

1500-1510 W TAYLOR

15,000 SF BUILDING W/ PARKING FOR SALE IN LITTLE ITALY

363
Apartment
Units

The Opportunity

Goldstreet Partners presents the opportunity to purchase 1500-1510 W Taylor Street, a corner collection of parcels situated in Chicago's Little Italy neighborhood. This property spans 12,885 square feet and is primed for redevelopment or direct use.

With B3-2 zoning (Community Shopping District), the property caters to a diverse range of business activities. The two-story vacant restaurant space is ideal for a food service business looking to capitalize on existing kitchen infrastructure, bar, dining room, private events, and outdoor seating with parking. Alternatively, the site offers significant redevelopment potential to accommodate mixed-use development with retail, office, or residential units.

Key Facts

Previous Tenant:	Rosebud Restaurants
Address:	1500 W Taylor, Chicago, IL 60607
Year Built:	1895
Neighborhood:	Little Italy
Land:	12,885 SF Total 5,206 SF @ 1500 W Taylor (49-feet x 106-feet) 7,679 SF @ 1506-10 W Taylor (72-feet x 106-feet)
Building:	15,002 square feet = Commercial restaurant unit + Four residential units. (5,147 SF on Ground + 3,630 SF on 2nd Floor + 3,400 SF on the 3rd Floor + 2,825 SF on the 4th Floor)
Parking:	20 spaces (7,679 SF surface lot located at 1506-10 W Taylor)
Zoning:	B1-2: Neighborhood Shopping District
Alderman:	Jason Ervin (28th Ward)
P.I.N.	17-17-316-048-0000 (1500); 17-17-316-045-0000 (1508); 17-17-316-046-0000 (1510)

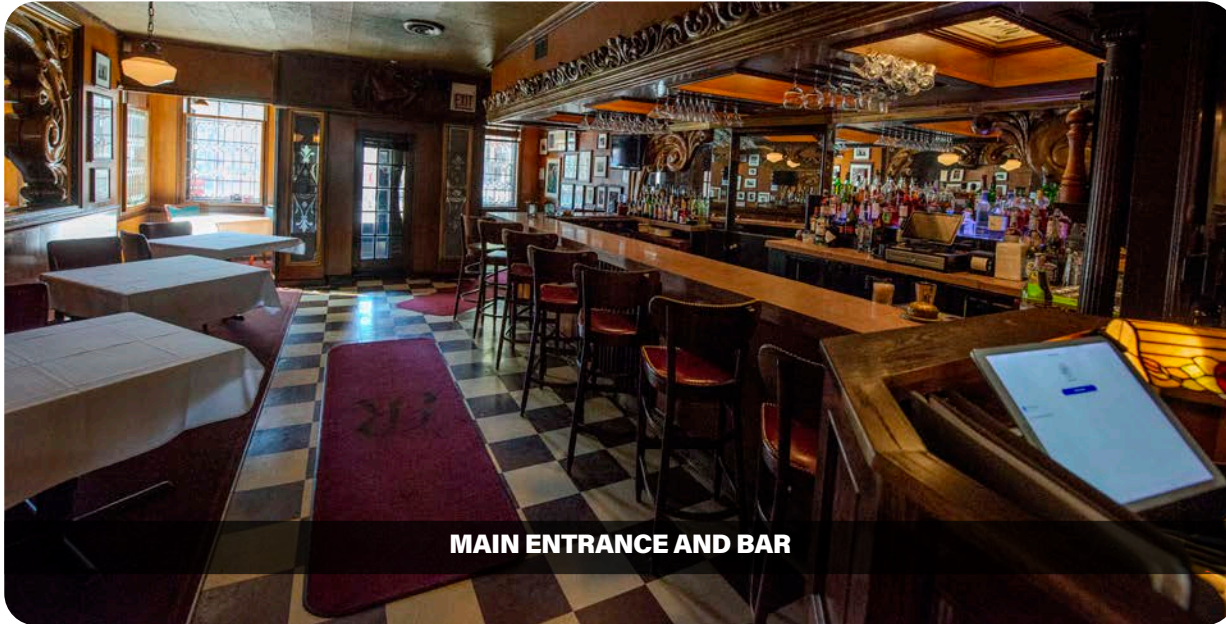
AERIAL VIEW

 RUSH

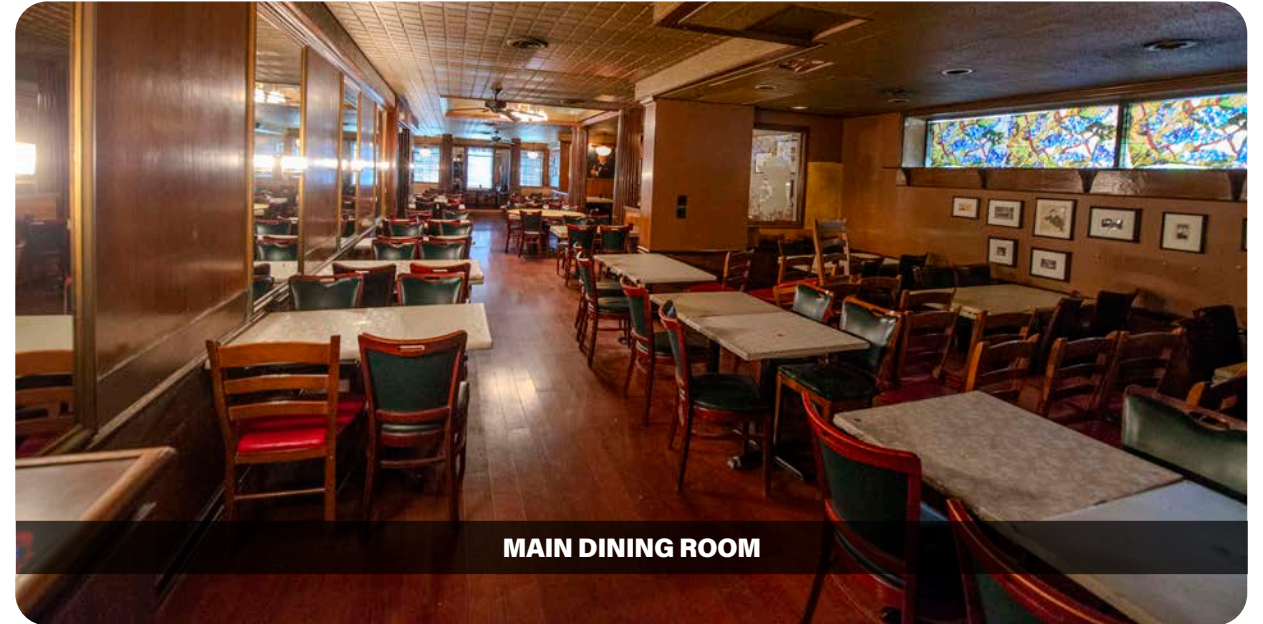


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PROPERTY PHOTOS



MAIN ENTRANCE AND BAR



MAIN DINING ROOM

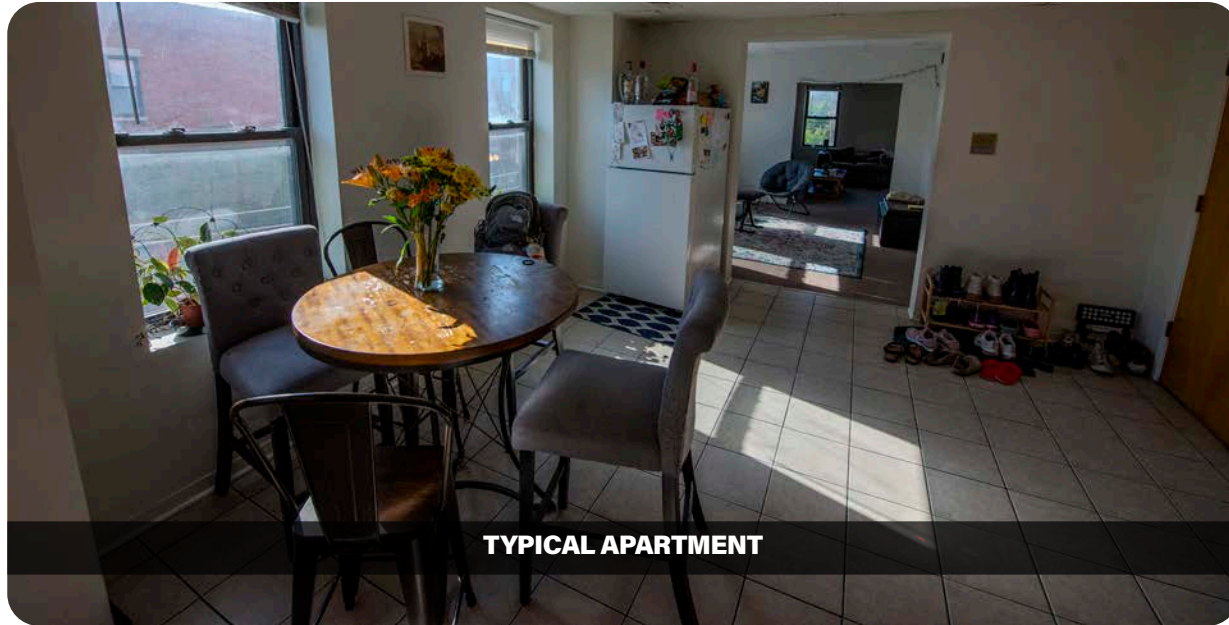


EXISTING KITCHEN

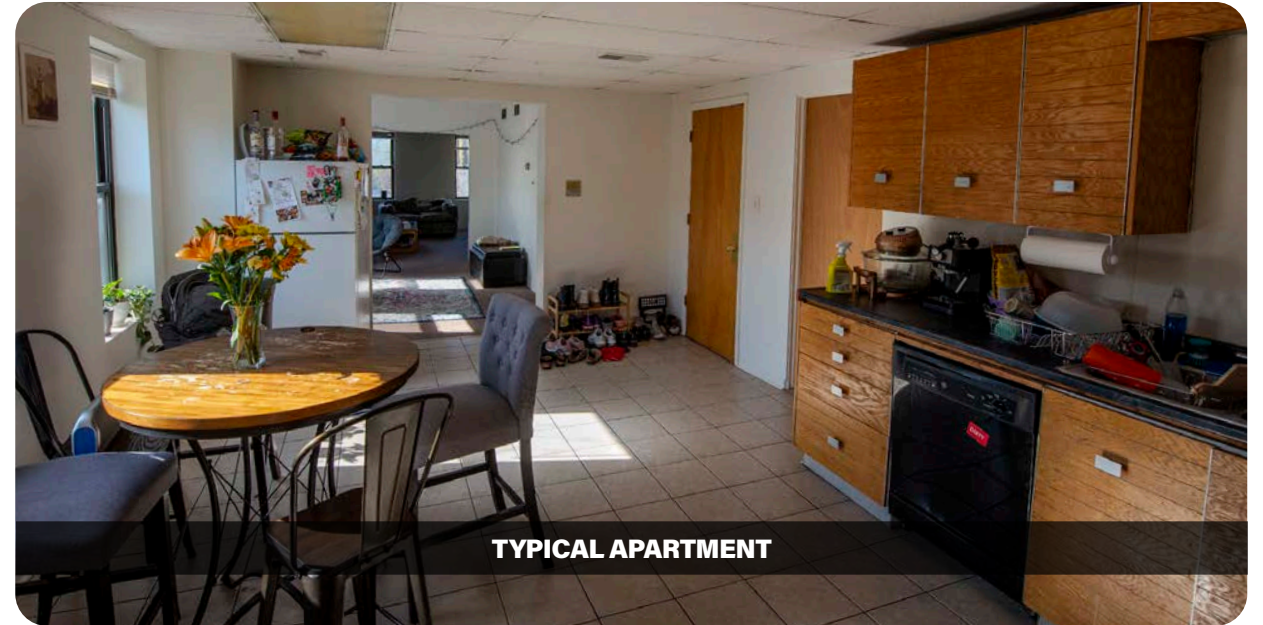


MAIN DINING ROOM

PROPERTY PHOTOS



TYPICAL APARTMENT



TYPICAL APARTMENT



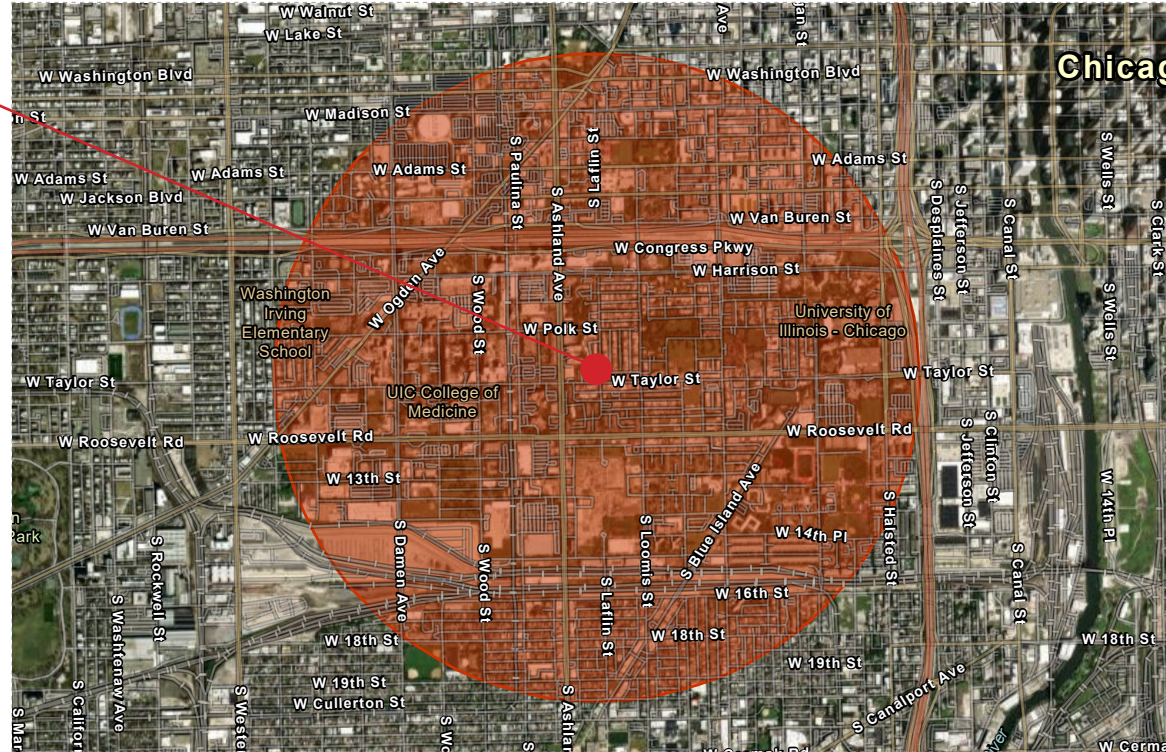
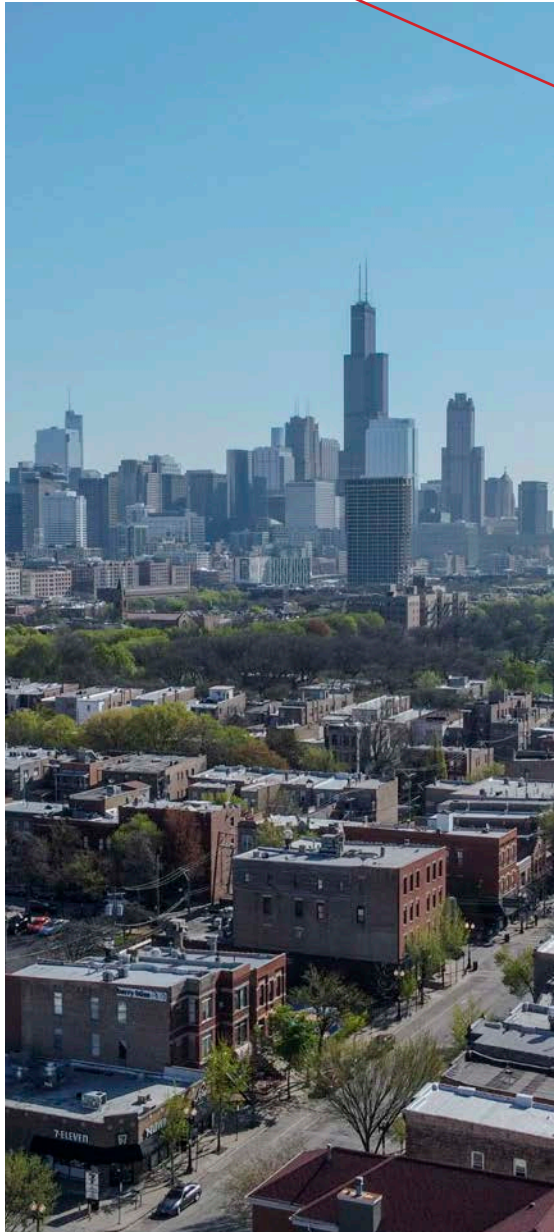
AERIAL VIEW



AERIAL VIEW

LOCATION

ONE MILE RADIUS / DEMOGRAPHICS



EDUCATION



No High School Diploma



10%

High School Graduate



64%

Bachelors/Grad/Prof Degree

EMPLOYMENT



80%

White Collar



8%

Blue Collar



11%

Services



Unemployment Rate

KEY FACTS



43,567

Total Population



19,875

Total Households



\$80,821

Median Household Income



32.5

Median Age

BUSINESS



2,114

Total Businesses



77,933

Total Employees

INCOME



\$63,273

Median Disposable Income



\$58,019

Per Capita Income



\$43,180

Median Net Worth

Source: This infographic contains data provided by Esri (2023, 2028), Esri-Data Axle (2023).

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HISTORY OF ROSEBUD

In 1973, 26-year-old Chicago native Alex Dana purchased an existing luncheonette in Chicago's Loop. Although business at the "store" was good, Dana wasn't satisfied. Actually, Dana had a different vision for the location: a full service restaurant. A "joint" that operated from early morning until late at night, a place that offered great food and lots of it, excellent service from friendly people and warm hospitality beginning at the front door. Being raised in a family of restaurant owners it came as no surprise that a new Chicago legend was in the making.

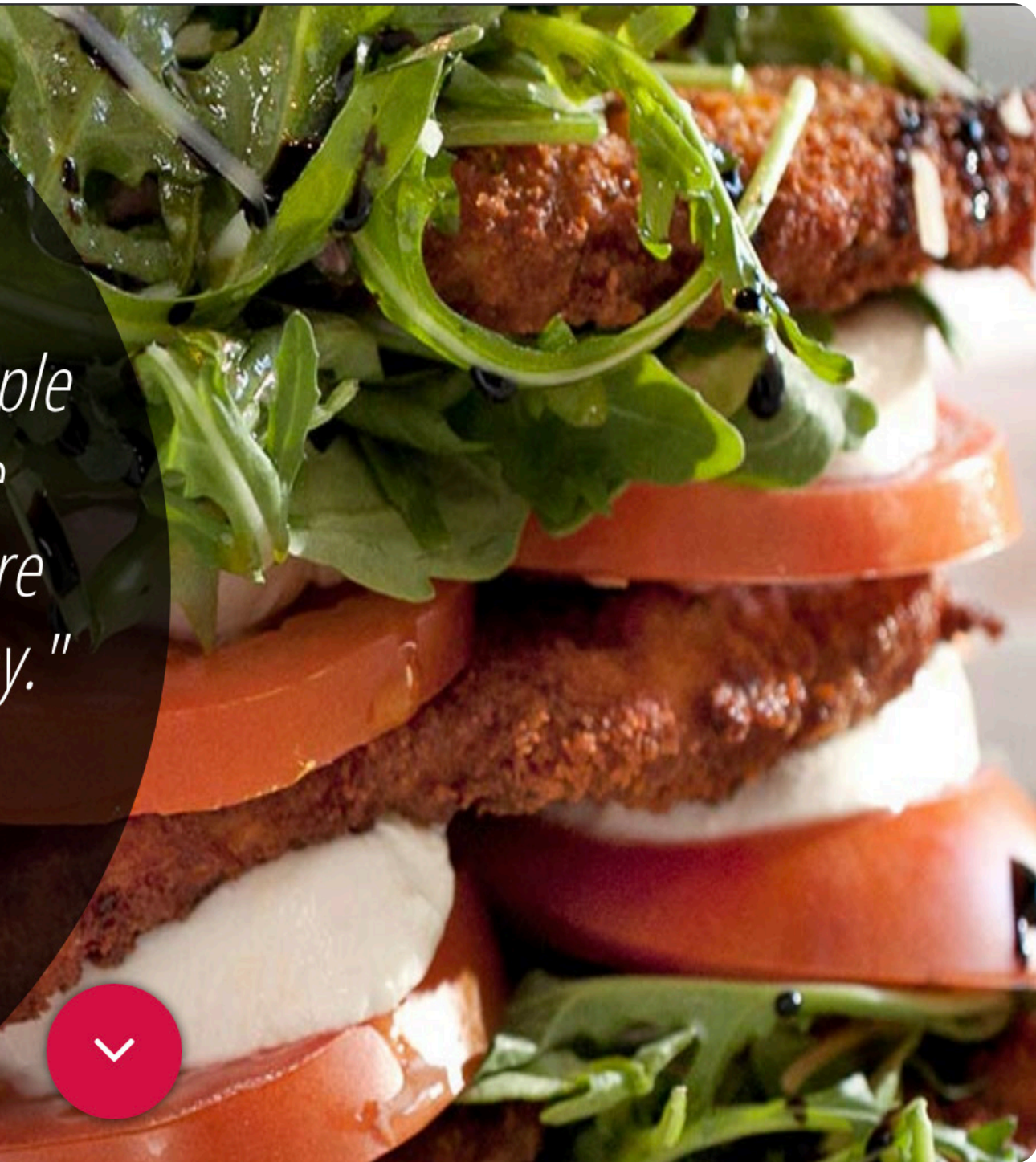
Today, eight restaurants including two steakhouses and six white table cloth Italian concepts are proudly under the Rosebud umbrella, each filling a unique niche within the community and upholding the highest standards for fine cuisine and superior wine selections. After over 50 years of business, there's no telling what's next on the horizon. One thing is for sure, the future is bright for this dynamic restaurant group. Stay tuned for exciting developments.

The very first Rosebud was opened at 1500 W Taylor.



"To me, it's all about people. . . If the people are happy, if they like the food and the service, and they're coming back for more and bringing their friends, then I'm happy."

- Alex Dana, Founder



ALEX DANA, Founder

“There is no time to hesitate if you want to succeed,” said legendary Chicago restaurateur Alex Dana. As founder of the iconic Rosebud Restaurant Group, Dana has lived and made his career by that philosophy, adding, “You can’t look back if you want to move ahead.” Mr. Dana has been moving ahead for the better part of four decades, expanding the success of his original Rosebud into Chicago’s first major restaurant group and an international household name. Beloved by celebrities, politicians, global leaders and the everyman alike, all of Dana’s Rosebud Restaurants throughout Chicagoland retain an authenticity and a high level of quality and service that has become an industry standard.

That kind of success starts somewhere, and it begins squarely with Mr. Dana. Dana’s formative years as a youth were spent working at the restaurant his father ran. “That’s where I learned to work a kitchen, trimming meats, working prep, making steaks” he said, “it was a simple living.” Then, Dana purchased and ran a downtown luncheonette for a few years, honing his business savvy and kitchen skills. After the success of that first venture, Dana opened The Rosebud, on Chicago’s Taylor Street in Little Italy. Slowly but surely, it became renowned for its delicious, authentic Italian cuisine made from fresh ingredients. Soon, it became a phenomenon—a hotspot for local and visiting celebrities.



GOLDSTREET PARTNERS

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