

FOR SALE
3139 N BROADWAY

3139-51 N BROADWAY AVE | CHICAGO IL 60657



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PROPERTY PHOTOS



BROADWAY RETAILERS



3139 N BROADWAY

PROPERTY HIGHLIGHTS

- 100% LEASED, 5,351 SF NEIGHBORHOOD RETAIL CENTER WITH LONG TERM TENANTS.
- THE SITE IS LOCATED IN THE VIBRANT LINCOLN PARK/LAKE-VIEW SUBMARKET. WITHIN A 3 MILE RADIUS, THE POPULATION IS ROUGHLY 408,127, WITH AN AVERAGE HOUSEHOLD INCOME OF AROUND \$101,909.
- OCCUPIED BY LONG TERM TENANTS INCLUDING TSA&CHA AND OTHER LONG STANDING OPERATORS.
- THE PROPERTY BENEFITS FROM CLOSE ACCESS TO LINCOLN PARK, LINCOLN PARK ZOO, NOTEBAERT NATURE MUSEUM, LAKE MICHIGAN AND OZ PARK, ALL WITHIN APPROXIMATELY 2 MILES WHICH ENHANCES ITS NEIGHBORHOOD APPEAL.

PROPERTY SUMMARY

ASKING PRICE	\$3,900,000
ADDRESS	3139-51 N BROADWAY AVE
COUNTY	Cook
YEAR BUILT	1925
BUILDING SIZE	5,351 SF
LOT SIZE	0.15 AC
IN-PLACE NOI	\$265,859
CAP RATE	6.8%
ZONING	B3-2
OCCUPANCY	100%

3139 N BROADWAY

THE OPPORTUNITY

THIS CENTER OFFERS INVESTORS THE CHANCE TO ACQUIRE A FULLY LEASED, STOREFRONT NEIGHBORHOOD RETAIL CENTER IN THE HEART OF CHICAGO'S EAST LAKEVIEW. THE PROPERTY IS POSITIONED ALONG ONE OF THE CITY'S MOST VIBRANT RETAIL CORRIDORS, SURROUNDED BY DENSE RESIDENTIAL, HIGH HOUSEHOLD INCOMES, AND CONSISTENT FOOT TRAFFIC.

THE CENTER IS SECURED BY LONG TERM TENANTS, REFLECTING THE STRENGTH AND DESIRABILITY OF THE LOCATION. THIS CREATES RELIABLE, PREDICTABLE CASH FLOW SUPPORTED BY A MIX OF SERVICE ORIENTED AND FOOD AND BEVERAGE TENANTS THAT SERVE THE SURROUNDING COMMUNITY.

WITH LIMITED NEW RETAIL DEVELOPMENT IN LAKEVIEW AND CONSISTENTLY HIGH DEMAND FOR WELL-LOCATED STOREFRONTS, THIS CENTER PROVIDES A LOW RISK, STABLE INVESTMENT IN A HIGH BARRIER TO ENTRY MARKET. IT IS IDEAL FOR INVESTORS SEEKING DURABLE INCOME IN ONE OF CHICAGO'S MOST SOUGHT AFTER NEIGHBORHOODS.

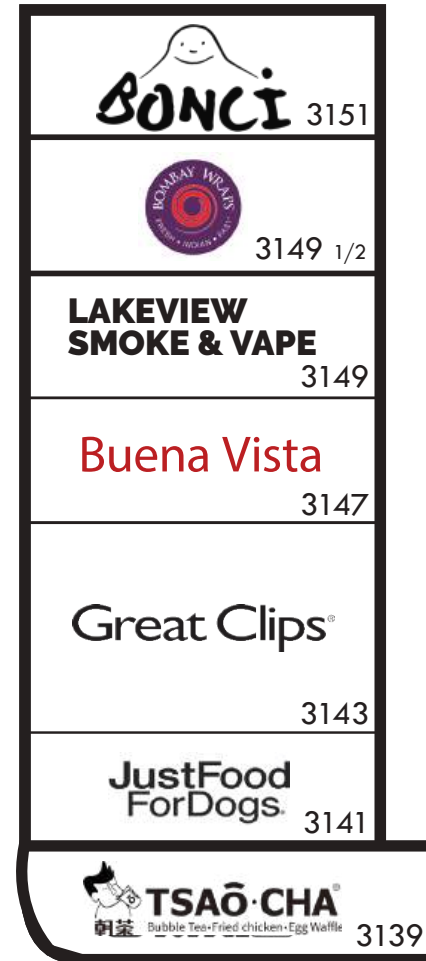


TENANTS



#	SF	TENANT
3139	850	TSAÔ·CHA
3141	650	JUST FOOD FOR DOGS
3147	650	BUENA VISTA
3149	650	LAKEVIEW SMOKE & VAPE
3151	650	BONCI PIZZA
3143	1,226	GREAT CLIPS
3149	675	BOMBAY WRAPS

N. BROADWAY



W. BRIAR PLACE

▲
N

SITE PLAN

FINANCIAL OVERVIEW

IN-PLACE RENT ROLL - 1424 W 47TH ST

SUITE	TENANT	SQUARE FEET	SF%	LEASE START	LEASE END	MONTHLY RENT	ANNUAL RENT	RENT SF/YR
3139	TSAô•CHA	850 SF	4.93%	1/1/2024	6/30/2029	\$3,514.76	\$42,177.12	\$49.62 SF/YR
3141	JUST FOOD FOR DOGS	650 SF	1.64%	10/1/2023	3/31/2034	\$2,511.00	\$30,132.00	\$46.36 SF/YR
3147	BUENA VISTA	650 SF	1.64%	5/1/2004	4/30/2027	\$3,872.00	\$46,464.00	\$71.48 SF/YR
3149	LAKEVIEW SMOKE & VAPE	650 SF	31.58%	1/12/2016	12/31/2028	\$3,234.82	\$38,817.84	\$59.72 SF/YR
3151	BONCI PIZZA	650 SF	17.11%	12/28/2023	12/31/2028	\$2,789.00	\$33,468.00	\$51.49 SF/YR
3143	GREAT CLIPS	1,226 SF	22.91%	5/1/2022	5/31/2033	\$2,763.00	\$33,156.00	\$27.04 SF/YR
3149	BOMBAY WRAPS	675 SF	12.61%	1/2/2018	11/31/2028	\$2,898.00	\$34,776.00	\$51.52 SF/YR

TOTALS

SQUARE FEET	VACANT	OCCUPIED	ANNUAL RENT	REIMBURSEMENT
5,351 SF	0 SF	5,351 SF	\$267,165.60	\$130,694.00
	0%	100%		

CASH FLOW - 2026

BASE RENT	CURRENT	PER SF
BASE RENT	\$267,165.60	\$49.93
EXPENSE REIMBURSEMENTS		
REAL ESTATE TAXES	\$94,000	\$17.57
CAM	\$36,694	\$6.86
TOTAL EXPENSE REIMBURSEMENTS	\$130,694.00	\$24.42
GROSS POTENTIAL INCOME	\$397,859.60	\$74.35
EFFECTIVE GROSS INCOME	\$397,859.60	\$74.35
EXPENSES		
REAL ESTATE TAXES	\$94,000.00	\$17.57
CAM	\$38,000.00	\$2.72
TOTAL EXPENSES	\$134,000.00	\$25.04
NET OPERATING INCOME	\$265,859.60	\$49.68



TENANT PROFILES



TSAOCAA ("HOLY LAND OF TEA") IS A PREMIUM BUBBLE TEA CHAIN FOUNDED IN 2018 BY EDDIE ZHENG. WITH OVER 50 STORES ACROSS THE UNITED STATES, THE BRAND CONTINUES TO EXPAND NATIONALLY AND OFFERS DOZENS OF FLAVORS ALONG WITH FOOD OPTIONS LIKE FRIED CHICKEN. EVERY DRINK IS FRESHLY BREWED FROM LOOSE-LEAF TEAS AND COMBINED WITH NATURAL INGREDIENTS SUCH AS SWEET POTATO PEARLS, FRUIT, ALMOND MILK, SOY MILK, OR COCONUT WATER, THEN SHAKEN UNTIL THE BUBBLES RISE NATURALLY TO THE TOP, REFLECTING TSAOCAA'S FLAVOR-FIRST PHILOSOPHY.

50

50+ LOCATIONS



EXPANDING
BRAND



ORGANIC
INGREDIENTS

6

6 YEARS
OF EXPERIENCE



TENANT PROFILE

JustFood ForDogs.

More life. More years. More love.™

JUST FOOD FOR DOGS IS A PIONEERING PET NUTRITION COMPANY DEDICATED TO PROVIDING FRESH, VETERINARIAN DEVELOPED MEALS FOR DOGS. FOUNDED IN 2010 IN CALIFORNIA, THE BRAND HAS GROWN INTO ONE OF THE NATION'S LEADING PREMIUM PET FOOD PROVIDERS, WITH MORE THAN 50 RETAIL KITCHENS AND SHOP IN SHOP LOCATIONS ACROSS THE U.S. THEIR MISSION IS SIMPLE: TO IMPROVE THE QUALITY AND LENGTH OF LIFE FOR AS MANY PETS AS POSSIBLE THROUGH WHOLE FOOD NUTRITION.



NATIONAL
TENANT



15 YEARS OF
EXPERIENCE



1,000+
PETCO STORES



70+
LOCATIONS



TENANT PROFILE

Great Clips®

IT'S GONNA BE GREAT®

GREAT CLIPS IS THE LARGEST SALON BRAND IN NORTH AMERICA, WITH MORE THAN 4,400 LOCATIONS ACROSS THE UNITED STATES AND CANADA. FOUNDED IN 1982, THE COMPANY HAS GROWN THROUGH A PROVEN FRANCHISE MODEL THAT EMPHASIZES CONVENIENCE, AFFORDABILITY, AND CUSTOMER LOYALTY. WITH DEPENDABLE DEMAND, BROAD BRAND RECOGNITION, AND STEADY REPEAT TRAFFIC, GREAT CLIPS IS AMONG THE MOST RELIABLE SERVICE TENANTS IN TODAY'S RETAIL LANDSCAPE.



**LARGEST SALON
BRAND IN AMERICA**



**43 YEARS
OF EXPERIENCE**



**4,400+
SALONS**



**OVER 700
FRANCHISEES**



TENANT PROFILE



FOUNDED IN 2010 BY HUSBAND-AND-WIFE TEAM FALGUNI AND ALI DEWJEE, BOMBAY WRAPS REIMAGINES MUMBAI'S VIBRANT STREET FOOD FOR CHICAGO IN A FRESH, MODERN FORMAT. WITH THREE CITY LOCATIONS, THE BRAND OFFERS WRAPS, ROLLS, AND BOWLS FILLED WITH BOLD INDIAN FLAVORS, FROM CHICKEN TIKKA AND LAMB CURRY TO PLANT-BASED VEGAN OPTIONS. SERVED IN A FAST CASUAL SETTING, BOMBAY WRAPS COMBINES AUTHENTICITY, ACCESSIBILITY, AND VARIETY TO DELIVER A FLAVORFUL EXPERIENCE THAT APPEALS TO EVERY PALATE.



LOCAL
TENANT



AUTHENTIC MUMBAI
STREET FOOD



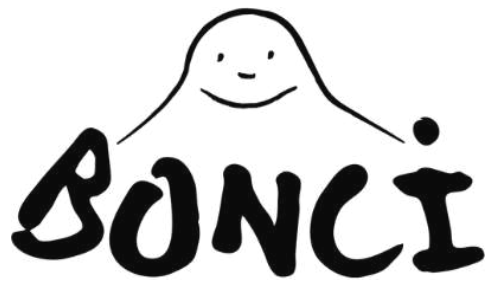
FAMILY OWNED
SINCE 2010



3 CHICAGO
LOCATIONS



TENANT PROFILE



BONCI PIZZA ELEVATES ROMAN STREET FOOD IN CHICAGO WITH BOLD FLAVOR, ARTISANAL TECHNIQUE, AND UNCOMPROMISING QUALITY. FOUNDED BY RENOWNED PIZZAIOLO GABRIELE BONCI, THE BRAND'S SIGNATURE "AL TAGLIO" STYLE LETS YOU SAMPLE A CHANGING LINEUP OF LARGE RECTANGULAR PIZZAS SOLD BY WEIGHT. MADE WITH HEIRLOOM FLOURS, NATURALLY SOURCED INGREDIENTS, AND DOUGH THAT RISES FOR 48-72 HOURS, EVERY PIE IS A CELEBRATION OF CRAFTSMANSHIP.



3 CHICAGO
LOCATIONS



KNOWN AS THE
"MICHELANGELO OF
PIZZA"



MENU
CHANGES DAILY



GLOBAL
TENANT



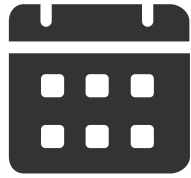
TENANT PROFILE

LAKEVIEW SMOKE & VAPE

LAKEVIEW SMOKE & VAPE HAS BEEN A STAPLE OF THE NEIGHBORHOOD SINCE 2008, OFFERING A FULL-SERVICE DESTINATION FOR TOBACCO, HOOKAH, E-LIQUIDS, VAPORIZERS, AND ACCESSORIES. RELOCATED TO ITS BROADWAY STOREFRONT IN 2016, THE SHOP HAS BUILT A LOYAL FOLLOWING BY CARRYING TOP-TIER VAPORIZER BRANDS SUCH AS PAX AND JUUL LABS, WHILE PROVIDING CUSTOMERS WITH A CONVENIENT ONE-STOP RETAIL EXPERIENCE IN THE HEART OF LAKEVIEW.



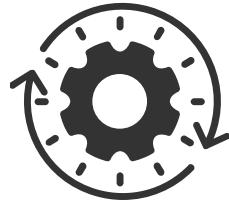
LOCAL
FAVORITE



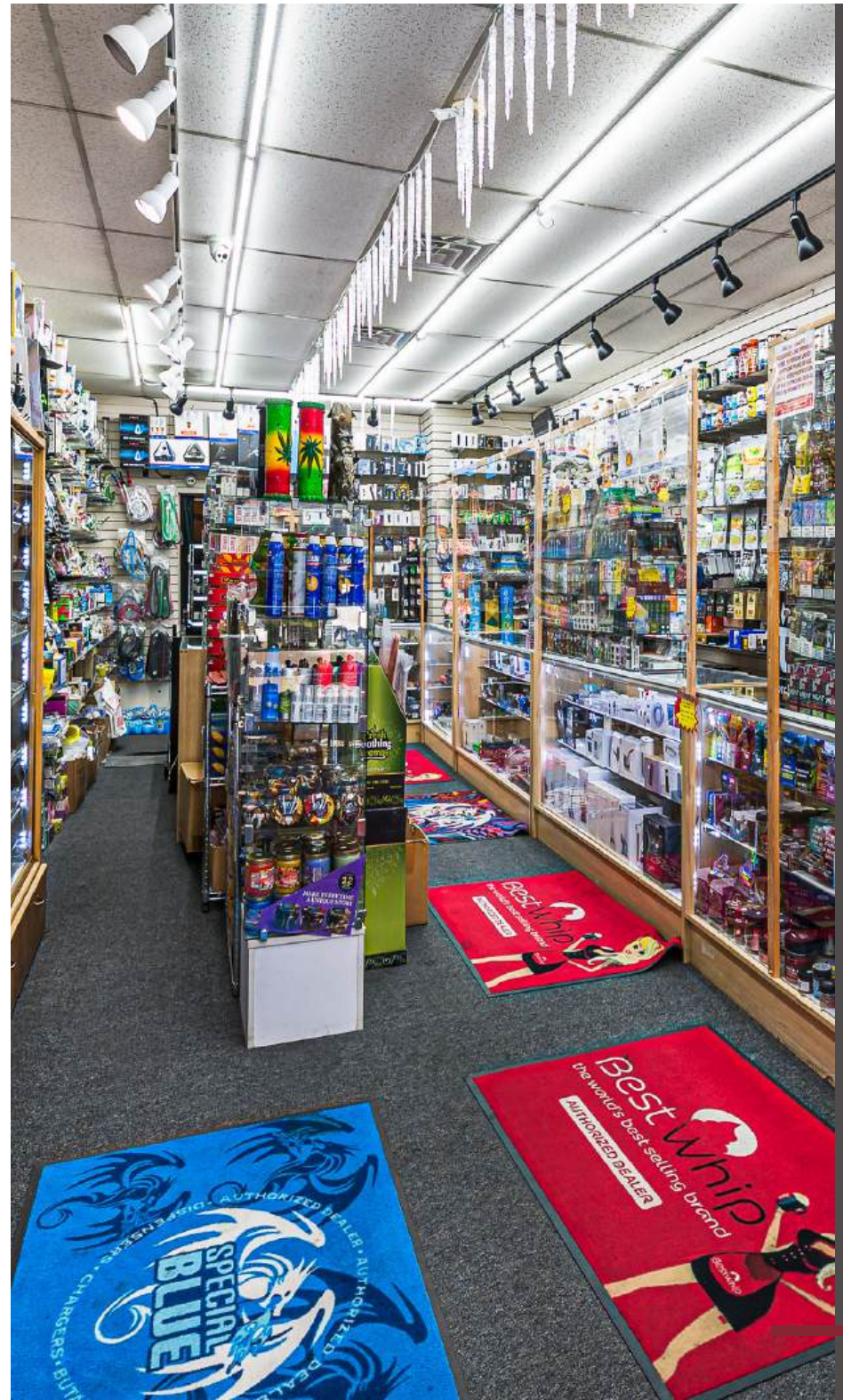
FOUNDED IN
2008



RELOCATED TO
LAKEVIEW IN
2016



FULL-SERVICE
TOBACCO & VAPE
SHOP



TENANT PROFILE



BUENA VISTA HAS BEEN A CORNERSTONE OF LAKEVIEW EAST SINCE 2004, BRINGING AUTHENTIC MEXICAN CUISINE AND HEARTFELT HOSPITALITY TO THE NEIGHBORHOOD. FAMILY OWNED AND OPERATED, THE RESTAURANT HAS EARNED A REPUTATION FOR CONSISTENCY AND WARMTH, WITH LOCALS OFTEN NOTING THAT A MEMBER OF THE RAMIREZ FAMILY IS ALWAYS PRESENT TO OVERSEE QUALITY. SITUATED ON BROADWAY, BUENA VISTA SERVES AS BOTH A GATHERING PLACE FOR RESIDENTS AND A TRUSTED DINING OPTION FOR VISITORS WHO VALUE AUTHENTIC FLAVORS DELIVERED WITH CARE.



LOCAL TENANT



**SERVING LAKEVIEW
SINCE 2004**



**FAMILY OWNED
& OPERATED**



**KNOWN FOR
HOSPITALITY**



TENANT PROFILE

LOCATION OVERVIEW



CHICAGO, IL

LAKEVIEW

CHICAGO ANCHORS A METRO AREA OF 9.46 MILLION RESIDENTS AND HAS RANKED FIRST AMONG U.S. METROS FOR CORPORATE RELOCATIONS FOR TWELVE CONSECUTIVE YEARS. THE REGION SUPPORTS MORE THAN 255,000 BUSINESSES, INCLUDING OVER 30 FORTUNE 500 HEADQUARTERS SUCH AS MCDONALD'S, JOHN DEERE, STATE FARM, ALLSTATE, AND GE HEALTHCARE, ALONG WITH 1.2 MILLION SMALL BUSINESSES. ITS INDUSTRIAL INVENTORY SPANS ABOUT 1.2 BILLION SQUARE FEET, THE LARGEST IN THE NATION, POWERING A 1.1 A TRILLION-DOLLAR REGIONAL ECONOMY THAT IS THE THIRD LARGEST IN THE COUNTRY. EMPLOYMENT AVERAGED 4.76 MILLION IN 2024, THE HIGHEST LEVEL SINCE AT LEAST 1990, AND THE POPULATION GREW BY MORE THAN 70,000 BETWEEN 2023 AND 2024.

EIGHT MILES SOUTHWEST OF THE LOOP, THE BACK OF THE YARDS ANCHORS THE NEW CITY AREA AROUND 47TH AND HALSTED. THE 460-ACRE STOCKYARDS INDUSTRIAL CORRIDOR SUPPORTS MORE THAN 15,000 INDUSTRIAL AND LOGISTICS JOBS. IN CONTRAST, ROUGHLY 26,000 HOUSING UNITS AND MORE THAN 30 SCHOOLS CREATE A BUILT-IN CUSTOMER BASE SERVED BY CTA BUSES, THE ORANGE LINE, AND QUICK LINKS TO I-90, I-94, AND I-55.

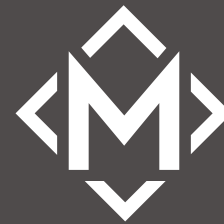
REINVESTMENT IS ACCELERATING GROWTH. UNITED YARDS OPENED IN MAY 2025 WITH 51 AFFORDABLE APARTMENTS, HEALTH CARE SERVICES, AND NEW RETAIL ON 47TH STREET. A 180,000 SF CLASS A LOGISTICS BUILDING BROKE GROUND IN JULY 2025 AT 4002 S PRINCETON, AND THE PLANT CHICAGO, LOCATED IMMEDIATELY ADJACENT TO THE PROPERTY, NOW HOSTS 19 FOOD AND MANUFACTURING STARTUPS AS WELL AS A WEEKLY FARMERS MARKET IN A REPURPOSED STOCKYARD. NEW MIXED-USE PROJECTS WILL ADD SENIOR LIVING WITH RETAIL AT 47TH AND ASHLAND, AFFORDABLE HOUSING WITH RETAIL AT 47TH AND JUSTINE, AND A COMMUNITY HUB AT 46TH AND ASHLAND. CITY PROGRAMS SUCH AS INVEST SOUTH WEST CONTINUE TO DIRECT FUNDS TO INFRASTRUCTURE AND SMALL BUSINESS GRANTS, KEEPING MOMENTUM STRONG.

EST POPULATION (3 MILES)	85,536
DAYTIME POPULATION (3 MILES)	258,061
HOUSEHOLDS (3 MILES)	211,633
AVG HH INCOME (3 MILES)	\$112,182
MEDIAN HH INCOME (3 MILES)	\$79,947



NEARBY RETAILERS

SHAPING COMMUNITIES



MATANKY
REALTY GROUP

PRESENTED BY MATANKY REALTY GROUP

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