

**FOR SALE**

# 735 N LASALLE DR

**FREE STANDING BUILDING IN  
RIVER NORTH FOR SALE**

Chicago, IL 60654

**PRESENTED BY:**

**SCOTT REINISH**

O: 312.667.4609

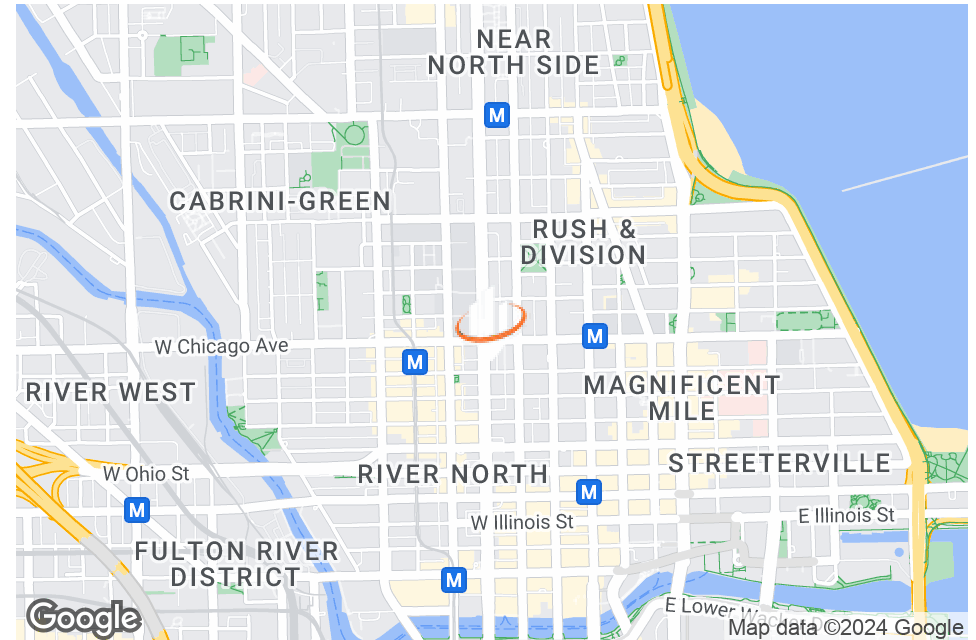
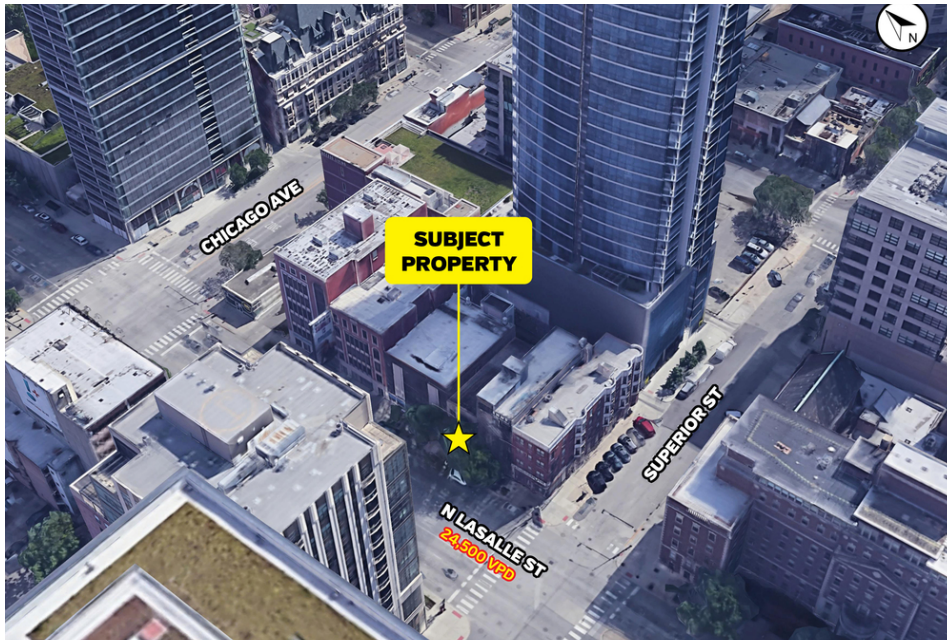
sreinish@svn.com

**TIM RASMUSSEN, CCIM**

O: 312.676.1875

trasmussen@svn.com





## OFFERING SUMMARY

<b>BUILDING SIZE:</b>	Approx. 3,900 SF
<b>LOT SIZE:</b>	2,750 SF
<b>BUILDING SIZE</b>	3,900 SF
<b>ZONING:</b>	DX-7
<b>MARKET:</b>	Chicago
<b>SUBMARKET:</b>	River North
<b>APN:</b>	17-09-204-006-0000
<b>WARD:</b>	42nd
<b>ALDERMAN:</b>	Brendan Reilly
<b>SALE PRICE:</b>	\$1,100,000.00

## PROPERTY OVERVIEW

The subject property is an approximately 3,900 square foot 3-story, freestanding building located on a 25-foot wide by 110-foot deep site. The property is zoned DX-7, which is the City's designation for downtown mixed-use buildings intended to accommodate office, commercial, public, institutional and residential development. The DX-7 allows for a maximum building size of approximately 19,250 square feet.

## PROPERTY HIGHLIGHTS

- Freestanding building with open floor plans
- Household incomes above \$146,000
- Parking for up to three vehicles
- No liquor license use restrictions
- Distinct architecture
- DX-7 zoning





## LOCATION DESCRIPTION

Situated at 735 N LaSalle Street in Chicago's vibrant River North neighborhood, this property is nestled in one of the city's most sought-after areas, where residents can effortlessly balance work, leisure, and community life. River North just steps away from the Loop CBD, serves as a bustling hub for over 16,000 existing multi-family units, with additional units currently under construction and proposed. Within a mile radius, more than 104,869 residents enjoy an average household income of \$146,000, drawn to the neighborhood's array of shopping, dining, entertainment, and cultural offerings.

Boasting the iconic Merchandise Mart, River North stands as a prominent center for design and home furnishings nationwide, hosting the largest concentration of art galleries in the US outside of Manhattan. The neighborhood continues to flourish with ongoing residential and commercial developments, complemented by a diverse range of restaurants, nightlife venues, and hotels. Renowned companies such as Motorola, Yelp, Salesforce, and Kirkland and Ellis have established their presence here, contributing to the neighborhood's dynamic atmosphere.

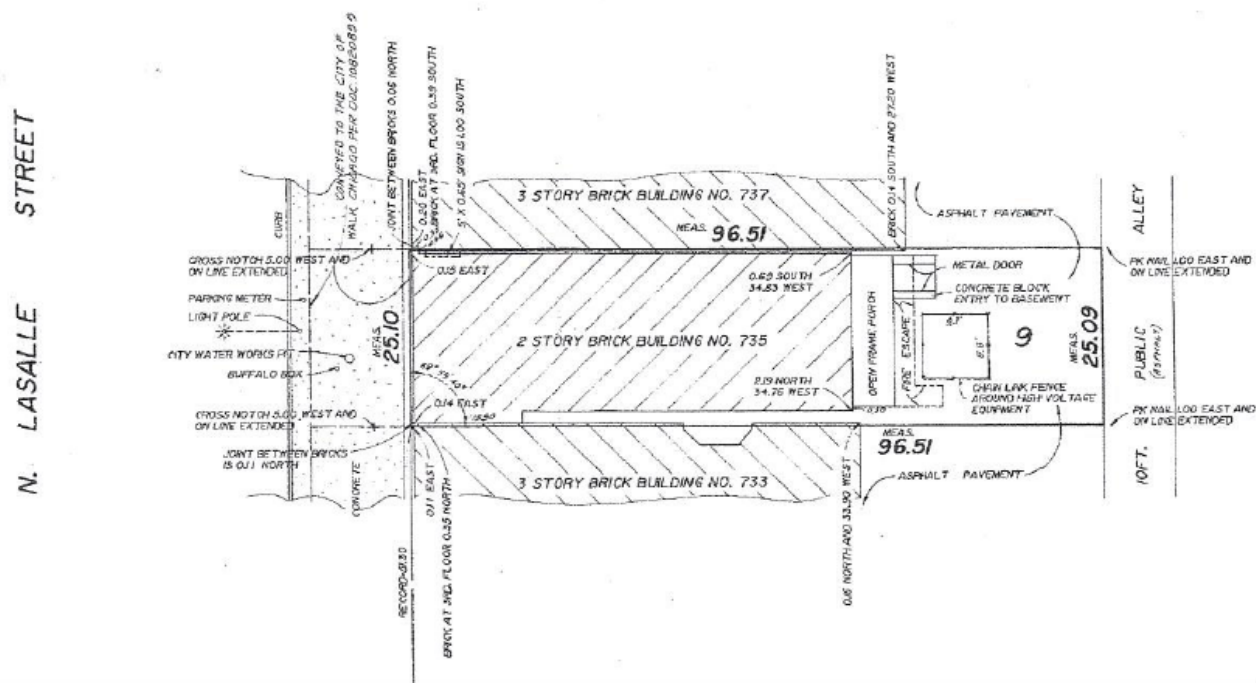
River North's appeal extends beyond commerce, with educational institutions like Moody Bible Institute and Walter Payton College Preparatory High School nearby. Convenient access to major highways and public transportation further enhances the area's connectivity, while fostering connections with neighboring communities, creating a thriving urban landscape.

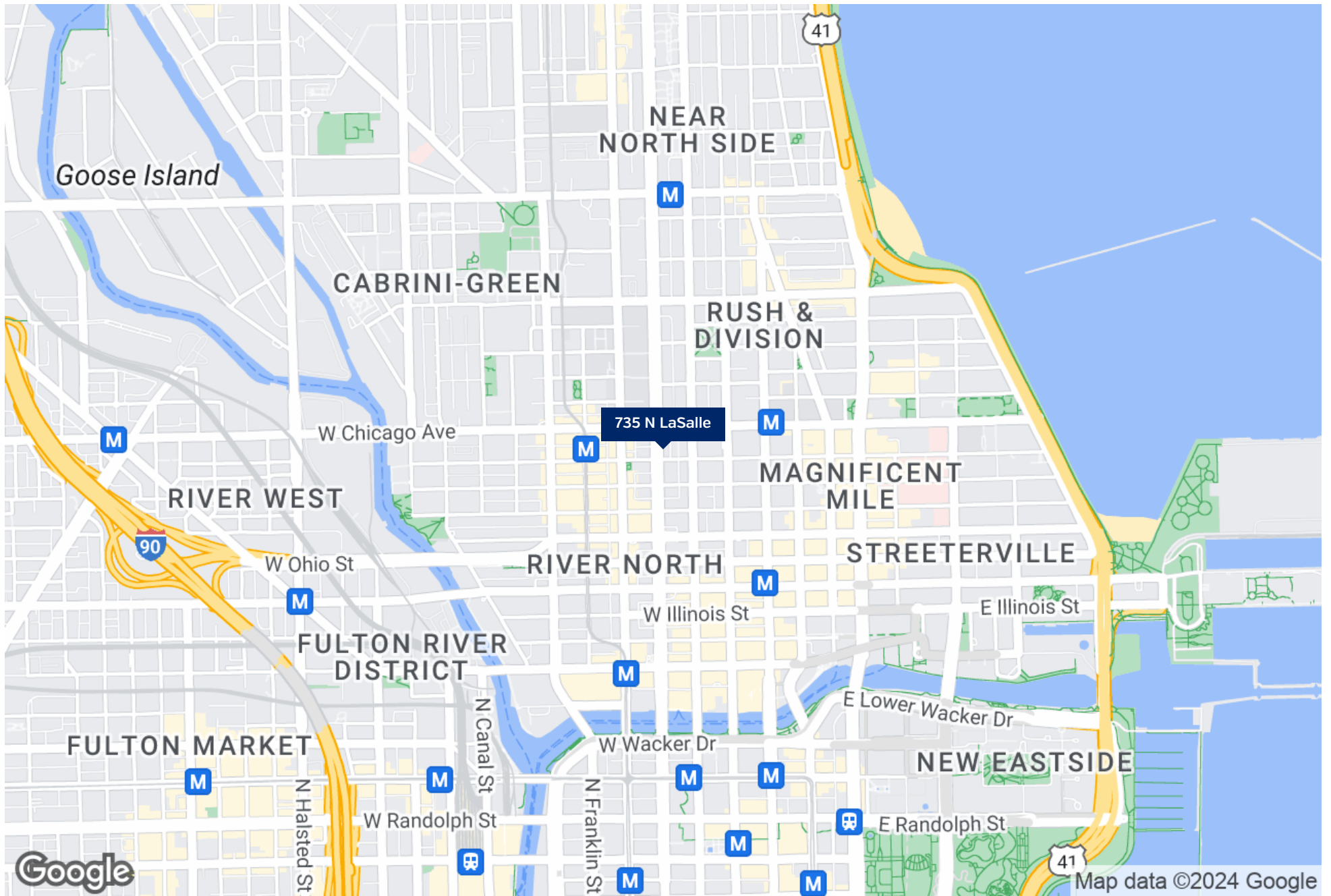






PLAT OF SURVEY  
GREMLEY & BIEDERMANN INC.





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.

POPULATION	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	34,878	104,869	156,437
AVERAGE AGE	35.3	37.4	36.5
AVERAGE AGE (MALE)	34.9	37.1	36.5
AVERAGE AGE (FEMALE)	34.9	37.7	36.9

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	25,870	76,026	106,796
# OF PERSONS PER HH	1.3	1.4	1.5
AVERAGE HH INCOME	\$139,267	\$146,345	\$146,273
AVERAGE HOUSE VALUE	\$524,657	\$505,091	\$506,029

\* Demographic data derived from 2020 ACS - US Census

