

The 400 Theater Building For Lease & For Sale

For Lease 8,125 SF Theater, 3,300 SF Retail, 1,400 SF Office, Private Patio

For Sale 15,000 SF Lot / 16,370 RBA Building

6738 - 6746 N. Sheridan Road, Chicago, IL 60626



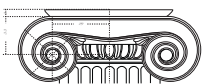
PROPERTY OVERVIEW

The **400 Theater Building** offers unique mixed-use sites in an iconic terra cotta trimmed building at the signaled intersection of Sheridan and Columbia. The site is directly across from Loyola University in the heart of the bustling Sheridan Road commercial corridor in Rogers Park.

The property features a fully operational movie theater, most recently operated as the New 400 Theater, that can be re-opened as a cinema or is primed to be re-purposed with alternative uses, such as live theater, creative uses, sports, office, retail and more. Adjacent first floor retail spaces are 1,100 SF each, one with an active restaurant with black iron, and all can be combined. The second floor features a corner office space and a 2-bedroom apartment. The building features a rarely found large, private patio for use by tenants. Tenants benefit from huge exposure from the marquee and pylon signage highly visible to 22,500+ VPD on Sheridan Road.

LOCATION

- Rogers Park directly across from the Loyola University campus with 18,000+ students and faculty
- Two blocks from the CTA Loyola Station (5,000 passengers/day; 1.8 Million passengers/year) and close to Sheridan, Broadway, and Devon CTA Bus Stops
- **Co-Tenant:** Rice Thai Café and **Adjacent Tenants:** Roger's Wing, Great Wall, Arepa Pa Los Pana
- **Area Tenants:** Target, CVS, Dunkin' Donuts, Raising Cane's, Taco Bell, 7-Eleven, Starbucks, bobNgrill, Giordano's, Hampton Inn Hotel, Khmai Cambodian Fine Dining, Chase Bank



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LEASING OPPORTUNITIES

Available for lease are the movie theater space, three storefronts at 1,100 SF each plus a second floor 1,400 SF fully built out office space. Leasable spaces can be combined. The theater and retail spaces include use of the large private patio. Tenants benefit from huge exposure from the marquee and pylon signage highly visible to 22,500+ VPD on Sheridan Road. Zoned B3-2.

6746 N. Sheridan

- 8,125 SF; 4 theaters totaling 450 seats
- Concession with potential for full bar
- 2 multi-stall bathrooms
- Christy 2210 Projectors & Digital Dolby Sound
- *\$18,000/mo. Gross*

6744 N. Sheridan

- 1,100 SF
- Fully built out restaurant with black iron
- Single stall bathroom
- Current tenant M2M
- *\$4,500/mo. Gross*

6742 N. Sheridan

- 1,100 SF
- Single stall bathroom
- *\$5,000/mo. Gross*

6738 N. Sheridan

- 1,100 SF corner location
- Basement suitable for dry storage
- Single stall bathroom
- *\$5,700/mo. Gross*

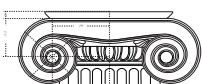
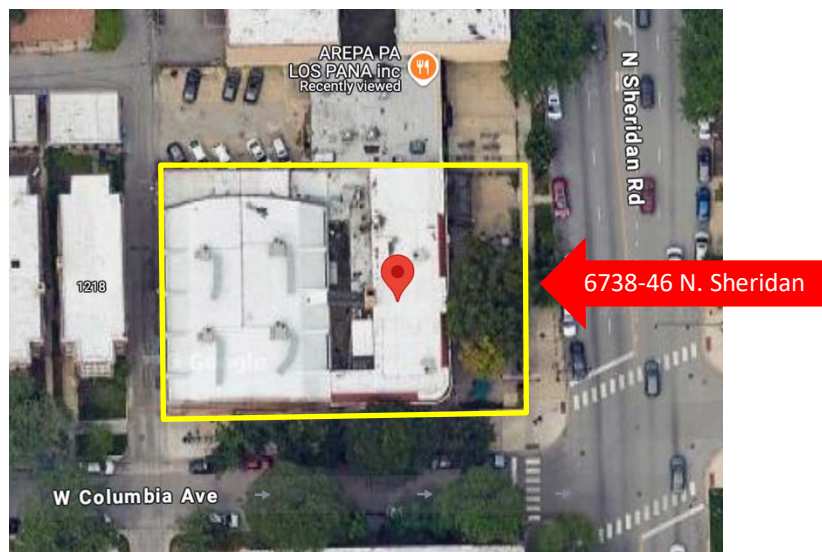
6740 N. Sheridan

- 1,400 SF 2nd fl. Space (office, medical, retail)
- Wooden floors, natural light, kitchenette
- Single stall bathroom
- *\$3,000/mo. Gross*

FOR SALE OPPORTUNITY

The **400 Theater Building** property is a 50' x 150' corner lot featuring a 16,370 RBA terra cotta trimmed brick building. Active tenants include Rice Thai Café, Bank of America.

- Zoning: B3-2
- Lot Size: 50' x 150' (0.34 AC)
- **Asking Price:** Please inquire



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6746 N Sheridan

Four movie theaters with 20+ ft. tall ceilings



Two multi-stall bathrooms



Concession area full bar potential

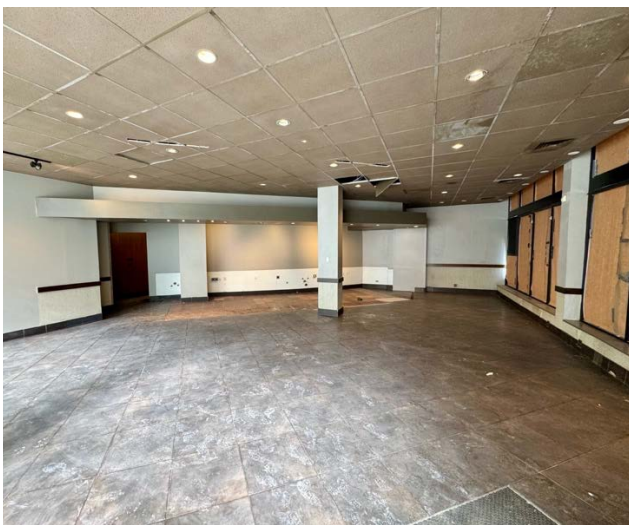


MARQUEE / PYLON SIGNAGE OPPORTUNITY



6738 N Sheridan

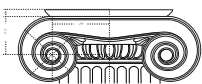
Corner location with an open floor plan with two side of wrap-around windows



Kitchen area with wall air conditioning unit and 3-compartment sink



Full basement suitable for dry storage



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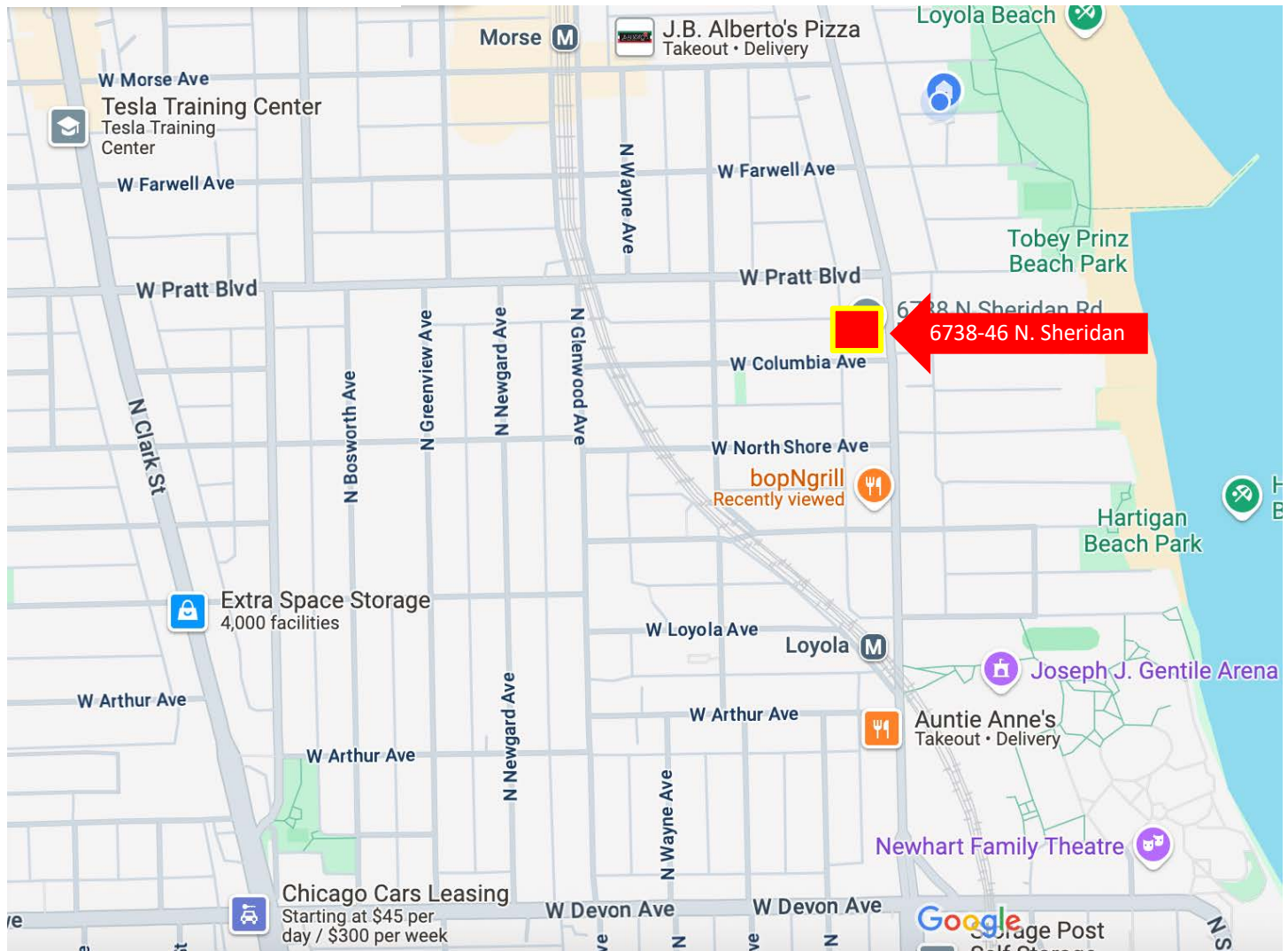
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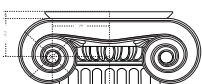
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MARKET AREA



AREA DEMOGRAPHICS

	1 Mile	3 Miles
Population	65,113	309,929
Households	29,266	133,411
Daytime Employees	13,130	83,486
Median Age	37.90	39.80
Median HH Income	\$50,715	\$61,767



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