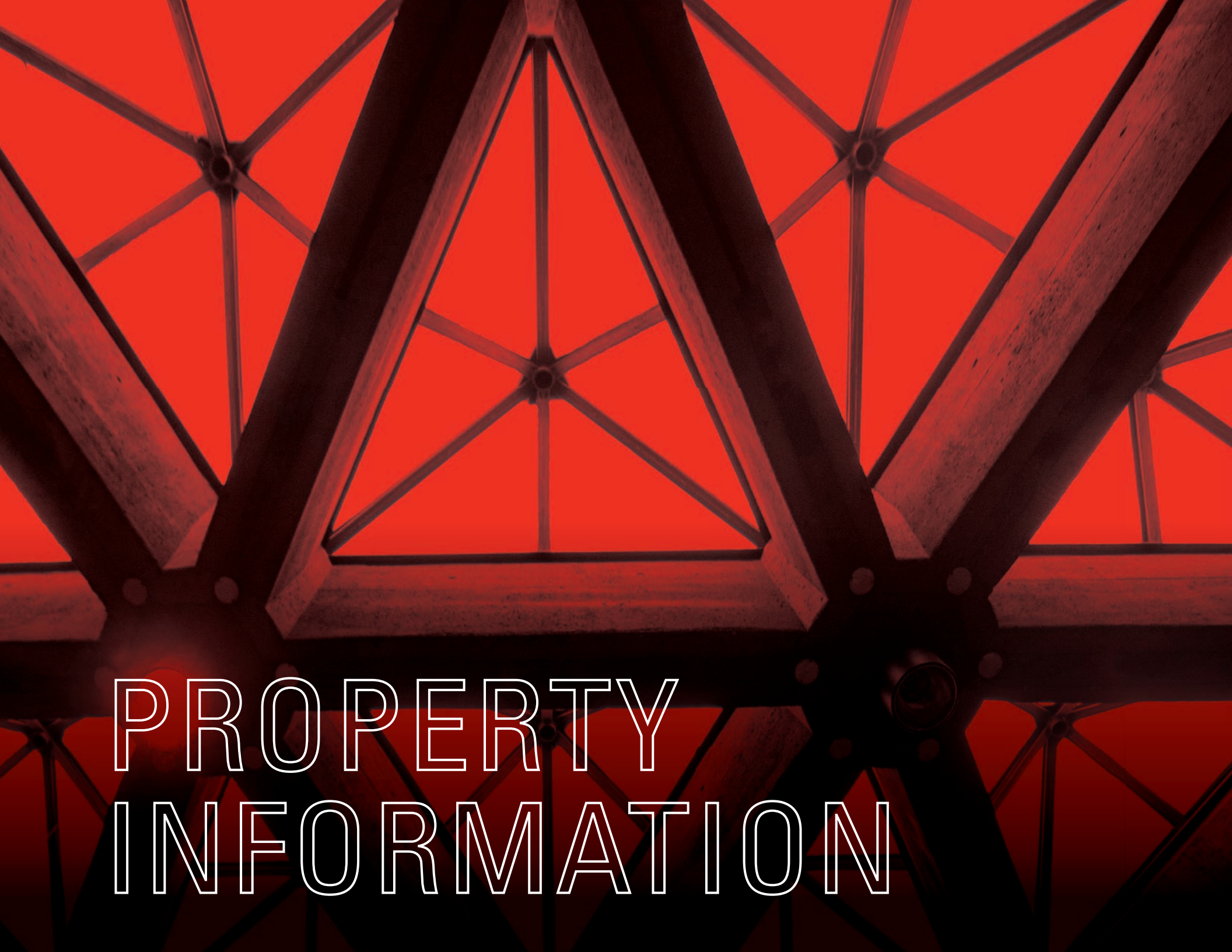
OFFERING  
MEMORANDUM

2600 GROSS POINT  
EVANSTON, IL

**STEVEN GOLDSTEIN**

SENIOR VICE PRESIDENT  
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312.840.9002



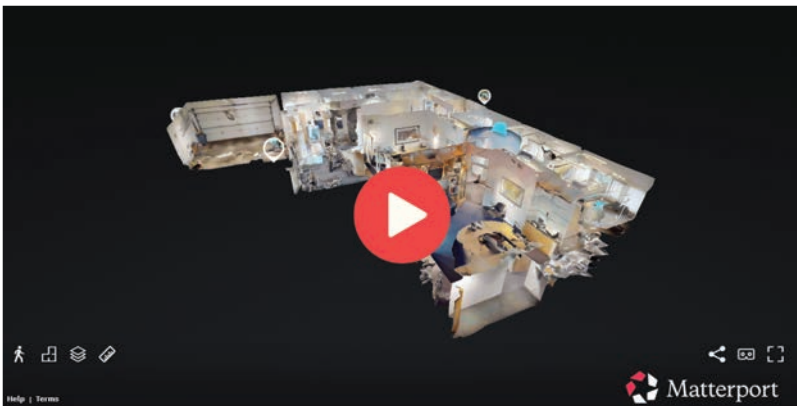


# PROPERTY INFORMATION

# EXECUTIVE SUMMARY

This prime commercial property presents an outstanding opportunity for owners and users alike. Located on a bustling corner with high visibility, the fully renovated building seamlessly blends modern amenities with historic charm. Originally built in 1956 and extensively renovated in 2002, it offers 4,888 RSF across two levels, including private offices, conference rooms, an exercise room, and open work areas. Practical features such as a 2-car garage, gas forced air, HVAC, a durable roof, 120/240 Volt electrical supply, and four private washrooms (two with showers) cater to a variety of business needs.

What truly sets this property apart is its exceptional location, ideal for businesses seeking maximum exposure. Whether you run a professional office, a wellness center, a creative agency, or any other venture, this versatile space is well-equipped to meet your requirements. It offers a harmonious blend of functionality, aesthetics, and convenience, making it a fantastic opportunity for those looking to thrive in today's competitive market. With its extensive renovation and modern amenities, this property is a valuable asset for both investors and occupants.



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JAMESON COMMERCIAL REAL ESTATE

EVANSTON

LOCATION

4,888 SF

PROPERTY SIZE

05-33-318-032-0000

PIN NUMBER

\$28,487

2023 RE TAXES

\$138 SF

PRICE PER SF

\$650,000

PRICE



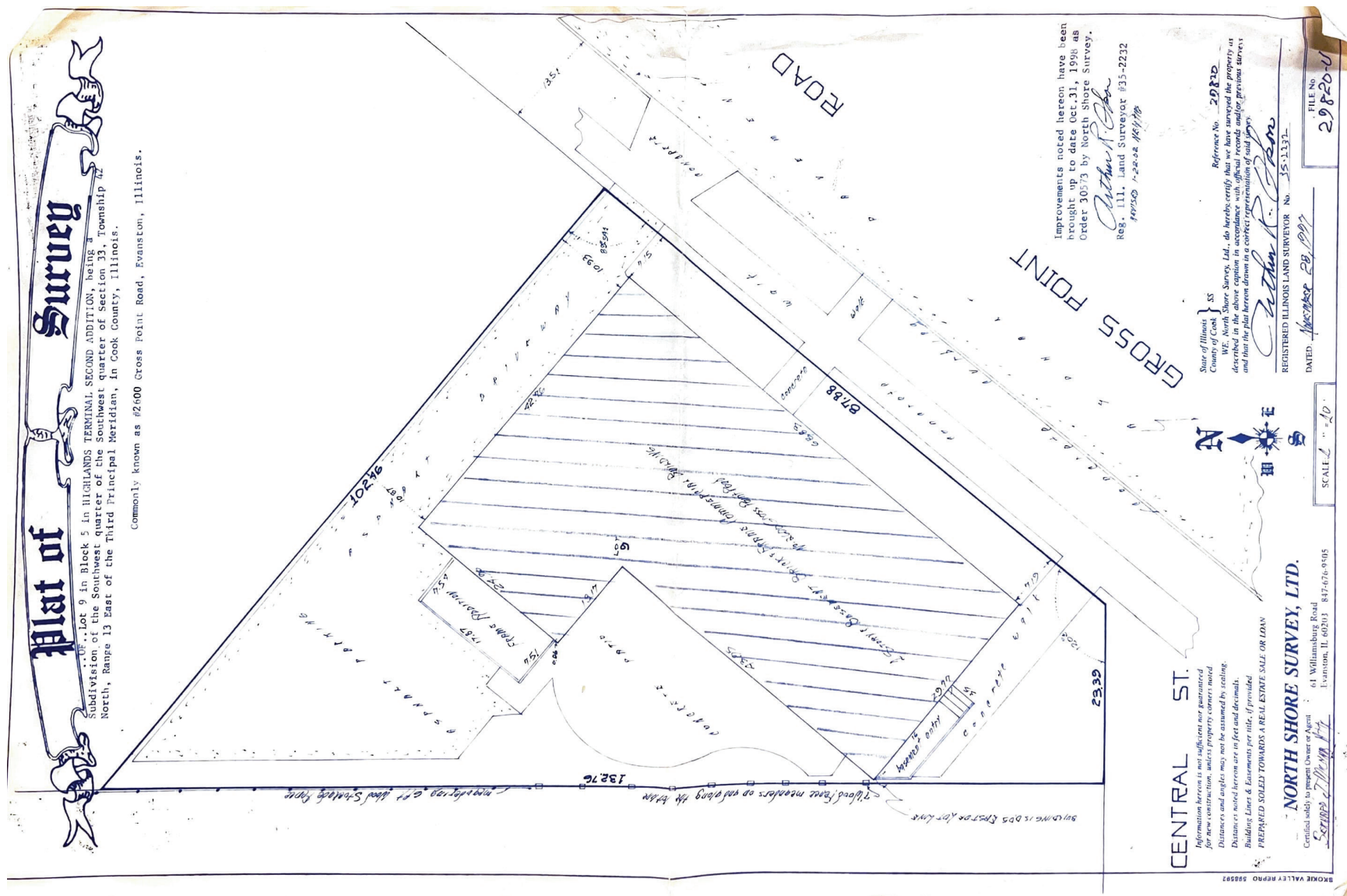
# PROPERTY HIGHLIGHTS

PROPERTY GLA: ..... 4,888 SF    YEAR BUILT: ..... 1956  
STORIES: ..... 1    YEAR RENOVATED: ..... 2002  
TYPICAL FLOOR: ..... 4,354 SF    ELEVATORS: ..... NONE  
CLASS: ..... C    CONSTRUCTION: ..... Masonry  
ZONING: ..... B1-A    TENANCY: ..... Multiple  
LOT SIZE: ..... 6,431 SF    MARKET: ..... EVANSTON



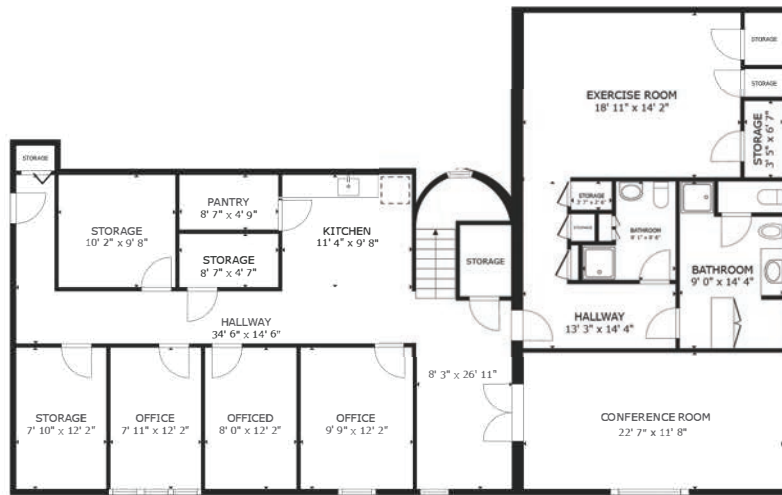


# PROPERTY SURVEY





# FLOOR PLAN



LOWER LEVEL OFFICES



FLOOR 2





2600 GROSS POINT RD., EVANSTON







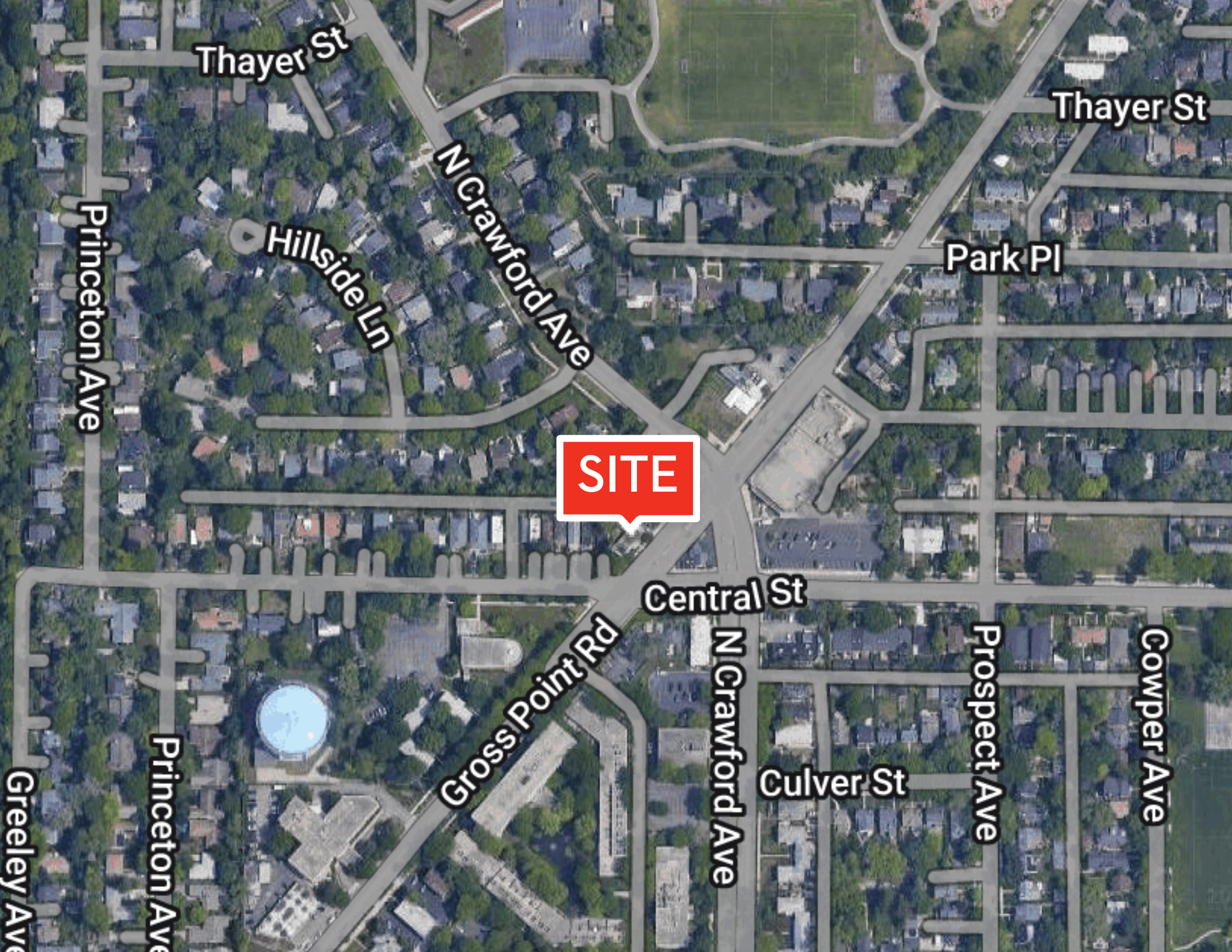






# LOCATION INFORMATION





Thayer St

Thayer St

Princeton Ave

Hillside Ln

N Crawford Ave

Park Pl

SITE

Central St

Gross Point Rd

N Crawford Ave

Prospect Ave

Cowper Ave

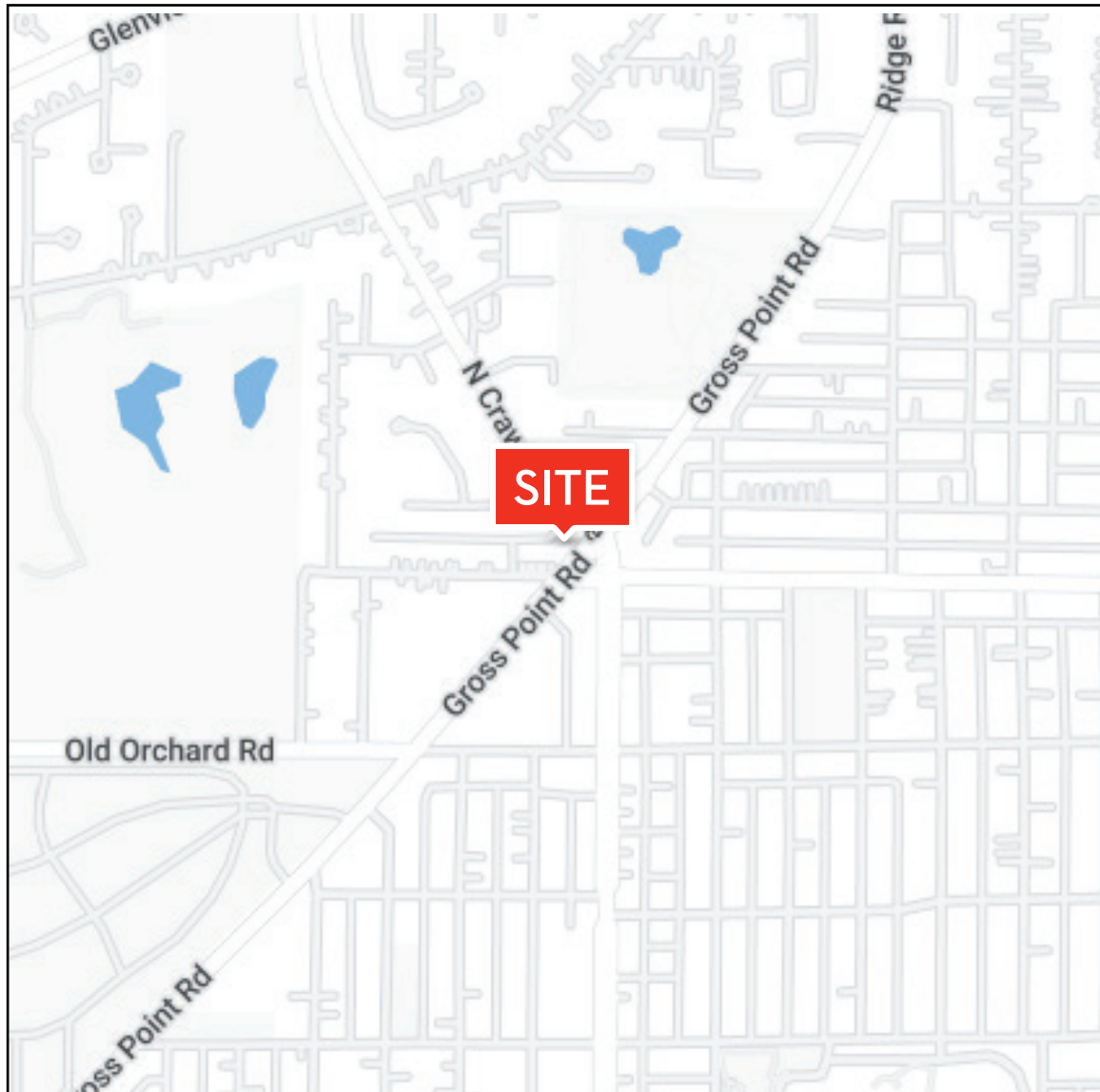
Culver St

Princeton Ave

Greeley Ave



# POINTS OF INTEREST



## **RESTAURANTS**

BURRITO BEACH  
ROSEBUD ON RUSH  
RL RESTAURANT  
BUONA - STREETERVILLE  
DOC B'S RESTAURANT  
EPIC BURGER  
PURPLE PIG RESTAURANT  
WEBER GRILL RESTAURANT  
RL RESTAURANT  
PURPLE PIG RESTAURANT  
BILLY GOAT TAVERN  
GORDON RAMSAY BURGER  
SU CASA MEXICAN RESTAURANT

## **COFFEE SHOP**

STARBUCK'S RESERVE ROASTERY

## **FINANCIAL**

BANK OF AMERICA  
CHASE BANK

## **SCHOOLS**

NORTHWESTERN UNIVERSITY  
LOYOLA UNIVERSITY ARRUPE  
COLLEGE

## **ENTERTAINMENT**

BALLY'S CASINO  
AMC DINE-IN 600  
THE ESCAPE GAME

## **BARS**

UPSTAIRS AT THE GWEN  
ROSSI'S

## **SHOPPING**

SHOPS AT NORTH BRIDGE  
WATER TOWER PLACE  
NIKE CHICAGO  
NORDSTROM  
ZARA  
SAKS FIFTH AVENUE  
ROLEX  
TOMMY BAHAMA  
CARTIER CHICAGO

# TRANSPORTATION HIGHLIGHTS

## COMMUTER RAIL

**Wilmette Station Commuter Rail**  
*(Union Pacific North Line)*

## DRIVE

4 min

## DISTANCE

1.6 mi

**Evanston Central Street Station Commuter Rail**  
*(Union Pacific North Line)*

4 min

1.6 mi

## AIRPORT

**Chicago O'Hare International Airport**

## DRIVE

23 min

## DISTANCE

13.3 mi

**Chicago Midway International Airport**

38 min

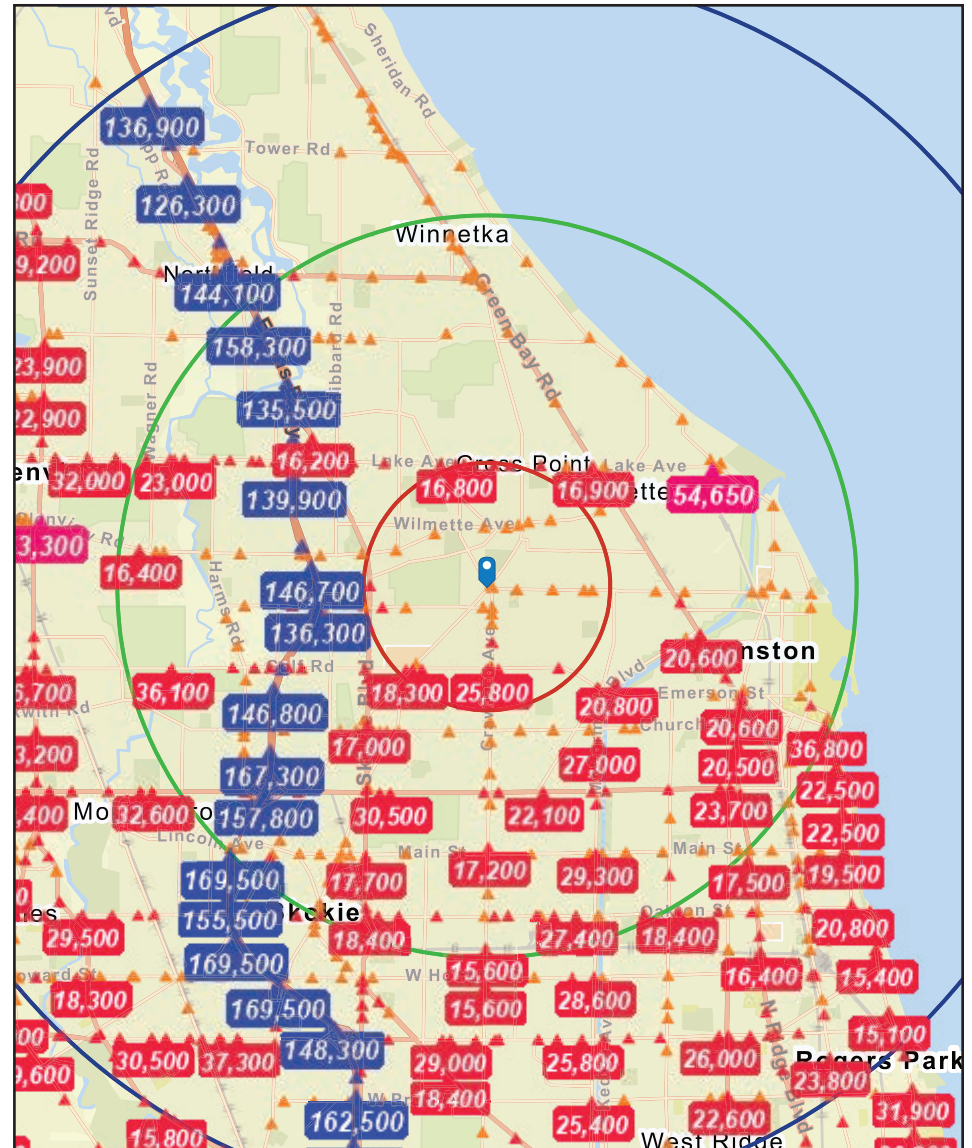
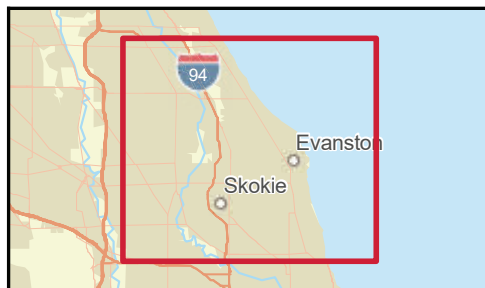
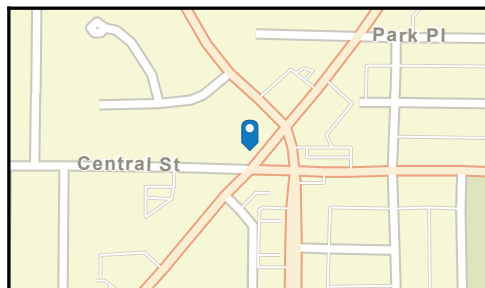
21.3 mi



# TRAFFIC COUNT MAP

## AVERAGE DAILY TRAFFIC VOLUME

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day





# MARKET INFORMATION



# CHICAGOLAND MARKET DATA

**9.5 MILLION+**

population - 3rd largest  
in the United States

**3RD LARGEST**

gross metropolitan product  
exceeding \$680 BN

**4.5 MILLION+**

employees-3rd largest  
labor pool in the U.S.

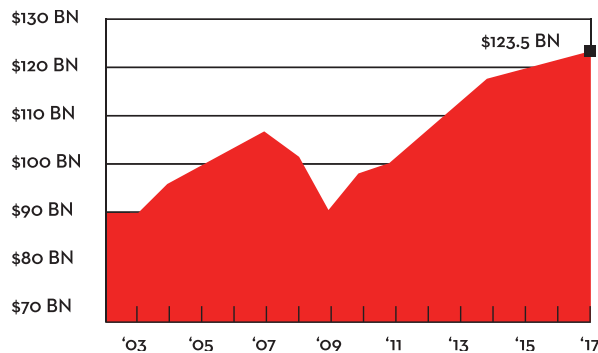
## THE ECONOMY

Home to an unrivaled talent pool, Chicago features a strong, globally diverse economy - larger than that of many countries, has a uniquely friendly and welcoming business community, and boasts one of the best quality-of-life to cost-of-living ratios in the nation.

Chicago is located at the center of global trade, transit and data networks. The city is an economic powerhouse, home to more than 400 major corporate headquarters, including 36 in the Fortune 500. Among the most diversified economies in the nation, Chicago is a key player in every sector from risk management innovation to manufacturing to information technology to health services. Chicago's industry possesses no single economic engine employing more than 12% of its workforce. The metro also hosts 1,800 foreign-based companies, with more than \$100 billion in foreign direct investments.

### CHICAGO METRO RETAIL SALES

\$123.5 BN, the HIGHEST Retail Sales in Chicagoland History



**12%**  
**DIVERSIFIED  
WORKFORCE**

the largest portion  
of the workforce  
employed by any  
single industry

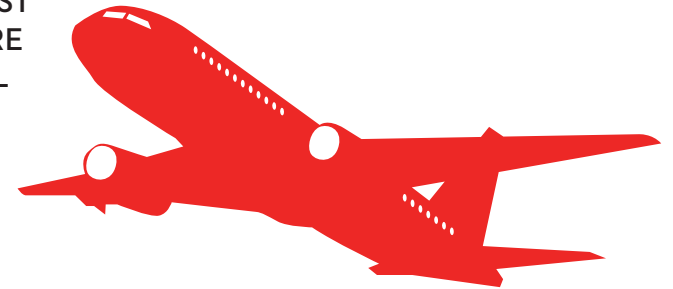
## EDUCATION + TRANSPORTATION

Chicago provides easy access to the world with more than 1,400 daily departures (between O'Hare + Midway) to more than 250 cities worldwide. The city serves as a hub for six of the nation's seven Class 1 North American railroads, as well as six major U.S. Interstates. Virtually every major data network in the world intersects in Chicago.

**WORLD'S BUSIEST  
AIRPORT: O'HARE  
INTERNATIONAL  
AIRPORT**

79,828 ,183  
passengers

903,000  
flights



The CTA, one of three service boards within the Regional Transportation Authority, operates the second largest public transportation system in the United States. Metra trains provide service to and from downtown Chicago with 241 stations over 11 hours.

**303 MILES OF  
BIKE LANES**

2nd highest percentage  
of commuters riding their  
bikes to work

**714K**



people with bachelor's degrees or  
greater live in the City of Chicago

**145K**



annual graduates from 138 degrees-  
granting colleges & universities

## CULTURE + REC

Chicago was the second most visited city in the United States with 57.6 million domestic and international visitors, behind the 62 million visitors to New York City in 2018. Chicago is home to 2,720,546 residents (9,504,753 Chicago metro) in 50 wards, 77 community areas, and 100 neighborhoods.

**8,200+ RESTAURANTS**

26 Michelin-Starred  
40 James Beard Awards

**167+ BREWERIES & DISTILLERIES**

more than any other city in  
the United States

## WORLD CLASS SPORTS

Chicago has won championships in each of the four major professional leagues.



CHICAGO WHITE SOX  
3 World series



CHICAGO CUBS  
3 World series



CHICAGO BEAR  
9 Championships



CHICAGO BLACKHAWKS  
9 Stanley Cups

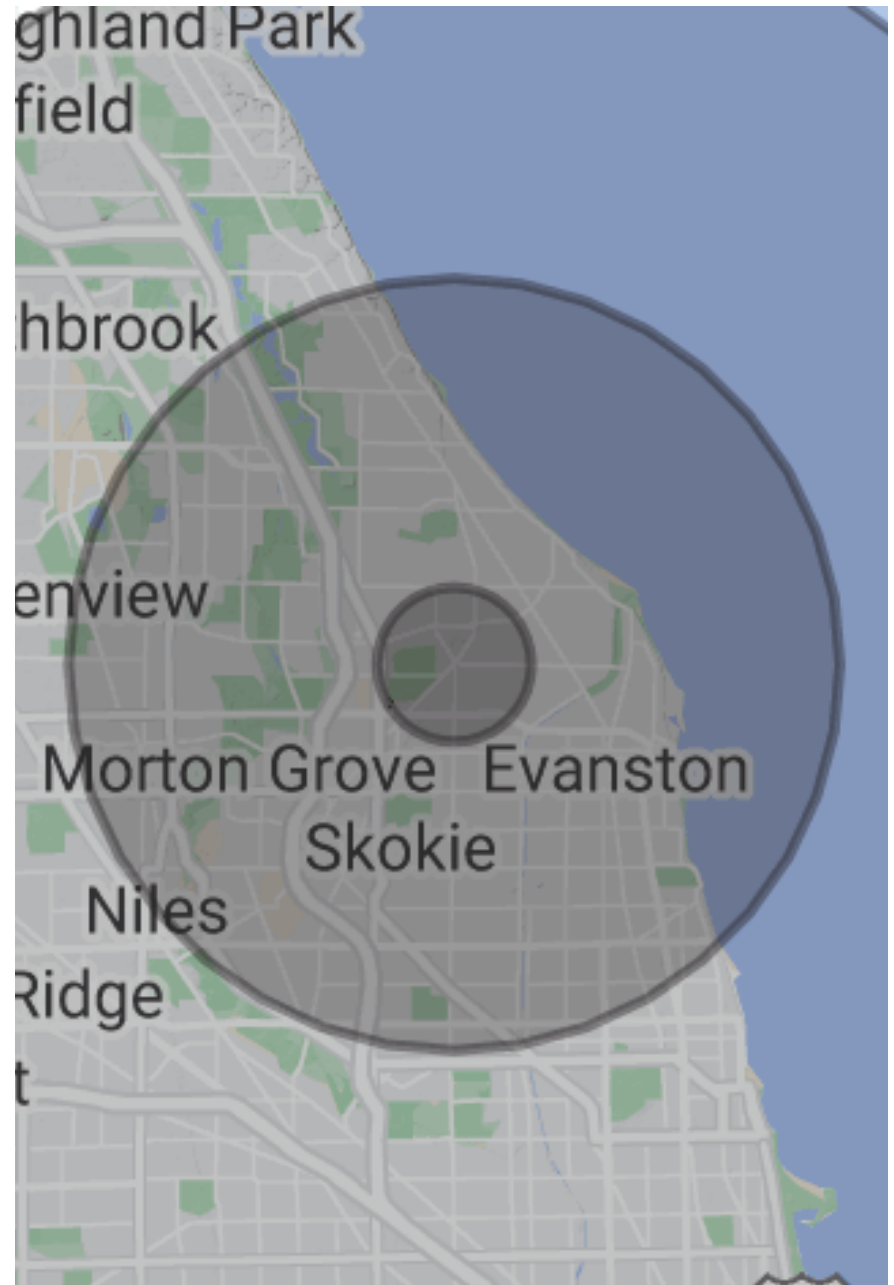


CHICAGO BULLS  
6 NBA Championships

# MARKET OVERVIEW

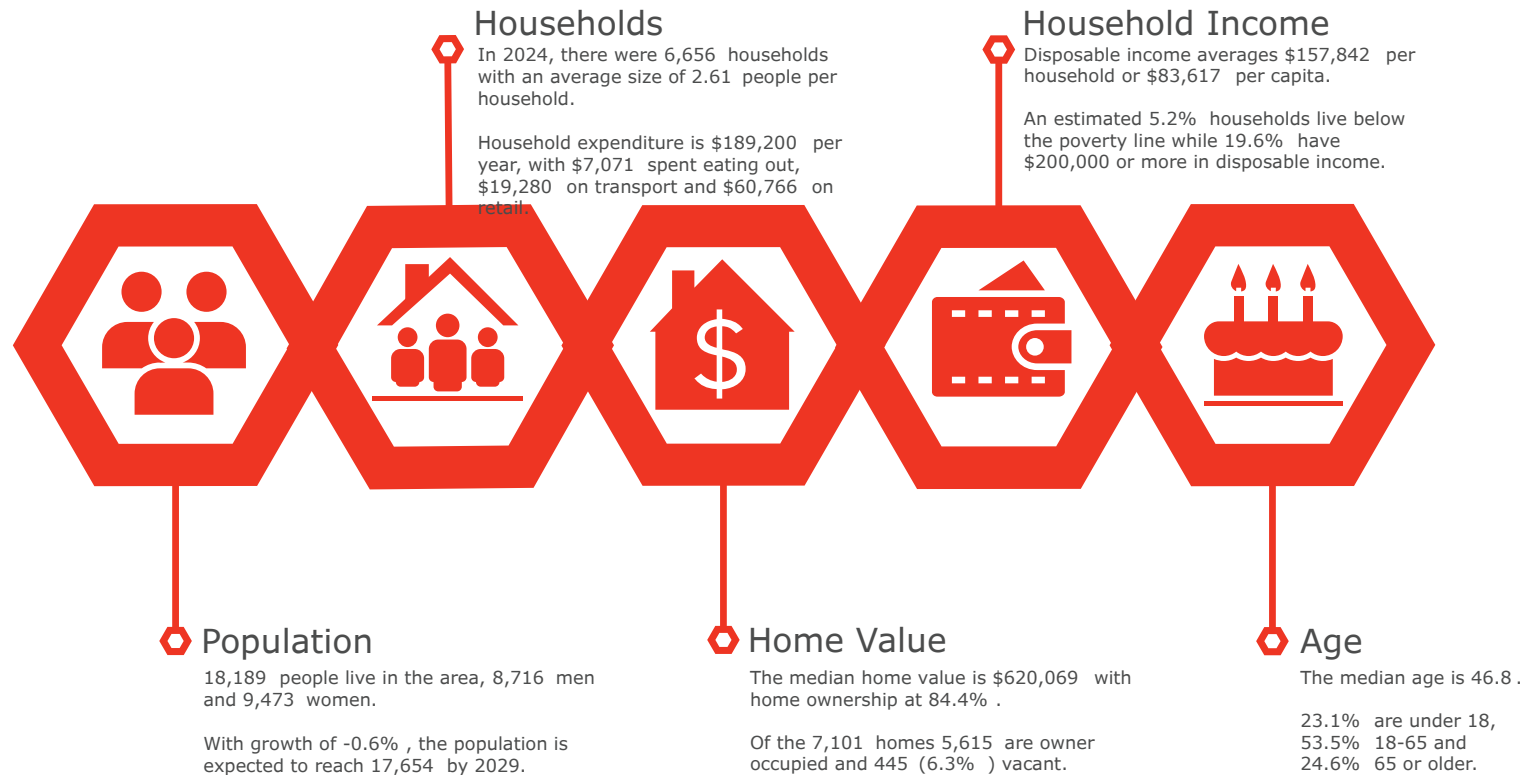
## EVANSTON, IL

Evanston, Illinois, is a diverse and vibrant city just north of Chicago. Home to Northwestern University, it boasts a rich educational and cultural landscape, attracting individuals from various backgrounds. The city embraces its multicultural identity and has a thriving arts and culinary scene. Evanston's picturesque lakefront, extensive green spaces, and commitment to community engagement contribute to its high quality of life. Its historical significance, including ties to the abolitionist movement and the Women's Christian Temperance Union, adds depth to its character. With excellent public transportation links, Evanston offers a compelling mix of modernity and tradition within the Chicago metropolitan area. This welcoming and progressive community values diversity, sustainability, and active civic participation. Its dynamic arts and educational institutions, along with its beautiful lakeside setting, make Evanston an attractive destination for both residents and visitors seeking a rich and vibrant urban experience with a strong connection to nature and history.





# DEMOGRAPHIC INSIGHTS







ADDITIONAL  
INFORMATION



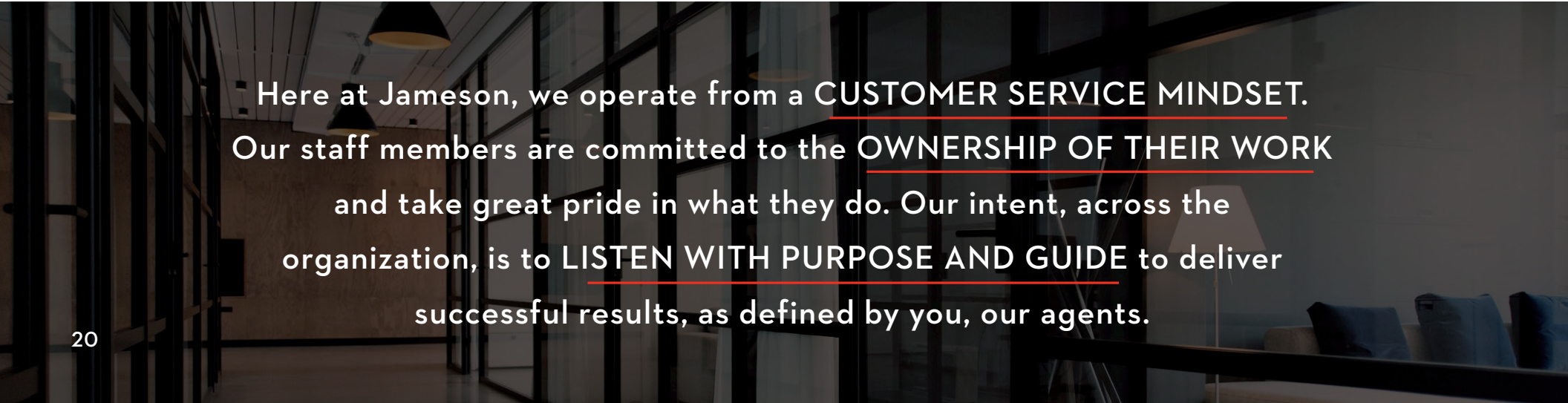
# ABOUT JAMESON COMMERCIAL

With billions of dollars in transactions, Jameson Commercial has been a proven member of the Chicagoland Real Estate community since 1982. The expertise you will find at Jameson Real Estate's Commercial Division applies to all types of transactions, from purchases to sales to leasing. We have specialists in multi-family, retail, office, land, industrial, and business real estate - the right fit for your commercial real estate needs.

Our Jameson Commercial professionals offer a wealth of experience and knowledge. Because of our day-in and day-out presence in the marketplace, we have an extensive database of clients and properties. Our commercial real estate brokers are familiar with the marketplace and have marketed a wide variety of property types using an array of sales methods. This experience ensures that your goals will be optimized.

Founders Charley and Harry Huzenis have been active in the real estate industry for over 30 years. Shortly after acquiring their real estate licenses, the Huzenis brothers started Jameson Realty Group in 1982. They grew the company from a traditional storefront brokerage into one of the city's foremost representatives of developers of both new construction and renovation projects. The company has been responsible for successfully marketing over 300 residential development projects.

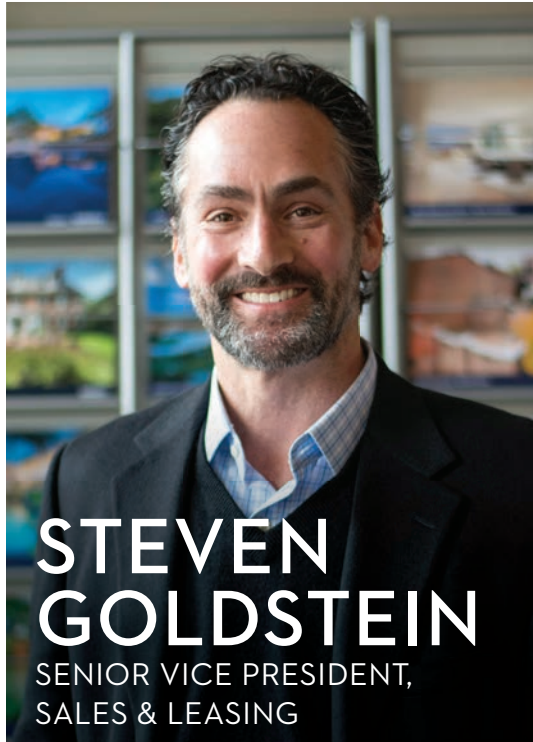
Now, Chris Feurer, CEO brings his years of successful experience in almost every facet of real estate: sales, leasing, management, training, commercial, and development. Jameson Real Estate has quickly grown to a nearly \$3 billion dollar company to become one of Chicago's leading realty firms.



Here at Jameson, we operate from a CUSTOMER SERVICE MINDSET.  
Our staff members are committed to the OWNERSHIP OF THEIR WORK  
and take great pride in what they do. Our intent, across the  
organization, is to LISTEN WITH PURPOSE AND GUIDE to deliver  
successful results, as defined by you, our agents.



# ABOUT YOUR BROKER



STEVE@CHICAGOBROKER.COM  
312.840.9002

## ■ ABOUT STEVEN

Steven Goldstein is a lifelong Chicago area resident that has specialized in commercial real estate brokerage and development in Chicago since 1990.

### AREAS OF SPECIALIZATION

- Tenant Representation
- Landlord Representation
- Developer Representation
- Investment Property Sales
- Subleasing Services
- Commercial Development Consulting

Visit [ChicagoBroker.com](http://ChicagoBroker.com) for more information on Steve and his experience and services.



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**JAMESON COMMERCIAL REAL ESTATE**

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