

FOR SALE

Fully Leased Multi-Tenant Retail Center
3951 N. Kimball Avenue Chicago, IL 60618



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PROPERTY INFORMATION



Offering Summary

| | |
|----------------|----------------------------------|
| Sale Price: | Subject To Offer |
| In Place NOI: | Approx. \$107,070 |
| Building Size: | 4,738 SF |
| Occupancy: | 100% |
| Lot Size: | 0.28 Acres |
| Year Built: | 1999 |
| Zoning: | B3-1 Community Shopping District |
| Market: | Chicago |
| Traffic Count: | Approx. 42,300 VPD |

Property Overview

Multi-tenant retail center at the corner of the signalized intersection at Irving Park Road and Kimball Avenue (42,300 VPD) in Chicago's Irving Park neighborhood. The building totals 4,738 square feet and is leased by Jet's Pizza, CM Chicken, and One Stop Shop. The building features an on-site parking lot totaling 10 spaces and dual-sided monument signage at the signalized intersection featuring exposure and visibility to over 42,000 VPD. Additionally, the center is conveniently located less than one (1) mile from the Irving Park Blue Line CTA Station, the Irving Park Metra Station, and Interstate-90/94. Neighboring retailers include Jewel-Osco, Cermak Fresh Market, Tony's Fresh Market, Target, Walgreens, CVS/Pharmacy, Home Depot, Dollar Tree, Family Dollar, Sally Beauty, Chase Bank, AutoZone Auto Parts, O'Reilly Auto Parts, Portillo's, Chipotle, McDonald's, Taco Bell, Dunkin and Burger King, among many others.

Property Highlights

- The center produces an In-Place NOI of approximately \$107,070
- All tenants are on NNN leases
- Excellent location at Irving Park Road and Kimball Avenue featuring visibility and exposure to over 42,000 VPD
- Conveniently located less than one (1) mile from the Irving Park Blue Line CTA Station and Interstate-90/94
- On-site parking lot totaling 10 spaces and dual sided monument signage along Irving Park Road and Kimball Avenue

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RETAIL PROPERTY FOR SALE

PROPERTY DESCRIPTION



Property Description

Multi-tenant retail center for sale at the corner of the signalized intersection at Irving Park Road and Kimball Avenue (42,300 VPD) in Chicago's Irving Park neighborhood. The building was constructed in 1999, totals 0.28-acres and is zoned B3-1: Community Shopping District. The building totals 4,738 square feet and features an on-site parking lot totaling 10 surface level parking spaces and dual sided monument signage at the corner of Irving Park Road and Kimball Avenue featuring visibility and exposure to over 42,000 VPD.

Location Description

The multi-tenant retail center is located at the corner of Kimball Avenue and Irving Park Road in Chicago's affluent Irving Park neighborhood. Irving Park is a densely populated neighborhood located approximately 7-miles north of Chicago's Central Business district and is home to approximately 51,000 residents. The Property is located at southeast corner of the heavily trafficked Kimball Avenue (12,600 VPD) and Irving Park Road (29,700 VPD) signalized intersection. The center is also located less than one (1) mile from the Irving Park Blue Line CTA Station, the Irving Park Metra Station, and Interstate-90/94, all of which provide convenient access to the surrounding neighborhoods and the greater Chicago metro area. Additionally, the Irving Park Brown Line CTA Station is located just under two (2) miles east of the Property.

The Property is located in a robust retail corridor along Irving Park Road and within close proximity to Addison Street. Neighboring retailers include Jewel-Osco, Cermak Fresh Market, Tony's Fresh Market, Target, Walgreens, CVS/Pharmacy, Home Depot, Dollar Tree, Family Dollar, Sally Beauty, Chase Bank, AutoZone Auto Parts, O'Reilly Auto Parts, Portillo's, Chipotle, McDonald's, Taco Bell, Dunkin and Burger King, among many others.

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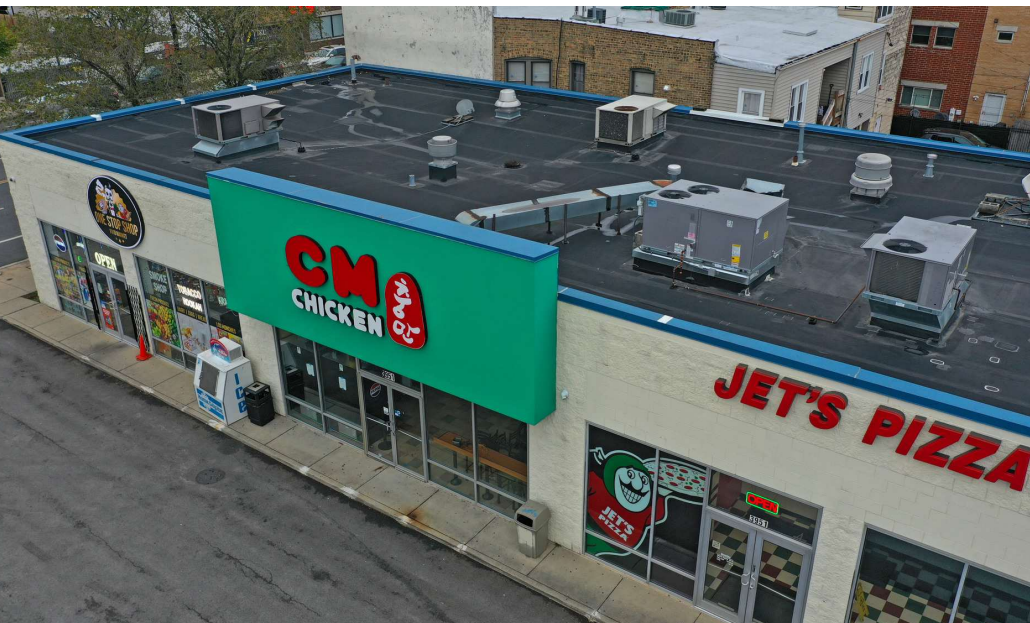
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RETAIL PROPERTY FOR SALE

COMPLETE HIGHLIGHTS



Location Information

| | |
|------------------|-----------------------------------|
| Street Address | 3951 N. Kimball Avenue |
| City, State, Zip | Chicago, IL 60618 |
| County | Cook |
| Market | Chicago |
| Sub-market | Irving Park |
| Cross-Streets | Kimball Avenue & Irving Park Road |

Building Information

| | |
|---------------|-------------------|
| Building Size | 4,738 SF |
| NOI | Approx. \$107,070 |
| Occupancy % | 100.0% |
| Tenancy | Multiple |
| Year Built | 1999 |

Property Highlights

- In-Place NOI of approximately \$107,070
- All tenants are on NNN leases with term until October 2028 or later
- Jets Pizza exercised their option early, pushing their term out through April, 2030
- Excellent location at hard corner of Irving Park Road and Kimball Avenue (42,000+ VPD)
- Conveniently located less than one (1) mile from the Irving Park Blue Line CTA Station, the Irving Park Metra Station, and Interstate-90/94
- On-site parking lot totaling 10 spaces and dual-sided monument signage along Irving Park Road and Kimball Avenue
- Neighboring retailers include Jewel-Osco, Cermak Fresh Market, Tony's Fresh Market, Target, Walgreens, CVS/Pharmacy, Home Depot, Dollar Tree, Family Dollar, Sally Beauty, Chase Bank, AutoZone Auto Parts, O'Reilly Auto Parts, Portillo's, Chipotle, McDonald's, Taco Bell, Dunkin and Burger King, among many other national retailers

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LOCATION INFORMATION

RETAIL PROPERTY FOR SALE

KIMBALL LOCATION MAP



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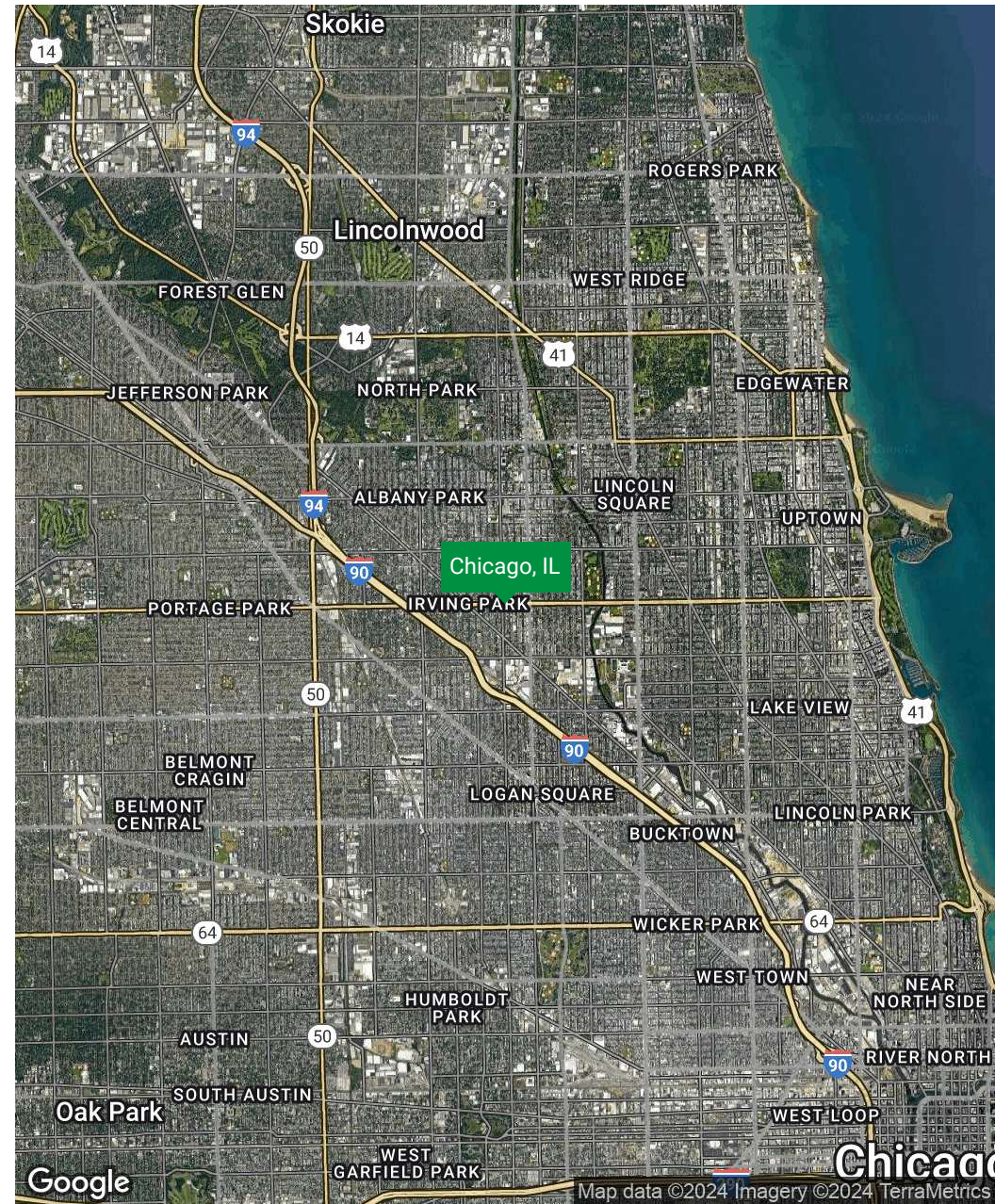
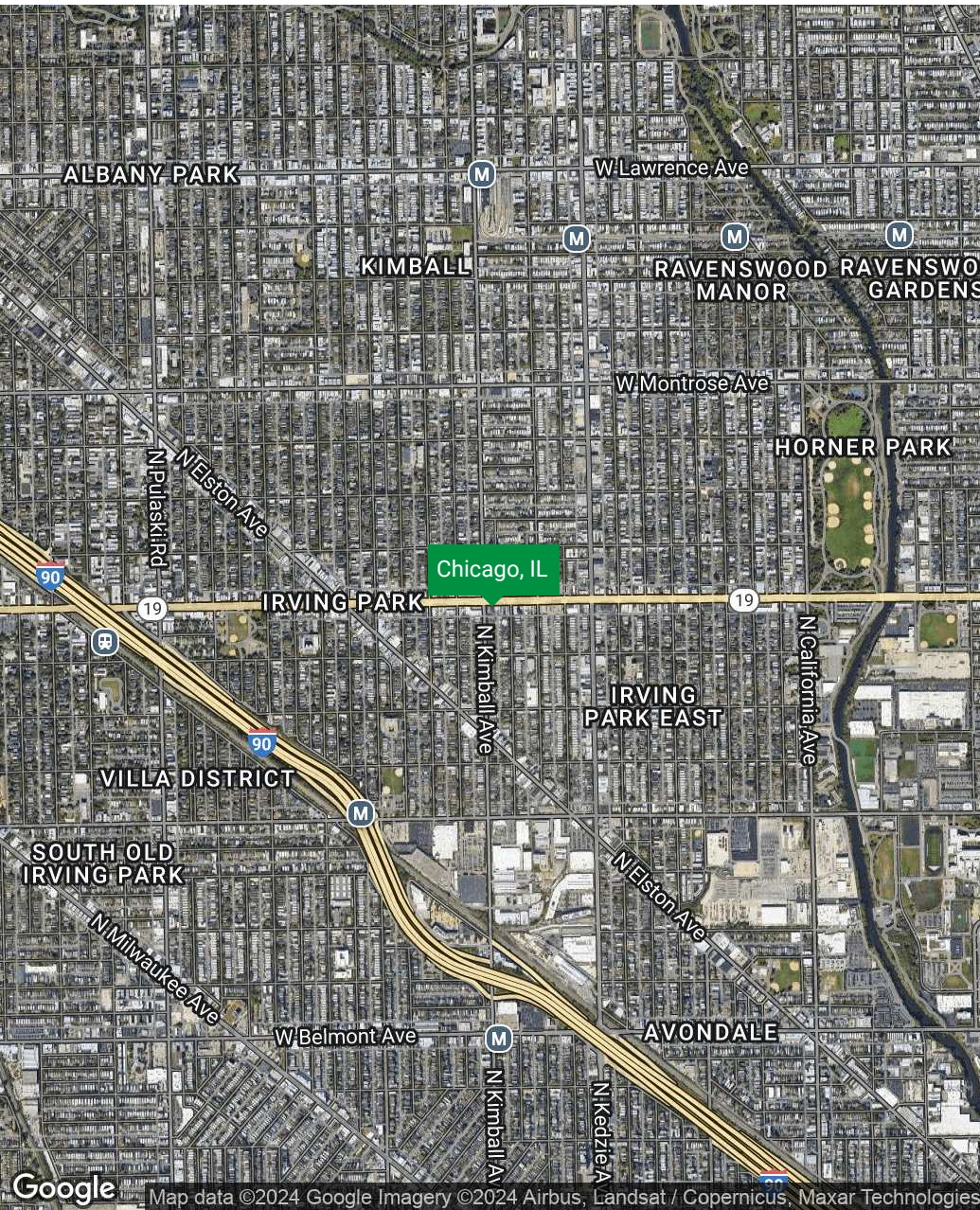
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REGIONAL MAP



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FINANCIAL ANALYSIS

RETAIL PROPERTY FOR SALE

RENT ROLL

| Suite | Tenant Name | Size SF | % Of Building | Price / SF / Year | Annual Rent | Lease Start | Lease End |
|---------------|---------------------|-----------------|---------------|-------------------|------------------|-------------|------------|
| 1 | One Stop Shop | 1,800 SF | 37.99% | \$20.40 | \$36,720 | 05/01/2023 | 10/31/2028 |
| 2 | Choong Mang Chicken | 1,176 SF | 24.82% | \$23.00 | \$27,048 | 05/16/2025 | 05/15/2030 |
| 3 | Jet's Pizza | 1,762 SF | 37.19% | \$24.58 | \$43,302 | 09/15/2014 | 04/30/2030 |
| Totals | | 4,738 SF | 100% | | \$107,070 | | |

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Income Summary

| | |
|---------------------|------------------|
| Scheduled Base Rent | \$107,070 |
| Recoverable Rent | \$61,083 |
| Gross Income | \$168,153 |

Expenses Summary

| | |
|---------------------------|-----------------|
| Property Taxes | \$41,803 |
| Property Insurance | \$3,661 |
| Property Management Fees | \$5,607 |
| Utilities | \$443 |
| Snow Removal | \$5,345 |
| Supplies | \$129 |
| Cleaning | \$1,500 |
| Repairs - Plumbing | \$1,200 |
| Repairs - Parking | \$1,200 |
| Other | \$195 |
| Operating Expenses | \$61,083 |

| | |
|-----------------------------|------------------|
| Net Operating Income | \$107,070 |
|-----------------------------|------------------|

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DEMOGRAPHICS

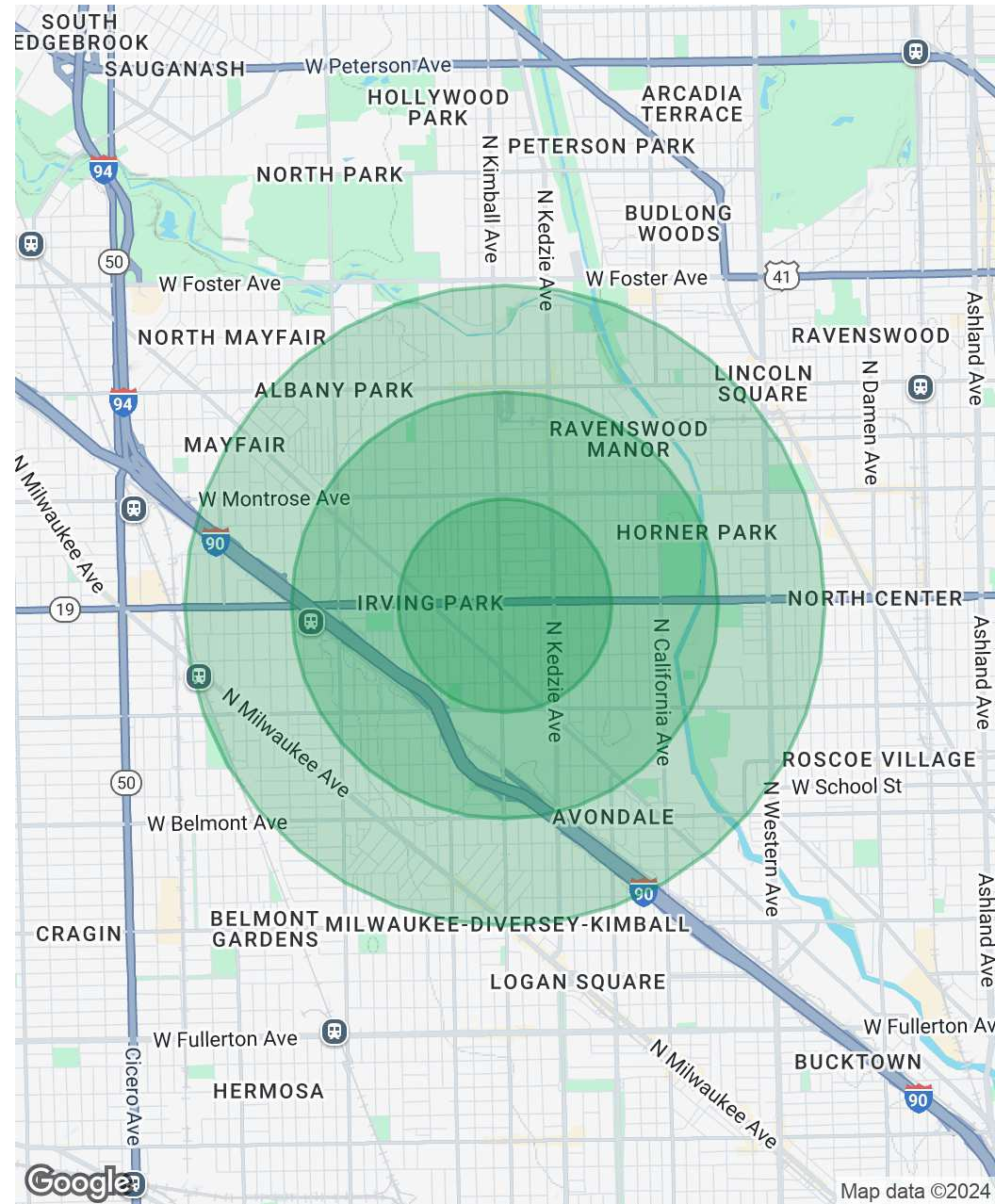
RETAIL PROPERTY FOR SALE

DEMOGRAPHICS MAP & REPORT

| Population | 0.5 Miles | 1 Mile | 1.5 Miles |
|----------------------|-----------|--------|-----------|
| Total Population | 19,163 | 66,664 | 156,008 |
| Average Age | 33.3 | 33.1 | 32.4 |
| Average Age (Male) | 33.7 | 33.3 | 32.3 |
| Average Age (Female) | 32.8 | 33.1 | 32.9 |

| Households & Income | 0.5 Miles | 1 Mile | 1.5 Miles |
|---------------------|-----------|-----------|-----------|
| Total Households | 6,224 | 23,150 | 53,761 |
| # of Persons per HH | 3.1 | 2.9 | 2.9 |
| Average HH Income | \$61,135 | \$63,677 | \$62,992 |
| Average House Value | \$368,384 | \$386,704 | \$385,153 |

* Demographic data derived from 2020 ACS - US Census



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