

For Sale / Lease

## Retail / Office / Medical Office

1701 W. Belmont & 3152 N. Paulina St., Chicago 60657

Two Commercial Condos available in Lakeview at the corner of Belmont and Paulina. The corner unit is 1,800 SF, and the inline unit is 800 SF with space on Paulina. The 1,800 SF corner unit has large display windows with a frontage of 53' on Belmont and 40' on Paulina. It also includes 5 private offices, 2 bathrooms, and a reception area. The inline unit, which is 800 SF, has 33' of frontage along Paulina and large display windows facing Walgreens. Located just west of the second most visited Whole Foods in Illinois, this property offers a great opportunity for your business. Convenient transportation options include a 24-hour Belmont Bus and just a 6-minute walk to the Paulina Brown Line stop.

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# Executive Summary



## SALE & LEASE Offering Summary

### SALE PRICE

<b>1701 W. Belmont:</b>	\$479,000
<b>3152 N. Paulina:</b>	\$199,000

### LEASE PRICE

<b>1701 W. Belmont:</b>	\$35.00 SF/yr NNN
<b>3152 N. Paulina:</b>	\$27.50 SF/yr NNN

### SIZE

<b>1701 W. Belmont:</b>	1,800 SF
<b>3152 N. Paulina:</b>	800 SF

**Taxes:** \$9.69 SF/yr

**CAM:** \$1.50 SF/yr

**Neighborhood:** Lakeview

**Walk Score®:** Paradise (97)

## Property Overview

Two Commercial Condos available in Lakeview at the corner of Belmont and Paulina. The corner unit is 1,800 SF, and the inline unit is 800 SF with space on Paulina. The 1,800 SF corner unit has large display windows with a frontage of 53' on Belmont and 40' on Paulina. It also includes 5 private offices, 2 bathrooms, and a reception area. The inline unit, which is 800 SF, has 33' of frontage along Paulina and large display windows facing Walgreens.

## Property Highlights

- Retail / Office Spaces with Large Window as Signalized Intersection
- FRONTAGE: 1701 Belmont - 93' / 3152 N. Paulina - 33'
- Five Private Offices in 1701 Belmont
- TRANSPORTATION: 6-MIN Walk to Brown Line L & 24HR Belmont Bus
- Median HH Income \$143,262 (1 Mile)
- Strong Retail Corridor near #2 most visited Whole Foods

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# 1701 W. Belmont

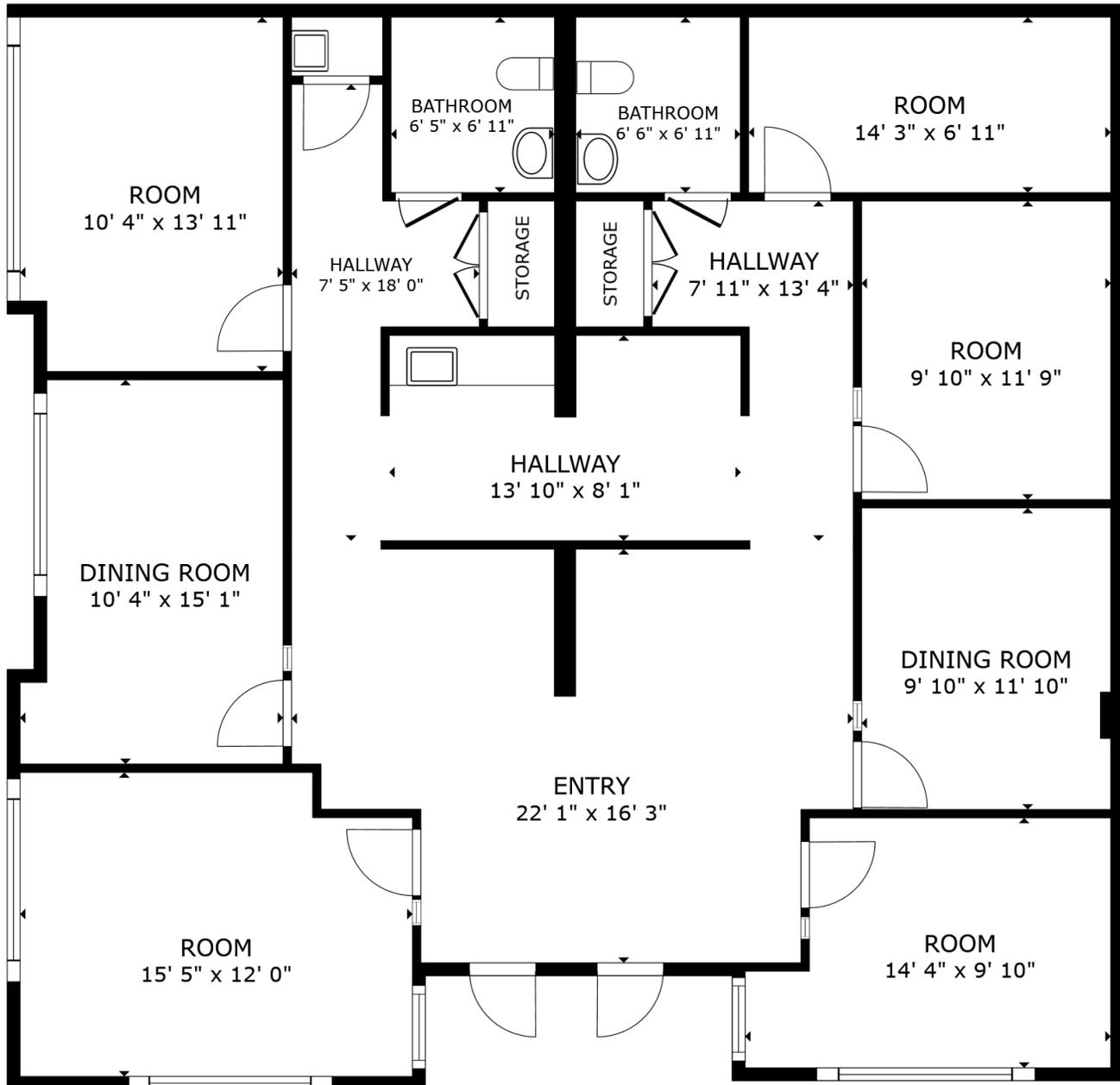


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# Floor Plan - 1701 Belmont



FLOOR PLAN

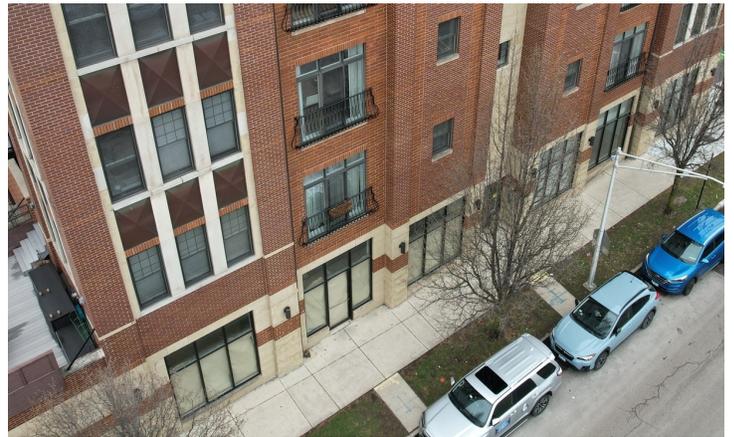
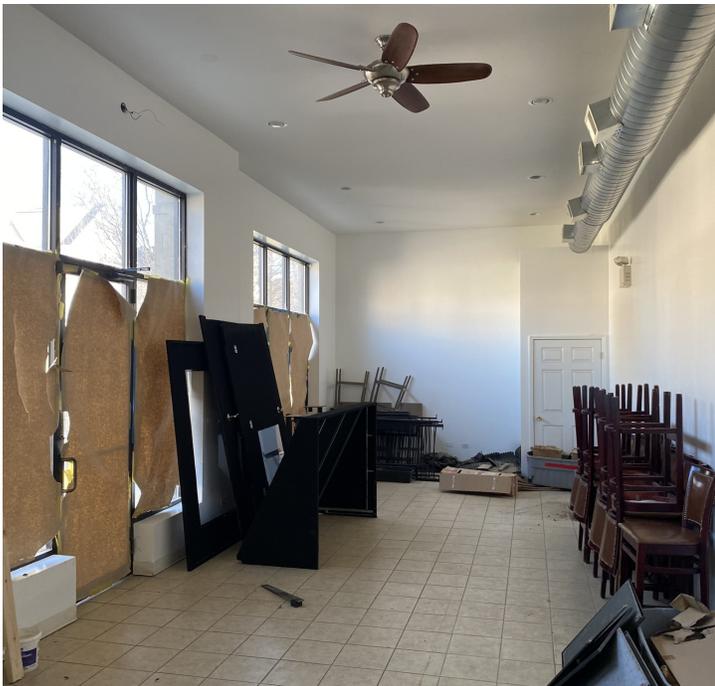
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# 3152 N. Paulina

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# Property & Area Details



**2,600 SF**

Street Retail



**Paradise (97)**

Walk Score®



**70K**

Population (1 Mile)



**6 min walk**

Transportation



**Yes**

Signalized Intersection



**32.5**

Average Age



**\$222K**

Average HH Income



## Location Overview

In 2013 Money Magazine names Lakeview as number 3 of its Top 10 Big-city neighborhoods for its selection of Best Places to Live. Lakeview, a highly sought-after area in Chicago, is known for its vibrant dining, shopping, and nightlife scene. It is one of the most populated areas in the Midwest. Home to Wrigley Field, the iconic stadium of the Chicago Cubs, a part of the neighborhood is named after it. Lakeview is the second-largest community area in Chicago. Wrigleyville is a popular district surrounding the stadium. Beyond the bustling commercial areas, Lakeview surprises with its beautifully maintained tree-lined streets and diverse architectural styles of houses.

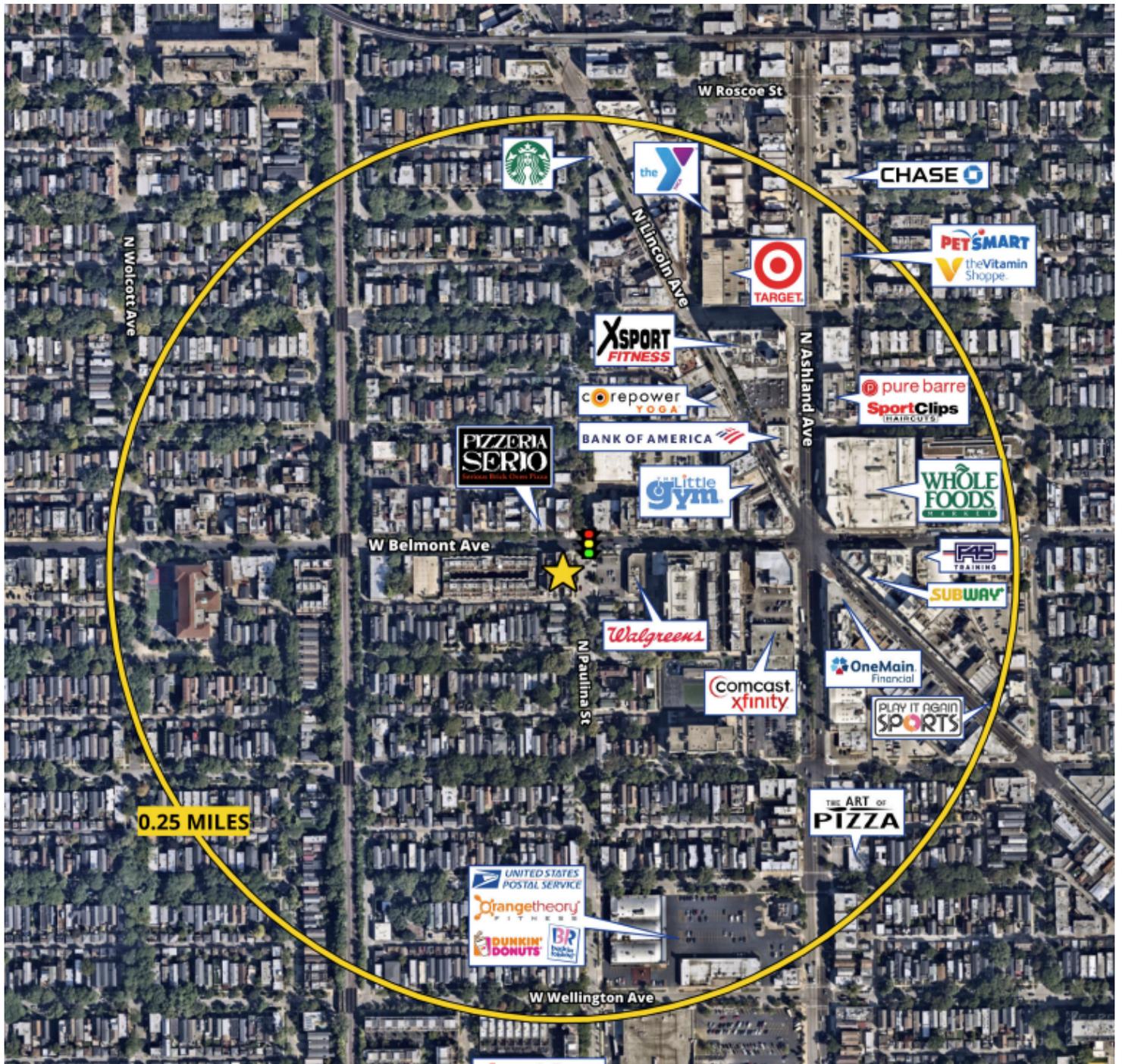
## Area Tenants

- Walgreens
- Target
- Subway
- X Sport Fitness
- Whole Foods
- Bank of America
- Pure Barre
- PetSmart
- CorePower Yoga
- Chase Bank
- Sport clips
- Play It Again Sports
- Pizzeria Serio
- Orange Theory Fitness
- Comcast Xfinity
- Dunkin Donuts

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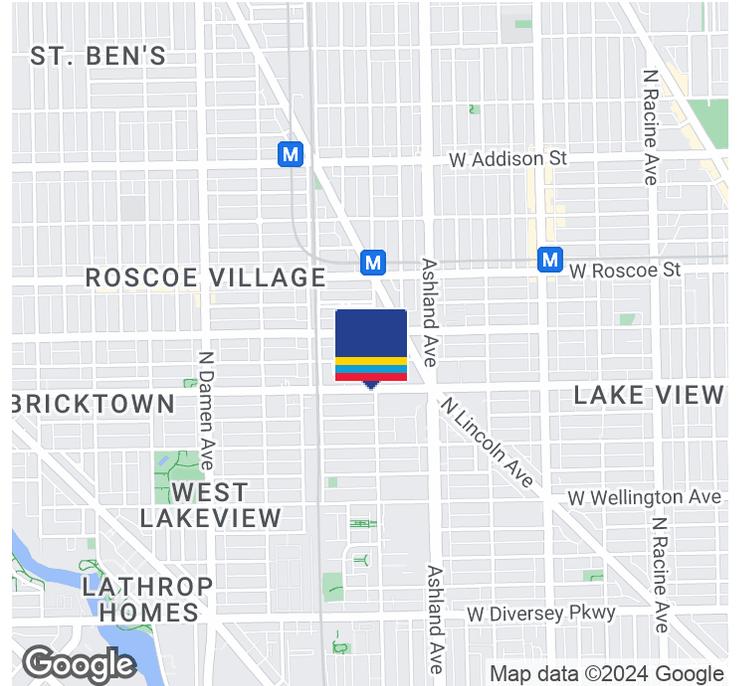
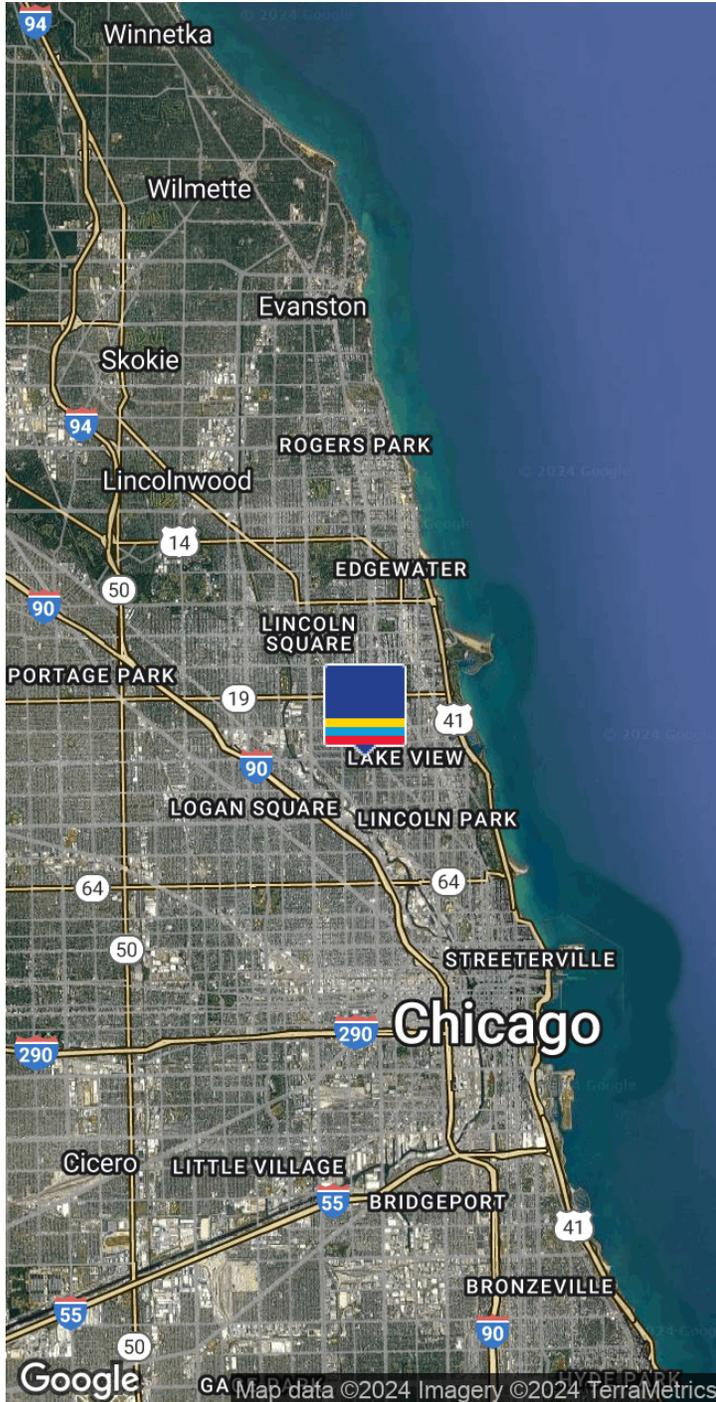


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# Demographics Map & Report



Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	4,354	18,320	70,409
Average Age	32.5	32.2	31.9
Average Age (Male)	31.7	32.0	31.7
Average Age (Female)	33.2	32.7	32.2

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	1,925	8,196	32,766
# of Persons per HH	2.3	2.2	2.1
Average HH Income	\$222,764	\$203,051	\$182,552
Average House Value	\$587,520	\$619,895	\$632,415

\* Demographic data derived from 2020 ACS - US Census

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