



LEASE

3000-3028 W. 26th St.

CHICAGO, IL 60623

PRESENTED BY:

JACOB STROM

O: 312.676.1869

jacob.strom@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$28.00 PSF (NNN)
BUILDING SIZE:	14,400 SF
AVAILABLE SF:	1,000 SF
YEAR BUILT:	2017
ZONING:	C1-2
MARKET:	Chicago
SUBMARKET:	Little Village

PROPERTY OVERVIEW

SVN Chicago Commercial is pleased to offer 3002 W. 26th St. FOR LEASE. Located in the vibrant Little Village neighborhood, the property boasts great demographics, is easily accessible and is well-positioned within the trade area. The location also benefits from excellent national/regional retail co-tenancy in the center and immediate area. 3002 W. 26th St. is a 1,000 SF former Loya Insurance Office. The space is in great condition and ready for your use. Customer parking is available and additional employee parking is available across the street. The property is zoned C1-2 for a variety of uses. Please contact the agent for details.

LOCATION OVERVIEW

Little Village, located in Chicago, combines a blend of urban vibrancy and cozy charm, with its diverse architectural styles and tight-knit community atmosphere. Along its tree-lined streets, a bustling retail scene thrives, showcasing everything from traditional Mexican markets to modern boutiques on 26th Street, known as "La Veintiséis." The neighborhood's aroma is a symphony of freshly baked goods and savory treats from local bakeries and taquerias. As day turns to night, residents gather at cafes and restaurants, enjoying delicious cuisine and lively entertainment, reflecting the warmth and hospitality that define this vibrant Chicago neighborhood.

JACOB STROM

O: 312.676.1869
jacob.strom@svn.com

COMPLETE HIGHLIGHTS



JACOB STROM
O: 312.676.1869
jacob.strom@svn.com

3000-3028 W. 26TH ST. | Chicago, IL 60623

LOCATION INFORMATION

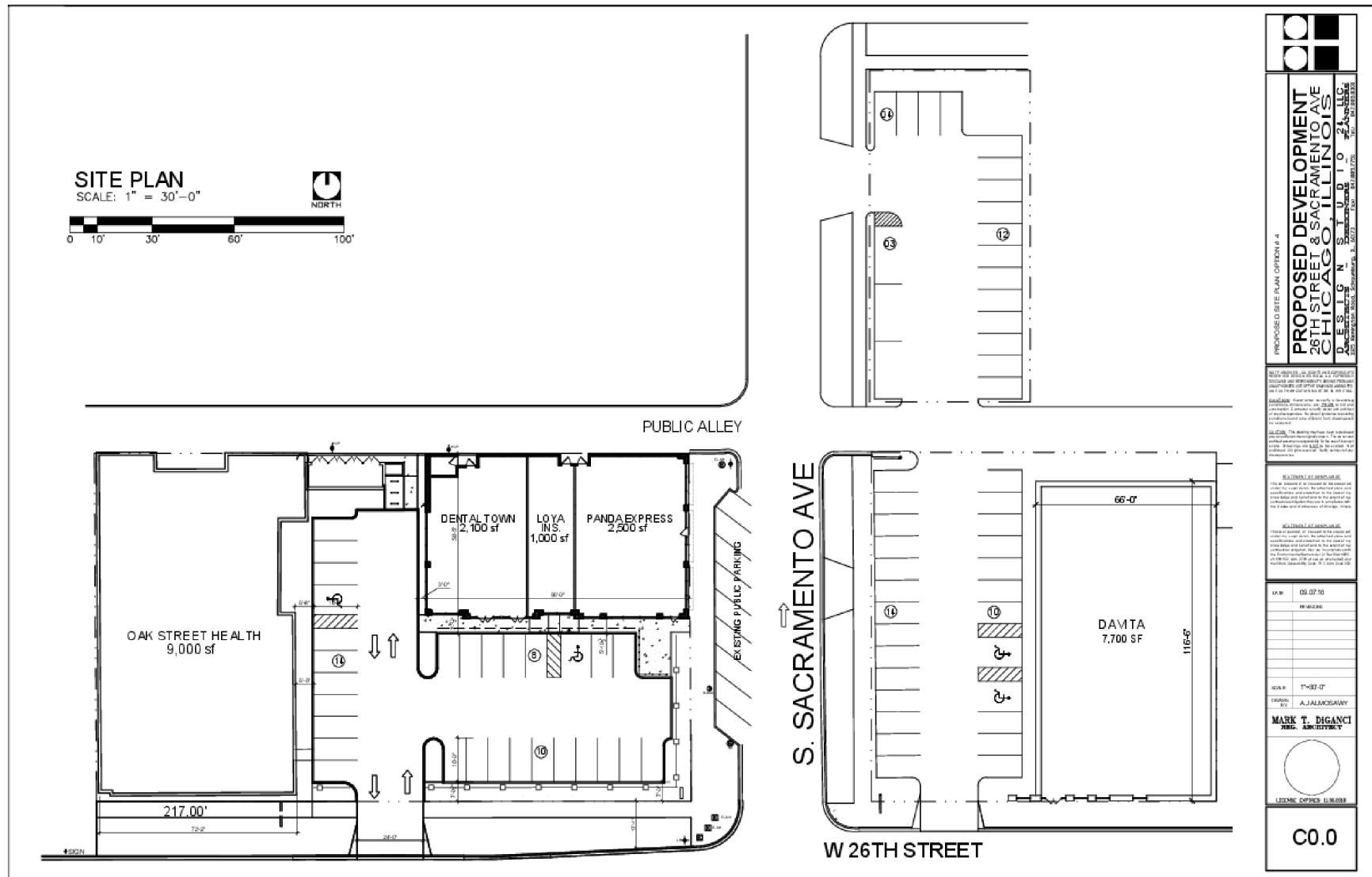
STREET ADDRESS	3000-3028 W. 26th St.
CITY, STATE, ZIP	Chicago, IL 60623
COUNTY	Cook
MARKET	Chicago
SUB-MARKET	Little Village

PROPERTY HIGHLIGHTS

- Vibrant Little Village neighborhood
- On-site parking is available with additional employee parking (see site plan)
- Multiple pylon signs with excellent visibility on 26th St.
- Great retail co-tenancy in the center and trade area
- Excellent foot traffic and traffic on 26th St with 12,700 VPD
- Zoned C1-2 for a variety of uses

O: 312.676.1869
jacob.strom@svn.com

3000-3028 W. 26TH ST. | Chicago, IL 60623



ADDITIONAL PHOTOS



JACOB STROM

O: 312.676.1869

jacob.strom@svn.com

3000-3028 W. 26TH ST. | Chicago, IL 60623

SVN | CHICAGO COMMERCIAL

5

AERIAL MAP



JACOB STROM

O: 312.676.1869

jacob.strom@svn.com

3000-3028 W. 26TH ST. | Chicago, IL 60623

SVN | CHICAGO COMMERCIAL 6

RETAILER MAP



JACOB STROM

O: 312.676.1869

jacob.strom@svn.com

3000-3028 W. 26TH ST. | Chicago, IL 60623

SVN | CHICAGO COMMERCIAL 7

DEMOGRAPHICS MAP & REPORT



JACOB STROM
O: 312.676.1869
jacob.strom@svn.com

DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	4,492	17,649	54,964
AVERAGE AGE	39.3	34.7	33.4
AVERAGE AGE (MALE)	38.0	32.7	32.6
AVERAGE AGE (FEMALE)	38.9	36.2	34.5
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	1,373	5,107	16,834
# OF PERSONS PER HH	3.3	3.5	3.3
AVERAGE HH INCOME	\$34,999	\$36,132	\$45,476
AVERAGE HOUSE VALUE	\$98,941	\$117,801	\$169,227

* Demographic data derived from 2020 ACS - US Census

JACOB STROM

O: 312.676.1869

jacob.strom@svn.com

DISCLAIMER

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.

JACOB STROM

O: 312.676.1869

jacob.strom@svn.com

ADVISOR BIO 1



JACOB STROM

Senior Advisor

jacob.strom@svn.com
Direct: 312.676.1869 | Cell: 319.621.1307

PROFESSIONAL BACKGROUND

Jacob Strom serves as a Senior Advisor at SVN | Chicago Commercial with over 17 years of experience in all aspects of Retail Real Estate Brokerage including development, leasing, sales, tenant representation, landlord representation, marketing, and site selection. His primary focus is in retail sales, leasing and tenant representation, where he has immeasurable experience working with Landlords and Tenants not only the Chicago DMA but throughout the state of Illinois and Northwest Indiana.

A graduate of the University of Iowa, colleagues and clients describe Jacob as a progressive, driven, down-to-earth, business expert and community leader who can be relied on to offer superior solutions that efficiently deliver desirable results.

When he is not scouring the Chicago area for real estate, his passion is helping others and volunteering. He has served as the Secretary of the Board of Directors for KEEN Chicago for over a decade and volunteers regularly with organizations such as My Block, My Hood, My City, Jet City, and The Greater Chicago Food Depository. In addition to being a real estate broker, Jacob works extremely hard to be a broker of good to make his community and the world a better place.

EDUCATION

University of Iowa - BA in Communication Studies / Minor in Business Administration

MEMBERSHIPS

International Council of Shopping Centers

SVN | Chicago Commercial
940 West Adams Street, Suite 200
Chicago, IL 60607
312.676.1866

JACOB STROM
O: 312.676.1869
jacob.strom@svn.com