

OP  RTUN

OP  RTUN

LEASE

4013 W. 26th St.

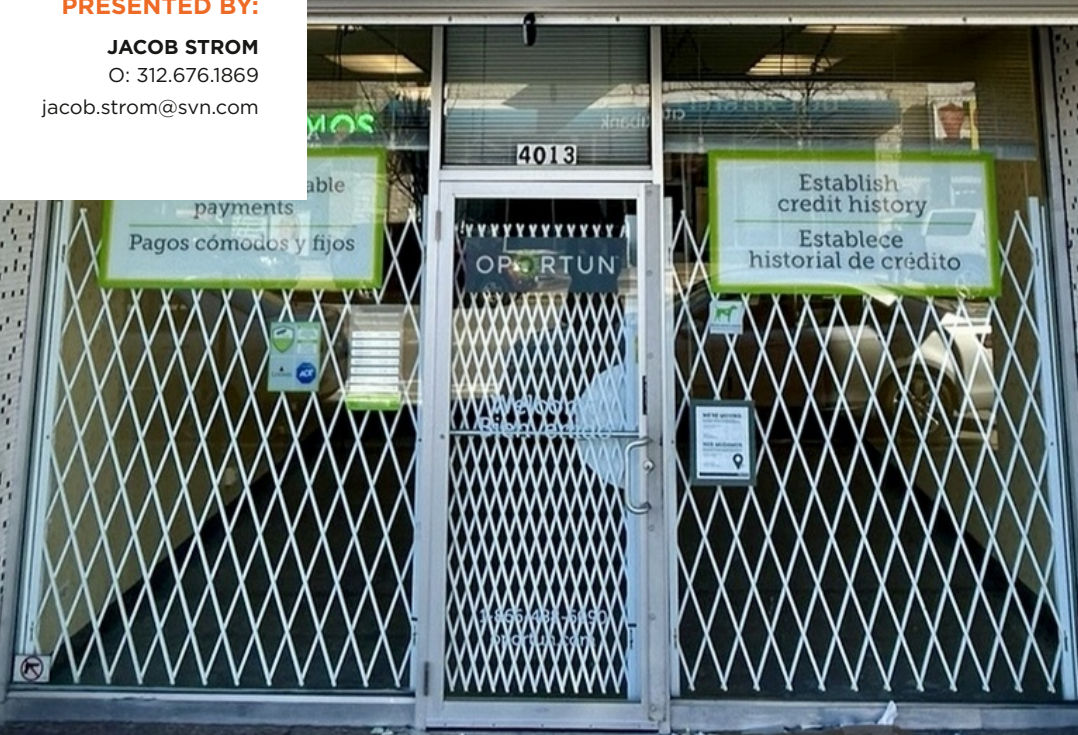
CHICAGO, IL 60623

PRESENTED BY:

JACOB STROM

O: 312.676.1869

jacob.strom@svn.com



EMI
JO

RI

\$
COMPRAMOS
ORC


CHICAGO COMMERCIAL

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.

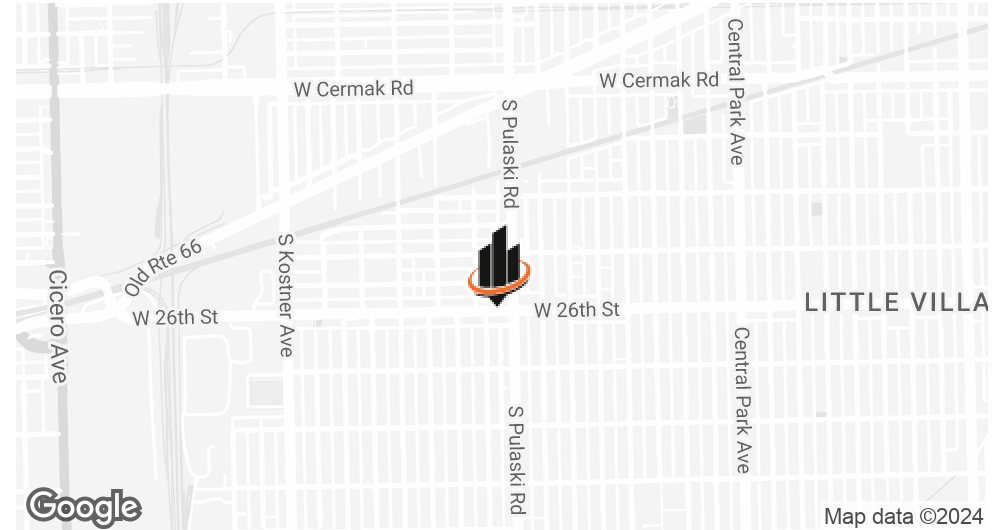
To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

JACOB STROM

O: 312.676.1869

jacob.strom@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$26.00 SF/yr (Net)
BUILDING SIZE:	12,700 SF
AVAILABLE SF:	1,000 SF
ZONING:	B1-3
MARKET:	Chicago
SUBMARKET:	Little Village

PROPERTY OVERVIEW

SVN Chicago Commercial proudly presents 4013 W. 26th St. now available FOR LEASE. Located in the dynamic heart of Little Village, this property offers an enticing blend of prime location, vibrant demographics, and easy accessibility, attracting abundant foot traffic. Enhanced by a thriving retail landscape featuring national and regional brands, this 1,000 SF former Oportun Office Space holds immense potential for a variety of uses. Additionally, 1-2 employee parking spaces conveniently situated at the rear. Furthermore, the space can be expanded up to 2,000 sq. ft., complemented by its B1-3 zoning, promising endless possibilities for growth and customization.

PROPERTY HIGHLIGHTS

- Great Visibility to 26th
- National and regional co-tenancy in primary retail corridor
- Immediately adjacent to Walgreens on the corner

JACOB STROM

O: 312.676.1869

jacob.strom@svn.com



LOCATION INFORMATION

STREET ADDRESS	4013 West 26th Street
CITY, STATE, ZIP	Chicago, IL 60623
COUNTY	Cook
MARKET	Chicago
SUB-MARKET	Little Village
CROSS-STREETS	26th St. & Pulaski

PROPERTY HIGHLIGHTS

- Great Visibility to 26th
- National and regional co-tenancy in primary retail corridor
- Immediately adjacent to Walgreens on the corner
- Building and blade signage
- Combined 24,000+ vehicles per day at the intersection of 26th St. (12,000 VPD) and Pulaski Rd. (12,700 VPD)
- Vibrant Little Village neighborhood
- Fully built-out office space
- 1-2 parking spaces
- Ability to increase space size up to 2,000 SF

JACOB STROM

O: 312.676.1869

jacob.strom@svn.com

ADDITIONAL PHOTOS



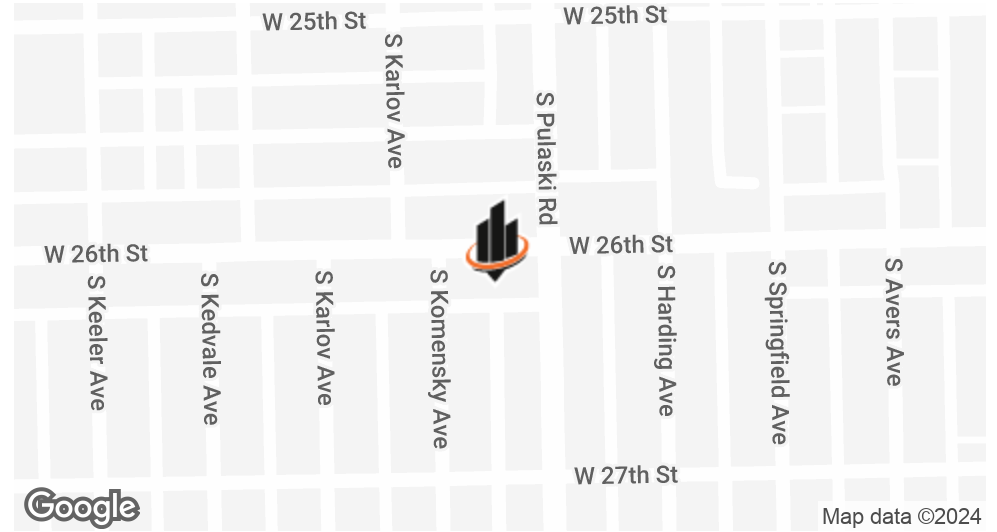
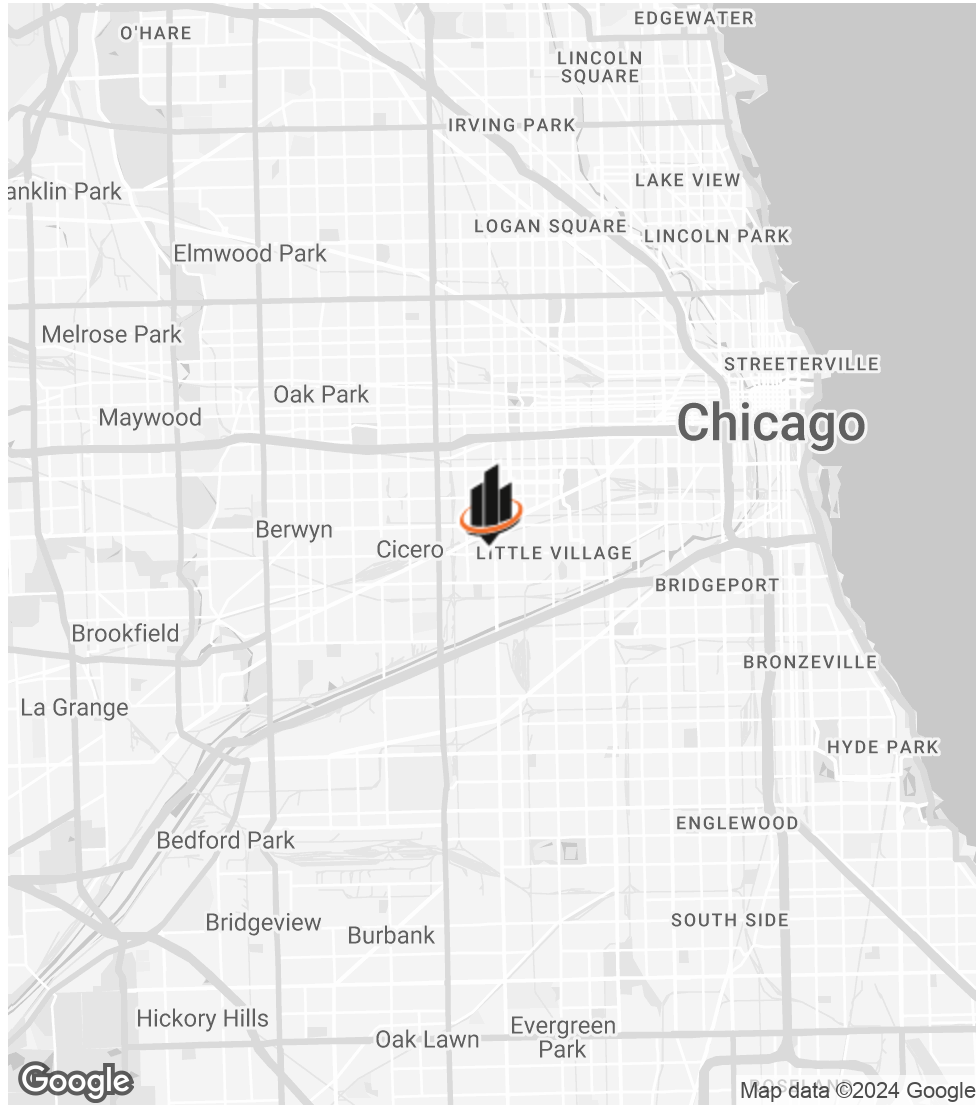
JACOB STROM
O: 312.676.1869
jacob.strom@svn.com

BIRDSEYE AERIAL



JACOB STROM
O: 312.676.1869
jacob.strom@svn.com

LOCATION MAP



LOCATION OVERVIEW

Little Village, nestled within Chicago, embodies a charming blend of urban vibrancy and cozy charm, with its diverse architectural styles and tight-knit community atmosphere. Along its tree-lined streets, a bustling retail scene thrives, showcasing everything from traditional Mexican markets to modern boutiques on 26th Street, known as "La Veintiséis." The neighborhood's aroma is a symphony of freshly baked goods and savory treats from local bakeries and taquerias. As day turns to night, residents gather at cafes and restaurants, enjoying delicious cuisine and lively entertainment, reflecting the warmth and hospitality that define this vibrant Chicago neighborhood.

JACOB STROM

O: 312.676.1869

jacob.strom@svn.com

DEMOGRAPHICS MAP & REPORT

POPULATION

0.25 MILES 0.5 MILES 1 MILE

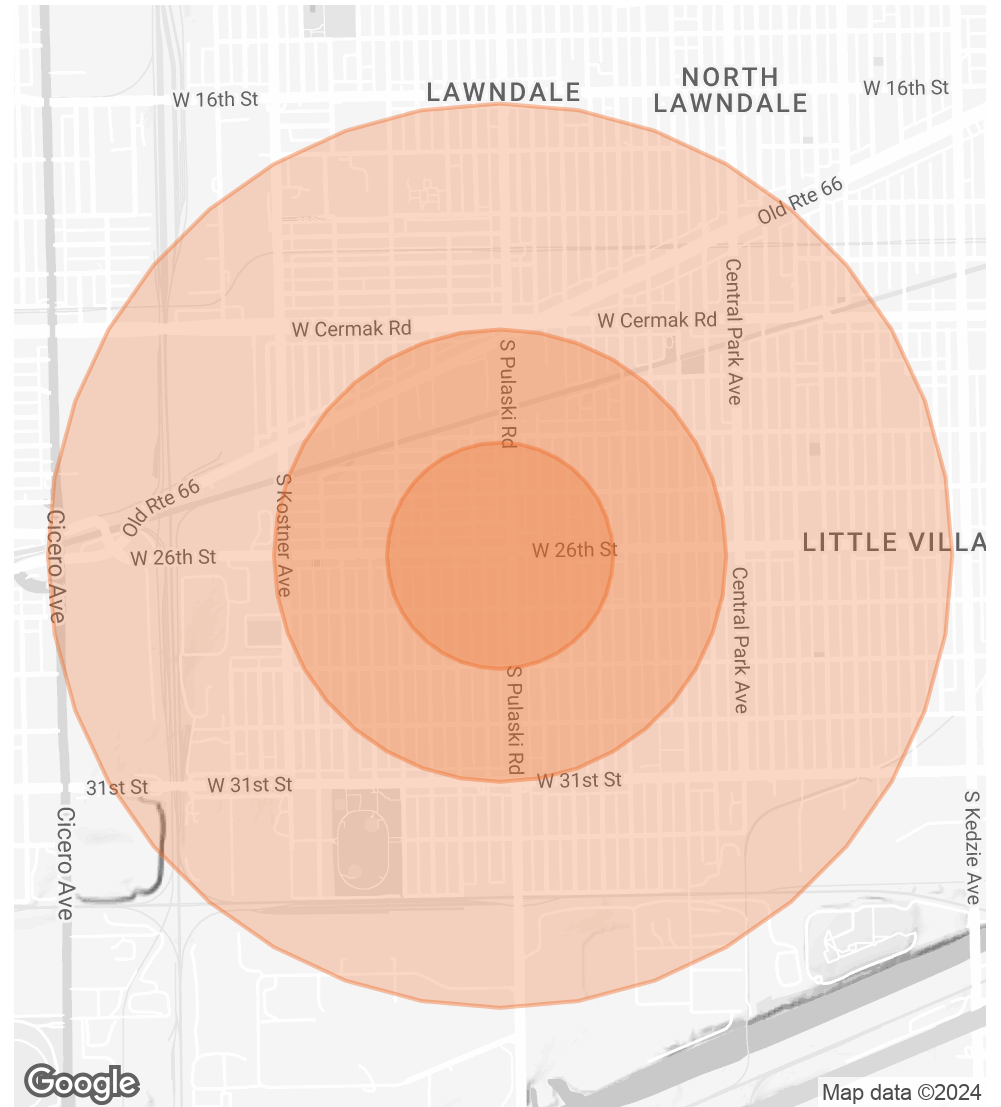
	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	4,441	17,398	49,781
AVERAGE AGE	36.4	34.5	33.6
AVERAGE AGE (MALE)	39.5	36.4	33.7
AVERAGE AGE (FEMALE)	33.4	32.1	33.7

HOUSEHOLDS & INCOME

0.25 MILES 0.5 MILES 1 MILE

	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	1,636	6,164	18,087
# OF PERSONS PER HH	2.7	2.8	2.8
AVERAGE HH INCOME	\$47,890	\$48,348	\$45,803
AVERAGE HOUSE VALUE	\$169,180	\$167,866	\$186,218

2020 American Community Survey (ACS)



JACOB STROM

O: 312.676.1869

jacob.strom@svn.com