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# 1025 West Sunnyside Ave.

Chicago, Illinois  
60640



28,245 rentable square feet now available in the center of Chicago's Uptown community.

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**For Sale**



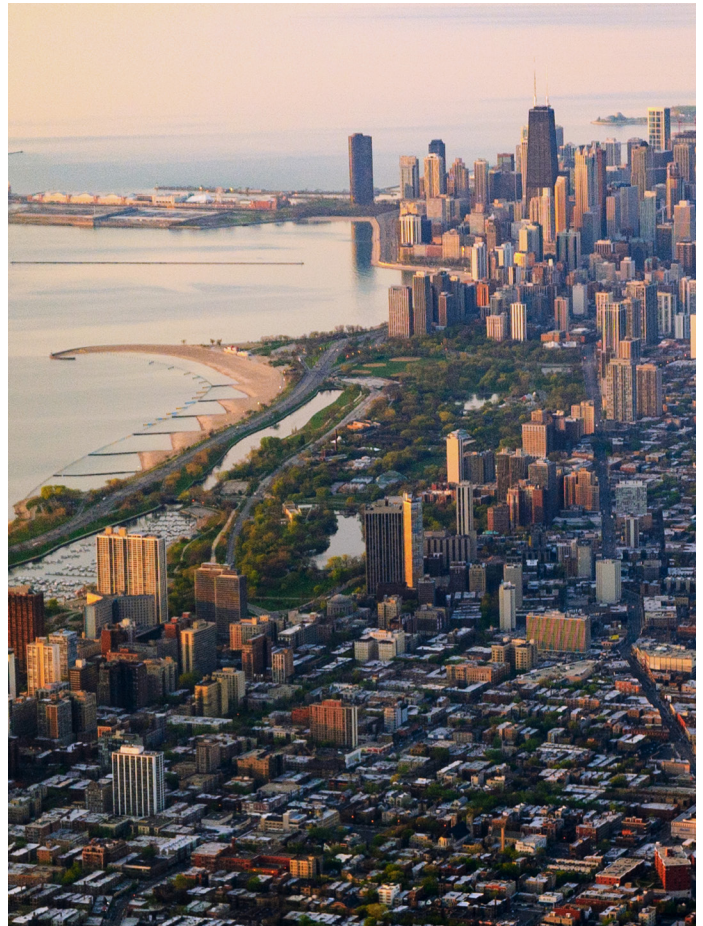
# Heart of Uptown

1025 W Sunnyside Ave.

## Property summary

Sunnyside Commons is a fully renovated, historic office building that can be delivered vacant for an owner/user within the heart of the Uptown neighborhood of Chicago, IL. Ideally located along the heavily trafficked N. Broadway, the Property features an attractive tenant mix that caters to the regional demographics. The site is currently owned by a non-profit and is real estate tax exempt.

The Building sits at the signalized corner of Broadway and Sunnyside Avenue across the street from the Wilson Yard Development, a recent development that features two residential towers, Target, Aldi, and a public parking structure. The Property greatly benefits from its location along Broadway which is a main thoroughfare bisecting the retail corridor of Uptown and connects to U.S. Route 41, which provides access to downtown Chicago, approximately eight miles south of the Property. Sunnyside Commons is also just one block away from the Wilson CTA stop which serves over two million passengers boarding from this station annually.





28,245 rentable square feet



2,953 SF of adjacent land & parking space



Asking price: subject to offer



Can be delivered vacant or with 50% of tenants in place



3 stories, 1 building



75.1% occupancy



Built in 1929



Renovated in 2013



Primary commuter route



0.29 acres of site area



Maintained by institutional ownership



One block from the newly renovated Wilson CTA station



Over 2,300 new apartment units to be delivered in Uptown within 12-36 mos.



Significant upside to leasing ground floor (25% of RSF) to a retail user



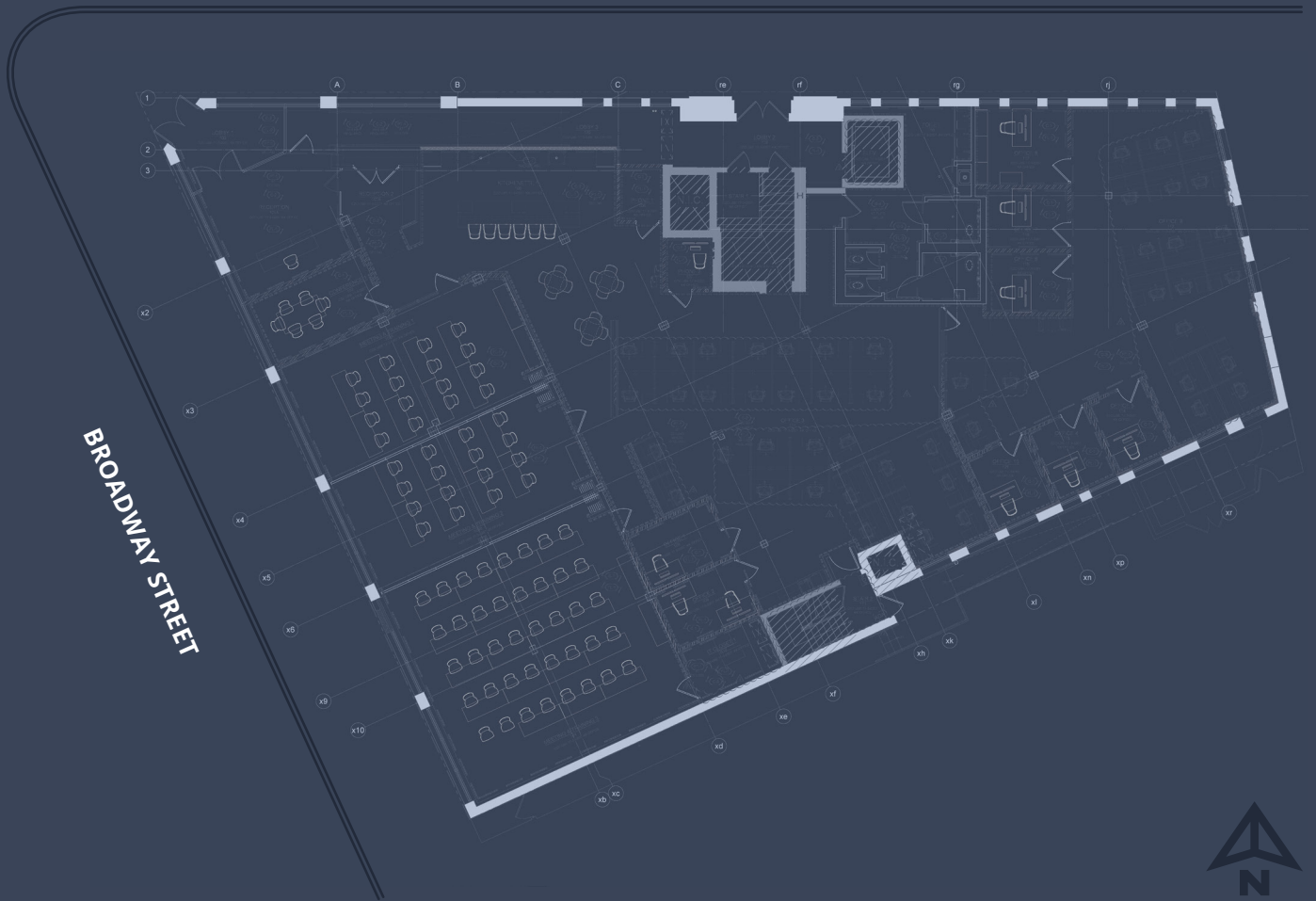
[Click here](#) to view the property drone video.



# Floor plan

1<sup>st</sup> level: 9,415 SF

WEST SUNNYSIDE AVENUE



# Floor plan

2<sup>nd</sup> level: 9,415 SF

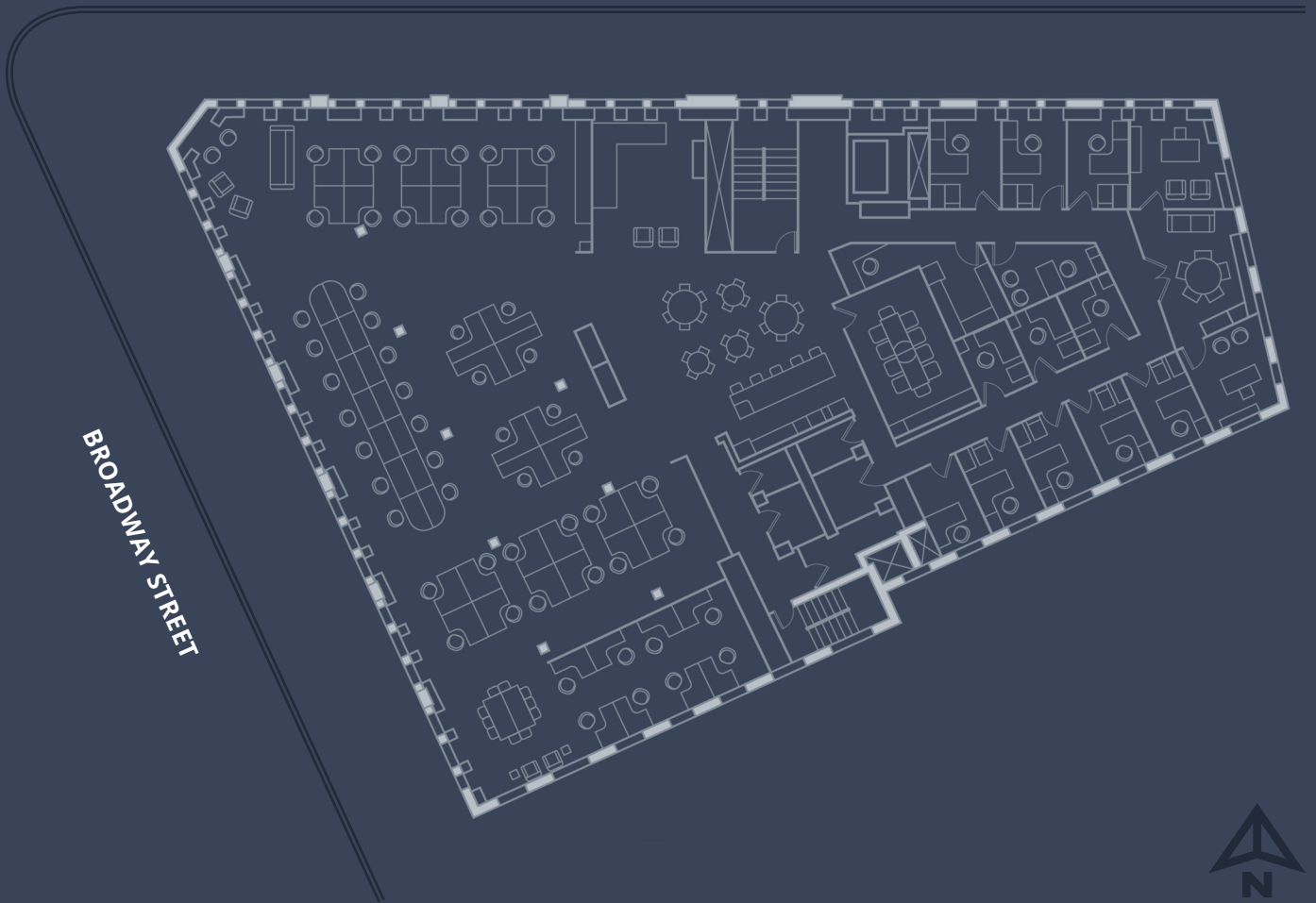
WEST SUNNYSIDE AVENUE



# Floor plan

3<sup>rd</sup> level: 9,415 SF

WEST SUNNYSIDE AVENUE

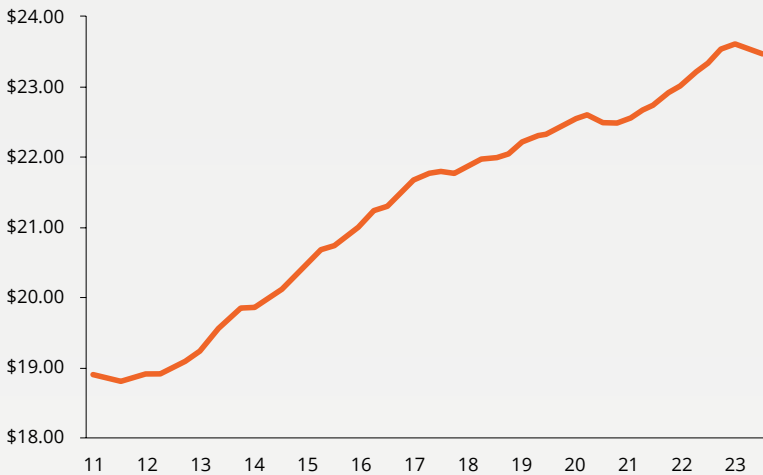


# Market summary

## Uptown

Located roughly nine miles north of downtown, the Uptown community in Chicago stands as a dynamic and diverse urban haven, teeming with positive energy and vibrant character. Known for its inclusive atmosphere and proximity to Lake Michigan, this neighborhood appeals to a mix of residents, from young professionals to families and retirees totaling over 166,000.

### Market rent per SF



### Population

**1 mile: 72,543**  
**2 mile: 212,927**  
**3 mile: 392,383**



### Median home value

**\$318,921**



### Median household income

**\$69,501**



### Median age

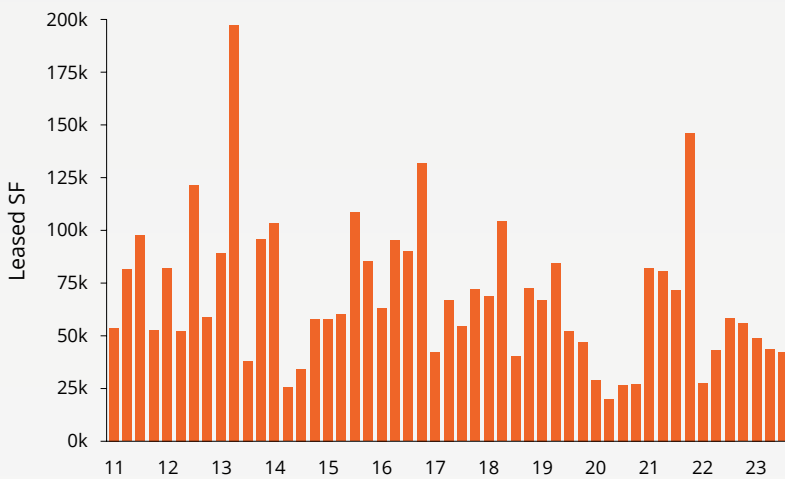
**35.6**



### Average family size

**2.8**

### Leasing activity





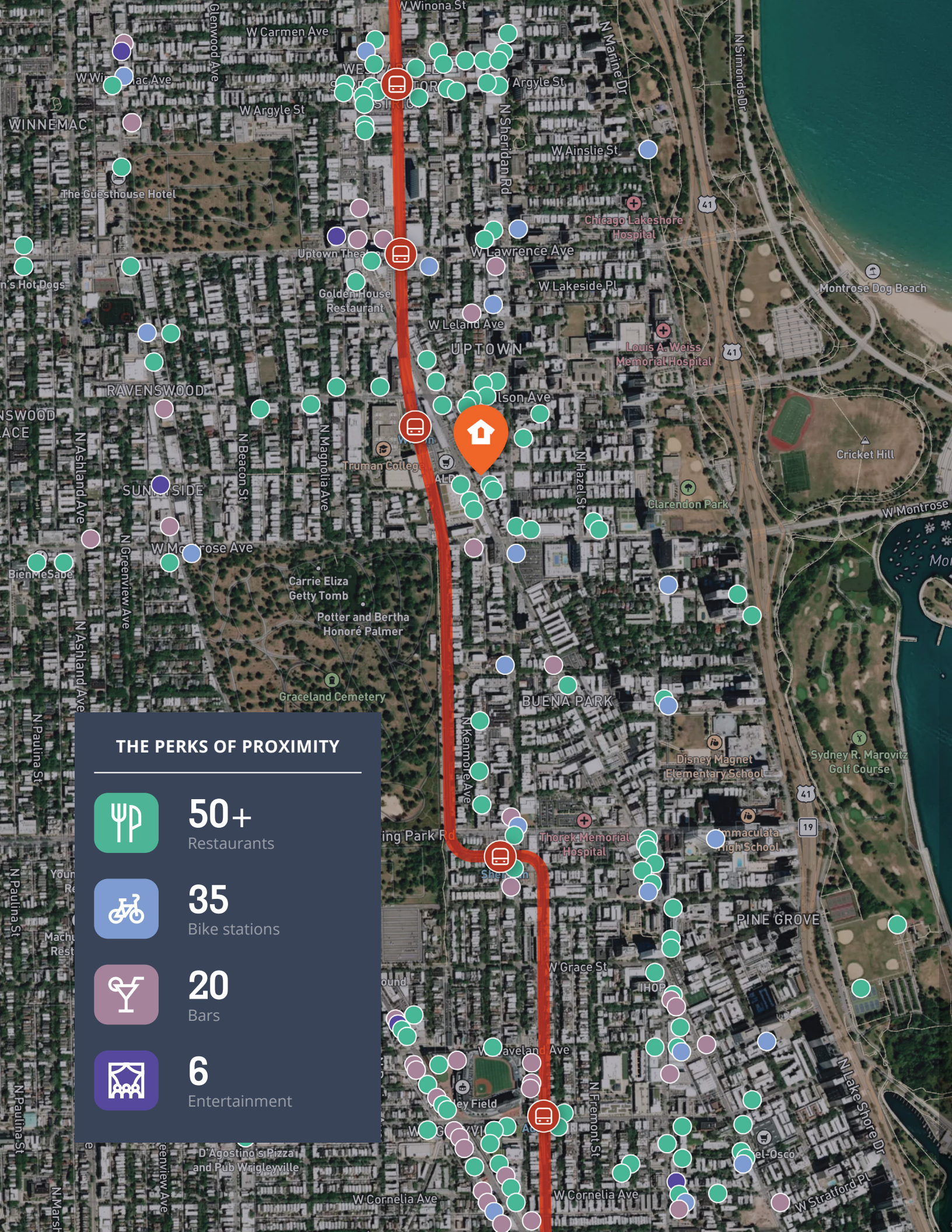


## Conceptual reference

### Puzzle parking system

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Semi-automatic parking systems. Automatic control system shifts the platforms vertically or horizontally to deliver the desired platform to the access level on ground.



### THE PERKS OF PROXIMITY



50+

Restaurants



35

Bike stations



20

Bars



6

Entertainment

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