

RESTAURANT FOR SALE & SPACE FOR LEASE **3800 NORTH CLARK STREET, CHICAGO, ILLINOIS**



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*Broker is an owner in the property

Offering



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Turnkey Iconic Restaurant & Brewery Prime Wrigleyville / Lakeview Location

Rare opportunity to acquire a well-established (35+ years), fully built-out restaurant in one of Chicago's most vibrant dining and entertainment corridors. Located at **3800 N. Clark Street**, just steps from Wrigley Field and surrounded by dense residential and retail activity, this high-visibility corner location benefits from exceptional foot traffic year-round.

The restaurant features a **fully equipped commercial kitchen, bar service, spacious dining areas, basements for storage/prep kitchen/walk in coolers/office space, tree lined outdoor patio seating along Grace Street**, all of which would allow a new operator to seamlessly continue operations or introduce a new concept. The space has strong street presence and a layout ideal for both casual dining and private parties.

Additional highlights include:

- **Turnkey operation** with existing FF&E included
- **Prime Clark Street frontage** with significant pedestrian traffic
- **Established neighborhood restaurant location** in Lakeview / Wrigleyville
- **Full commercial kitchen and bar infrastructure**
- Opportunity to **retain existing concept or rebrand**
- Surrounded by dense residential population, nightlife, and tourism
- Strong demand for dining and entertainment venues in the immediate area

This is an ideal opportunity for an experienced restaurateur or hospitality group seeking a **flagship Chicago location** without the time and cost of a full buildout.

Business and/or Real Estate Opportunity:

- **The property owner has common ownership with the owner of Uncommonground.** As such the lease terms are flexible. *Listing broker is an owner in the building.
- **Uncommonground :** Purchase the FF&E and concept or re-concept the space.
- **3800 North Clark – Real Estate:** Option to purchase the entire building.
- **1st Floor Space Size:** 3,056 to 5,692 square feet
- **Basement Space:** Walk in coolers, dry storage, prep kitchen, office, keg storage, green room.
- **Seating:** 94 to 144 inside and 72 outside
- **Licenses:** Brewpub (incidental liquor), Food Establishment, PPA (Public Place of Amusement), Sidewalk Café Permit
- Additional financials, lease and sale terms are available upon request with signed NDA.

Other Highlights:

- **Goodwill of 35 years of** hospitality in the same location
- Immediate acquisition of licenses & continuing business with easy transfer to new operator to re-brand with a "DBA"
- **Wrigleyville/Cubs:** 2nd largest tourist attraction in the city of Chicago. Cubs are also investing tremendous amounts of \$\$ in the neighborhood to make this a year-round destination.
- **Goodwill** of huge brand recognition. **65,000 guests** on mailing list. Trademark (Uncommon Ground & Greenstar brewing), websites, large social media presence.
- Big ticket items for build-out already in place. Uncommon ground has invested over **\$700,000** in expansion build outs over the years. (New storefronts, black iron, hood systems, fire suppression, ventilation, new mechanicals.)

Uncommonground Highlights



About Uncommon Ground

Founded in 1991, Uncommon Ground is a Chicago institution dedicated to seasonal, organic cuisine and community engagement. Through its farm-to-table menu, Greenstar Brewing, and storied music program, it has remained a leader in sustainable business practices for over three decades. <https://www.uncommonground.com/>

Since opening as a small coffeehouse in 1991, Uncommon Ground has grown into a world-renowned brand, twice named the "**Greenest Restaurant in America**" by the Green Restaurant Association. The sale offers a rare opportunity to acquire a "turn-key" operation that includes:

- **Greenstar Brewing:** Illinois' first certified organic brewery, known for award-winning craft beers like the GABF gold-medal-winning Bateman Bier Amber Lager.
<https://www.uncommonground.com/greenstar-brewing>
- **Pioneering Sustainability:** An establishment that helped launch the nation's first certified organic rooftop farm, organic sidewalk cafe and utilizes solar thermal panels to heat the restaurant's water.
- **A Historic Stage:** An intimate listening room with a legendary reputation, having hosted early career performances by **Jeff Buckley**, Glen Hansard, Andrew Bird, Josh Ritter and Train.
- **Prime Real Estate:** A versatile, nearly 5,000+ square-foot space at 3800 N. Clark St. just one block from Cubs/Wrigley Field's Gallagher Way, featuring an organic brewery, a large sidewalk café, an outdoor beer garden and two private dining rooms.

Uncommon Ground awards & accolades

Gold Medal – Amber Lager – Great American Beer Festival 2024
Greenest Restaurant in the US – Green Restaurant Association
USGBC "Environmotion" Award - USGBC
Mayor's Landscaping Award – 4 years
Snail of Approval – Slow Food
National Restaurant Association Innovation Award
1st Organic Brewery in the State of Illinois – MOSA
1st Certified Organic Rooftop Farm in the US - MOSA
Governor's Sustainability Award
Best New Breakfast Spot – Time Out Chicago
Best Open Mic – Chicago Reader
Best Concert of the Year – Chicago Tribune
Best New Restaurants – Chicago Magazine
Most Sustainable Restaurant – Lakeview Chamber of Commerce
Chicago's Best Hot Chocolate – Chicago Magazine
Recognized as one of the healthiest restaurants in Chicago – US Healthful Food Council
Chicago's Healthiest Kids Menu – GOOP
Innovative Operator of the Year - National Restaurant Association



Pricing & Lease Information



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Restaurant Opportunity:

- Key Money - FF&E (see summary): \$300,000

Lease Offering:

- **Space Summary:** Total of 3,056 to 3,888 +/- square feet
 - 3800 N. Clark: 1,246 +/- square feet
 - 1214 W. Grace: 857 +/- square feet
 - 1220 W. Grace: 953 +/- square feet
 - *Optional Music/Dinning Room:* 3804 N. Clark: 832 +/- square feet
- **Basement Space:** Walk in coolers, dry storage, offices, utilities, and prep kitchen.
- **Outdoor Space:** Licensed for 72 seats

Rent Structure

- **Lease Structure:** Net Lease
- **Lease Term:** 5+ years
- **Asking Base Rent:** \$45.00 PSF
- **Estimated Expenses:** \$9.00 psf (Taxes, Insurance, Building CAM)
 - Prorate Share: 26.84%

UG & Brewery F F & E (larger items)

Furniture:	Quantity
Wood Dining Chairs	48
Metal Dining Chairs	66
24" x 32" wooden tables	78
Wood & upholstered bar stools	16
Metal Bar Stools white	8
Metal Bar Stools black	6
Host Stand	1
High Top Tables 24 x 32	4
High Top Tables 24" round	4
Fire Table	2
Patio Heaters	6
Sidewalk Café Tables 24 x 48	10
Sidewalk Café Tables 24 x 32	14
Sidewalk Café Chairs metal	72
Sidewalk Café Umbrellas	10
Side Table reclaimed wood	4
Fireplace	2

Kitchen Equipment:	Quantity
Deep Fryers	3
48" sandwich top refrigerator	2
60" sandwich top refrigerator	1
36" flat top griddle	1
32" flat top griddle	2
48" salamander broiler	1
36" chairbroiler	1
6 burner stove & oven	2
undercounter refer draws	1
Heat Lamps	4
Microwave	1
Conveyer Toaster	1
36" stainless shelf	2
48" stainless shelf	2
60" stainless plate shelf	1
2 door upright refrigerator 48"	2
single door upright refrigerator	1
60" double door refrigerator	0
25' stainless hood (2 motors)	1
25' Fire suppression system	1
32" single bowl prep sink	3
18" hand sink	4

Prep Kitchen (basement)	Quantity
walk in prepared food cooler	1
walk in produce cooler	1
upright freezer	1
chest freezer	2
Double door convection oven	1
Floor mount mixer	1
Table top mixer	1
Conduction burners	4
Robot Coupe	2
Commercial blenders	2
undercounter refrigerators	2
48" stainless prep table	4
60" stainless prep table	1
Metro shelving	4
Bakery racks	3
Commercial immersion blender	1

Service Equipment	Quantity
Commercial Coffee Brewing	
Grocery store coffee grinder	3
Espresso Grinders	3
Espresso Machine	1
undercounter 32" refrigerator	2
undercounter 24" refrigerator	2
Hand sinks	8
3 compartment Sink	3

Uncommon Ground (larger items)



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Sound System:	Quantity
Crown Power Amp	1
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Mixing iPad	2
Projection screen	1
Projector	1
House Main Speakers	2
House Main Monitors	4
Shure Microphones:	
SM 58	14
SM 57	4
KSM 32	2
VP88	1
Beta 87A handheld mic & amp	2
Beta 87a	1
Instrument mics	3
Beta 5sA drum mic	1
Boom Mic Stands	6
Straight mic stands	3
guitar stands	4
music stands	4

Bar Equipment	Quantity
72" counter height refrigerator	1
24" undercounter refrigerator	1
3 compartment sink	1
Stainless shelving	4
metro shelving w wood tops	2
Stainless service well	2
Stainless Steel liquor rails	4
2 hopper slushee machine	1
Hot beverage dispenser	1
12 faucet beer dispensing system	1
Glycol system for taps	1

** FF&E list is subject to change. Small items and inventory is TBD. Items available are dependent on which spaces are leased*

Aerial



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Aerial-Building Video: <https://www.youtube.com/watch?v=lvSSheVjg4I>

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Bar & Dinning Room Photographs



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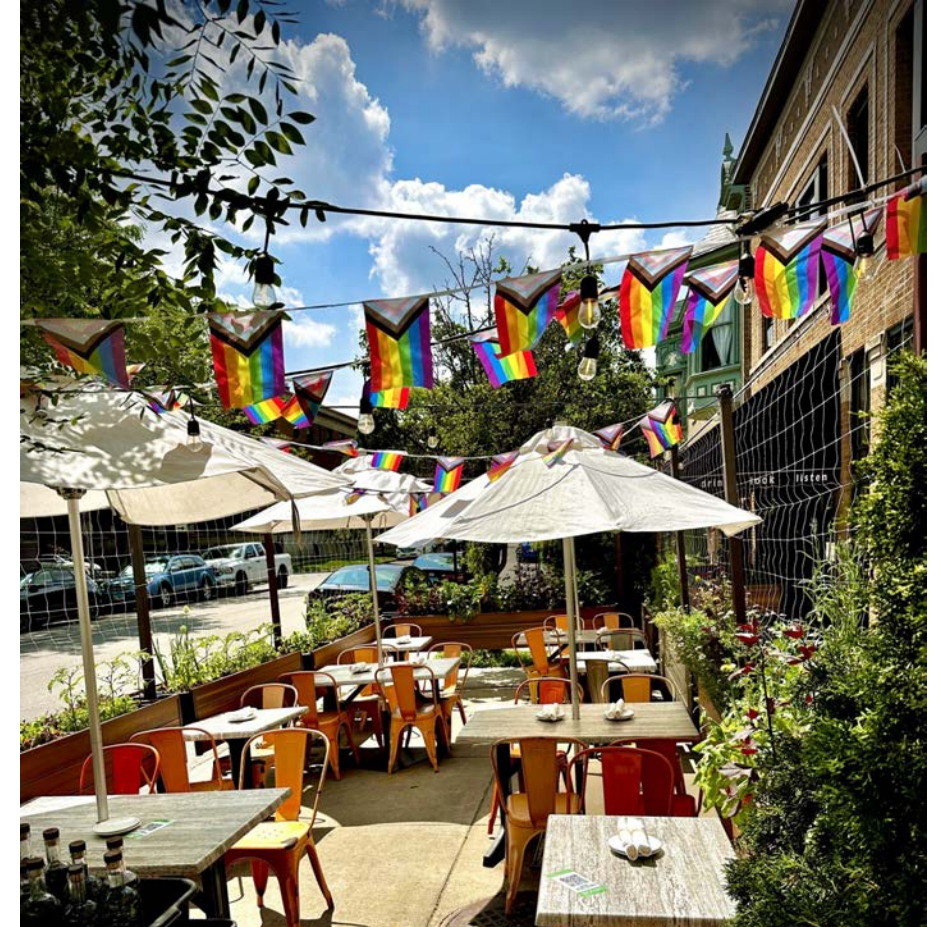
Dining Room Photographs



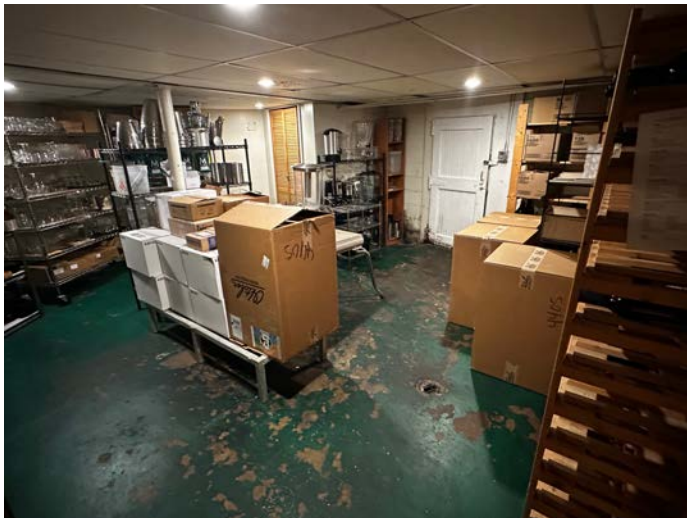
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Outdoor Patio Photographs



Basement – Liquor/Dry Storage, Office, Walk in Cooler



Basement – Prep Kitchen & Storage



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Restaurant Floor Plan



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