



JAMESON.

OFFERING
MEMORANDUM

795 CENTER STREET

DES PLAINES, IL

ART COLLAZO

VICE PRESIDENT, SALES

acollazo@jameson.com

773.551.5165

TABLE OF CONTENTS

PROPERTY INFO	3	MARKET INFO	17
Executive Summary	4	Chicagoland Market Data	18
Property Highlights	5	Market Overview	19
Property Survey	6	Demographic Insights	20
Property Floor Plans	7		
Property Photos	9	RENTAL COMPARABLES.....	21
LOCATION INFO	12	ADDITIONAL INFO	23
Location Overview	13	About Jameson Commercial	24
Zoning Map	14	About Your Agent	26
Aerial Map	15		
Traffic Count Map	16		



PROPERTY INFORMATION

EXECUTIVE SUMMARY

Jameson Commercial is pleased to present 795 Center Street **FOR SALE**. The property is located at 795 Center Street, a short walk from the center of the downtown Des Plaines neighborhood. The existing building at the property is a three-story masonry school building (currently St. Mary Catholic School) with a total combined land area of 45,220 SF, equivalent to 1.03 acres. The property has 266 feet of frontage on Center Street and 170 feet of frontage on E. Prairie Avenue.

Downtown Des Plaines is 15 square miles located 17 miles northwest of downtown Chicago with close proximity to O'Hare International Airport and convenient access to interstates and rail. Downtown Des Plaines is known as a safe, diverse community made up of people from many different countries and cultures.

Downtown Des Plaines has a rich heritage and offers residents, business owners and visitors, unique shopping, dining, and entertainment options. Since the 1870s, nearby Miner and Ellinwood streets have been at the center of commerce in Des Plaines.

SALES PRICE: \$6,000,000

PIN NUMBER: 09-20-201-002(3)(4)(5)-0000

LAND AREA: 45,220 SF

ZONING: R-4

RE TAXES: TAX EXEMPT



795 CENTER STREET, DES PLAINES

PROPERTY HIGHLIGHTS



5 MINUTE WALK TO DOWNTOWN DES PLAINES

5 MINUTE WALK TO METRA STATION

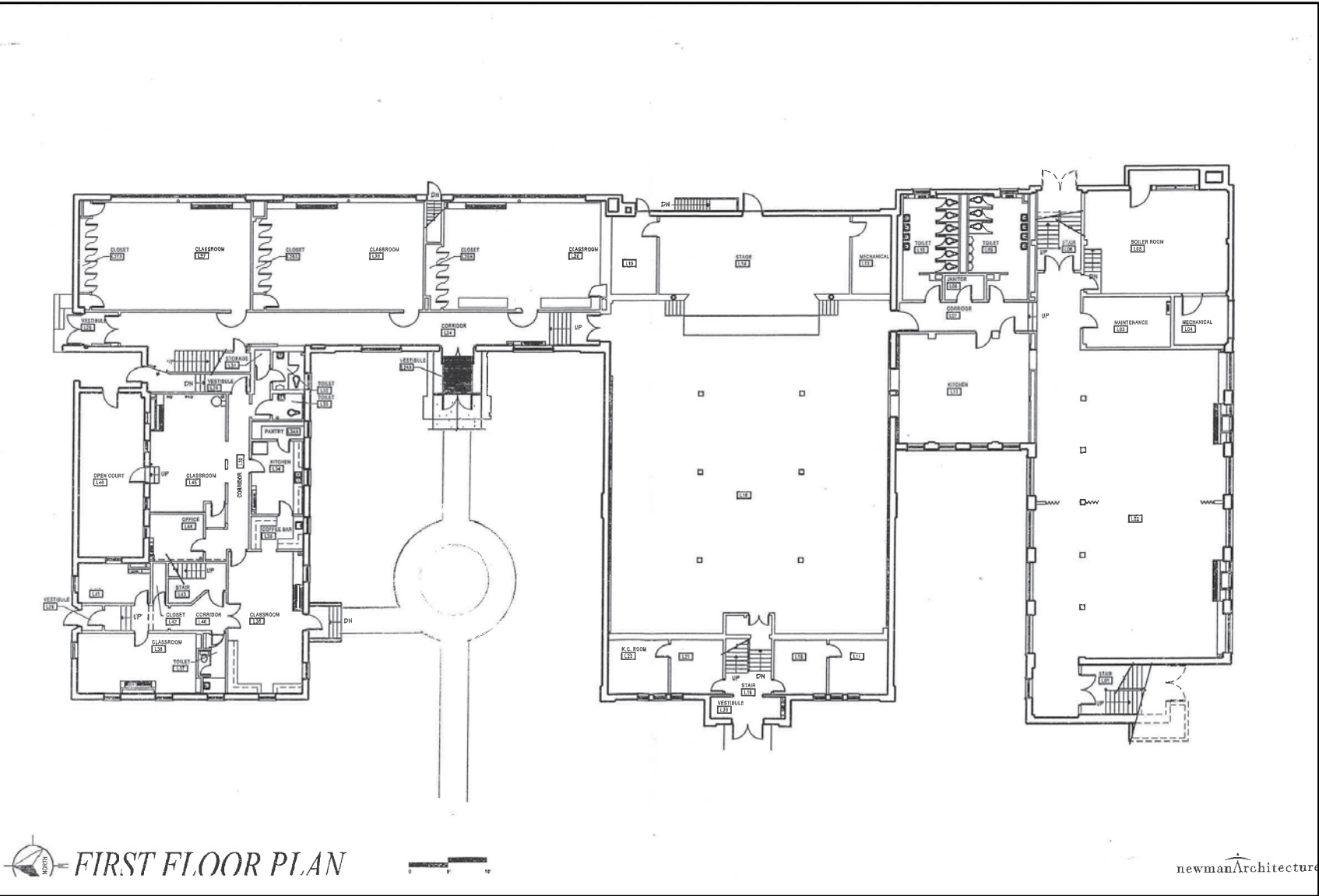
AS OF RIGHT ZONING TO BUILD UP TO EIGHT
STORIES MULTI-UNIT PROPERTIES

ALL RESIDENTIAL ZONING

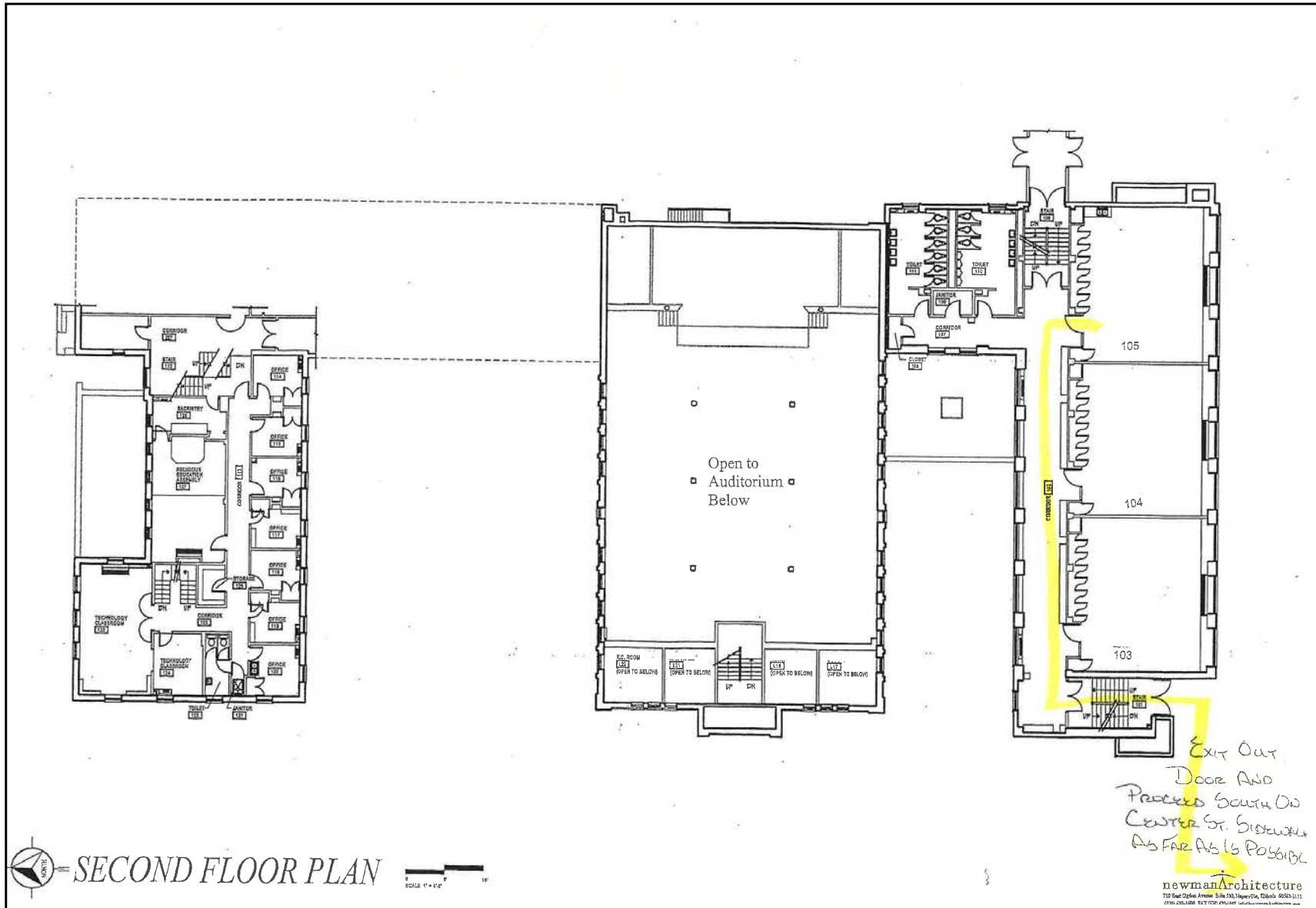
PRIME LOCATION FOR RESIDENTIAL RENTAL
DEVELOPMENT

6



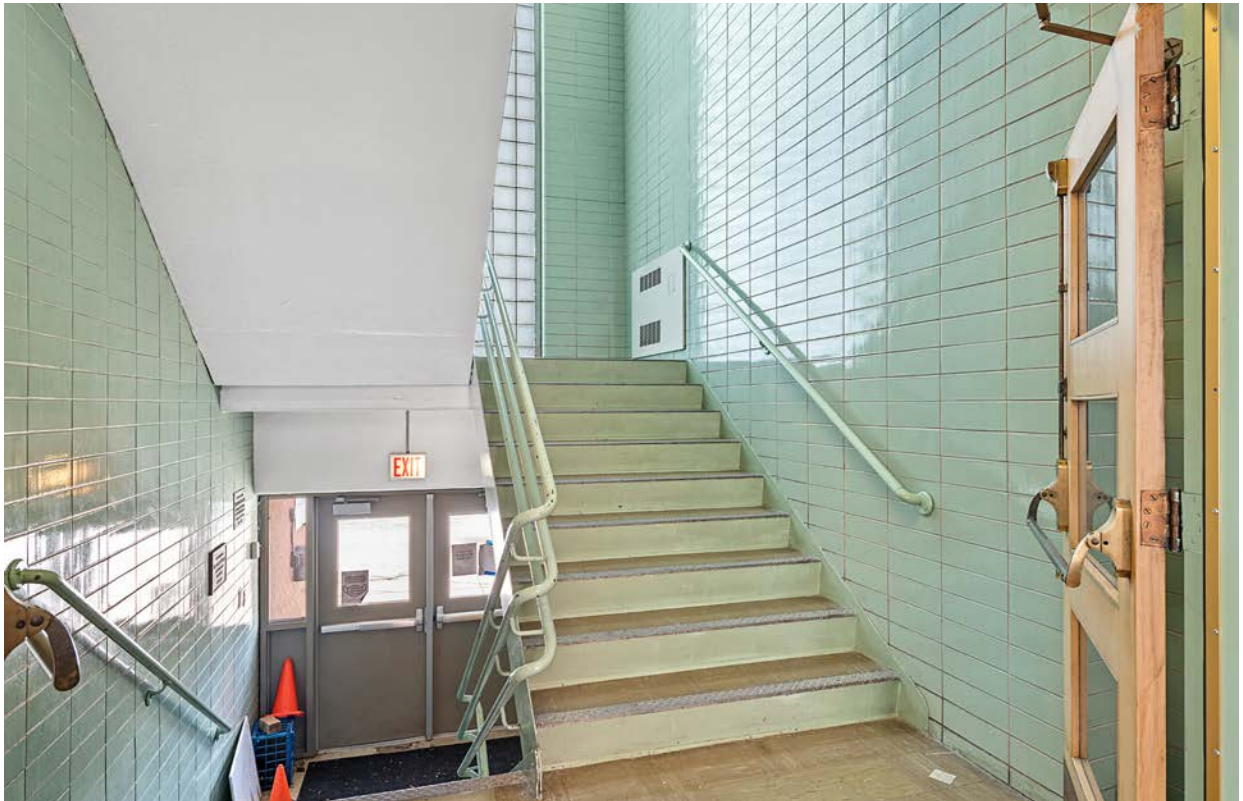


SECOND FLOOR PLAN











LOCATION INFORMATION

LOCATION OVERVIEW

ZIP: 60016

SUB-MARKET: NORTHWEST CITY

SUB-MARKET CLUSTER: NORTH CHICAGO

LOCATION TYPE: SUBURBAN

MARKET: DES PLAINES

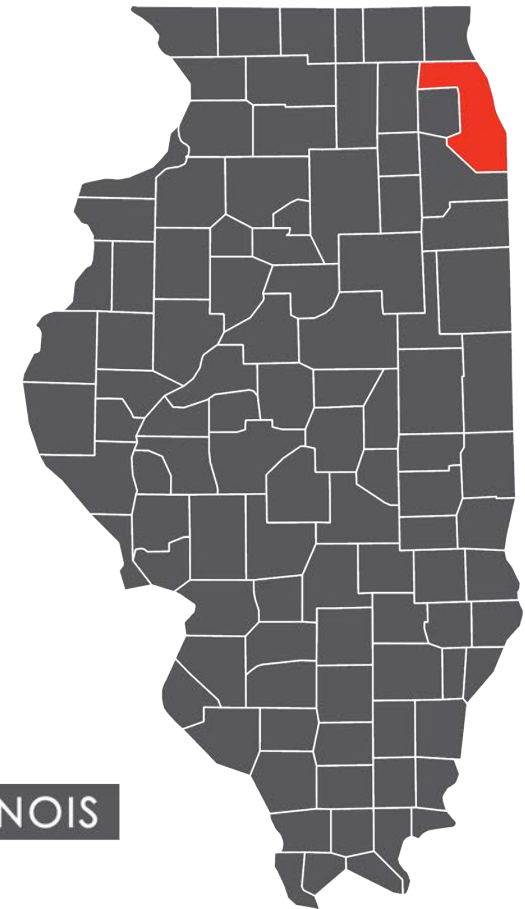
COUNTY: COOK

STATE: ILLINOIS

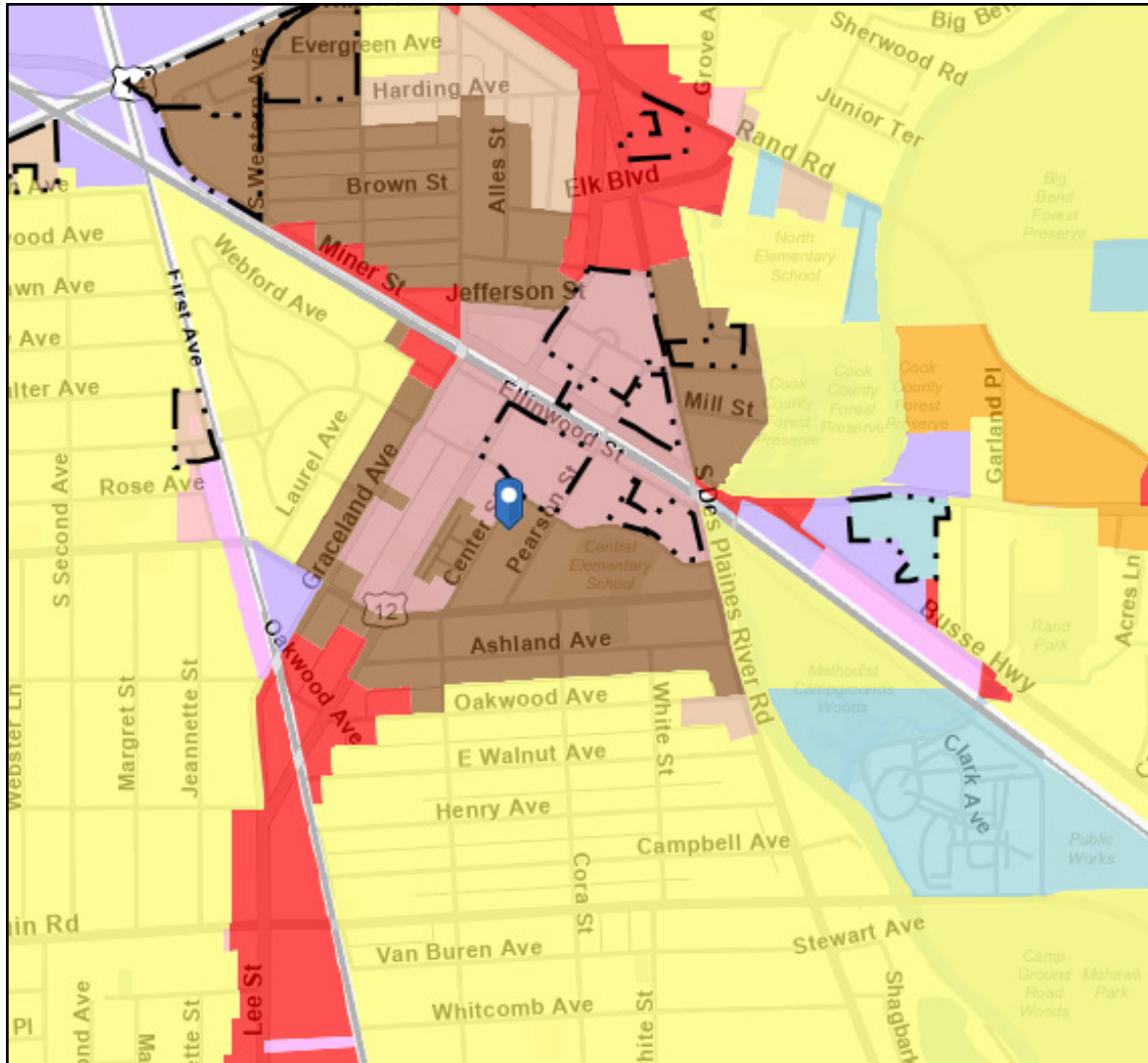
CBSA: CHICAGO-NAPERVILLE-ELGIN, IL-IN-WI

DMA: CHICAGO, IL-IN

COUNTRY: UNITED STATES



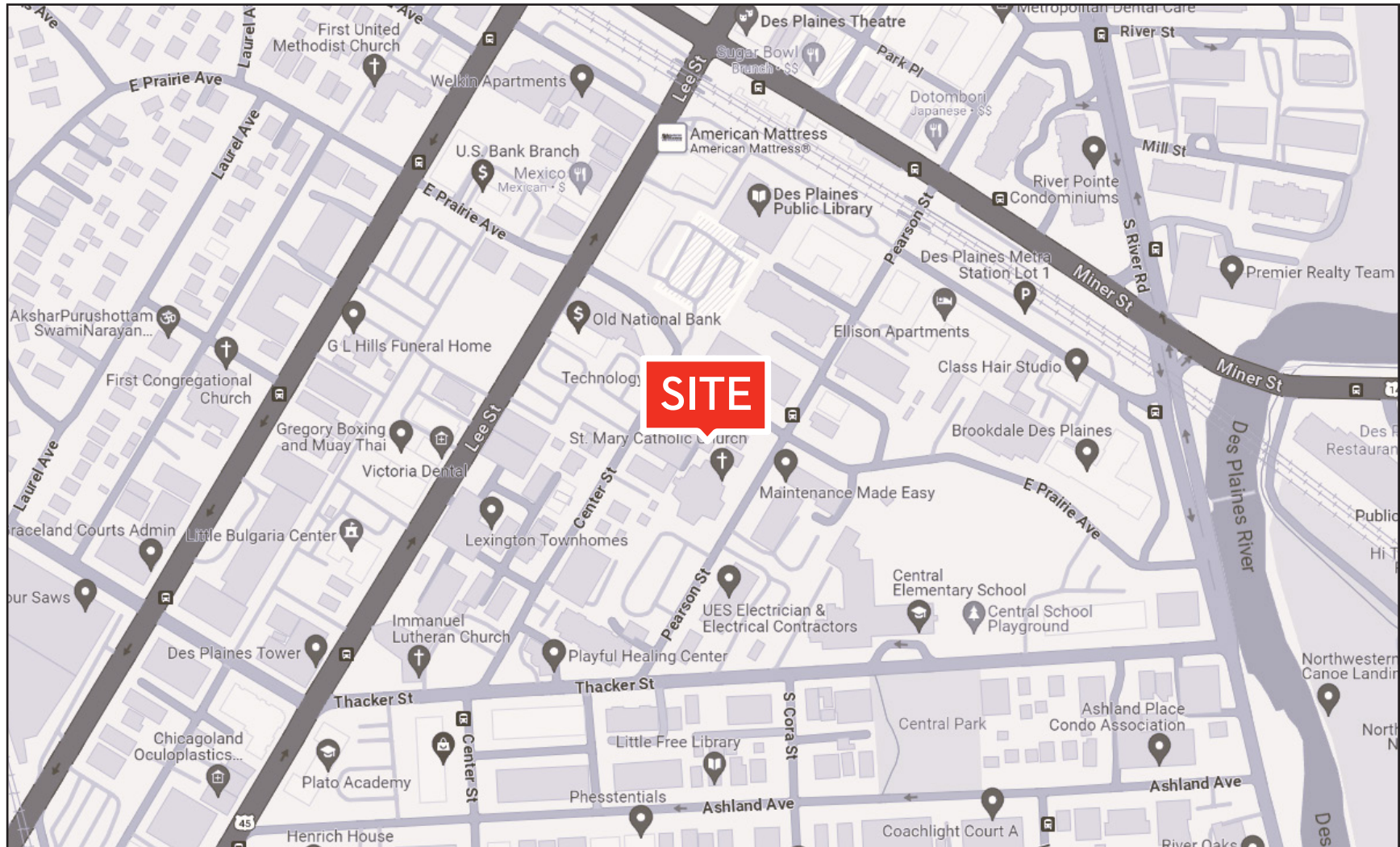
ZONING MAP



R-4 zoning in commercial real estate offers a range of benefits that contribute to well-planned and organized urban development. Firstly, R-4 zoning regulations typically allow for a mix of residential and commercial land uses within the designated area. This mixed-use approach fosters vibrant and walkable communities where residents can live, work, and shop in close proximity, reducing the reliance on automobiles and promoting sustainability. By integrating commercial spaces into residential neighborhoods, R-4 zoning can enhance the overall quality of life for residents, providing convenient access to amenities and services.

Secondly, R-4 zoning often encourages higher-density development, allowing for the construction of multi-story buildings. This increased density can lead to more efficient land use, optimizing the utilization of valuable urban space. Higher-density developments can support a variety of businesses, from local shops to offices and restaurants, creating a dynamic and diverse economic environment. Additionally, the concentration of businesses in a limited area can attract foot traffic, stimulating economic activity and fostering a sense of community engagement. Overall, R-4 zoning serves as a tool for promoting mixed-use, higher-density developments that contribute to the creation of sustainable, walkable, and economically vibrant urban spaces in commercial real estate.

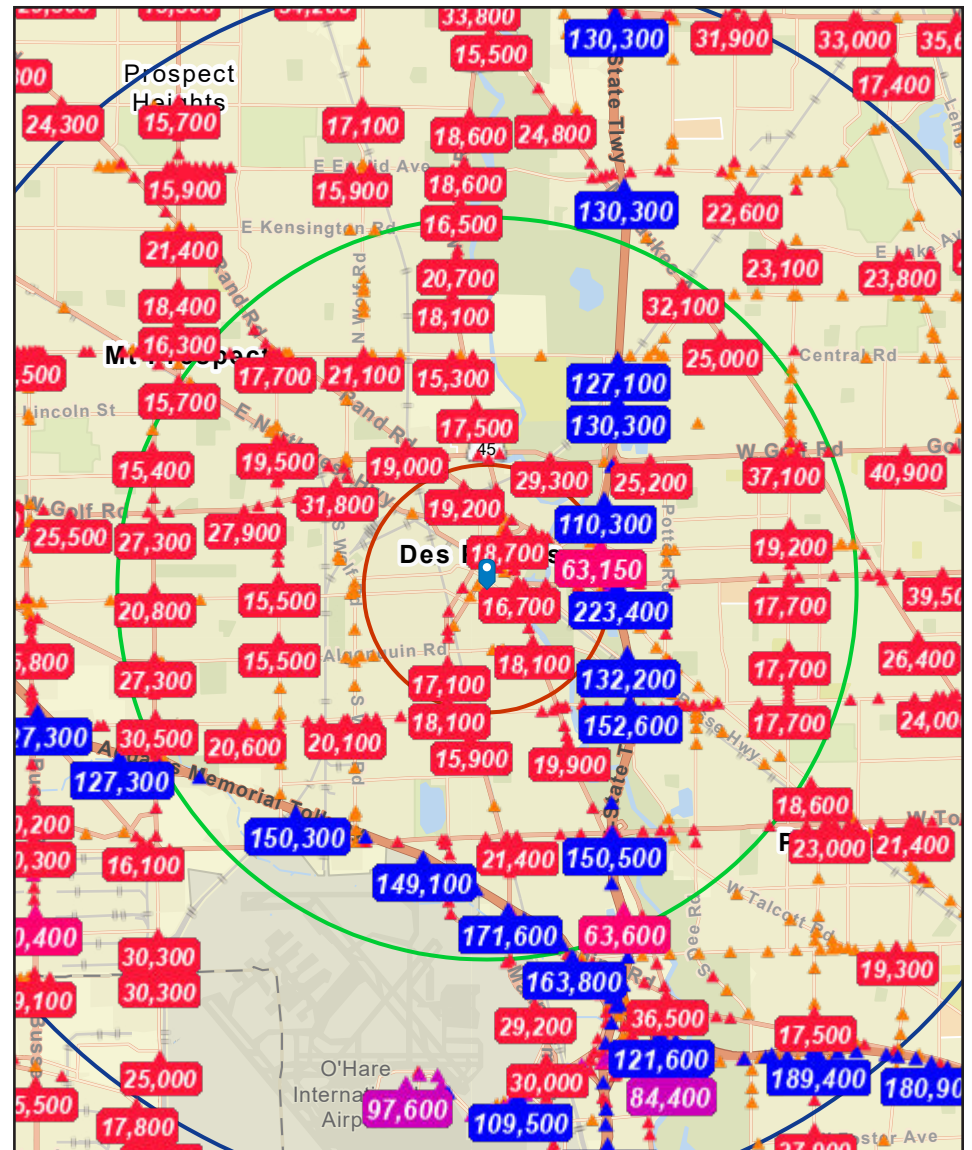
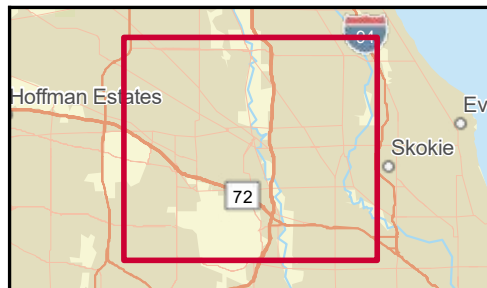
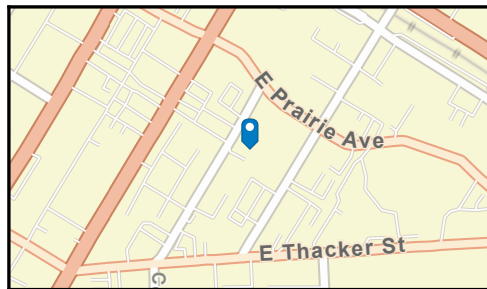
AERIAL MAP



TRAFFIC COUNT MAP

AVERAGE DAILY TRAFFIC VOLUME

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day





MARKET INFORMATION

CHICAGOLAND MARKET DATA

9.5 MILLION+

population - 3rd largest
in the United States

3RD LARGEST

gross metropolitan product
exceeding \$680 BN

4.5 MILLION+

employees-3rd largest
labor pool in the U.S.

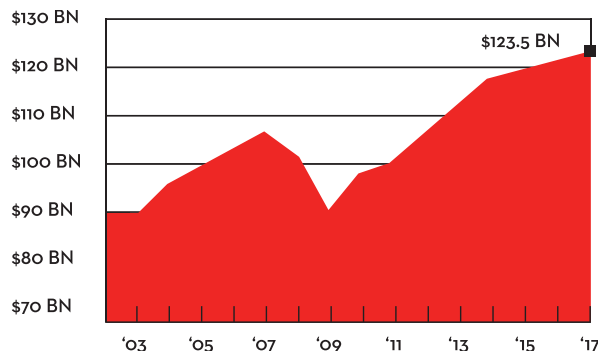
THE ECONOMY

Home to an unrivaled talent pool, Chicago features a strong, globally diverse economy - larger than that of many countries, has a uniquely friendly and welcoming business community, and boasts one of the best quality-of-life to cost-of-living ratios in the nation.

Chicago is located at the center of global trade, transit and data networks. The city is an economic powerhouse, home to more than 400 major corporate headquarters, including 36 in the Fortune 500. Among the most diversified economies in the nation, Chicago is a key player in every sector from risk management innovation to manufacturing to information technology to health services. Chicago's industry possesses no single economic engine employing more than 12% of its workforce. The metro also hosts 1,800 foreign-based companies, with more than \$100 billion in foreign direct investments.

CHICAGO METRO RETAIL SALES

\$123.5 BN, the HIGHEST Retail Sales in Chicagoland History



12%
**DIVERSIFIED
WORKFORCE**

the largest portion
of the workforce
employed by any
single industry

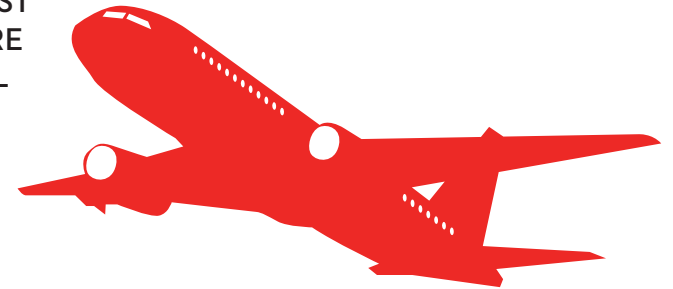
EDUCATION + TRANSPORTATION

Chicago provides easy access to the world with more than 1,400 daily departures (between O'Hare + Midway) to more than 250 cities worldwide. The city serves as a hub for six of the nation's seven Class 1 North American railroads, as well as six major U.S. Interstates. Virtually every major data network in the world intersects in Chicago.

**WORLD'S BUSIEST
AIRPORT: O'HARE
INTERNATIONAL
AIRPORT**

79,828 ,183
passengers

903,000
flights



The CTA, one of three service boards within the Regional Transportation Authority, operates the second largest public transportation system in the United States. Metra trains provide service to and from downtown Chicago with 241 stations over 11 hours.

**303 MILES OF
BIKE LANES**

2nd highest percentage
of commuters riding their
bikes to work

714K



people with bachelor's degrees or
greater live in the City of Chicago

145K



annual graduates from 138 degrees-
granting colleges & universities

CULTURE + REC

Chicago was the second most visited city in the United States with 57.6 million domestic and international visitors, behind the 62 million visitors to New York City in 2018. Chicago is home to 2,720,546 residents (9,504,753 Chicago metro) in 50 wards, 77 community areas, and 100 neighborhoods.

8,200+ RESTAURANTS

26 Michelin-Starred
40 James Beard Awards

167+ BREWERIES & DISTILLERIES

more than any other city in
the United States

WORLD CLASS SPORTS

Chicago has won championships in each of the four major professional leagues.



CHICAGO WHITE SOX
3 World series



CHICAGO CUBS
3 World series



CHICAGO BEARS
9 Championships



CHICAGO BLACKHAWKS
9 Stanley Cups



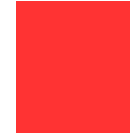
CHICAGO BULLS
6 NBA Championships

795 CENTER STREET DES PLAINES

MARKET OVERVIEW

DES PLAINES

Located in Cook County, Illinois, Des Plaines is known for its proximity to Chicago and O'Hare International Airport, making it an attractive option for commuters. The market featured a mix of single-family homes, condominiums, and apartments, catering to various preferences and lifestyles. Home values had shown stability, with modest appreciation over the years. Factors such as the city's amenities, schools, and transportation infrastructure played significant roles in influencing property values.



DEMOGRAPHIC INSIGHTS

DEMOGRAPHIC SUMMARY

795 Center St, Des Plaines, Illinois, 60016
Ring of 1 mile

KEY FACTS

19,885

Population



9,112

Households

46.3

Median Age

\$58,021

Median Disposable Income

EDUCATION

7%

No High School Diploma



20%

High School Graduate



27%

Some College



45%

Bachelor's/Grad/Prof Degree

INCOME



\$71,395

Median Household Income



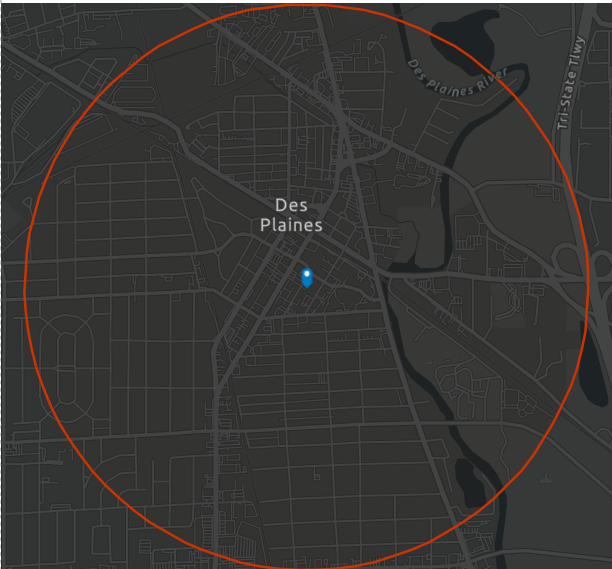
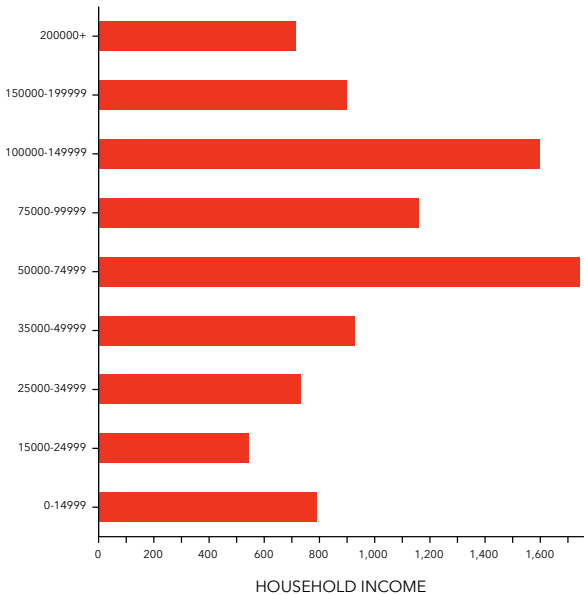
\$45,895

Per Capita Income



\$185,860

Median Net Worth



EMPLOYMENT



69%

White Collar



21%

Blue Collar



14%

Services

4.4%

Unemployment Rate

Source: Esri. The vintage of the data is 2023, 2028.

© 2023 Esri



RENTAL COMPARABLES

RENTAL COMPARABLES



PROPERTY SIZE

190,000 SF

UNITS

212

PRICE PER SF

\$2.70/SF



PROPERTY SIZE

113,000 SF

UNITS

113

PRICE PER SF

\$2.73/SF



PROPERTY SIZE

8,300 SF

UNITS

50

PRICE PER SF

\$2.65/SF



ADDITIONAL
INFORMATION

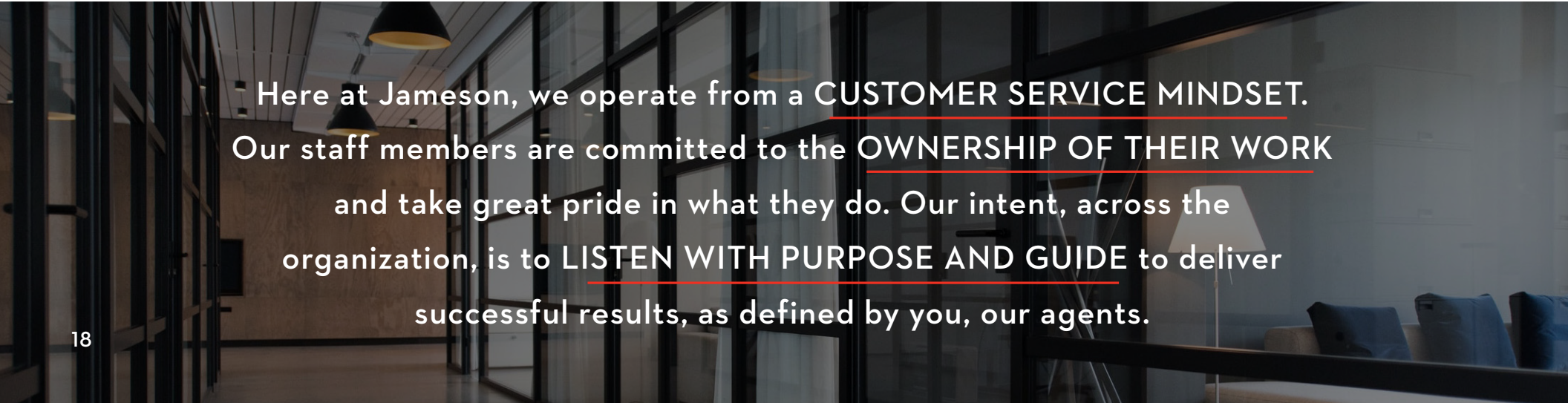
ABOUT JAMESON COMMERCIAL

With billions of dollars in transactions, Jameson Commercial has been a proven member of the Chicagoland Real Estate community since 1982. The expertise you will find at Jameson Real Estate's Commercial Division applies to all types of transactions, from purchases to sales to leasing. We have specialists in multi-family, retail, office, land, industrial, and business real estate - the right fit for your commercial real estate needs.

Our Jameson Commercial professionals offer a wealth of experience and knowledge. Because of our day-in and day-out presence in the marketplace, we have an extensive database of clients and properties. Our commercial real estate brokers are familiar with the marketplace and have marketed a wide variety of property types using an array of sales methods. This experience ensures that your goals will be optimized.

Founders Charley and Harry Huzenis have been active in the real estate industry for over 30 years. Shortly after acquiring their real estate licenses, the Huzenis brothers started Jameson Realty Group in 1982. They grew the company from a traditional storefront brokerage into one of the city's foremost representatives of developers of both new construction and renovation projects. The company has been responsible for successfully marketing over 300 residential development projects.

Now, Chris Feurer, CEO brings his years of successful experience in almost every facet of real estate: sales, leasing, management, training, commercial, and development. Jameson Real Estate has quickly grown to a nearly \$3 billion dollar company to become one of Chicago's leading realty firms.



Here at Jameson, we operate from a CUSTOMER SERVICE MINDSET.
Our staff members are committed to the OWNERSHIP OF THEIR WORK
and take great pride in what they do. Our intent, across the
organization, is to LISTEN WITH PURPOSE AND GUIDE to deliver
successful results, as defined by you, our agents.

WHY WORK WITH US

1

THE PLACE INVESTORS GO TO GET "OFF MARKET" & "FIRST-TO-MARKET" DEALS

We transact a large number of "off market" deals and actively market these opportunities to our database of past and prospective clients. Our "off market" inventory is created through our comprehensive farming, unique marketing and lead generation, social media, strong developer relationships, and collaboration with the residential real estate agents of Jameson Sotheby's International Realty.

2

STRONG RELATIONSHIPS WITH DEVELOPERS

We identify land and building opportunities for developments, underwrite them, and advise on floor plans, unit mix, amenities, pricing, and absorption rate. We also connect developers with lenders, investors, architects and builders. Finally, we help the developer sell or lease the development. With over 350 developments sold, we have a track record that is unrivaled in the Chicago real estate industry.

3

WE LEVERAGE THE SOTHEBY'S INTERNATIONAL REALTY BRAND

Sotheby's International Realty is a globally recognized residential real estate brand with over 25,000 agents in 1,000 offices across 77 countries and territories worldwide. Our relationship with Jameson Sotheby's International Realty gives our Jameson Commercial agents access to 430+ local residential agents between 6 offices on Chicago, the North Shore, Hinsdale and Barrington, as well as opportunities to tap into their network of high net worth clients. This relationship provides a remarkable source for lead generation and client support between Jameson Commercial and Jameson Sotheby's International Realty agents.

4

AN ACCOMPLISHED BUSINESS BROKERAGE DIVISION

Our Business Brokerage Division generates numerous bar, nightclub, and restaurant listings. Our experience in Municipal licensing and the transferring of liquor licenses within the City of Chicago is second to none.



5

DOMINANT RETAIL SHOP PRESENCE IN CHICAGO'S MOST MERCANTILE AREAS

Our retail shop signage creates extensive call volume, lead generation, and substantial retail presence in Chicago's most mercantile areas. This presence gives us insider expertise on current market trends in the local marketplace.

6

WE SPECIALIZE IN \$2-20M DEALS

We close over \$150M in commercial properties annually on average with a focus on investment sales in the middle market ranging from \$2-20M.

7

TRAINED TEAM OF TALENT

The technological and marketing resources we provide are unrivaled. Nowhere else - within real estate or outside of it - can an agent receive support like we provide. Our marketing team is filled with creative, daring, and innovative specialists who take our brand and our agents to a whole new level. We create semi-custom to fully custom marketing strategies for every single agent. Our technology interface allows us to implement marketing seamlessly; company-wide, resources are easily accessed on-line and are mobile-optimized. With the highest staff-to-agent ratio in our market, our team is available to all of our agents to facilitate the success of their business.

ABOUT YOUR AGENT



ACOLLAZO@JAMESON.COM
773.551.5165

■ ART COLLAZO

Recognized as one of the top real estate sales people in Chicago, Art Collazo is one of the most successful consultants in Chicago's Real Estate industry. Collazo's sense of what makes a property desirable is a valuable asset to the developer and resale clients he's been working with for over 25 years.

With more than 18,000 real estate agents in the Chicago area alone, it takes a hard-working and dedicated group to stand out. With annual sales in excess of \$100M, the Collazo Group has developed a system that has been tested and proven successful. Art Collazo has recruited a team of highly trained professionals who share a united vision: premier service. Premier service is about focusing on our client's needs, communicating expectations, making a commitment, being held accountable, and being an innovator in the industry.

Collazo is always looking forward and forecasting where the industry will head. "From green to up and coming developments and neighborhoods, I like to bring clarity and understanding to my clients."



JAMESON.

JAMESON COMMERCIAL REAL ESTATE

425 W. NORTH AVENUE | CHICAGO, IL

JAMESONCOMMERCIAL.COM