

O F F E R I N G M E M O R A N D U M

2422 Dempster Street

Evanston, Illinois 60202

\$1,250,000



Owner-User or Redevelopment Opportunity

Single-Story Commercial Property on the High-Visibility Dempster Corridor

P R E S E N T E D B Y

The Forward Group at REAL Broker

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C O - F O U N D E R S & C O - L E A D S

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CONFIDENTIALITY & DISCLAIMER

This Offering Memorandum has been prepared by The Forward Group at REAL Broker ("Broker") for the exclusive use of prospective purchasers in evaluating the possible purchase of the real property located at 2422 Dempster Street, Evanston, Illinois 60202 (the "Property"). This document is confidential and is intended solely for the purpose stated above.

By accepting this Offering Memorandum, the recipient acknowledges and agrees that:

- The information contained herein is confidential and shall not be reproduced, distributed, or shared with any third party without the prior written consent of the Broker.
- The recipient will conduct their own independent investigation and due diligence to verify the accuracy and completeness of all information contained herein prior to making any purchase decision.
- Neither the Broker, the Seller, nor their respective agents warrant or guarantee the accuracy of the information contained in this Offering Memorandum.
- This Offering Memorandum is not intended to be, and does not constitute, an offer to sell or a solicitation of an offer to buy the Property.
- The Seller reserves the right, at its sole discretion, to accept or reject any offer, to withdraw the Property from the market, or to modify the terms of the offering at any time.
- All financial projections, market data, and other estimates contained herein are provided for illustrative purposes only and do not represent guarantees of future performance.

Recipients are advised to consult with their own legal, tax, financial, and other professional advisors before making any decisions regarding the Property.

EXECUTIVE SUMMARY

The Forward Group at REAL Broker is pleased to present the exclusive listing of 2422 Dempster Street, a single-story commercial property in Evanston, Illinois. Currently owned and occupied by the Tibetan Alliance of Chicago, the Property offers a rare opportunity for owner-users, community-serving organizations, or investors seeking a redevelopment or repositioning play in one of Chicago's most established North Shore submarkets. The offering is a three-parcel assemblage — the Dempster Street building together with two adjoining Seller-owned parcels on McDaniel Avenue that provide the site's private on-site parking — offered together to a single buyer.

PROPERTY AT A GLANCE

Address	2422 Dempster Street (with 1235 & 1237 McDaniel Avenue), Evanston, IL 60202
PINs (3 parcels)	10-24-100-030-0000 (Dempster); 10-24-100-024-0000 (1237 McDaniel); 10-24-100-025-0000 (1235 McDaniel)
Property Type	Three-parcel assemblage — commercial building + adjoining parking parcels
Current Use	Cultural Facility / Community Center
Building Size	Approximately 5,000 SF (includes main building and rear kitchen structure)
Combined Lot Size	≈ 11,000 SF (±0.25 acre) across 3 contiguous parcels
Offering	All three parcels owned by Seller and sold together to a single buyer
Zoning	C-2 Commercial District
Ward	2 (Councilmember Krissie Harris)
Asking Price	\$1,250,000
Price per SF	Approximately \$250/SF
CDBG Target Area	Yes
Historic Designation	None
Property Tax Status	Currently exempt (nonprofit ownership)

INVESTMENT HIGHLIGHTS

- **Prime Dempster Corridor Location.** Single-story commercial building on a high-visibility stretch of Dempster Street, offered together with two adjoining Seller-owned parcels that provide private, on-site parking.
- **Broad Permitted Use Profile.** C-2 zoning allows cultural facility, religious institution, educational institution, government institution, office, retail, restaurant, and other uses by right.
- **Owner-User Ready.** Built-out interior with multiple rooms suitable for immediate occupancy by community-serving organizations, professional users, or educational institutions.
- **Redevelopment Potential.** Development standards permit up to 45 feet by right, up to 60 feet with Planned Development approval.
- **CDBG Target Area.** Located within a designated Community Development Block Grant Target Area, potentially opening funding pathways for qualifying nonprofit or community-facility buyers.
- **Established Evanston Location.** Median household income of \$101,916 within one mile; strong demographic profile and transit-adjacent.

PROPERTY OVERVIEW

Property Description

The subject property is a single-story commercial building on approximately 11,000 SF (±0.25 acre, three parcels combined) of land, situated on the north side of Dempster Street between McDaniel Avenue and Pitner Avenue in Evanston, Illinois. The main structure was originally constructed for automotive sales/service use and has been adapted by the current owner into a community and cultural facility serving the Tibetan Alliance of Chicago and its members since 2008. The building shares a common (party) wall with the adjoining commercial property to the west; its Dempster Street frontage and McDaniel Avenue side provide strong visibility and access.

The building features multiple interior rooms including a large main gathering hall, offices, storage areas, and restrooms, with an additional detached kitchen structure at the rear of the property. Interior finishes reflect adaptive reuse for community assembly purposes. The Property includes a private, gated on-site surface parking area on the two adjoining McDaniel Avenue parcels (1235 & 1237), owned by the Seller, with vehicular access from McDaniel Avenue.

Building Specifications

Total Building Size	Approximately 5,000 SF (4,999 SF total per measured floor plan, incl. rear kitchen)
Main Building SF	4,802 SF GLA (per CubiCasa measured floor plan, incl. kitchen)
Stories	1 story
Year Built	Circa 1950s (original auto sales/service building)
Roof Type	Flat membrane
Parking	Private, gated on-site surface parking on the two owned McDaniel parcels (1235 & 1237); vehicular access from McDaniel Avenue

Interior Features

- Large open assembly / gathering room
- Multiple built-out offices
- Storage rooms
- Interior restrooms
- Rear kitchen structure (detached)
- Front entrance vestibule / lobby area

[Detailed interior descriptions and photography to be added following on-site walkthrough.]

PROPERTY PHOTOGRAPHY

Aerial parcel overview and professional property photography.



ASSEMBLAGE OVERVIEW

The offering is three contiguous parcels — the Tibetan Alliance of Chicago building on Dempster Street plus two rear parcels — all owned by the Seller and sold together as a single sale.

- 1 **2422 Dempster St** — Tibetan Alliance building, frontage on Dempster St
[PIN 10-24-100-030-0000](#)
- 2 **1237 McDaniel Ave** — rear parcel · ±3,854 SF
[PIN 10-24-100-024-0000](#)
- 3 **1235 McDaniel Ave** — rear parcel · ±1,086 SF
[PIN 10-24-100-025-0000](#)

Parcel lines are approximate — to be confirmed by plat of survey. Parcel/PIN data per Cook County Assessor records; base imagery via Remine plat map (Google / Maxar). Parcel 2/3 address assignment to be verified by survey.



Front elevation — Dempster Street



Private, gated parking entrance



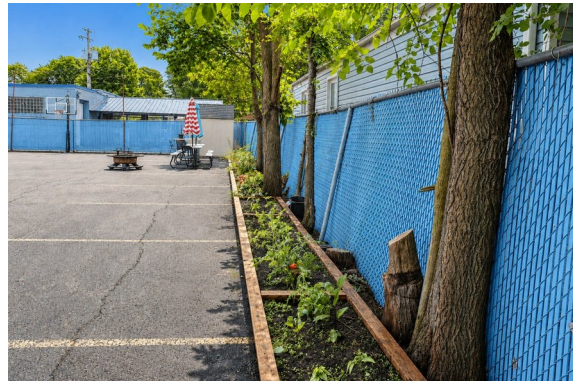
On-site parking — owned McDaniel parcels



Secured, gated lot



Additional on-site parking



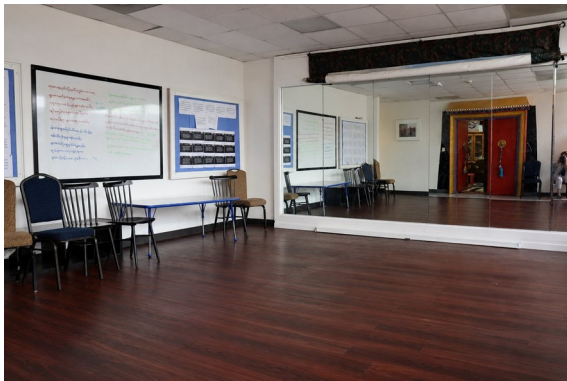
Rear lot / courtyard



Main gathering hall / assembly space



Assembly hall with stage



Front entry / reception room



Office / conference room



Kitchen



Kitchenette



Assembly hall — alternate view



Reception / front room



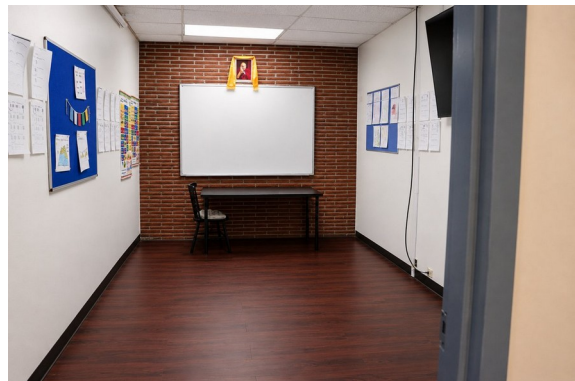
Kitchen — cooking area



Kitchen — wash station

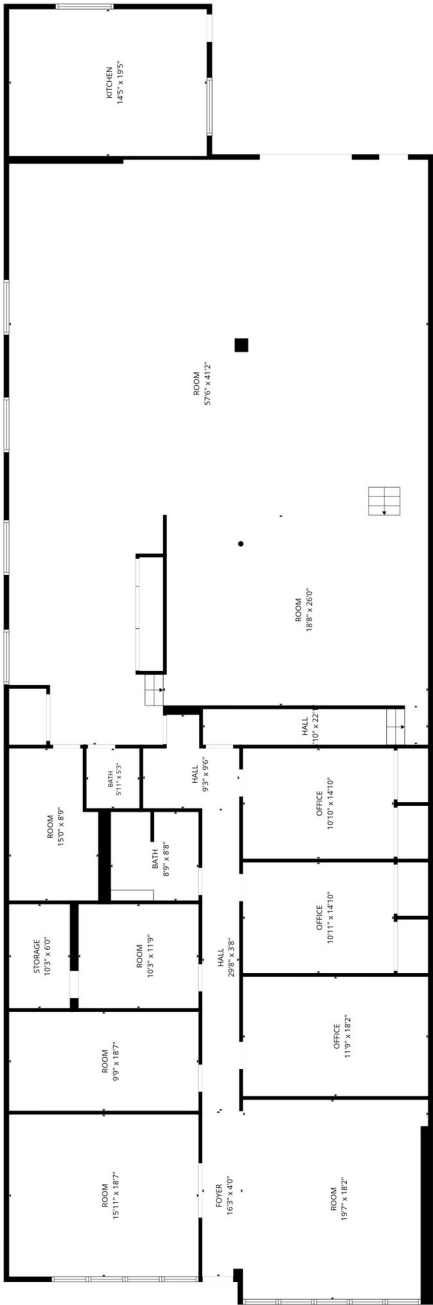


Private office



Meeting / classroom space

FLOOR PLAN



Measured floor plan (CubiCasa)

Total GLA: 4802 sq. ft | Total: 4999 sq. ft
1st floor: 4802 sq. ft (Excluded areas 197 sq. ft)

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

LOCATION & NEIGHBORHOOD

Location Overview

2422 Dempster Street is located in the southern portion of Evanston, Illinois, one of Chicago's most established and desirable North Shore suburbs. The Property sits on Dempster Street, a major east-west commercial corridor connecting Evanston to Skokie, Morton Grove, and the Edens Expressway (I-94). The immediate area is a mix of freestanding commercial properties, small retail, service businesses, and multifamily residential.

Location Highlights

- **Established Commercial Corridor.** Dempster Street is a primary east-west arterial with consistent commercial traffic and visibility.
- **Evanston Ward 2.** Represented by Councilmember Krissie Harris; active community engagement and business support.
- **Transit Access.** Metra Davis Street Station approximately 1.7 miles east; Metra Main Street Station approximately 1.9 miles east (both on the Union Pacific North Line).
- **Highway Access.** Direct access to Edens Expressway (I-94) within approximately 2 miles.
- **Airport Access.** Chicago O'Hare International Airport approximately 26 minutes / 13.7 miles by car.

Demographics (2025 estimates)

Total Population (1 mile)	22,184
Total Population (3 mile)	246,003
Total Population (5 mile)	499,781
Median Household Income (1 mile)	\$101,916
Median Household Income (3 mile)	\$90,370
Median Household Income (5 mile)	\$85,291
Total Households (1 mile)	7,476
Average Age	41
Median Home Value (1 mile)	\$405,018

Source: LoopNet / CoStar demographic data.

Neighborhood Context

The surrounding Dempster Street corridor features a mix of local retail, restaurants, professional services, and freestanding commercial buildings. Immediately adjacent uses include a car wash and detail center to the east and mixed commercial/residential to the west. The neighborhood is known for its diverse community, walkable side streets, and proximity to both Northwestern University and downtown Evanston.

ZONING & DEVELOPMENT ANALYSIS

Zoning District: C-2 Commercial

The Property is zoned C-2 Commercial District under the Evanston Zoning Ordinance, § 6-10-4. C-2 is one of the most versatile commercial districts in Evanston, permitting a wide range of commercial, cultural, educational, religious, office, and retail uses by right.

PERMITTED USES (BY RIGHT)

Uses allowed by right in the C-2 district include, without limitation:

- Cultural Facility
- Religious Institution
- Educational Institution (Private or Public)
- Government Institution
- Office
- Retail Goods Establishment
- Retail Services Establishment
- Financial Institution
- Restaurant (Type 1)
- Food Store Establishment
- Business or Vocational School
- Wholesale Goods Establishment
- Automobile Sales/Service (the Property's original legal use)

DEVELOPMENT STANDARDS

Maximum Building Height (By Right)	45 feet (approximately 4 stories)
Maximum Building Height (With Planned Development)	Up to 60 feet (approximately 5-6 stories)
Maximum Floor Area Ratio (By Right)	1.0
Maximum Floor Area Ratio (With Planned Development)	Up to 2.0
Front Yard Setback	5 feet (building and parking)
Side Yard (abutting street)	5 feet (building and parking)
Side Yard (abutting residential)	15 feet building / 10 feet parking
Rear Yard (abutting residential)	15 feet building / 10 feet parking

Minimum Lot Size	None
Minimum Lot Width	None

REDEVELOPMENT POTENTIAL

Under current C-2 zoning, the Property could support redevelopment up to 45 feet by right (approximately 4 stories). With Planned Development approval from the City of Evanston, additional height (up to 60 feet total) and floor area ratio (up to 2.0) may be achievable. Any redevelopment scenario is subject to standard entitlement processes, community input, and approval by the Evanston Land Use Commission and City Council.

CDBG TARGET AREA

The Property is located within a designated Community Development Block Grant (CDBG) Target Area under the City of Evanston's HUD-funded programs. This designation may open eligibility for federal grant, loan, or subsidy programs for qualifying nonprofit and community-facility buyers pursuing acquisition, rehabilitation, or facility improvement projects. Prospective buyers should verify current program availability and eligibility with the City of Evanston Community Development Department.

NOT APPLICABLE

The Property is NOT located within a historic landmark designation, federal or local historic district, zoning overlay, or Transit-Oriented Development (TOD) zone.

Buyers are advised to obtain independent zoning verification and conduct their own due diligence prior to purchase. A written Zoning Certificate is available upon request from the City of Evanston Planning and Zoning Department.

Source: Evanston Zoning Ordinance, Title 6, Chapter 10, § 6-10-4; Evanston "About My Place" property records.

MARKET ANALYSIS

Evanston Commercial Market Overview

Evanston is a mature, high-demand commercial submarket in the Chicago metropolitan area, characterized by strong demographics, established institutional presence (Northwestern University, NorthShore University HealthSystem), and consistent commercial demand across office, retail, and mixed-use categories. The Dempster Street corridor is a stable, well-trafficked commercial artery with a mix of local businesses, national retail, and freestanding owner-occupied buildings.

Comparable Nearby Listings

The following comparable commercial properties are currently listed or recently transacted in the Evanston / Skokie / North Chicago submarket:

1132 Florence Ave, Evanston	\$1,250,000 / 6,885 SF / Office
3425 Dempster St, Skokie	\$674,000 / 5,200 SF / Office
4023-4025 Church St, Skokie	\$999,000 / 5,651 SF / Retail
1821 Benson Ave, Evanston	\$885,000 / 2,300 SF / Office
1727 Howard St, Evanston	\$549,000 / 3,178 SF / Retail
3012 Central St, Evanston	\$1,500,000 / 5,880 SF / Retail
4907 Oakton St, Skokie	\$650,000 / 2,700 SF / Retail

Source: LoopNet / CoStar public listings, retrieved July 2026.

Pricing Analysis

At an asking price of \$1,250,000 and approximately 5,000 SF, the Property is offered at approximately \$250 per square foot. This pricing is consistent with, and in line at the market for, commercial buildings of comparable size in the Evanston and North Chicago submarket. Additional pricing context and comparable sales analysis available upon request.

FINANCIAL OVERVIEW

Asking Price

\$1,250,000

PRICING METRICS

Asking Price	\$1,250,000 (full three-parcel assemblage)
Approximate Building SF	5,000 SF
Combined Lot Size	≈ 11,000 SF (±0.25 acre), 3 parcels
Price per Square Foot	Approximately \$250/SF
Current Property Taxes	Exempt (nonprofit ownership)
Estimated Property Taxes (Non-Exempt Buyer)	Reassessed upon transfer to a non-exempt owner; buyer to verify with Cook County Assessor

Operating Information

The Property is currently owner-occupied and used as a cultural facility by the Tibetan Alliance of Chicago. As an owner-occupied, tax-exempt property, there is no historical rent roll or Net Operating Income. Operating expense history including utilities, insurance, and maintenance costs available upon request from the Seller for qualified buyers.

CDBG Program Potential

Qualifying nonprofit or community-facility buyers may be eligible for Community Development Block Grant program participation through the City of Evanston. This may include acquisition assistance, rehabilitation funding, or facility improvement grants. Buyer to verify eligibility and program terms with the Evanston Community Development Department.

Sale Structure

The Property is offered for sale in as-is condition. Seller will consider all reasonable offers, including cash and financed transactions. Please refer to the Sale Process section for offer submission instructions.

DUE DILIGENCE MATERIALS

The following due diligence materials will be made available to qualified buyers upon request or obtained during the due diligence period, subject to a confidentiality acknowledgment. Items not currently in the Seller's possession will be obtained or produced during the buyer's due diligence period:

- **Zoning Verification Letter.** Written zoning confirmation from the City of Evanston Planning and Zoning Department.
- **Measured Floor Plan.** Full measured floor plan of the main building and rear kitchen structure.
- **Property Tax History.** Historical property tax records from the Cook County Assessor and Treasurer.
- **Title Report.** Preliminary title commitment available upon offer acceptance.
- **Survey.** Existing survey, if available, or new survey commissioned at Buyer's option.
- **Environmental.** Any available Phase I or Phase II environmental reports.
- **Building Permit History.** City of Evanston building permit records, available through the Evanston Citizen Portal.
- **Utility Cost History.** Historical utility (gas, electric, water, sewer) costs, subject to Seller availability.
- **Property Condition.** Buyer is encouraged to conduct their own professional building inspection during the due diligence period.
- **CDBG Program Documentation.** Guidance on CDBG Target Area programs available from the City of Evanston Community Development Department.

Buyers are strongly encouraged to conduct independent professional due diligence including title, survey, environmental, structural, mechanical, and zoning review prior to closing.

SALE PROCESS & OFFER INSTRUCTIONS

How to Submit an Offer

Offers should be submitted as a formal Letter of Intent (LOI), in writing, to the listing brokerage at the contact information below. Offers should cover all three parcels together. Each Letter of Intent should include, at minimum:

- Proposed purchase price
- Earnest money deposit amount
- Financing contingency (or proof of cash funds)
- Due diligence period requested
- Proposed closing date
- Any material contingencies or conditions
- Buyer identification and background
- Buyer's attorney contact information

Upon acceptance of a Letter of Intent, a definitive Purchase and Sale Agreement will be drawn up by the parties' attorneys.

Offer Review

The Seller and its counsel will review all offers as received. The Seller reserves the right to accept, reject, or counter any offer at its sole discretion, to negotiate multiple offers concurrently, or to withdraw the Property from the market at any time.

Property Tours

Property tours are available by appointment only. All tours are scheduled through the listing brokerage. Please contact us to arrange a walkthrough.

Questions & Additional Information

Please direct all questions, requests for additional information, and offer submissions to:

The Forward Group at REAL Broker

Colleen Basinski & Kimberly Neill

(708) 332-8500

colleen@theforwardgroup.net | kimberly@theforwardgroup.net

TheForwardGroup.net

ABOUT THE FORWARD GROUP

BY THE NUMBERS

161 transactions last year **\$50M+** in volume

Licensed in 4 States (IL | IN | FL | TX) Backed by REAL Broker's national network

Who We Are

The Forward Group at REAL Broker is a full-service real estate team led by Colleen Basinski and Kimberly Neill, serving Chicagoland and beyond for more than two decades. Our team combines deep commercial and residential transaction experience with the resources and reach of REAL Broker, one of the fastest-growing brokerages in North America.

Commercial Experience

- **Religious & Community Institutions.** Our team has facilitated the sale of churches and religious properties, including a church in Evergreen Park sold to the Village itself.
- **Multiple Commercial Property Types.** Apartment buildings, retail strip centers, and other commercial assets across our team's portfolio.
- **Owner-Level Perspective.** Colleen has personally owned and leased commercial properties and founded multiple businesses across several states.
- **Commercial Training & Leadership.** Colleen is a former member of KW Commercial and has led, coached, and brokered agents through commercial and institutional deals for years.

Leadership

COLLEEN BASINSKI — MANAGING BROKER & CO-FOUNDER

25 years in real estate. Licensed in IL, IN, FL. Grew a brokerage from 46 to more than 1,000 agents; national speaker, trainer, and coach. Former owner of a title and escrow company. Active in Realtor leadership including government affairs, professional standards, and professional development.

KIMBERLY NEILL — CO-FOUNDER

17 years in real estate. Licensed in IL, FL. Experienced across residential and commercial transactions with a focus on client relationships and negotiation.

DISCLAIMER

This Offering Memorandum has been prepared by The Forward Group at REAL Broker based on information provided by the Seller and information gathered from public sources believed to be reliable. However, neither the Broker, the Seller, nor their respective agents, employees, or representatives make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein.

All information is subject to change without notice. Buyer is responsible for conducting independent due diligence to verify all information prior to entering into any purchase agreement. Neither the Broker nor the Seller shall be liable for any errors, omissions, or inaccuracies in this Offering Memorandum, or for any losses, damages, or expenses incurred by any recipient as a result of reliance on such information.

The Property is offered subject to prior sale, withdrawal from the market, price change, and errors and omissions. The Seller reserves the right, at its sole discretion, to accept or reject any offer, or to withdraw the Property from the market at any time.

This Offering Memorandum is not intended to constitute legal, tax, financial, or investment advice. Recipients should consult with their own qualified advisors before making any decisions regarding the Property.

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