



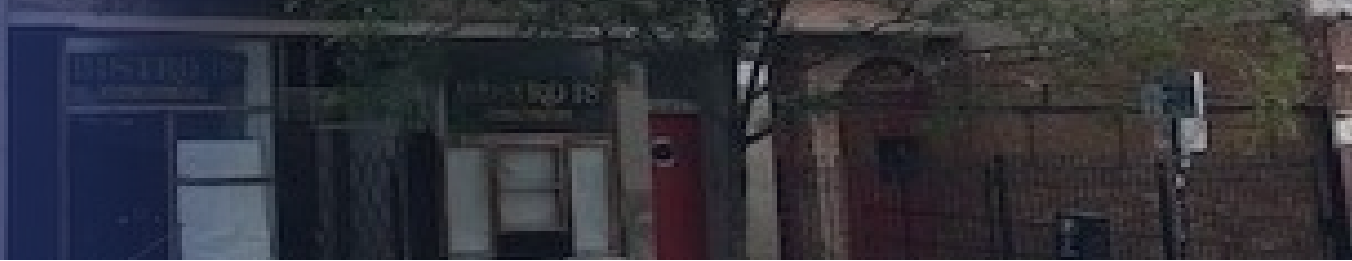
EXISTING RESTAURANT FOR LEASE IN P

1640 W 18TH ST
CHICAGO, IL 60608

Scott Reinish
Senior Advisor
O: 312.667.4609
sreinish@svn.com



Property Description



PROPERTY DESCRIPTION

Prime retail/restaurant space on 18th St., Pilsen's premier retail corridor. The space is in vanilla box condition with black iron in place as well as basement storage. Great window lines and open floor plan make it ideal for any restaurant or retail use. Located close to the 18th St. CTA Pink Line with great co-tenancy including Athletico, Costco, Dunkin Donuts, Brew Brew, Intersect Coffee, Bank of America, MB Bank and Family Dollar.

LOCATION DESCRIPTION

The Pilsen neighborhood was recently named by Forbes Magazine as one of the 2 coolest neighborhoods in North America and one of the 12 coolest neighborhoods in the World! Sitting on the lower west side of Chicago, 3 miles southwest of the Chicago Loop. It is bounded by west 16th St. to the north, The Dan Ryan Expressway to the east, I-55/Stevenson Expressway to the south and south Ashland Ave. to the west.

Property Summary



OFFERING SUMMARY

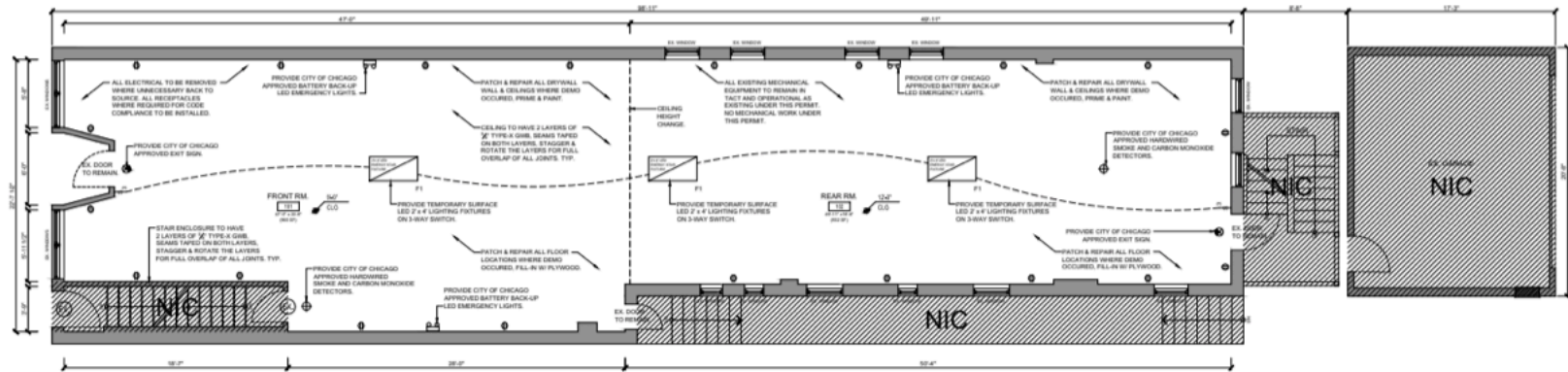
Available SF:	1,892 SF
Lease Rate:	Negotiable
Zoning:	B3-2
Market:	Chicago
Submarket:	Pilsen

PROPERTY OVERVIEW

Prime retail/restaurant space on 18th St., Pilsen's premier retail corridor. The space is in vanilla box condition with black iron in place as well as basement storage. Great window lines and open floor plan make it ideal for any restaurant or retail use. Located close to the 18th St. CTA Pink Line with great co-tenancy including Athletico, Costco, Dunkin Donuts, Brew Brew, Intersect Coffee, Bank of America, MB Bank and Family Dollar.

PROPERTY HIGHLIGHTS

- Space is in Vanilla Box condition with Black Iron in place
- Prime 18th St. Location
- Close to the CTA Pink Line
- Great area co-tenancy



1 FLOOR PLAN
SCALE: 3/8" = 1'-0"





SITE



18TH ST

ASHLAND AVE

RACINE AVE

HALSTED ST

CERMAK RD

FUTURE PASEO TRAIL

★
PANADERIA
NUEVO LEON

DVORCAK
PARK

BENITO JUAREZ
COMMUNITY
ACADEMY

5 RABANITOS
TAQUERIA EL
MEZQUITE
NITCAP COFFEE
DULCERIA LUPITAS
FAMILY DOLLAR
CLARK GAS
ARTISIANAS
D MEXICO
AMEGO MINI MART
GLORIA'S TACOS
CHINA DRAGON
INTERSECT COFFEE
CARNITAURUPAN
BANK OF
AMERICA
DUNKIN DONUTS
YG & A
ATHLETICO
STATE FARM
MB FINANCIAL
US POSTAL
SERVICE
THRILL JOCKEY
RECORDS
BOMBON
COYOTES
T-MOBILE
WIN TRUST
GIORDANOS
LA MICHOACANA
EL MILAGRO
TORTILLA
ALLULU BREWERY & PUB
BP GAS

CRICKET
TAQUERIA LOS
COMALES
BOOST MOBILE
CANTON REGIO
STEAKHOUSE
SLICE FACTORY
YAYA'S MINI MART
FRIDA ROOM
PANCHOS BARBER
SUBWAY
BMO
MCDONALD'S
THE 78 BRAND
INSURE ONE
JUICE HOUSE
FURIOUS SPOON
CASA INDIGO
SHADY REST
THE SPOKE &
BIRD BAKEHOUSE
AZUL 18
ST PROCOPIUS
CATHOLIC CHURCH
LA LUNA
IRVS BIKE SHOP
LA VACA
MARGARITA BAR
ROBLOIA KOREAN
KITCHEN
COLOR ME HAIR
SALON
LOS JASMINES
ITTY BITTY'S
DOGGY DAYCARE
JUNGMAN ELEMENTARY
COSMOS THE
SALON
SIMONE'S
LESQUERDON

LA LUNA
IRVS BIKE SHOP
LA VACA
MARGARITA BAR
ROBLOIA KOREAN
KITCHEN
COLOR ME HAIR
SALON
LOS JASMINES
ITTY BITTY'S
DOGGY DAYCARE
JUNGMAN ELEMENTARY
COSMOS THE
SALON
SIMONE'S
LESQUERDON

JADE BRIDAL
DECOLORES
TACO PALACIO
EXPRESS
GRILL
KRISTOFFER'S
CAFE & BAKERY
MASHALLAH INC
BLUMGARTEN
WHISKEY GINGER
CHOCOLAT
UZMA
CHILDREN'S
MUSEUM OF
ART &
JUSTICE
THE BUG
STOP
PLEASANT
HOUSE
PUB
DEL TORO
SKYLARK

BYLINE
BANK
MASHALLAH INC
BLUMGARTEN
WHISKEY GINGER
CHOCOLAT
UZMA
CHILDREN'S
MUSEUM OF
ART &
JUSTICE
THE BUG
STOP
PLEASANT
HOUSE
PUB
DEL TORO
SKYLARK

LA CATRINA
CAFE
COLOR
COCKTAIL
FACTORY
BYLINE
BANK
MASHALLAH INC
BLUMGARTEN
WHISKEY GINGER
CHOCOLAT
UZMA
CHILDREN'S
MUSEUM OF
ART &
JUSTICE
THE BUG
STOP
PLEASANT
HOUSE
PUB
DEL TORO
SKYLARK

LA CATRINA
CAFE
COLOR
COCKTAIL
FACTORY
BYLINE
BANK
MASHALLAH INC
BLUMGARTEN
WHISKEY GINGER
CHOCOLAT
UZMA
CHILDREN'S
MUSEUM OF
ART &
JUSTICE
THE BUG
STOP
PLEASANT
HOUSE
PUB
DEL TORO
SKYLARK

LA CATRINA
CAFE
COLOR
COCKTAIL
FACTORY
BYLINE
BANK
MASHALLAH INC
BLUMGARTEN
WHISKEY GINGER
CHOCOLAT
UZMA
CHILDREN'S
MUSEUM OF
ART &
JUSTICE
THE BUG
STOP
PLEASANT
HOUSE
PUB
DEL TORO
SKYLARK

LA CATRINA
CAFE
COLOR
COCKTAIL
FACTORY
BYLINE
BANK
MASHALLAH INC
BLUMGARTEN
WHISKEY GINGER
CHOCOLAT
UZMA
CHILDREN'S
MUSEUM OF
ART &
JUSTICE
THE BUG
STOP
PLEASANT
HOUSE
PUB
DEL TORO
SKYLARK

LA CATRINA
CAFE
COLOR
COCKTAIL
FACTORY
BYLINE
BANK
MASHALLAH INC
BLUMGARTEN
WHISKEY GINGER
CHOCOLAT
UZMA
CHILDREN'S
MUSEUM OF
ART &
JUSTICE
THE BUG
STOP
PLEASANT
HOUSE
PUB
DEL TORO
SKYLARK

LA CATRINA
CAFE
COLOR
COCKTAIL
FACTORY
BYLINE
BANK
MASHALLAH INC
BLUMGARTEN
WHISKEY GINGER
CHOCOLAT
UZMA
CHILDREN'S
MUSEUM OF
ART &
JUSTICE
THE BUG
STOP
PLEASANT
HOUSE
PUB
DEL TORO
SKYLARK

LA CATRINA
CAFE
COLOR
COCKTAIL
FACTORY
BYLINE
BANK
MASHALLAH INC
BLUMGARTEN
WHISKEY GINGER
CHOCOLAT
UZMA
CHILDREN'S
MUSEUM OF
ART &
JUSTICE
THE BUG
STOP
PLEASANT
HOUSE
PUB
DEL TORO
SKYLARK

LA CATRINA
CAFE
COLOR
COCKTAIL
FACTORY
BYLINE
BANK
MASHALLAH INC
BLUMGARTEN
WHISKEY GINGER
CHOCOLAT
UZMA
CHILDREN'S
MUSEUM OF
ART &
JUSTICE
THE BUG
STOP
PLEASANT
HOUSE
PUB
DEL TORO
SKYLARK

LA CATRINA
CAFE
COLOR
COCKTAIL
FACTORY
BYLINE
BANK
MASHALLAH INC
BLUMGARTEN
WHISKEY GINGER
CHOCOLAT
UZMA
CHILDREN'S
MUSEUM OF
ART &
JUSTICE
THE BUG
STOP
PLEASANT
HOUSE
PUB
DEL TORO
SKYLARK

LA CATRINA
CAFE
COLOR
COCKTAIL
FACTORY
BYLINE
BANK
MASHALLAH INC
BLUMGARTEN
WHISKEY GINGER
CHOCOLAT
UZMA
CHILDREN'S
MUSEUM OF
ART &
JUSTICE
THE BUG
STOP
PLEASANT
HOUSE
PUB
DEL TORO
SKYLARK

LA CATRINA
CAFE
COLOR
COCKTAIL
FACTORY
BYLINE
BANK
MASHALLAH INC
BLUMGARTEN
WHISKEY GINGER
CHOCOLAT
UZMA
CHILDREN'S
MUSEUM OF
ART &
JUSTICE
THE BUG
STOP
PLEASANT
HOUSE
PUB
DEL TORO
SKYLARK

LA CATRINA
CAFE
COLOR
COCKTAIL
FACTORY
BYLINE
BANK
MASHALLAH INC
BLUMGARTEN
WHISKEY GINGER
CHOCOLAT
UZMA
CHILDREN'S
MUSEUM OF
ART &
JUSTICE
THE BUG
STOP
PLEASANT
HOUSE
PUB
DEL TORO
SKYLARK

LA CATRINA
CAFE
COLOR
COCKTAIL
FACTORY
BYLINE
BANK
MASHALLAH INC
BLUMGARTEN
WHISKEY GINGER
CHOCOLAT
UZMA
CHILDREN'S
MUSEUM OF
ART &
JUSTICE
THE BUG
STOP
PLEASANT
HOUSE
PUB
DEL TORO
SKYLARK

LA CATRINA
CAFE
COLOR
COCKTAIL
FACTORY
BYLINE
BANK
MASHALLAH INC
BLUMGARTEN
WHISKEY GINGER
CHOCOLAT
UZMA
CHILDREN'S
MUSEUM OF
ART &
JUSTICE
THE BUG
STOP
PLEASANT
HOUSE
PUB
DEL TORO
SKYLARK

LA CATRINA
CAFE
COLOR
COCKTAIL
FACTORY
BYLINE
BANK
MASHALLAH INC
BLUMGARTEN
WHISKEY GINGER
CHOCOLAT
UZMA
CHILDREN'S
MUSEUM OF
ART &
JUSTICE
THE BUG
STOP
PLEASANT
HOUSE
PUB
DEL TORO
SKYLARK

LA CATRINA
CAFE
COLOR
COCKTAIL
FACTORY
BYLINE
BANK
MASHALLAH INC
BLUMGARTEN
WHISKEY GINGER
CHOCOLAT
UZMA
CHILDREN'S
MUSEUM OF
ART &
JUSTICE
THE BUG
STOP
PLEASANT
HOUSE
PUB
DEL TORO
SKYLARK

LA CATRINA
CAFE
COLOR
COCKTAIL
FACTORY
BYLINE
BANK
MASHALLAH INC
BLUMGARTEN
WHISKEY GINGER
CHOCOLAT
UZMA
CHILDREN'S
MUSEUM OF
ART &
JUSTICE
THE BUG
STOP
PLEASANT
HOUSE
PUB
DEL TORO
SKYLARK

LA CATRINA
CAFE
COLOR
COCKTAIL
FACTORY
BYLINE
BANK
MASHALLAH INC
BLUMGARTEN
WHISKEY GINGER
CHOCOLAT
UZMA
CHILDREN'S
MUSEUM OF
ART &
JUSTICE
THE BUG
STOP
PLEASANT
HOUSE
PUB
DEL TORO
SKYLARK

LA CATRINA
CAFE
COLOR
COCKTAIL
FACTORY
BYLINE
BANK
MASHALLAH INC
BLUMGARTEN
WHISKEY GINGER
CHOCOLAT
UZMA
CHILDREN'S
MUSEUM OF
ART &
JUSTICE
THE BUG
STOP
PLEASANT
HOUSE
PUB
DEL TORO
SKYLARK

LA CATRINA
CAFE
COLOR
COCKTAIL
FACTORY
BYLINE
BANK
MASHALLAH INC
BLUMGARTEN
WHISKEY GINGER
CHOCOLAT
UZMA
CHILDREN'S
MUSEUM OF
ART &
JUSTICE
THE BUG
STOP
PLEASANT
HOUSE
PUB
DEL TORO
SKYLARK

LA CATRINA
CAFE
COLOR
COCKTAIL
FACTORY
BYLINE
BANK
MASHALLAH INC
BLUMGARTEN
WHISKEY GINGER
CHOCOLAT
UZMA
CHILDREN'S
MUSEUM OF
ART &
JUSTICE
THE BUG
STOP
PLEASANT
HOUSE
PUB
DEL TORO
SKYLARK

LA CATRINA
CAFE
COLOR
COCKTAIL
FACTORY
BYLINE
BANK
MASHALLAH INC
BLUMGARTEN
WHISKEY GINGER
CHOCOLAT
UZMA
CHILDREN'S
MUSEUM OF
ART &
JUSTICE
THE BUG
STOP
PLEASANT
HOUSE
PUB
DEL TORO
SKYLARK

LA CATRINA
CAFE
COLOR
COCKTAIL
FACTORY
BYLINE
BANK
MASHALLAH INC
BLUMGARTEN
WHISKEY GINGER
CHOCOLAT
UZMA
CHILDREN'S
MUSEUM OF
ART &
JUSTICE
THE BUG
STOP
PLEASANT
HOUSE
PUB
DEL TORO
SKYLARK

LA CATRINA
CAFE
COLOR
COCKTAIL
FACTORY
BYLINE
BANK
MASHALLAH INC
BLUMGARTEN
WHISKEY GINGER
CHOCOLAT
UZMA
CHILDREN'S
MUSEUM OF
ART &
JUSTICE
THE BUG
STOP
PLEASANT
HOUSE
PUB
DEL TORO
SKYLARK

LA CATRINA
CAFE
COLOR
COCKTAIL
FACTORY
BYLINE
BANK
MASHALLAH INC
BLUMGARTEN
WHISKEY GINGER
CHOCOLAT
UZMA
CHILDREN'S
MUSEUM OF
ART &
JUSTICE
THE BUG
STOP
PLEASANT
HOUSE
PUB
DEL TORO
SKYLARK

LA CATRINA
CAFE
COLOR
COCKTAIL
FACTORY
BYLINE
BANK
MASHALLAH INC
BLUMGARTEN
WHISKEY GINGER
CHOCOLAT
UZMA
CHILDREN'S
MUSEUM OF
ART &
JUSTICE
THE BUG
STOP
PLEASANT
HOUSE
PUB
DEL TORO
SKYLARK

LA CATRINA
CAFE
COLOR
COCKTAIL
FACTORY
BYLINE
BANK
MASHALLAH INC
BLUMGARTEN
WHISKEY GINGER
CHOCOLAT
UZMA
CHILDREN'S
MUSEUM OF
ART &
JUSTICE
THE BUG
STOP
PLEASANT
HOUSE
PUB
DEL TORO
SKYLARK

LA CATRINA
CAFE
COLOR
COCKTAIL
FACTORY
BYLINE
BANK
MASHALLAH INC
BLUMGARTEN
WHISKEY GINGER
CHOCOLAT
UZMA
CHILDREN'S
MUSEUM OF
ART &
JUSTICE
THE BUG
STOP
PLEASANT
HOUSE
PUB
DEL TORO
SKYLARK

LA CATRINA
CAFE
COLOR
COCKTAIL
FACTORY
BYLINE
BANK
MASHALLAH INC
BLUMGARTEN
WHISKEY GINGER
CHOCOLAT
UZMA
CHILDREN'S
MUSEUM OF
ART &
JUSTICE
THE BUG
STOP
PLEASANT
HOUSE
PUB
DEL TORO
SKYLARK

LA CATRINA
CAFE
COLOR
COCKTAIL
FACTORY
BYLINE
BANK
MASHALLAH INC
BLUMGARTEN
WHISKEY GINGER
CHOCOLAT
UZMA
CHILDREN'S
MUSEUM OF
ART &
JUSTICE
THE BUG
STOP
PLEASANT
HOUSE
PUB
DEL TORO
SKYLARK

LA CATRINA
CAFE
COLOR
COCKTAIL
FACTORY
BYLINE
BANK
MASHALLAH INC
BLUMGARTEN
WHISKEY GINGER
CHOCOLAT
UZMA
CHILDREN'S
MUSEUM OF
ART &
JUSTICE
THE BUG
STOP
PLEASANT
HOUSE
PUB
DEL TORO
SKYLARK

LA CATRINA
CAFE
COLOR
COCKTAIL
FACTORY
BYLINE
BANK
MASHALLAH INC
BLUMGARTEN
WHISKEY GINGER
CHOCOLAT
UZMA
CHILDREN'S
MUSEUM OF
ART &
JUSTICE
THE BUG
STOP
PLEASANT
HOUSE
PUB
DEL TORO
SKYLARK

LA CATRINA
CAFE
COLOR
COCKTAIL
FACTORY
BYLINE
BANK
MASHALLAH INC
BLUMGARTEN
WHISKEY GINGER
CHOCOLAT
UZMA
CHILDREN'S
MUSEUM OF
ART &
JUSTICE
THE BUG
STOP
PLEASANT
HOUSE
PUB
DEL TORO
SKYLARK

LA CATRINA
CAFE
COLOR
COCKTAIL
FACTORY
BYLINE
BANK
MASHALLAH INC
BLUMGARTEN
WHISKEY GINGER
CHOCOLAT
UZMA
CHILDREN'S
MUSEUM OF
ART &
JUSTICE
THE BUG
STOP
PLEASANT
HOUSE
PUB
DEL TORO
SKYLARK

LA CATRINA
CAFE
COLOR
COCKTAIL
FACTORY
BYLINE
BANK
MASHALLAH INC
BLUMGARTEN
WHISKEY GINGER
CHOCOLAT
UZMA
CHILDREN'S
MUSEUM OF
ART &
JUSTICE
THE BUG
STOP
PLEASANT
HOUSE
PUB
DEL TORO
SKYLARK

LA CATRINA
CAFE
COLOR
COCKTAIL
FACTORY
BYLINE
BANK
MASHALLAH INC
BLUMGARTEN
WHISKEY GINGER
CHOCOLAT
UZMA
CHILDREN'S
MUSEUM OF
ART &
JUSTICE
THE BUG
STOP
PLEASANT
HOUSE
PUB
DEL TORO
SKYLARK

LA CATRINA
CAFE
COLOR
COCKTAIL
FACTORY
BYLINE
BANK
MASHALLAH INC
BLUMGARTEN
WHISKEY GINGER
CHOCOLAT
UZMA
CHILDREN'S
MUSEUM OF
ART &
JUSTICE
THE BUG
STOP
PLEASANT
HOUSE
PUB
DEL TORO
SKYLARK

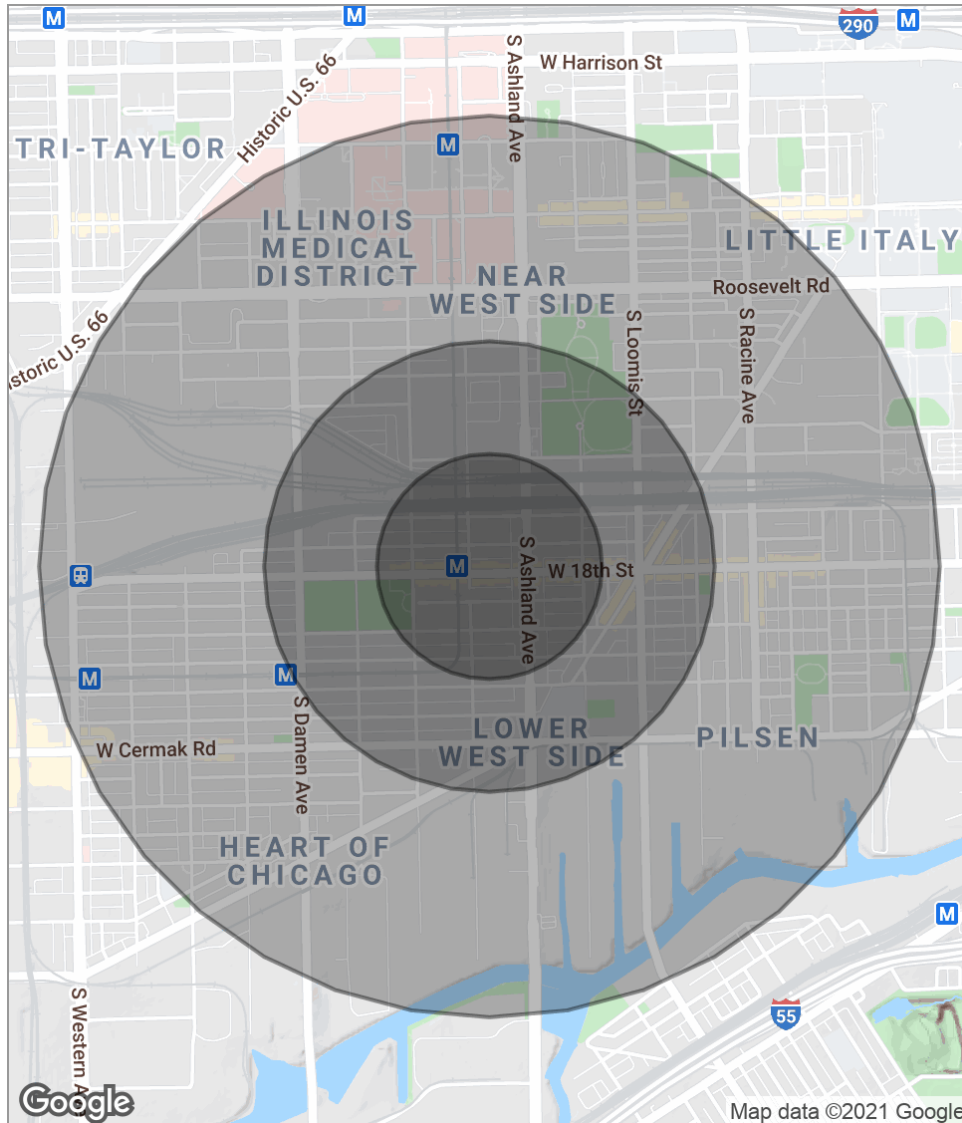
LA CATRINA
CAFE
COLOR
COCKTAIL
FACTORY
BYLINE
BANK
MASHALLAH INC
BLUMGARTEN
WHISKEY GINGER
CHOCOLAT
UZMA
CHILDREN'S
MUSEUM OF
ART &
JUSTICE
THE BUG
STOP
PLEASANT
HOUSE
PUB
DEL TORO
SKYLARK

LA CATRINA
CAFE
COLOR
COCKTAIL
FACTORY
BYLINE
BANK
MASHALLAH INC
BLUMGARTEN
WHISKEY GINGER
CHOCOLAT
UZMA
CHILDREN'S
MUSEUM OF
ART &
JUSTICE
THE BUG
STOP
PLEASANT
HOUSE
PUB
DEL TORO
SKYLARK

Location Maps



Demographics Map



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total population	5,390	14,981	37,715
Median age	30.3	30.0	29.4
Median age (Male)	30.4	29.7	29.0
Median age (Female)	29.8	29.9	30.1
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total households	1,650	4,886	13,560
# of persons per HH	3.3	3.1	2.8
Average HH income	\$39,769	\$37,785	\$43,006
Average house value	\$382,014	\$309,477	\$317,170

* Demographic data derived from 2010 US Census

Disclaimer

The material contained in this Offering Brochure is furnished solely for the purpose of considering a lease of a portion 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 (“Owner”), or used for any purpose whatsoever other than to evaluate the possible lease of the Property.

The only party authorized to represent the Owner in connection with the lease 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 Lease Offering Brochure. If the person receiving these materials does not choose to pursue a lease of the Property, this Lease Offering Brochure 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 Lease Offering Brochure may include certain statements and estimates by SVN 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 Lease Offering Brochure, 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 Lease 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 Lease Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Lease Offering Brochure is a solicitation of interest only and is not an offer to lease the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to lease 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 Lease Offering Brochure or making an offer to lease the Property unless and until the Owner executes and delivers a signed Real Estate Lease Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer to lease, a prospective lessee 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 lessee, any prospective lessee should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Lease Agreement shall bind the property and each prospective purchaser proceeds at its own risk.