

FOR SALE
Humboldt Park Corner Parcel
For Sale

958 N CALIFORNIA AVENUE

Chicago, IL 60622

PRESENTED BY:

MARCUS SULLIVAN

O: 312.756.7357

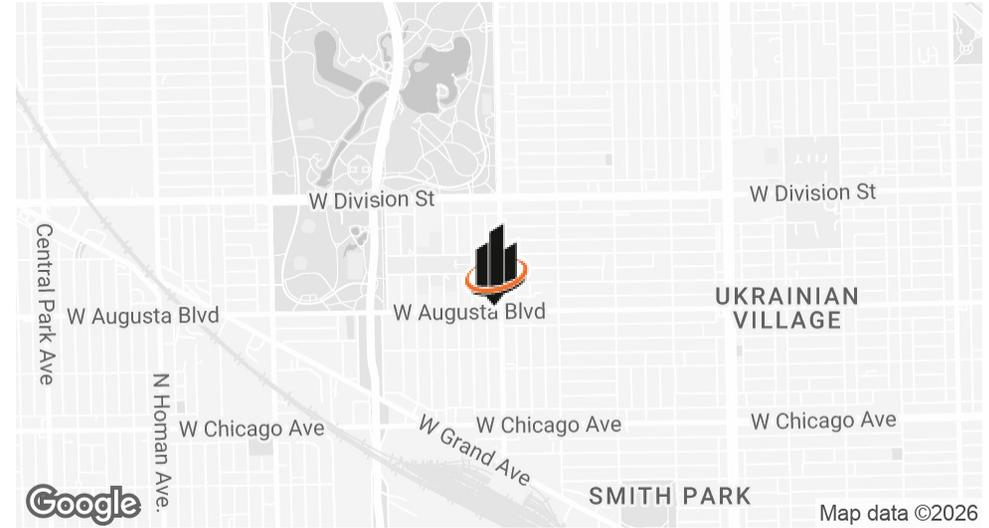
msullivan@svn.com

TIM RASMUSSEN, CCIM

O: 312.676.1875

trasmussen@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$875,000
LOT SIZE:	6,300 Square Feet
BUILDING SIZE:	2,551 SF
ZONING:	C1-2
AREA:	Humboldt Park
ALDERMAN:	Jessica Fuentes (26th Ward)

PROPERTY DESCRIPTION

Positioned on a highly visible corner lot in the heart of Humboldt Park, 958 North California Avenue presents a rare opportunity for investors, developers, and owner-users.

The property features an approximately 6,300 square foot lot improved with a 2,551 square foot former garage building, offering flexible repositioning or redevelopment potential. The C1-2 zoning supports a range of commercial and residential mixed-use possibilities, making this an ideal candidate for retail, office, residential units above commercial, or adaptive reuse.

The prominent corner location allows for maximum exposure, curb appeal, and design flexibility—an attractive feature for both ground-up development and value-add renovation strategies.

Surrounded by continued residential and mixed-use growth, this parcel offers the chance to capitalize on the ongoing momentum in one of Chicago's most vibrant neighborhoods.

MARCUS SULLIVAN

O: 312.756.7357

msullivan@svn.com

TIM RASMUSSEN, CCIM

O: 312.676.1875

trasmussen@svn.com

LOCATION DESCRIPTION



MARCUS SULLIVAN

O: 312.756.7357

msullivan@svn.com

TIM RASMUSSEN, CCIM

O: 312.676.1875

trasmussen@svn.com

LOCATION DESCRIPTION

PRIME LOCATION IN HUMBOLDT PARK, CHICAGO

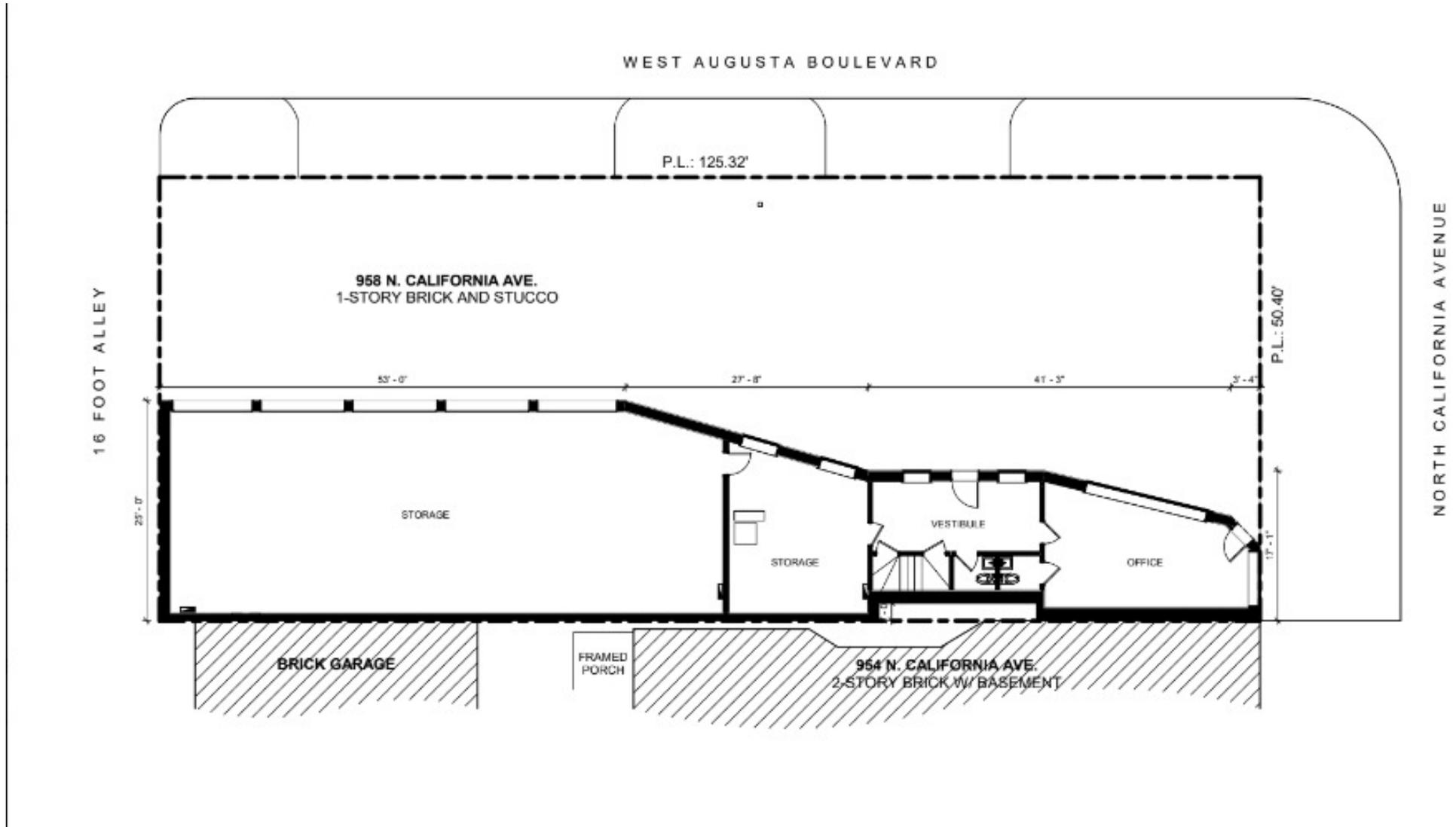
Positioned in one of Chicago's most vibrant and culturally rich neighborhoods, this parcel offers a rare opportunity to own in the heart of Humboldt Park. Known for its historic boulevards, lush green space, and strong community identity, the area blends classic Chicago architecture with a dynamic, evolving energy. Just moments away, the expansive Humboldt Park spans over 200 acres of landscaped grounds, lagoons, walking trails, and athletic fields. The park is home to the iconic Humboldt Park Boathouse—a striking Prairie-style landmark that anchors the neighborhood and hosts cultural and community events year-round.

Residents enjoy convenient access to:

- The 606 Trail (Bloomingdale Trail) for biking and running
- Vibrant dining and nightlife along Division Street and North Avenue
- Local cafés, breweries, and independent boutiques
- Multiple CTA bus routes and nearby Blue Line access for easy downtown commuting

Humboldt Park is celebrated for its deep Puerto Rican heritage, showcased through public art, neighborhood festivals, and the nationally recognized Paseo Boricua corridor. The neighborhood's character is further defined by stately greystones, historic mansions along Humboldt Boulevard, and thoughtfully restored two- and three-flats. With close proximity to Wicker Park, Logan Square, and downtown Chicago, this parcel sits at the intersection of community charm and urban convenience—an ideal canvas for residential development or investment in one of the city's most sought-after neighborhoods.

FLOOR PLAN



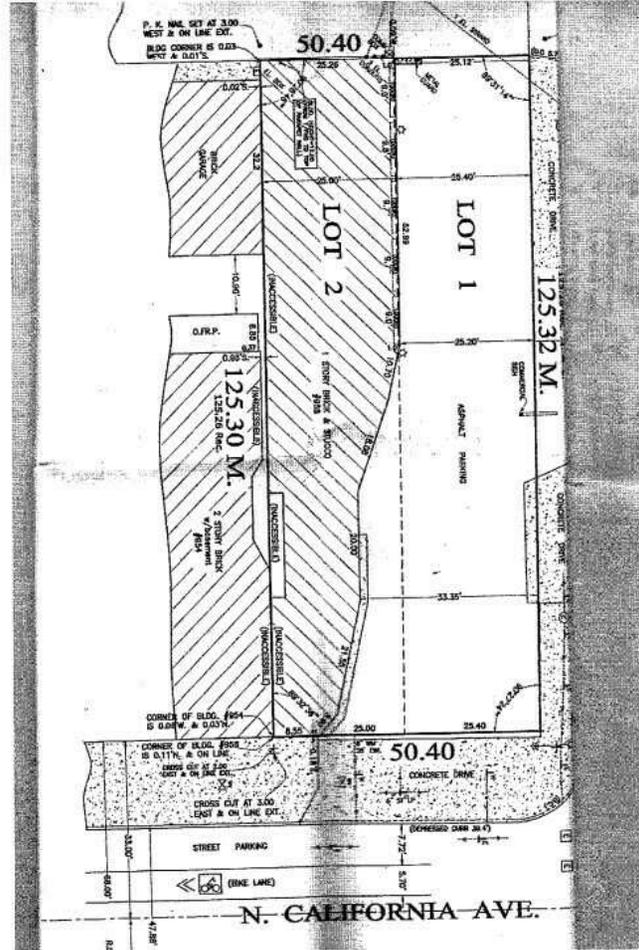
MARCUS SULLIVAN

O: 312.756.7357
msullivan@svn.com

TIM RASMUSSEN, CCIM

O: 312.676.1875
trasmussen@svn.com

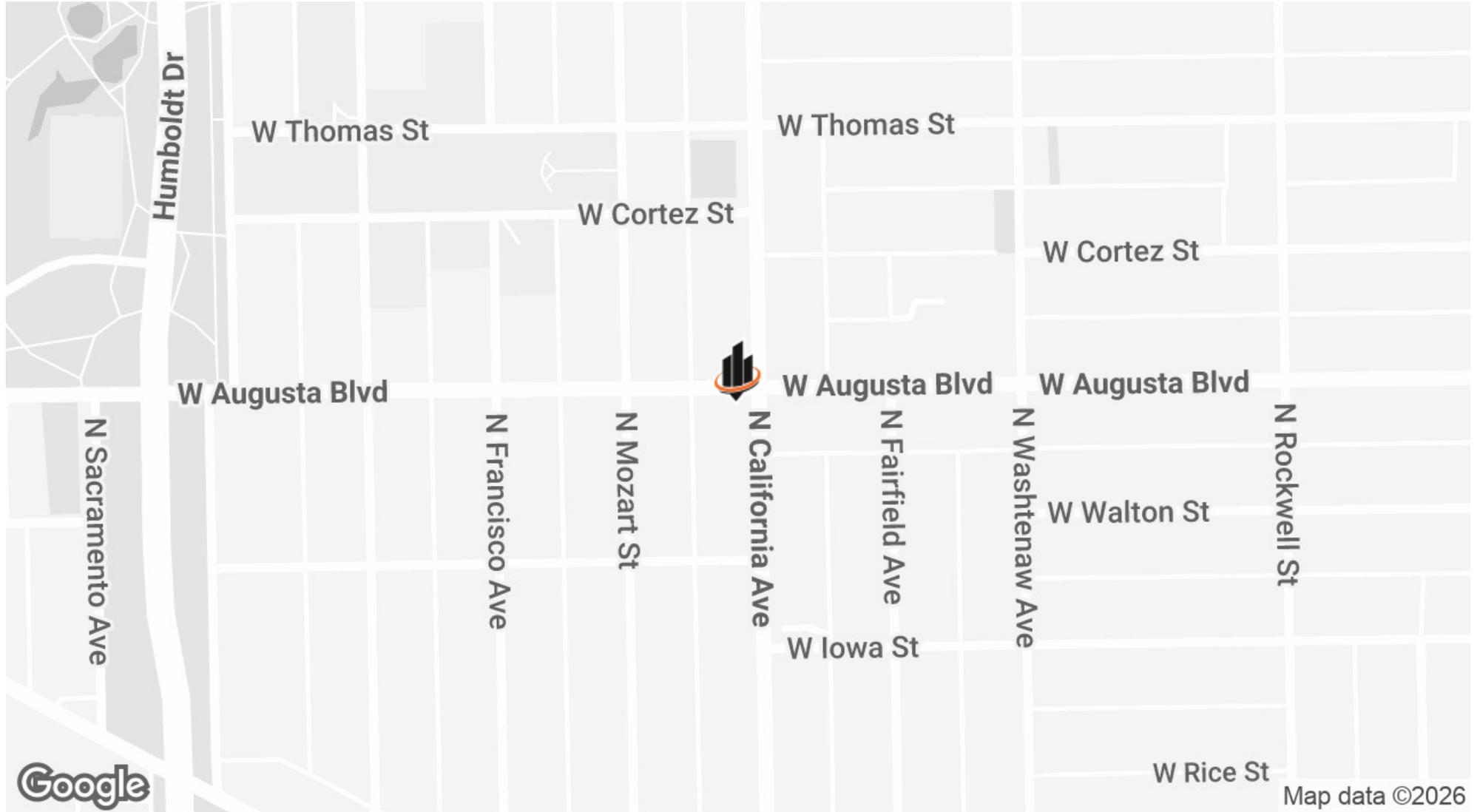
PLAT OF SURVEY



MARCUS SULLIVAN
 O: 312.756.7357
 msullivan@svn.com

TIM RASMUSSEN, CCIM
 O: 312.676.1875
 trasmussen@svn.com

LOCATION MAP



MARCUS SULLIVAN

O: 312.756.7357
msullivan@svn.com

TIM RASMUSSEN, CCIM

O: 312.676.1875
trasmussen@svn.com

AREA ANALYTICS

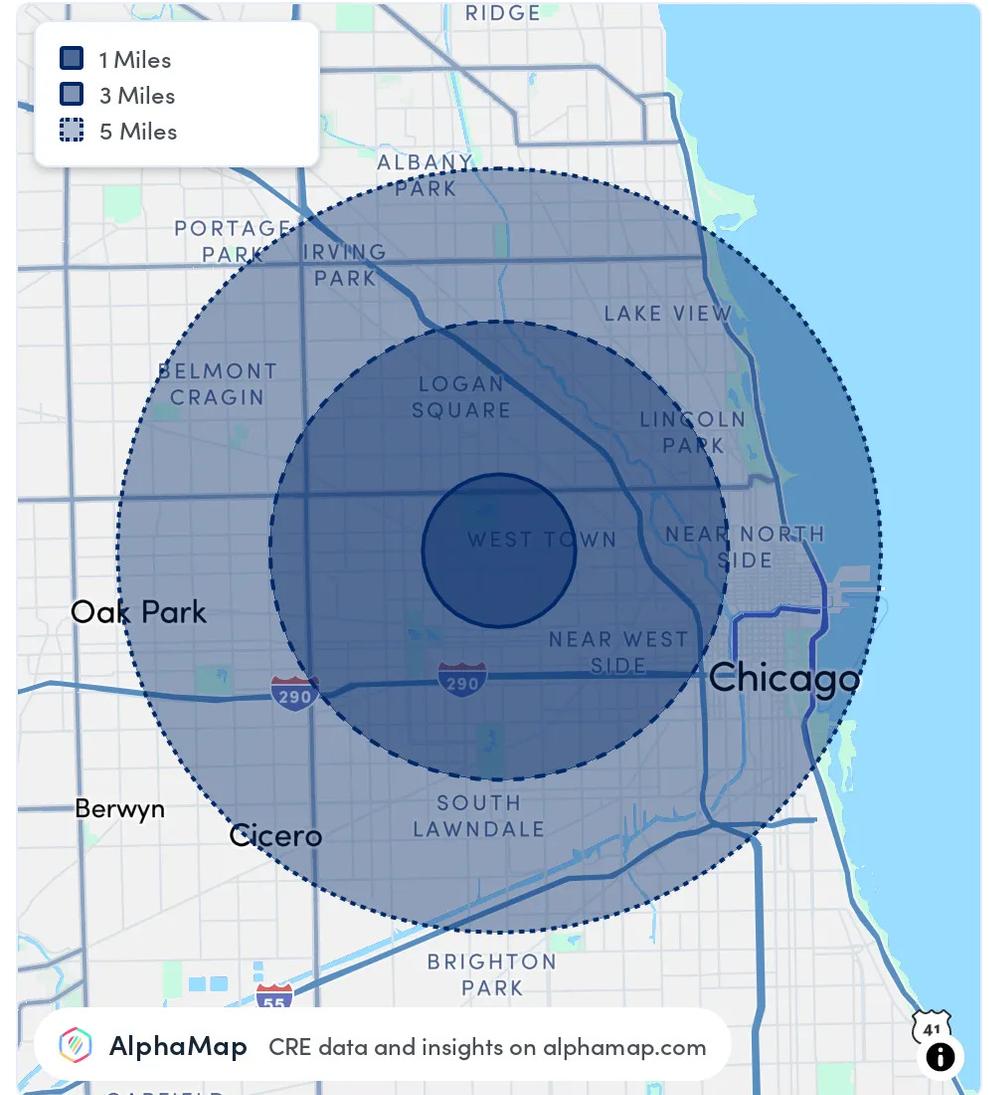
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	48,854	425,669	1,234,302
AVERAGE AGE	37	36	37
AVERAGE AGE (MALE)	36	36	37
AVERAGE AGE (FEMALE)	37	37	38

HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	21,809	183,831	546,286
PERSONS PER HH	2.2	2.3	2.3
AVERAGE HH INCOME	\$122,138	\$127,763	\$125,177
AVERAGE HOUSE VALUE	\$592,020	\$568,169	\$543,289
PER CAPITA INCOME	\$55,517	\$55,549	\$54,424

Map and demographics data derived from AlphaMap



MARCUS SULLIVAN

O: 312.756.7357

msullivan@svn.com

TIM RASMUSSEN, CCIM

O: 312.676.1875

trasmussen@svn.com

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.

MARCUS SULLIVAN

O: 312.756.7357

msullivan@svn.com

TIM RASMUSSEN, CCIM

O: 312.676.1875

trasmussen@svn.com