

LEASE

Downtown Evanston Restaurant & Bar/Retail Opportunity

1557-63 SHERMAN AVENUE

Evanston, IL 60201

PRESENTED BY:

WAYNE CAPLAN

O: 312.529.5791

wayne.caplan@svn.com

JIM MARTIN

O: 312.756.7356

jmartin@svn.com



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$23.00 SF/yr (NNN)
AVAILABLE SF:	7,500 SF
LOT SIZE:	0.34 Acres
BUILDING SIZE:	7,500 SF

WAYNE CAPLAN

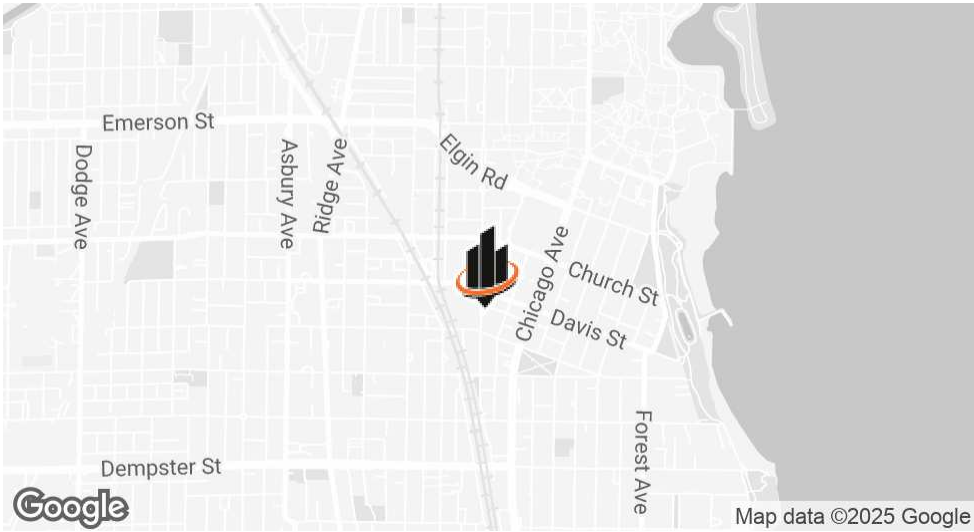
O: 312.529.5791

wayne.caplan@svn.com

JIM MARTIN

O: 312.756.7356

martin@svn.com



PROPERTY DESCRIPTION

SVN Chicago Commercial is pleased to present an exceptional second-generation restaurant/retail opportunity in downtown Evanston, IL, steps from the Northwestern University campus. This 7,500 SF space has served Chicago's North Shore community as a high-volume restaurant space for many years. The lease includes substantial existing infrastructure, including several hoods with black-iron venting, walk-in coolers and freezers, prep tables, cooking appliances, tables, and chairs. The restaurant space has a large horseshoe-shaped bar. There is also a partial basement under the space for storage, back of the house, etc. This opportunity also comes with a parking lot adjacent to the property that can be used for valet on nights and weekends. The property could also be suitable for other uses, including daycare, fitness, medical office, and other retail and service uses. The property boasts long-term, stable ownership. Available immediately.

PROPERTY HIGHLIGHTS

- ±7,500 SF Restaurant/Retail space in Downtown Evanston

PROPERTY HIGHLIGHTS



WAYNE CAPLAN

O: 312.529.5791

wayne.caplan@svn.com

JIM MARTIN

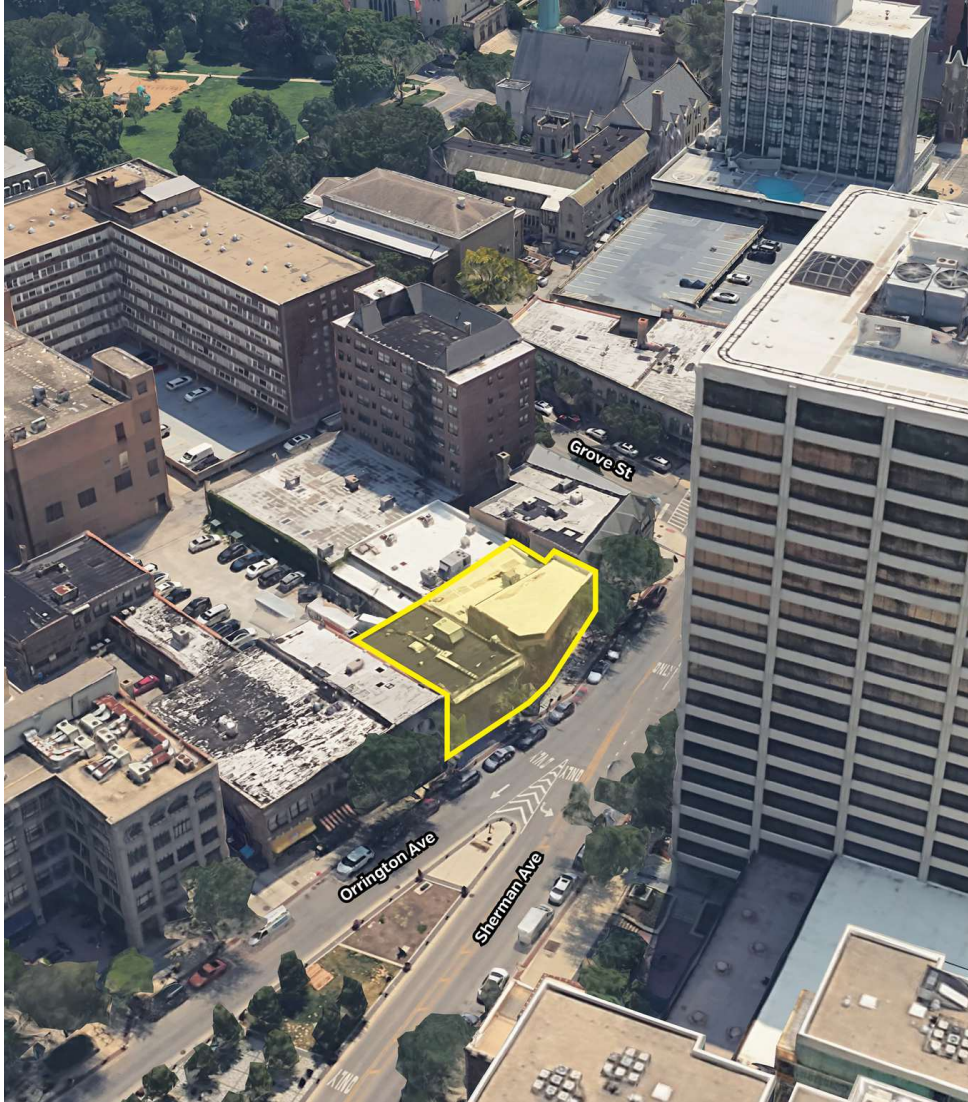
O: 312.756.7356

martin@svn.com

PROPERTY HIGHLIGHTS

- ±7,500 SF Restaurant/Retail space in Downtown Evanston
- 2nd Generation space with a fully functional kitchen
- Substantial restaurant infrastructure and FF&E included
- Join Giordano's Pizza- Opening in 2026
- On-site parking lot for valet and daytime parking
- Basement for storage and back-of-the-house operations included
- Seating for approx. 200 with multiple areas for standard service, banquets, parties, etc.
- High traffic, high visibility location
- Steps to Northwestern University campus, many shops, restaurants, office buildings and thousands of area residents
- Close to both Metra and CTA Purple Line stations
- Great demographics with approx. \$130k Avg HH income and \$624k home value within 1 mile
- Many possible uses
- Immediate availability

LOCATION INFORMATION



LOCATION DESCRIPTION

This high-profile location is in downtown Evanston, IL on Sherman Ave between Davis St. and Grove St. Downtown Evanston is always a coveted destination for retail and restaurant tenants, offering prospective retail tenants a dynamic mix of local shops, cutting-edge dining experiences, entertainment hotspots, hotels, office buildings and thousands of area residents with disposable income. Its immediate proximity to the massive Northwestern University campus, only steps away, provides a non-stop, diverse and affluent customer base. Evanston draws retail and restaurant traffic from both the north side of Chicago and all of the adjacent north shore suburban communities. With its proximity to Lake Michigan and easy access to public transportation, tenants in this area are in a prime position to captivate local residents, students, and visitors alike. Join the thriving community of entrepreneurs and culinary innovators in this dynamic and sought-after market.

WAYNE CAPLAN

O: 312.529.5791

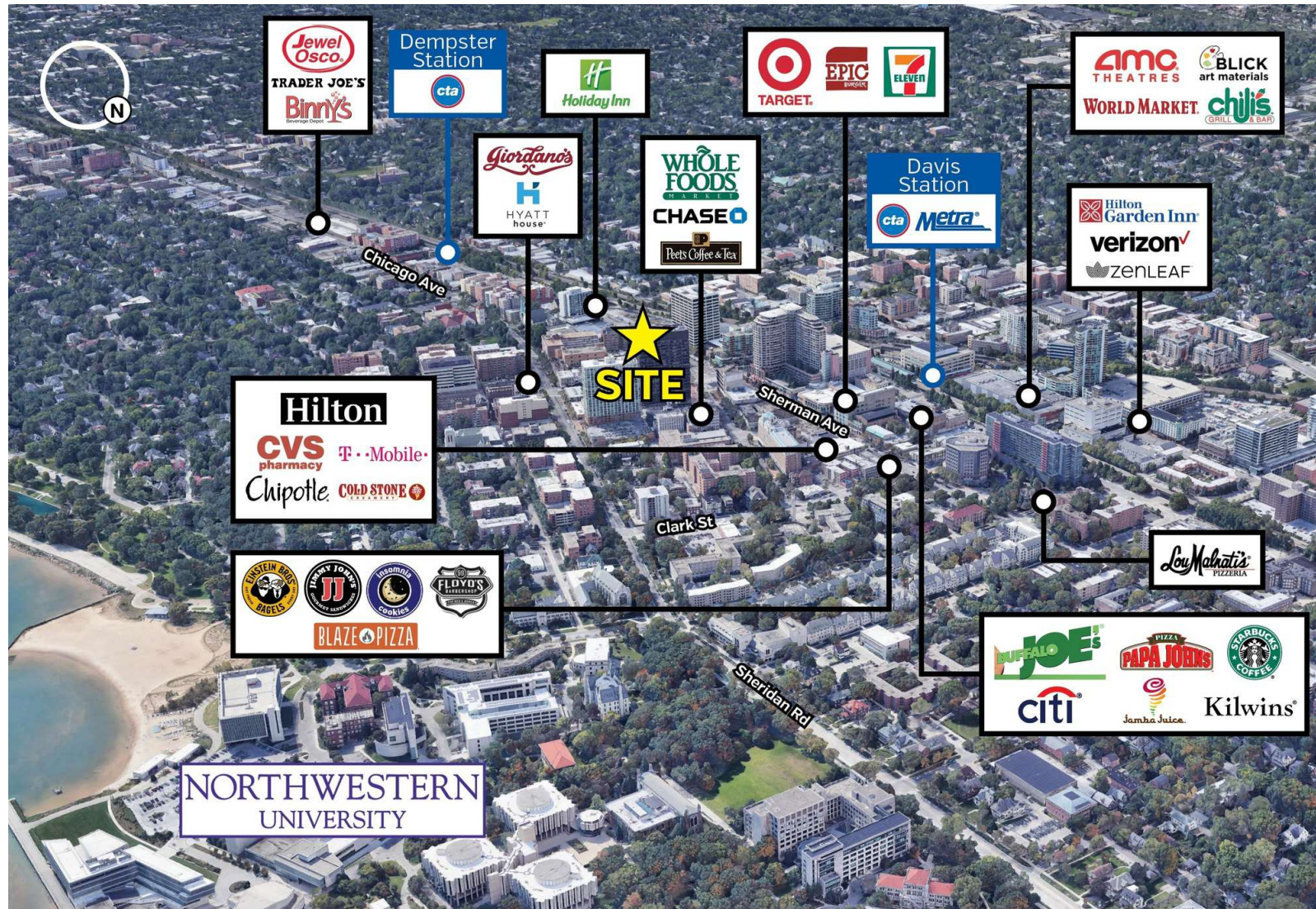
wayne.caplan@svn.com

JIM MARTIN

O: 312.756.7356

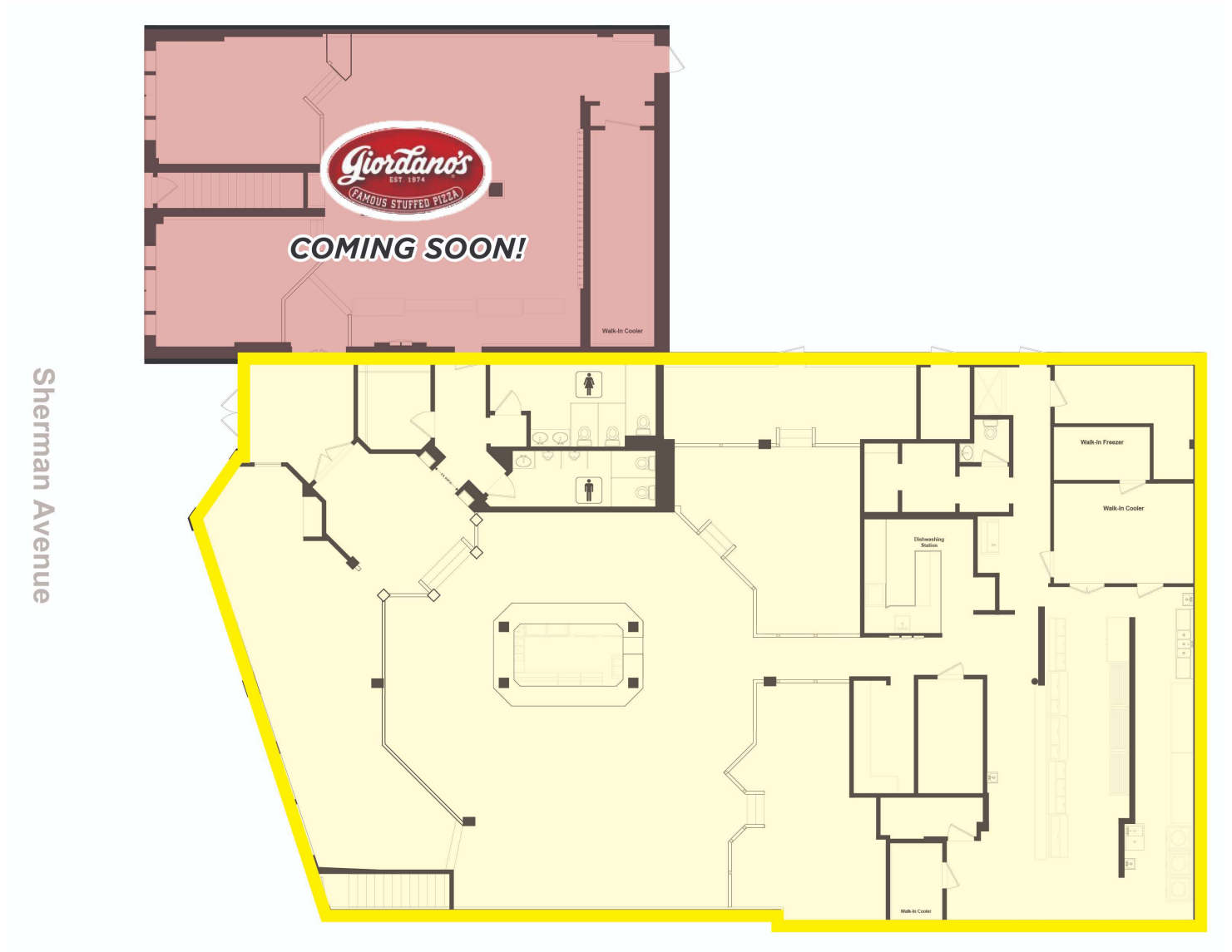
martin@svn.com

AREA RETAILER/ATTRACTION AERIAL

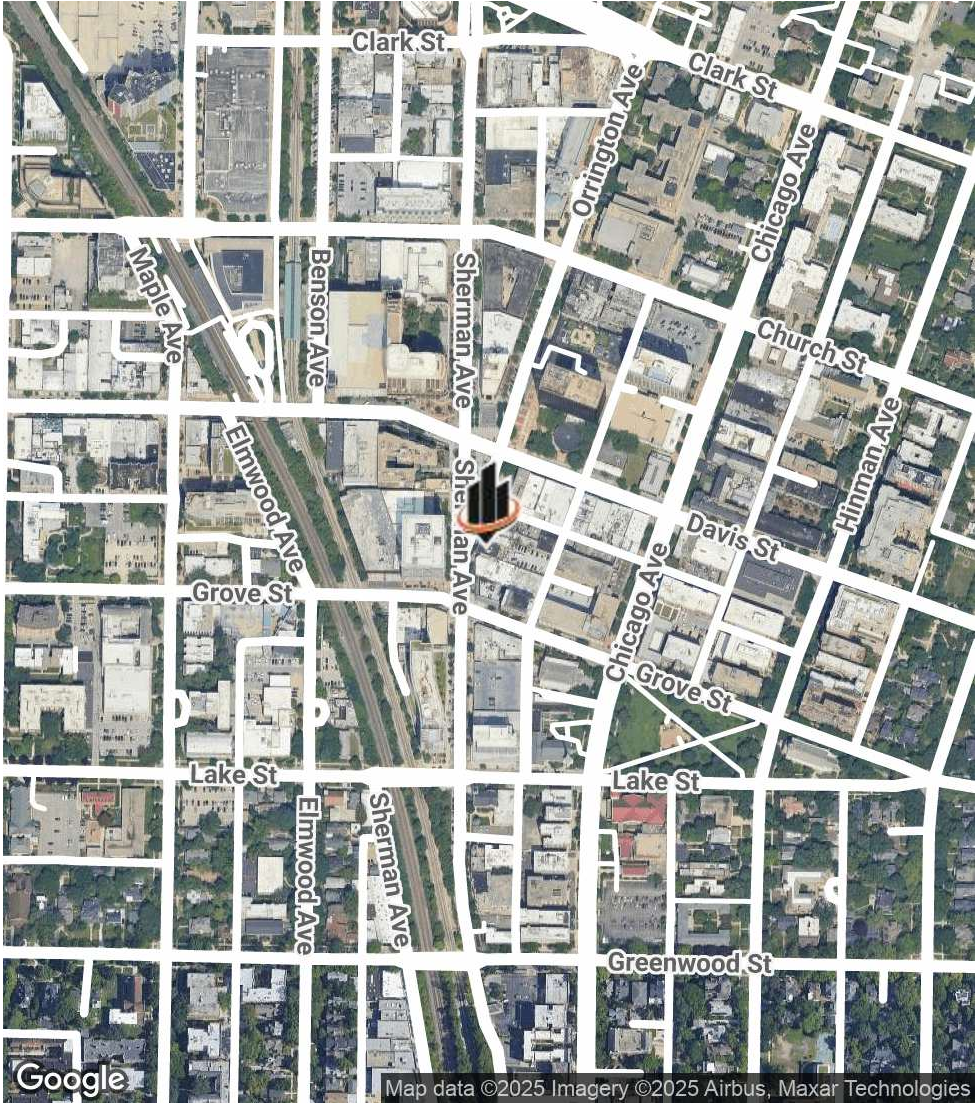
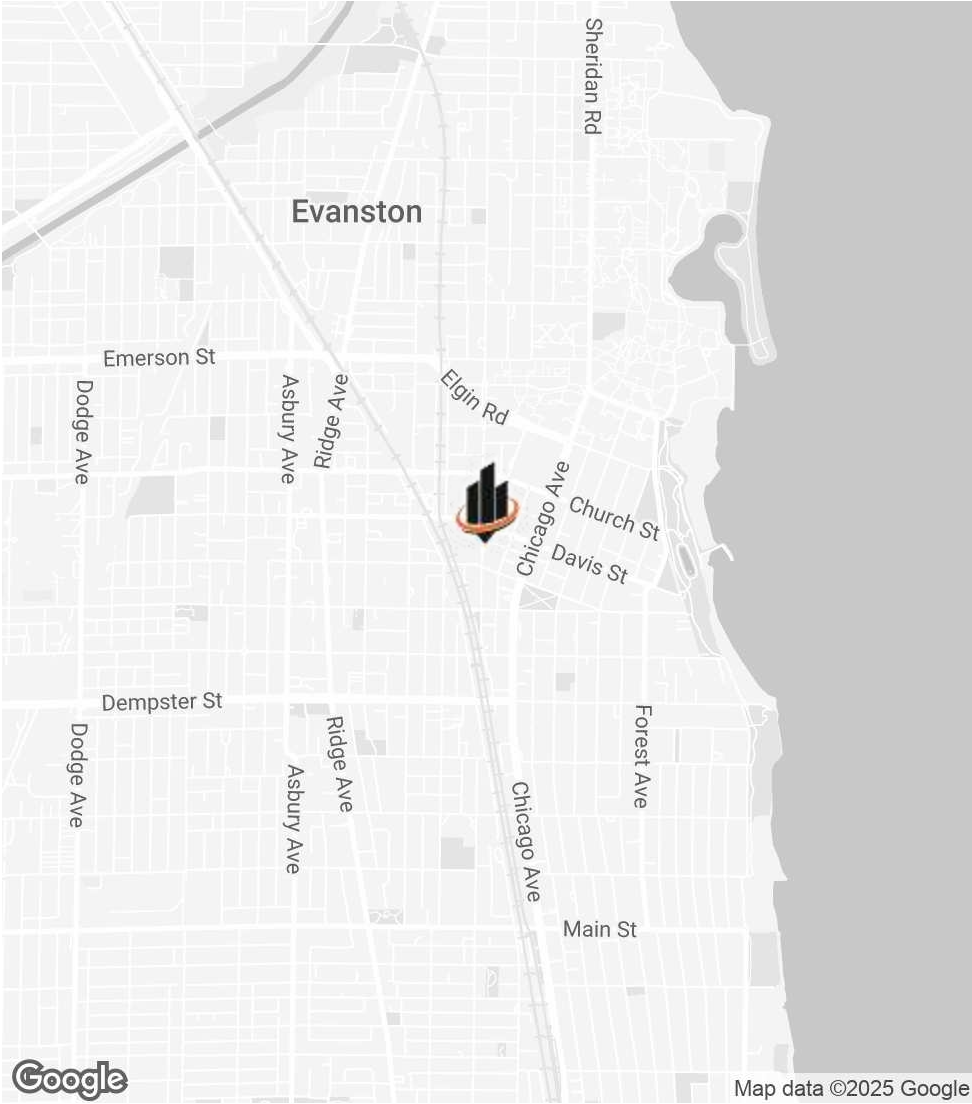


WAYNE CAPLAN
O: 312.529.5791
wayne.caplan@svn.com

JIM MARTIN
O: 312.756.7356
jmartin@svn.com



LOCATION MAP



WAYNE CAPLAN
O: 312.529.5791
wayne.caplan@svn.com

JIM MARTIN
O: 312.756.7356
jmartin@svn.com

LEASE SPACES

LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	7,500 SF	LEASE RATE:	\$23.00 SF/yr

AVAILABLE SPACES

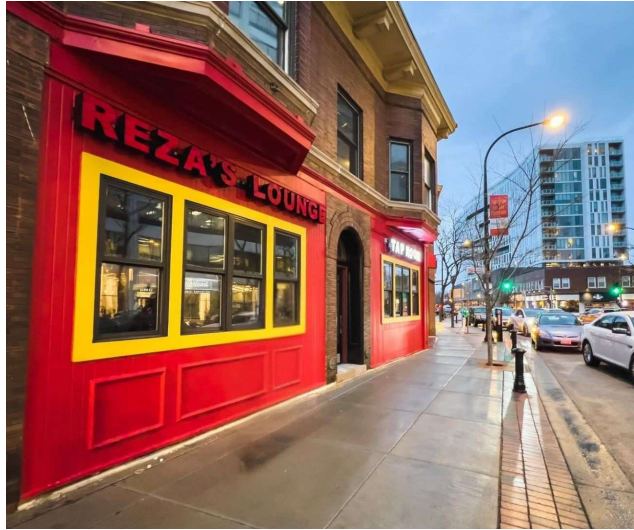
SUITE TENANT SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION

Restaurant & Bar	Available	7,500 SF	NNN	\$23.00 SF/yr	7,500 Sq. Ft. of Second-Generation restaurant retail space available in the heart of downtown Evanston.
------------------	-----------	----------	-----	---------------	---

WAYNE CAPLAN
O: 312.529.5791
wayne.caplan@svn.com

JIM MARTIN
O: 312.756.7356
jmartin@svn.com

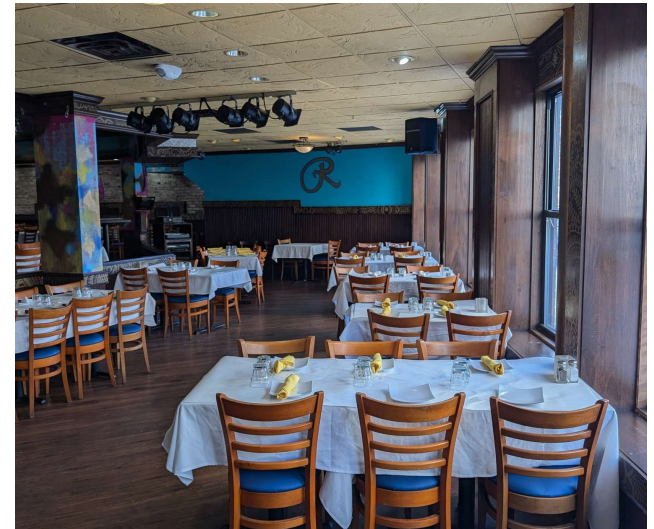
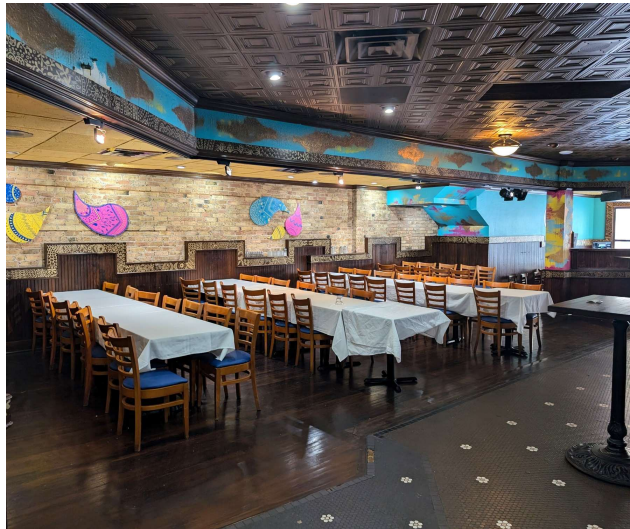
EXTERIOR PROPERTY PHOTOS



WAYNE CAPLAN
O: 312.529.5791
wayne.caplan@svn.com

JIM MARTIN
O: 312.756.7356
jmartin@svn.com

INTERIOR PHOTOS



WAYNE CAPLAN
O: 312.529.5791
wayne.caplan@svn.com

JIM MARTIN
O: 312.756.7356
jmartin@svn.com

ADDITIONAL PHOTOS



WAYNE CAPLAN
O: 312.529.5791
wayne.caplan@svn.com

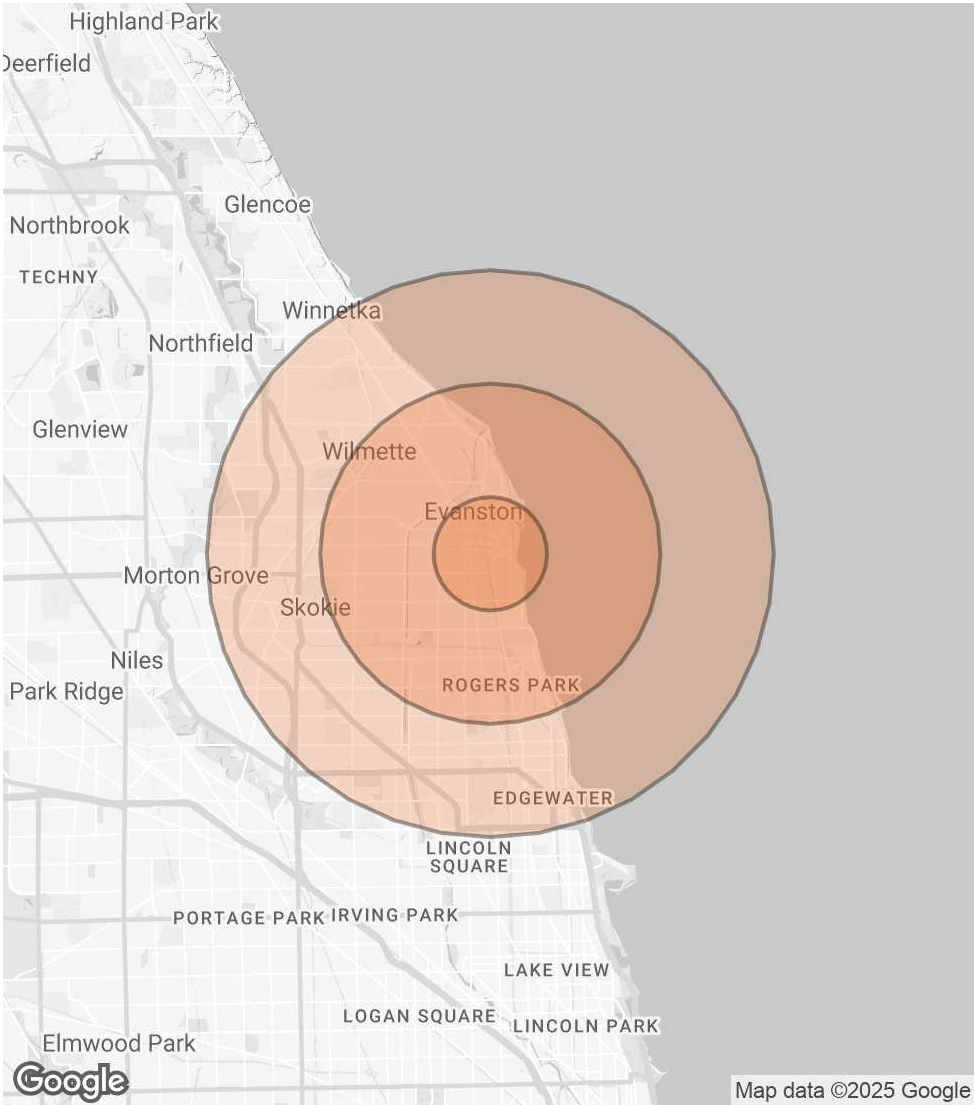
JIM MARTIN
O: 312.756.7356
jmartin@svn.com

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	34,614	183,463	413,980
AVERAGE AGE	39	40	41
AVERAGE AGE (MALE)	38	39	40
AVERAGE AGE (FEMALE)	40	41	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	15,013	74,375	168,131
# OF PERSONS PER HH	2.3	2.5	2.5
AVERAGE HH INCOME	\$129,895	\$133,657	\$124,817
AVERAGE HOUSE VALUE	\$624,006	\$530,495	\$512,747

Demographics data derived from AlphaMap



WAYNE CAPLAN
O: 312.529.5791
wayne.caplan@svn.com

JIM MARTIN
O: 312.756.7356
jmartin@svn.com

DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

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.

WAYNE CAPLAN

O: 312.529.5791

wayne.caplan@svn.com

JIM MARTIN

O: 312.756.7356

martin@svn.com