

100 % NNN LEASED DOWNTOWN EVANSTON TROPHY RETAIL INVESTMENT

*810-812 Grove Street
Evanston, IL 60201*



RETAIL PROPERTY FOR SALE

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PROPERTY INFORMATION



Offering Summary

Sale Price:	Subject To Offer
NOI:	\$245,048
Occupancy:	100%
Building Size:	8,042 SF
Lot Size:	0.2 Acres
Year Built:	1940
Renovated:	2014
Zoning:	D-2

Property Overview

810–812 Grove Street is an opportunity to acquire a fully leased retail investment in the heart of Downtown Evanston anchored by two established restaurant tenants operating under triple-net (NNN) leases. The property is occupied by Cupitol Coffee & Eatery and Tian Bistro providing investors with stable cash flowing asset with minimal landlord responsibilities. Situated within Evanston's vibrant retail corridor, the property benefits from exceptional pedestrian traffic, affluent surrounding neighborhoods, Northwestern University's approximately 23,000 students, faculty, and staff, and immediate access to both CTA and Metra transit. Zoned D-2 (Downtown Retail Core District), the asset occupies a premier infill location with strong long-term real estate fundamentals, intrinsic land value, and future redevelopment potential. Generating a current Net Operating Income (NOI) of \$245,048, the offering provides investors a rare opportunity to acquire a passive, income-producing asset in one of Chicago's most desirable and supply-constrained suburban retail markets. Additionally, the property is located in a dominant retail corridor with neighboring retailers including Trader Joe's, Walgreens, Whole Foods, LA Fitness, Giordano's, McDonald's, Panera Bread, Buffalo Joe's, Burger King, and Chase Bank among many others.

Property Highlights

- 100% NNN leased to Cupitol Coffee & Eatery and Tian Bistro producing an NOI of \$245,048
- Premier infill location with excellent visibility and strong pedestrian traffic
- Steps from the Davis Street/Evanston Metra Station
- Zoned D-2 (Downtown Retail Core District), allowing for long-term redevelopment and value enhancement potential

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LOCATION INFORMATION

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LOCATION DESCRIPTION



Location Description

810–812 Grove Street is strategically positioned on the south side of Grove Street, just east of the signalized intersection of Grove Street and Sherman Avenue in the heart of Downtown Evanston, one of the Chicago metropolitan area's most established and desirable mixed-use districts. The property enjoys exceptional accessibility, located within walking distance of both the Davis and Dempster CTA Purple Line stations, the Davis Street Metra (Union Pacific North) station, and less than four (4) miles east of Interstate-94, providing convenient regional connectivity throughout the North Shore and downtown Chicago. The asset also benefits from its proximity to Northwestern University, one of the nation's premier research institutions, whose more than 23,000 students, faculty, and staff generate consistent year-round demand for dining, retail, and entertainment. Surrounding national and local retailers include Trader Joe's, Whole Foods Market, Walgreens, LA Fitness, Chase Bank, Panera Bread, McDonald's, Giordano's, Buffalo Joe's, Blaze Pizza, Dollop Coffee Co., and numerous boutique retailers, restaurants, and service providers that contribute to the area's vibrant commercial environment.

Downtown Evanston is widely recognized as one of the strongest suburban retail markets in the Chicago region, supported by an affluent residential population, a highly educated workforce, and one of the highest pedestrian concentrations outside of the City of Chicago. The district serves as both the commercial center for Evanston and the primary retail destination for Northwestern University, creating a diverse customer base comprised of residents, students, professionals, and visitors. Strong demographic fundamentals, excellent public transportation access, and a dense mix of residential, office, hospitality, and institutional uses drive sustained foot traffic throughout the day and evening, resulting in consistently strong retailer performance and limited retail vacancy. As one of the North Shore's most established urban retail corridors, Downtown Evanston continues to attract both national brands and locally acclaimed operators, reinforcing its long-term appeal as a premier retail investment location.

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RETAIL PROPERTY FOR SALE

RETAILER MAP



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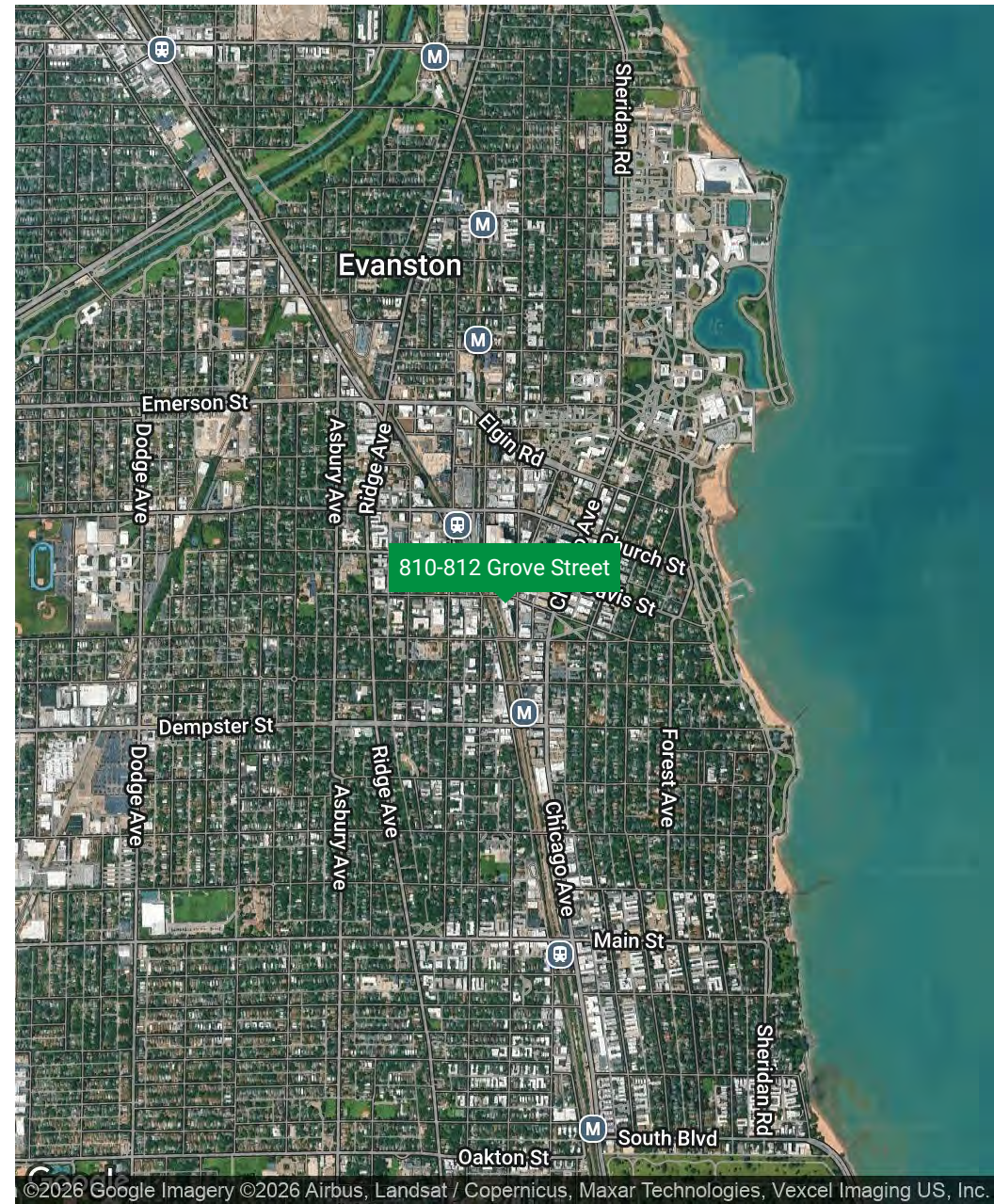
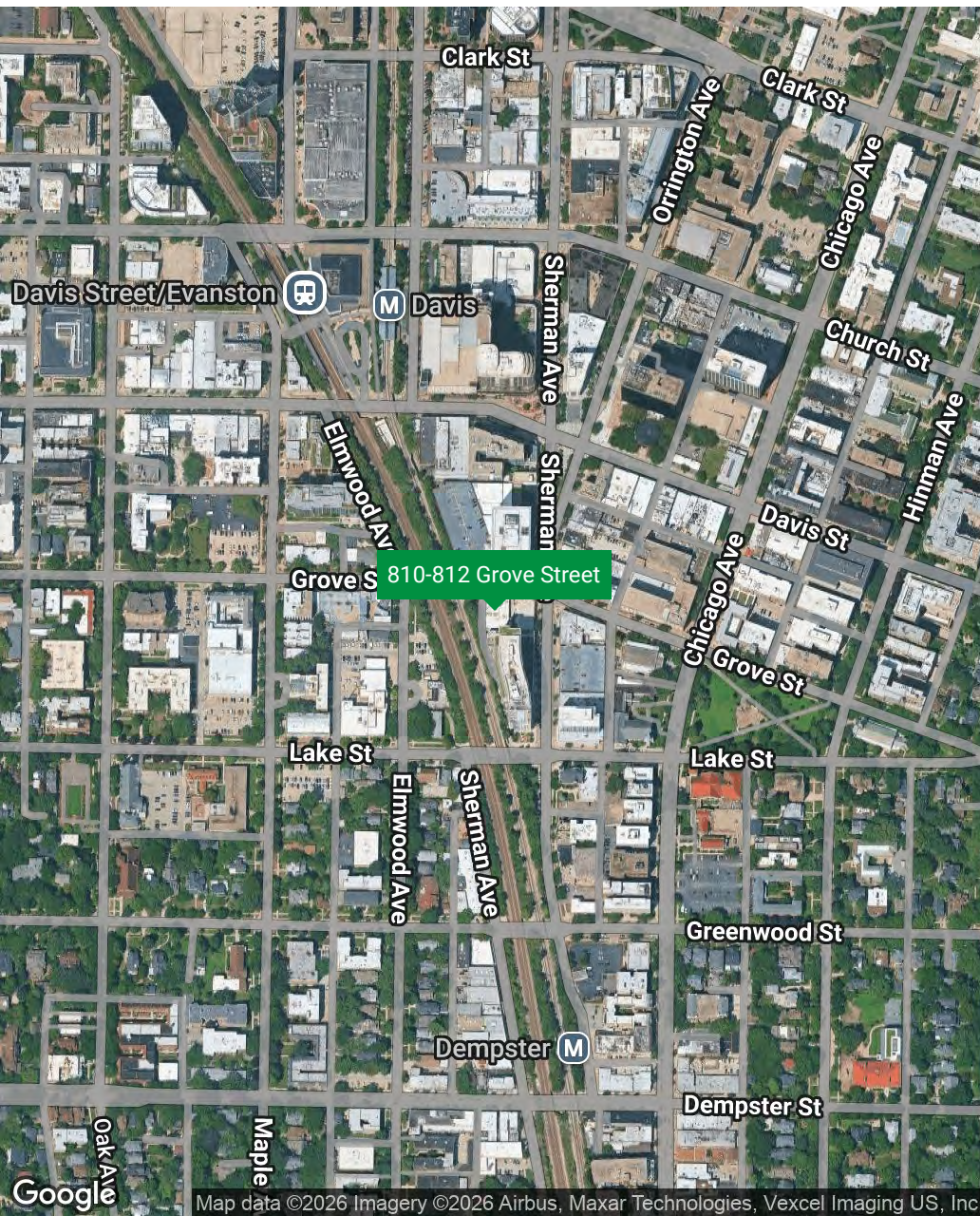
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LOCATION MAP



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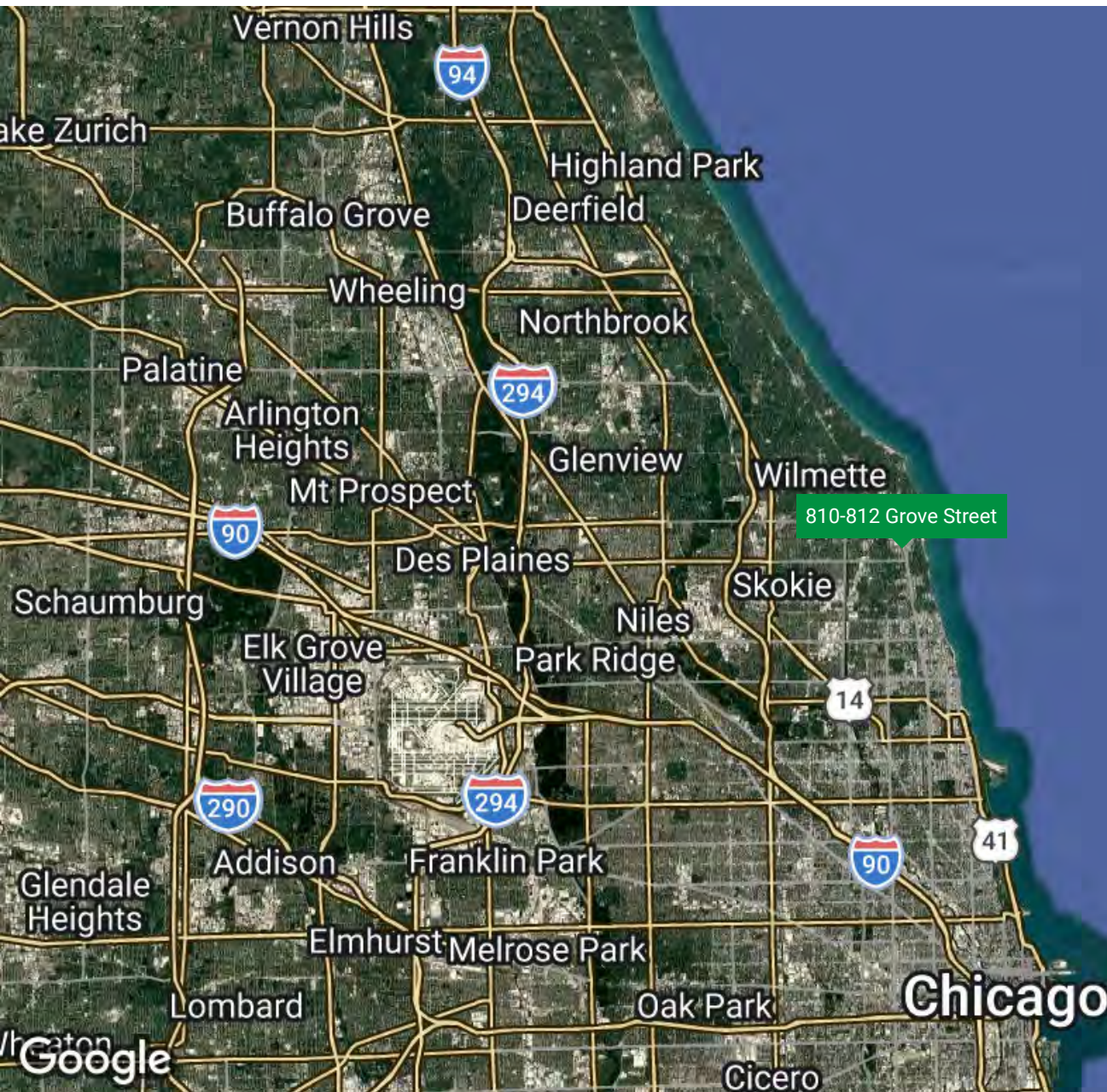
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AERIAL MAP



Map data ©2026 Google

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FINANCIAL ANALYSIS

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RENT ROLL

Suite	Tenant Name	Size SF	Price / SF / Year	Annual Rent	Lease Start	Lease End
810	Tian Bistro	4,222 SF	\$25.75	\$108,717	02/27/2025	02/28/2031
812	Cupitol Coffee & Eatery	3,820 SF	\$38.84	\$148,369	10/27/2015	05/31/2028
Totals		8,042 SF	\$64.59	\$257,085		

Tian Bistro has one (1) five (5) year option with 3% annual escalations

Cupitol Coffee & Eatery has two (2) five (5) year options remaining with 2% annual increases

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Income Summary

Rent	\$258,290
Recoverable Income	\$125,828
Gross Income	\$384,118

Expenses Summary

Non-Recoverable Expenses	\$10,975
Repairs & Maintenance	\$2,800
Taxes	\$94,705
Insurance	\$12,299
General & Administrative	\$18,291
Operating Expenses	\$139,070
Net Operating Income	\$245,048



DEMOGRAPHICS

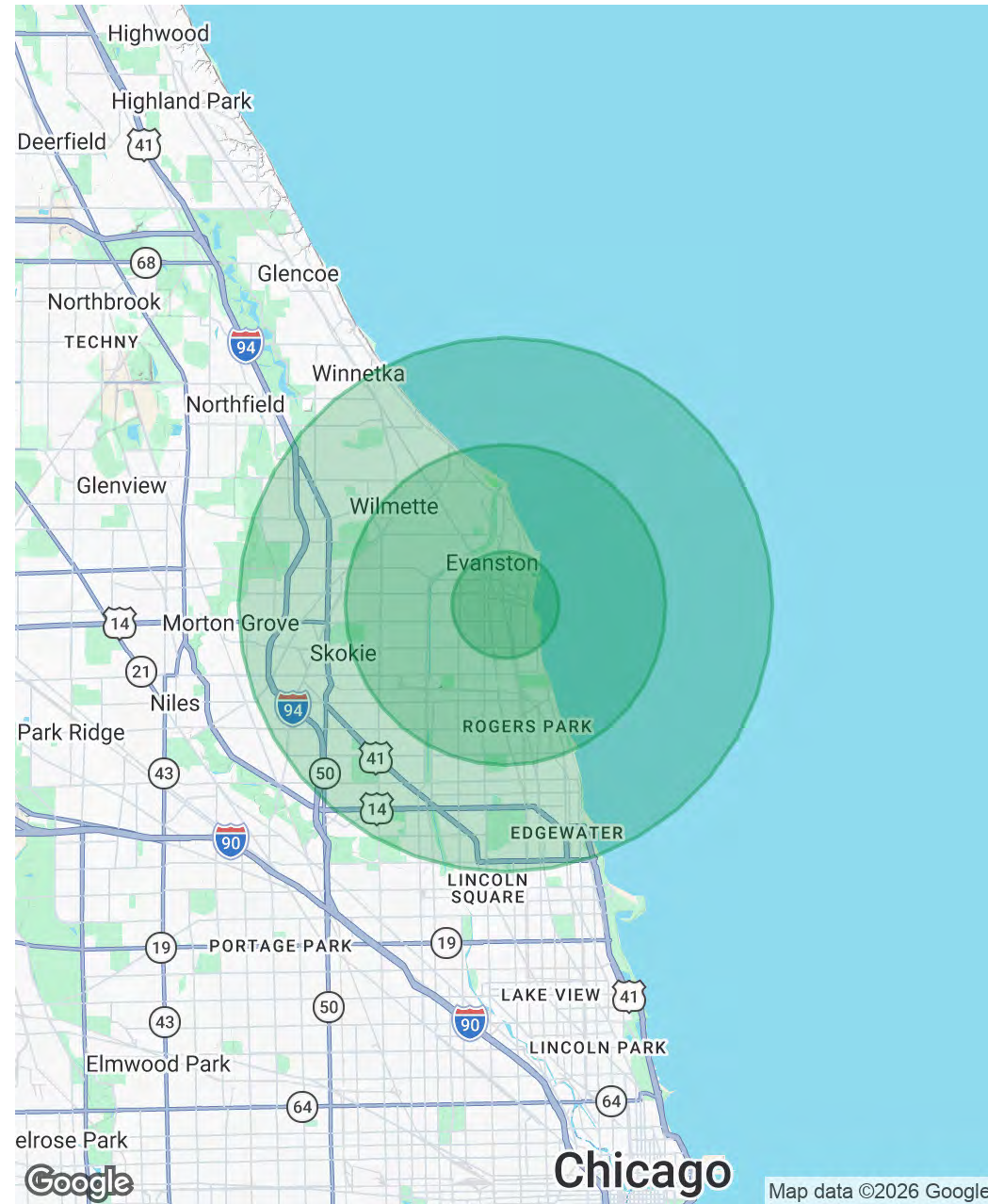
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DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
Total Population	34,070	182,211	436,177
Average Age	36.2	40.4	40.1
Average Age (Male)	34.9	39.6	39.7
Average Age (Female)	37.4	40.9	40.5

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	14,244	74,411	177,276
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$136,351	\$140,527	\$131,720
Average House Value	\$535,422	\$507,583	\$490,076

2023 American Community Survey (ACS)



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