

# EL NUEVO MEXICANO

JAMESON.

bar

restaurant

pati



2914 N. CLARK STREET  
DBA: EL NUEVO MEXICANO  
CHICAGO, IL

MIKE COSTANZO

BUSINESS BROKER // SENIOR ASSOCIATE  
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# EXECUTIVE SUMMARY

El Nuevo Mexicano is an impeccably appointed restaurant that has been family owned and operated in the heart of Lakeview at the same location since 1983. High grossing revenue with positive cash-flow. The first dining area with its vintage 12-foot tin ceiling & exposed brick walls flows into a second dining area with sky lights and an array of tasteful artwork followed by an enclosed, temperature-controlled patio for year-round use. With options, 13 years remain on a gross lease having a well below market rental rate. Corporately held, transferable Incidental Liquor, Outdoor Patio, & Retail Food licenses. Approximately, 2,400 square feet on the first floor with a full basement. Proof of funds is required prior to scheduling a showing.

**DO NOT DISTURB THE BUSINESS AND ITS EMPLOYEES.**

[View El Nuevo Mexicano Website](#)

SALES PRICE: ..... \$749,000

ZONING: ..... B3-2

LEASABLE AREA: ..... 2,400 SF

CO-OP COMMISSION: ..... 3%





# INVESTMENT HIGHLIGHTS

## STRONG INVESTMENT OPPORTUNITY:

- El Nuevo Mexicano is an impeccably appointed restaurant that has been family owned and operated in the heart of Lakeview at the same location since 1983.
- High grossing revenue with positive cash-flow.

## PRIME LOCATION:

- The first dining area with its vintage 12-foot tin ceiling & exposed brick walls flows into a second dining area with sky lights and an array of tasteful artwork followed by an enclosed, temperature-controlled patio for year-round use.
- With options, 13 years remain on a gross lease having a well below market rental rate.
- Corporately held, transferable Incidental Liquor, Outdoor Patio, & Retail Food licenses.
- Approximately, 2,400 square feet on the first floor with a full basement.
- Proof of funds is required prior to scheduling a showing.
- <https://elnuevomexicano.net>
- Co-Op commission: 3%.











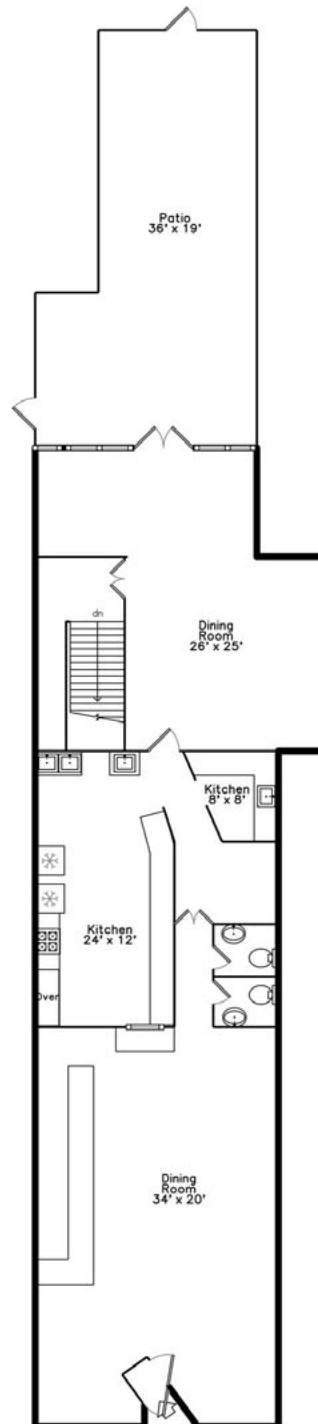


# FF&E LIST

## 2914 N Clark El Nuevo Mexicano FFE List

| Description  | Quantity | Location       | Category  |
|--|----------|----------------|-----------|
| Brown chairs   | 59       | Front of House | Furniture |
| Round tables   | 1        | Front of House | Furniture |
| Square tables  | 22       | Front of House | Furniture |
| Rectangle tables   | 3        | Front of House | Furniture |
| Angled table   | 1        | Front of House | Furniture |
| 4-Seat banquette   | 1        | Front of House | Furniture |
| 2-Seat banquette   | 2        | Front of House | Furniture |
| 10-Seat banquette  | 1        | Front of House | Furniture |
| Bar stools   | 5        | Front of House | Furniture |
| Ice cooler   | 3        | Back of House  | Equipment |
| Danby Single-Door front opening refrigerator 36"             | 1        | Back of House  | Equipment |
| SS Single-Door front opening refrigerator 36"                | 1        | Back of House  | Equipment |
| TRUE 2-Door reach-in cooler                                  | 1        | Back of House  | Equipment |
| Waring Commercial Xtreme blender                             | 1        | Back of House  | Equipment |
| Receipt printer  | 7        | Back of House  | Equipment |
| Beverage gun   | 1        | Back of House  | Equipment |
| 3-compartment sink   | 1        | Back of House  | Fixture   |
| TRUE Single-Door reach-in cooler                             | 1        | Back of House  | Equipment |
| Hand sink  | 4        | Back of House  | Fixture   |
| Point-of-Sale tablet   | 11       | Back of House  | Equipment |
| Online Order tablets   | 5        | Back of House  | Equipment |
| Cash register  | 1        | Back of House  | Equipment |
| 2-compartment sink   | 1        | Back of House  | Fixture   |
| TRUE SS Single-Door Freezer                                  | 1        | Back of House  | Equipment |
| Norpole SS Double-door cooler                                | 1        | Back of House  | Equipment |
| 11' Hood ventilation with fire suppression                   | 1        | Back of House  | Fixture   |
| Southbend Oven w/6-burner stovetop                           | 1        | Back of House  | Equipment |
| Starmax griddle w/3 knobs                                    | 1        | Back of House  | Equipment |
| Garland double basket deep fryer                             | 1        | Back of House  | Equipment |
| Garland 2-shelf oven/grill                                   | 1        | Back of House  | Equipment |
| Microwave  | 4        | Back of House  | Equipment |
| TRUE SS Prep Table Cooler w/Single Door Refrigerator         | 2        | Back of House  | Equipment |
| 3-Container Warming table                                    | 1        | Back of House  | Equipment |
| Toast Order Monitor  | 2        | Back of House  | Equipment |
| Norpole SS Prep Table cooler w/Single Door Refrigerator      | 1        | Back of House  | Equipment |
| Tortilla Chip container                                      | 3        | Back of House  | Equipment |
| TRUE Double glass sliding door refrigerator 6'               | 1        | Back of House  | Equipment |
| 1-Compartment sink   | 1        | Back of House  | Fixture   |
| Child high chair   | 3        | Front of House | Furniture |
| Insignia Flat screen TV                                      | 1        | Front of House | Equipment |
| Keurig 2.0 coffee maker                                      | 1        | Back of House  | Equipment |
| Bunn coffee maker  | 1        | Back of House  | Equipment |
| Black chairs   | 46       | Front of House | Furniture |
| Black square tables  | 22       | Front of House | Furniture |
| Master-Bilt Fusion Series SS 2-door front opening cooler 36" | 1        | Back of House  | Equipment |
| Arctic Air Single-door white standing freezer                | 1        | Back of House  | Equipment |
| Arctic Air Single-door white standing refrigerator           | 1        | Back of House  | Equipment |
| Kenmore Coldspot 2-door white standing refrigerator          | 1        | Back of House  | Equipment |
| Arctic Air Freezer   | 1        | Back of House  | Equipment |
| Kelvinator SS Single-door refrigerator                       | 2        | Back of House  | Equipment |
| Arctic Air SS Single-door refrigerator                       | 1        | Back of House  | Equipment |
| U-Star SS Single-door refrigerator                           | 1        | Back of House  | Equipment |
| Kelvinator SS Single-door freezer                            | 1        | Back of House  | Equipment |
| TRUE SS Single-door cooler 36"                               | 1        | Back of House  | Equipment |
| Frigidaire 2-door white standing refrigerator                | 1        | Back of House  | Equipment |

# FLOOR PLAN



# LEASE ABSTRACT

Lease Type: Gross

Gross Leasable Area 2,400 SF

Tenant Responsible for Utilities & Scavenger

Current Security Deposit: \$1,350.00

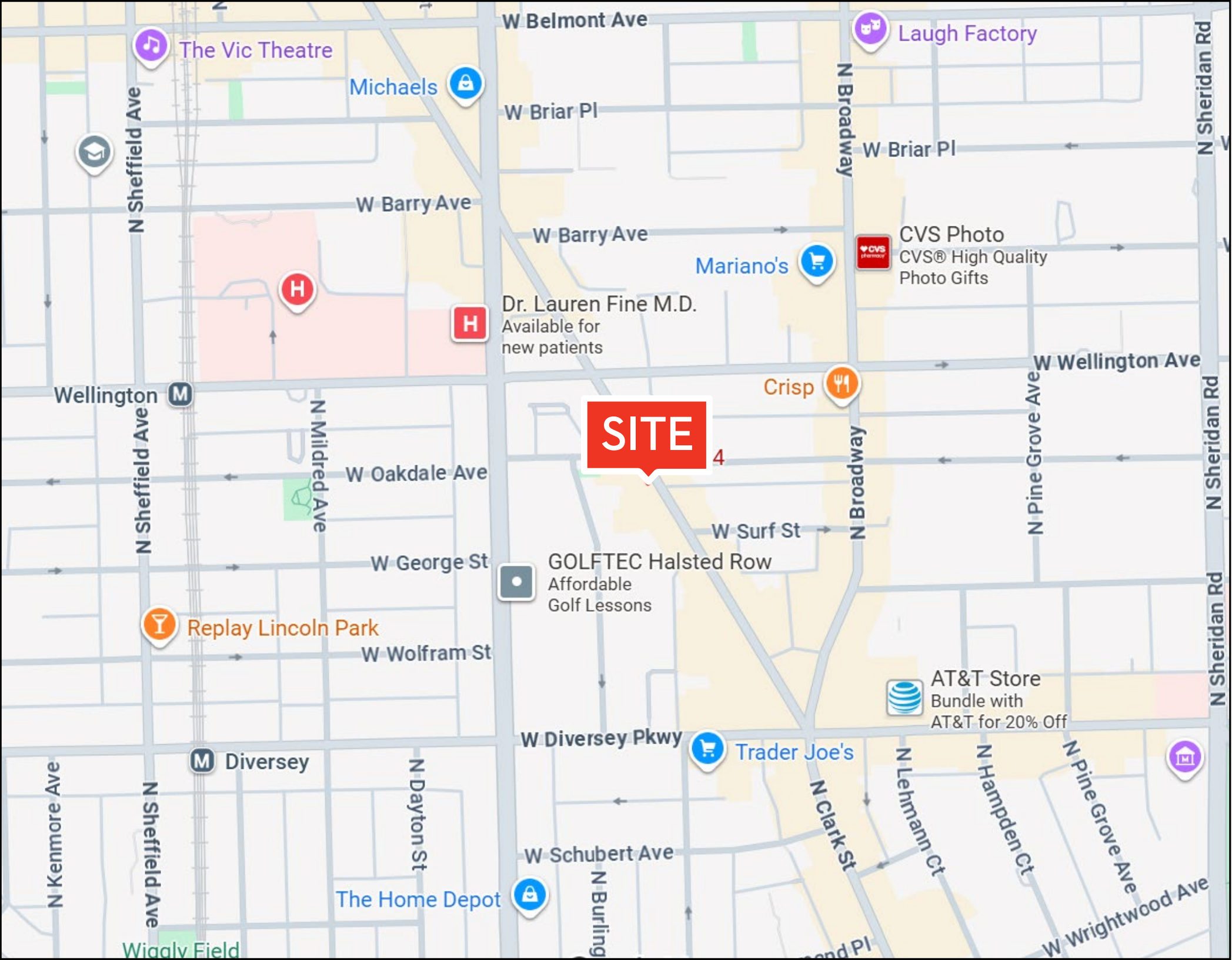
Any transfer of lease to a new owner or entity is subject to the approval of the Lessor and subject to any and all provisions of the existing lease.

| Beginning       |    | Ending           | Monthly Rent |
|-----------------|----|------------------|--------------|
| <u>9-1-2025</u> | TO | <u>4-30-2026</u> | \$5,047.00   |
| <u>5-1-2026</u> | TO | <u>4-30-2027</u> | \$5,047.00   |
| <u>5-1-2027</u> | TO | <u>4-30-2028</u> | \$5,198.00   |
| <u>5-1-2028</u> | TO | <u>4-30-2029</u> | \$5,665.00   |

## 5-year option

| Beginning       |    | Ending           | Monthly Rent |
|-----------------|----|------------------|--------------|
| <u>5-1-2029</u> | TO | <u>4-30-2030</u> | \$6,175.00   |
| <u>5-1-2030</u> | TO | <u>4-30-2031</u> | \$6,175.00   |
| <u>5-1-2031</u> | TO | <u>4-30-2032</u> | \$6,335.00   |
| <u>5-1-2032</u> | TO | <u>4-30-2033</u> | \$6,335.00   |
| <u>5-1-2033</u> | TO | <u>4-30-2034</u> | \$6,525.00   |

The next 5-year option beginning 5-1-2034 will be negotiated with the landlord and the buyer during the attorney review period for the sale of the business.



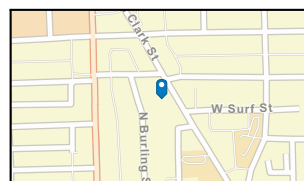
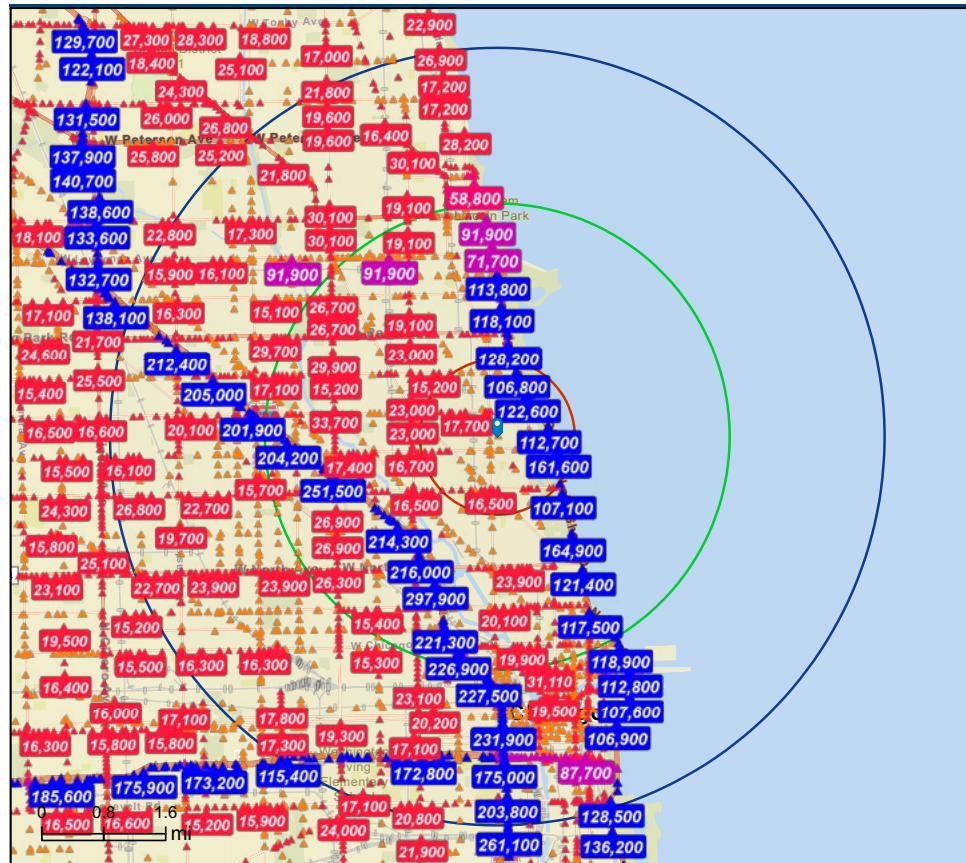
# TRAFFIC COUNT



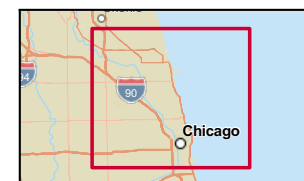
## Traffic Count Map

2914 North Clark Street, Chicago, Illinois, 60657 2  
 2914 North Clark Street, Chicago, Illinois, 60657  
 Rings: 1, 3, 5 mile radii

Prepared by Esri  
 Latitude: 41.93512  
 Longitude: -87.64718

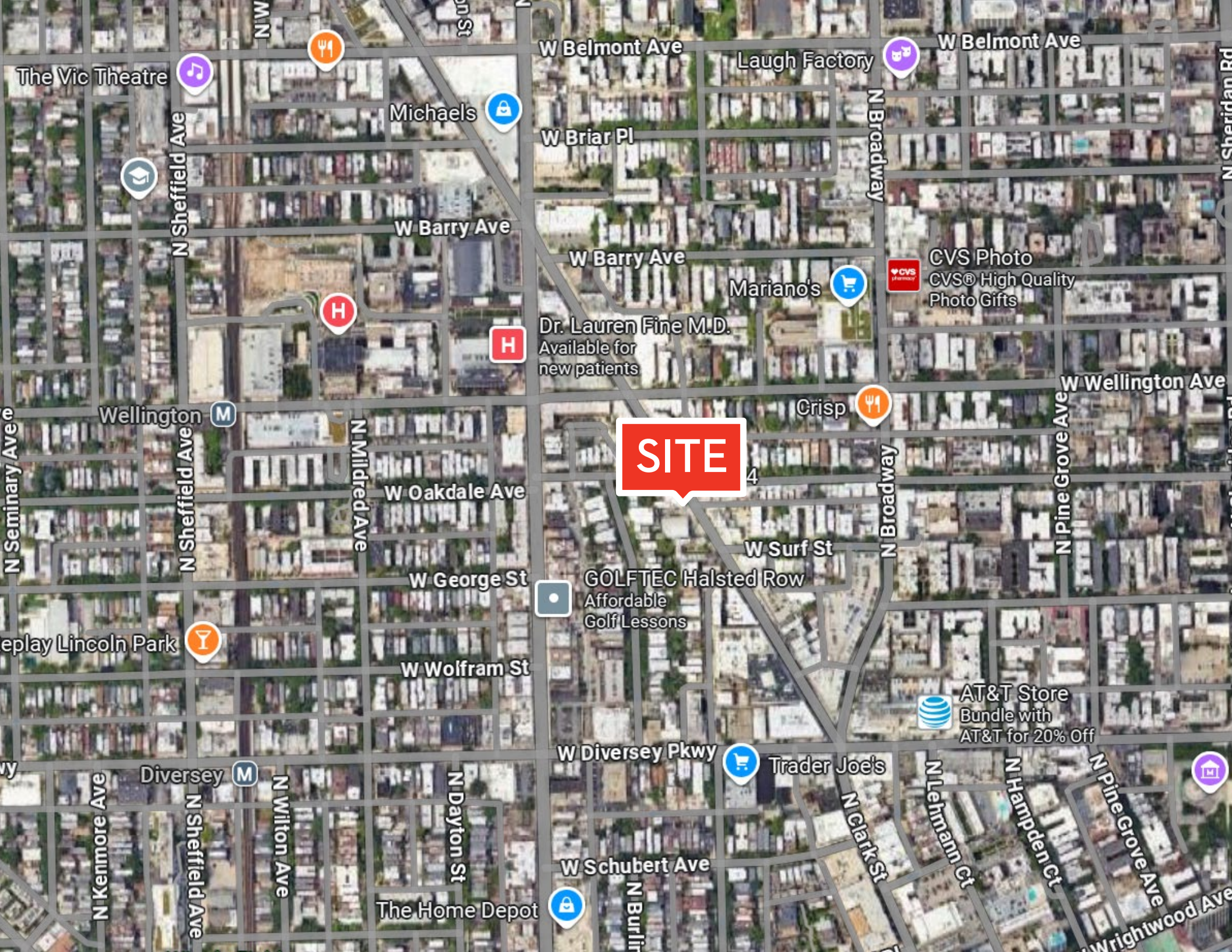


**Average Daily Traffic Volume**  
 ▲ Up to 6,000 vehicles per day  
 ▲ 6,001 - 15,000  
 ▲ 15,001 - 30,000  
 ▲ 30,001 - 50,000  
 ▲ 50,001 - 100,000  
 ▲ More than 100,000 per day



Source: ©2025 Kalibrate Technologies (Q1 2025).

September 25, 2025



**SITE**

Dr. Lauren Fine M.D.  
Available for  
new patients

CVS Photo  
CVS® High Quality  
Photo Gifts

AT&T Store  
Bundle with  
AT&T for 20% Off

Trader Joe's

GOLFTEC Halsted Row  
Affordable  
Golf Lessons

The Home Depot

The Vic Theatre

Michaels

Mariano's

Crisp

W Belmont Ave

W Belmont Ave

W Briar Pl

W Barry Ave

W Barry Ave

W Wellington Ave

W Oakdale Ave

W George St

W Wolfram St

W Diversey Pkwy

W Schubert Ave

N Sheffield Ave

N Mildred Ave

N Broadway

N Pine Grove Ave

N Lehmann Ct

N Hampden Ct

N Pine Grove Ave

N Dayton St

N Wilton Ave

N Sheffield Ave

N Kenmore Ave

N Sheridan Rd

N Seminary Ave

Replay Lincoln Park

W Diversey Pkwy

Diversey

W Wrightwood Ave

# TRANSPORTATION HIGHLIGHTS

## TRANSIT/SUBWAY

**Belmont Station**  
(Brown Line - CTA)

WALK

9 min

DISTANCE

0.5 mi

**Diversey Station**  
(Brown Line - CTA)

9 min

0.5 mi

**Addison Station**  
(Red Line - CTA)

18 min

1 mi

**Fullerton Station**  
(Brown, Red & Purple Line - CTA)

19 min

1 mi

## COMMUTER RAIL

**Ravenswood Station**  
(Union Pacific North Line - Northeast Illinois)

DRIVE

5 min

DISTANCE

2.4 mi

**Clybourn Station**  
(Union Pacific North Line - Northeast Illinois)

6 min

3 mi

## AIRPORT

**Chicago O'Hare International Airport**

DRIVE

25 min

DISTANCE

14.2 mi

**Chicago Midway International Airport**

25 min

14.9 mi

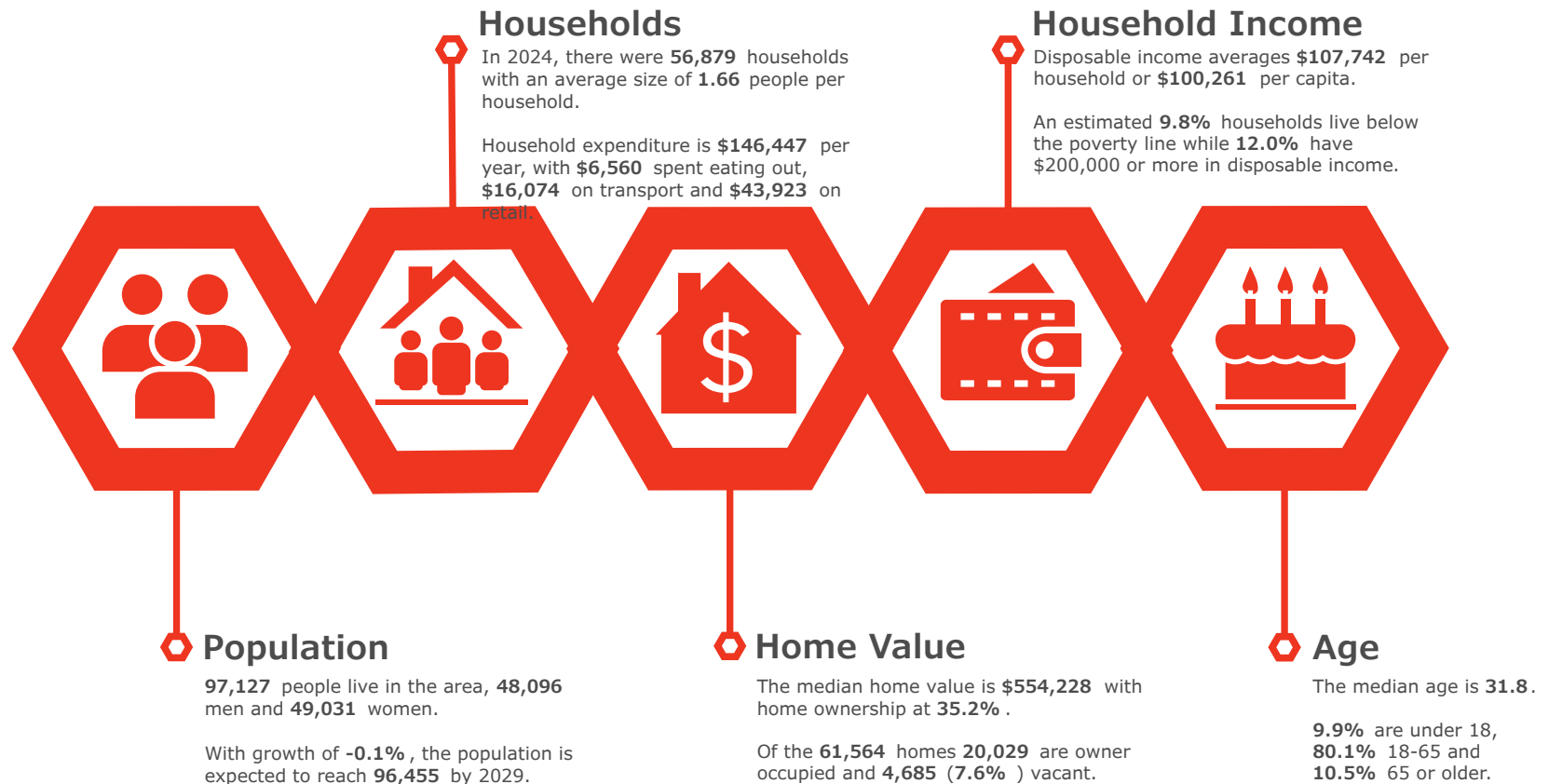
# MARKET OVERVIEW

## LAKEVIEW | CHICAGO

Discover the best of city living in Lakeview, one of Chicago's most dynamic and desirable neighborhoods. This vibrant community offers endless dining, shopping, and entertainment options, all within walking distance. From the iconic Wrigley Field and the bustling Belmont Theater District to the lively North Halsted nightlife and relaxing lakefront trails, Lakeview truly has something for everyone. With excellent transit access, charming tree-lined streets, and a perfect blend of historic character and modern amenities, it's easy to see why Lakeview is one of Chicago's most sought-after destinations.



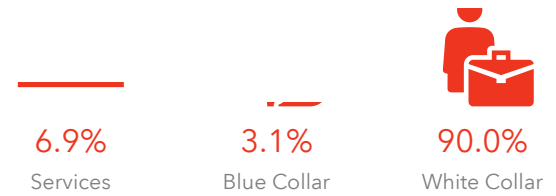
# DEMOGRAPHIC INSIGHTS



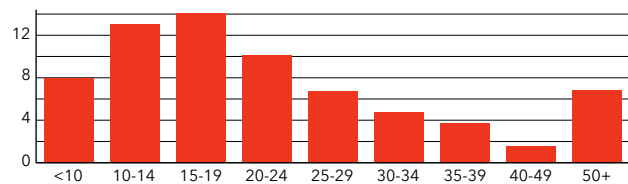
[Source](#) : Esri, ACS, Esri-U.S. BLS. Esri forecasts for 2025, 2019-2023, 2030.

# COMMUNITY PROFILE

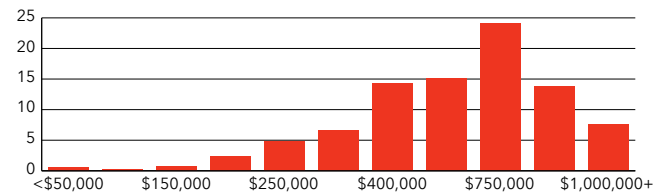
|                  |                   |                 |                 |            |                  |                   |                  |          |            |          |
|------------------|-------------------|-----------------|-----------------|------------|------------------|-------------------|------------------|----------|------------|----------|
| 97,127           | N/A               | 1.66            | 49.1            | 31.8       | \$107,742        | \$554,228         | \$143,304        | 9.9%     | 80.1%      | 10.2%    |
| Population Total | Population Growth | Average HH Size | Diversity Index | Median Age | Median HH Income | Median Home Value | Median Net Worth | Under 18 | Ages 18-65 | Aged 66+ |



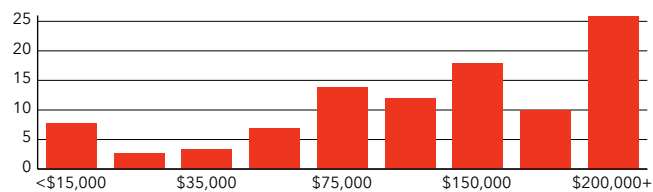
Mortgage as Percent of Salary



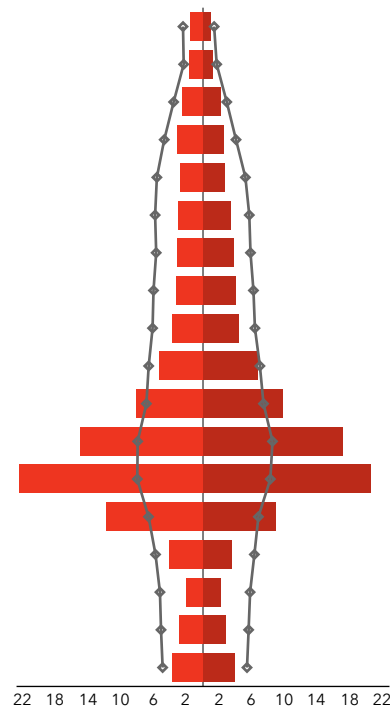
Home Value



Household Income

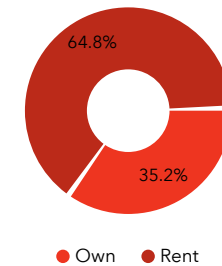


Age Profile: 5 Year Increments

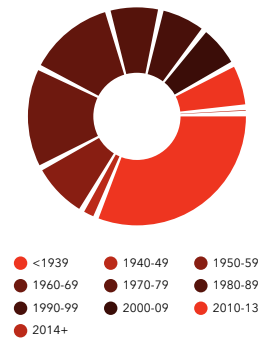


Dots show comparison to Cook County

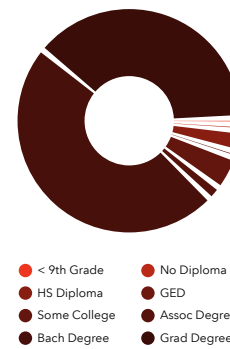
Home Ownership



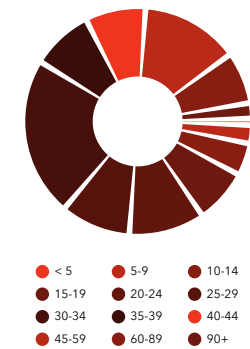
Housing: Year Built



Educational Attainment



Commute Time: Minutes



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026. Version 1.2



# ABOUT YOUR BROKER



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312.399.5080

## ■ ABOUT MIKE

Mike Costanzo is one of the leading consultants and sales advisors in the Chicago marketplace in the area of entertainment and hospitality. He brings many years of experience and expertise to a licensed liquor establishment; whether a nightclub, tavern, restaurant, or liquor retailer. Mike exclusively brokers bars, nightclubs, and restaurants with and without real estate. After more than 25 years of operating and owning bars, Mike brings a comprehensive knowledge base and unique perspective to this market. In the last 20+ years, he has successfully brokered businesses and real estate in Lincoln Park, the Gold Coast, Wrigleyville, Bucktown, Lakeview, Lincoln Square, South & West Loop, River North, River East, and River West.

Mike has consistently produced results for his growing client base in advising them relative to the Chicago marketplace in the areas of food, liquor, retail sales and business brokerage. His record of sales and consistently solid advice has placed him in the top 1% of the Brokers in his market place. When you need an expert, you can call on Mike Costanzo. Mike is both a licensed business broker and a licensed real estate broker.



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**JAMESON COMMERCIAL REAL ESTATE**

425 W. NORTH AVENUE | CHICAGO, IL

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