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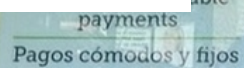


OPORTUN

LEASE
4013 W. 26th St.
CHICAGO, IL 60623

PRESENTED BY:

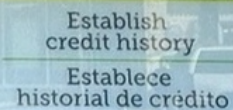
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payments
Pagos cómodos y fijos

4013

OPORTUN



Establish
credit history
Establece
historial de crédito



COMPRAMOS



SVN
CHICAGO COMMERCIAL

DISCLAIMER

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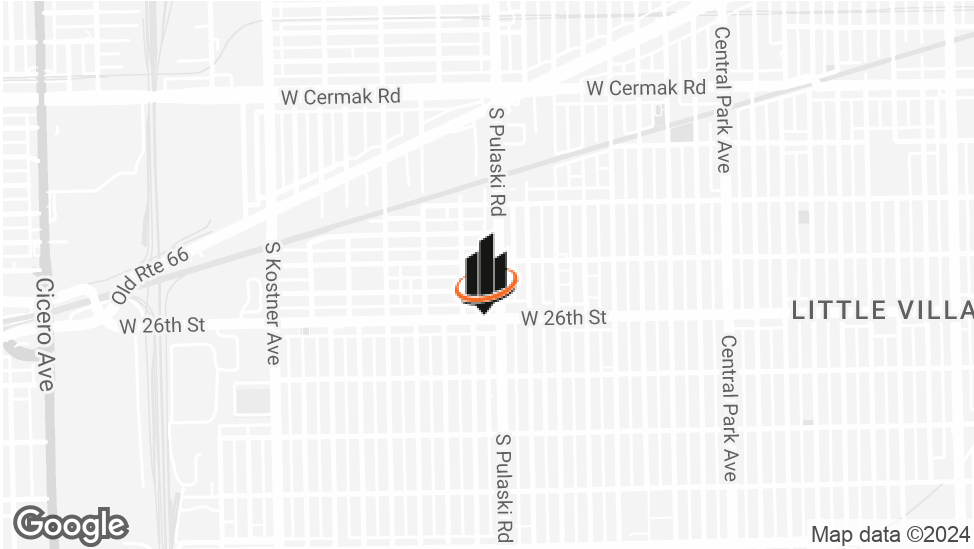
To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$30.00 PSF NNN
BUILDING SIZE:	12,700 SF
AVAILABLE SF:	1,000 SF
ZONING:	B1-3
MARKET:	Chicago
SUBMARKET:	Little Village

PROPERTY OVERVIEW

SVN Chicago Commercial proudly presents 4013 W. 26th St. now available FOR LEASE. Located in the dynamic heart of Little Village, this property offers an enticing blend of prime location, vibrant demographics, and easy accessibility, attracting abundant foot traffic. Enhanced by a thriving retail landscape featuring national and regional brands, this 1,000 SF former Oportun Office Space holds immense potential for a variety of uses. Additionally, 1-2 employee parking spaces conveniently situated at the rear. Furthermore, the space can be expanded up to 2,000 sq. ft., complemented by its B1-3 zoning, promising endless possibilities for growth and customization.

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LOCATION INFORMATION

STREET ADDRESS	4013 West 26th Street
CITY, STATE, ZIP	Chicago, IL 60623
COUNTY	Cook
MARKET	Chicago
SUB-MARKET	Little Village
CROSS-STREETS	26th St. & Pulaski

PROPERTY HIGHLIGHTS

- Great Visibility to 26th
- National and regional co-tenancy in primary retail corridor
- Immediately adjacent to Walgreens on the corner
- Building and blade signage
- Combined 24,000+ vehicles per day at the intersection of 26th St. (12,000 VPD) and Pulaski Rd. (12,700 VPD)
- Vibrant Little Village neighborhood
- Fully built-out office space
- 1-2 parking spaces
- Ability to increase space size up to 2,000 SF

ADDITIONAL PHOTOS



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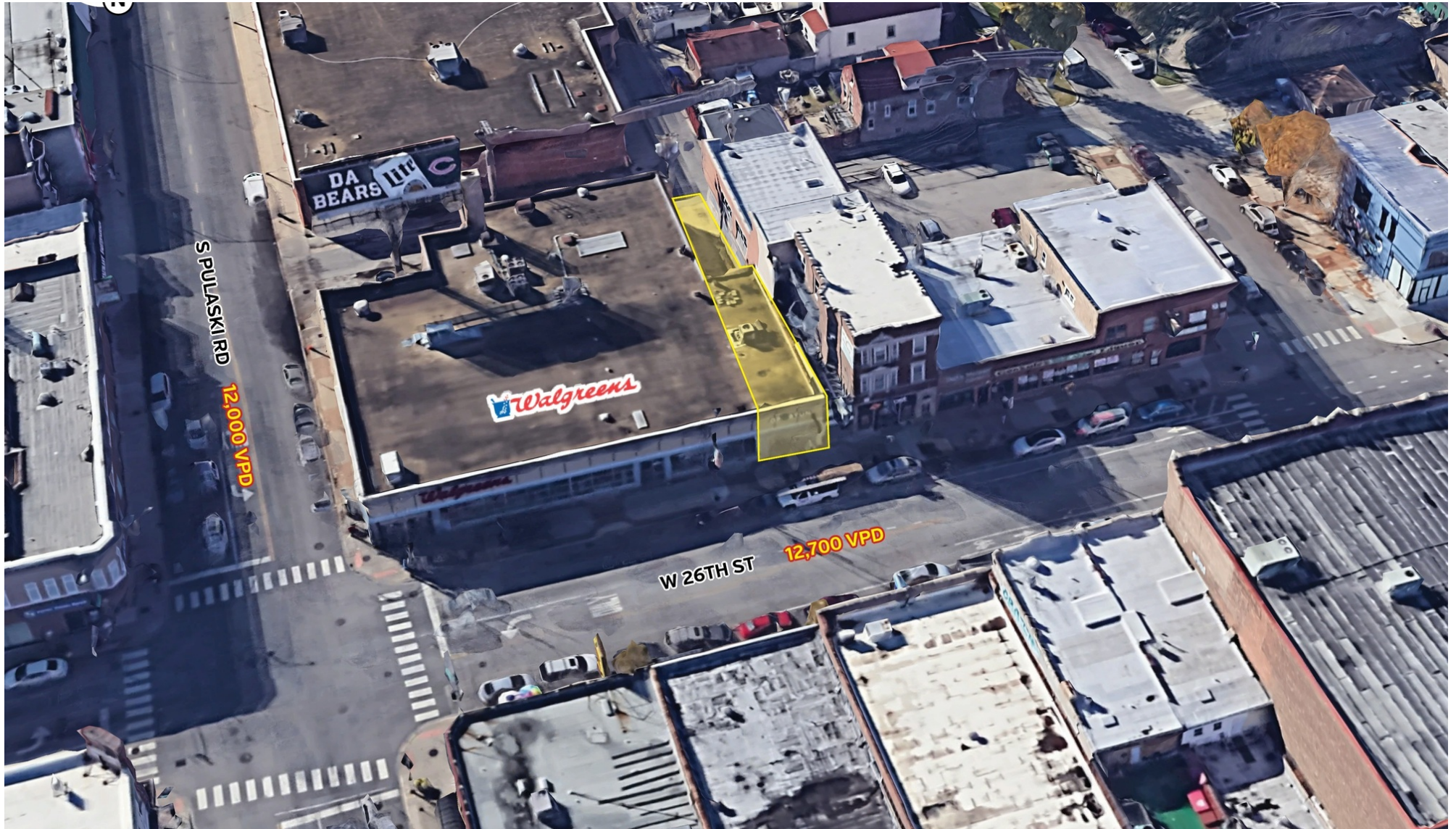
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BIRDSEYE AERIAL



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RETAILER MAP

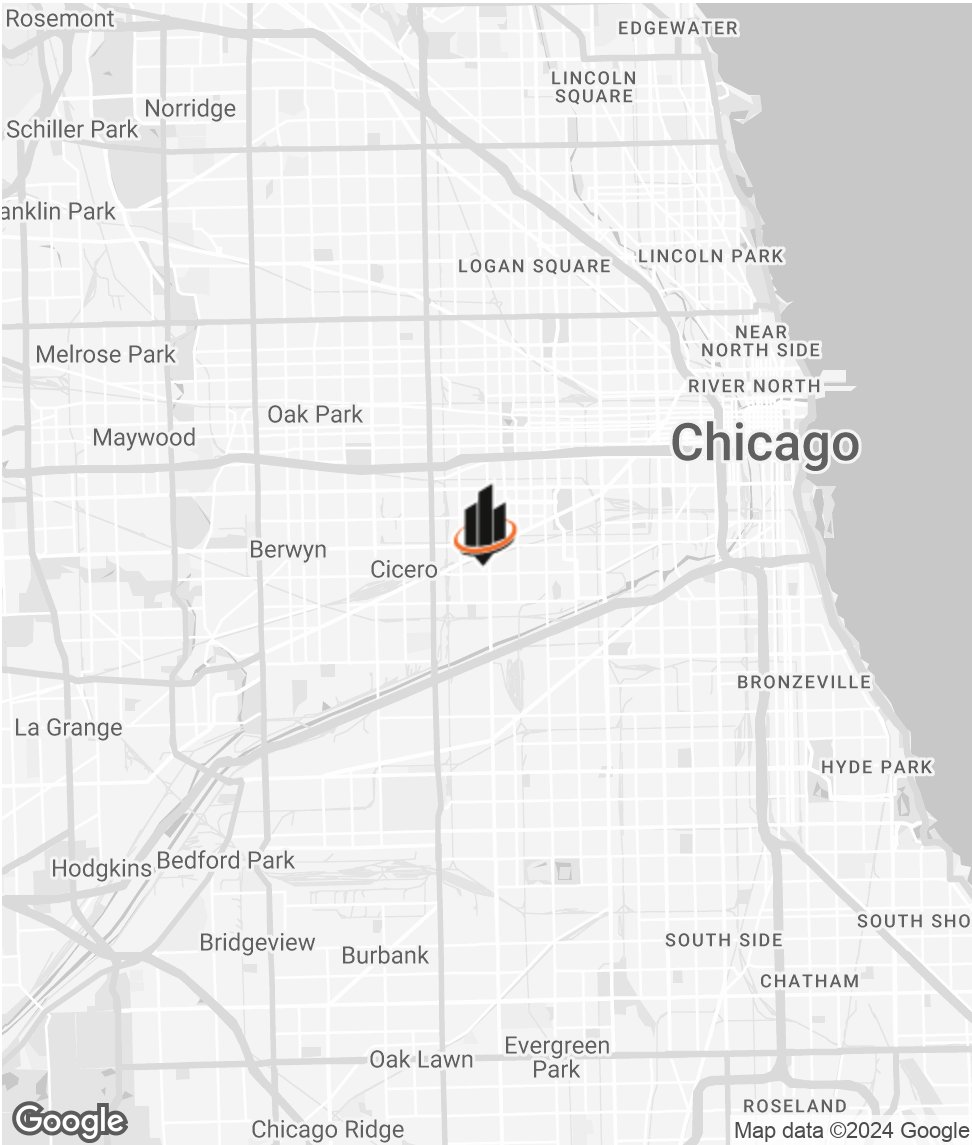


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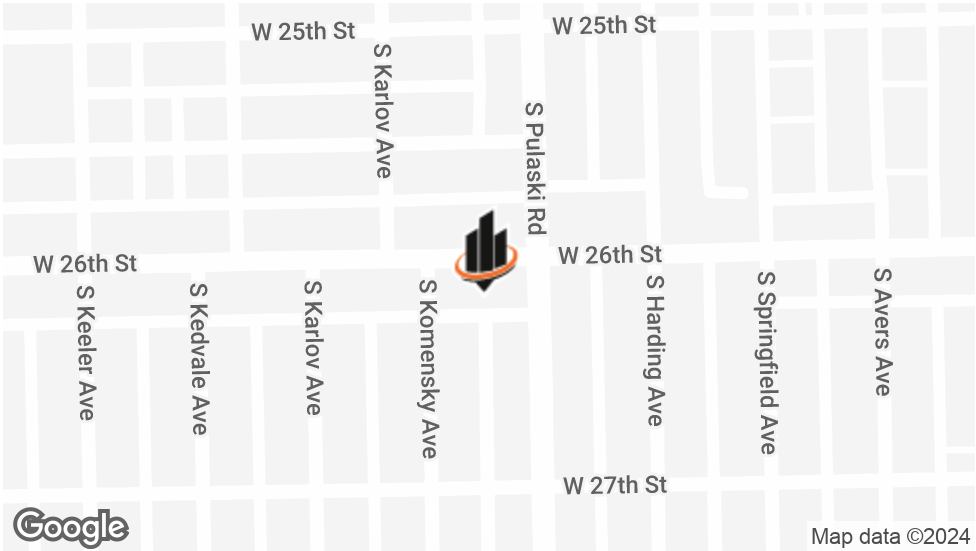
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LOCATION MAP



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LOCATION OVERVIEW

Little Village, nestled within Chicago, embodies a charming 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.

DEMOGRAPHICS MAP & REPORT

POPULATION

0.25 MILES0.5 MILES1 MILE

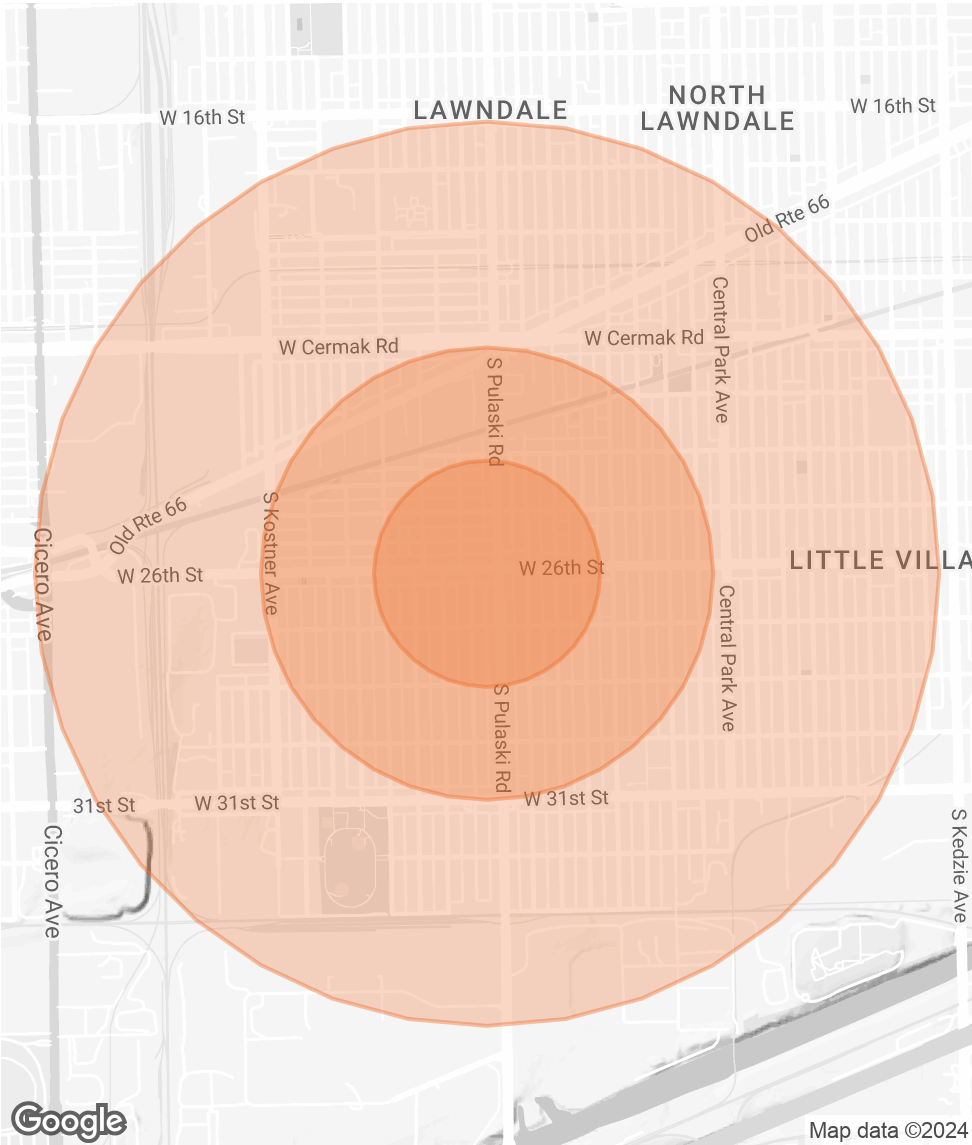
TOTAL POPULATION	4,441	17,398	49,781
AVERAGE AGE	36.4	34.5	33.6
AVERAGE AGE (MALE)	39.5	36.4	33.7
AVERAGE AGE (FEMALE)	33.4	32.1	33.7

HOUSEHOLDS & INCOME

0.25 MILES0.5 MILES1 MILE

TOTAL HOUSEHOLDS	1,636	6,164	18,087
# OF PERSONS PER HH	2.7	2.8	2.8
AVERAGE HH INCOME	\$47,890	\$48,348	\$45,803
AVERAGE HOUSE VALUE	\$169,180	\$167,866	\$186,218

* Demographic data derived from 2020 ACS - US Census



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