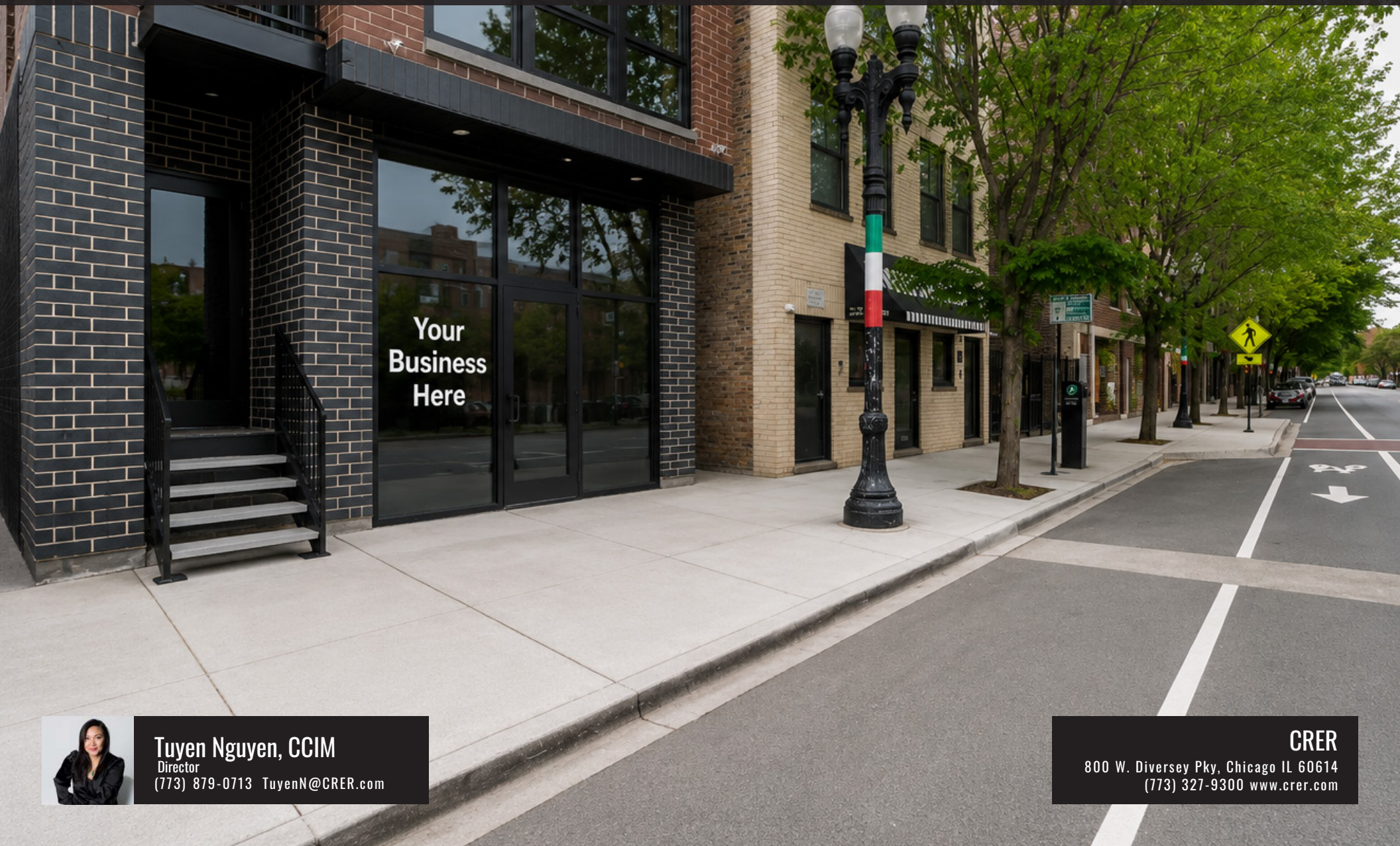


PRIME UIC RETAIL POSITIONING IN THE HEART OF TAYLOR STREET'S HIGH-TRAFFIC, HIGH-DEMAND CORRIDOR.

CRER

1315 W. TAYLOR ST, CHICAGO, IL 60607



Tuyen Nguyen, CCIM
Director
(773) 879-0713 TuyenN@CRER.com

CRER

800 W. Diversey Pky, Chicago IL 60614
(773) 327-9300 www.crer.com

PRIME UIC RETAIL POSITIONING IN THE HEART OF TAYLOR STREET'S HIGH-TRAFFIC, HIGH-DEMAND CORRIDOR.

The logo for CRER (Chicago Real Estate Resources, Inc.) is located in the top right corner. It consists of the letters "CRER" in a white, sans-serif font, positioned above a short horizontal white line, all contained within an orange square.

DISCLOSURE

All materials and information received or derived from CRER (Chicago Real Estate Resources, Inc.), its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters. Neither CRER (Chicago Real Estate Resources, Inc.), its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party.

CRER (Chicago Real Estate Resources, Inc.) will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing. Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. CRER (Chicago Real Estate Resources, Inc.) makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. CRER (Chicago Real Estate Resources, Inc.) does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by CRER (Chicago Real Estate Resources, Inc.) in compliance with all applicable fair housing and equal opportunity laws. EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

PRIME UIC RETAIL POSITIONING IN THE HEART OF TAYLOR STREET'S HIGH-TRAFFIC, HIGH-DEMAND CORRIDOR.

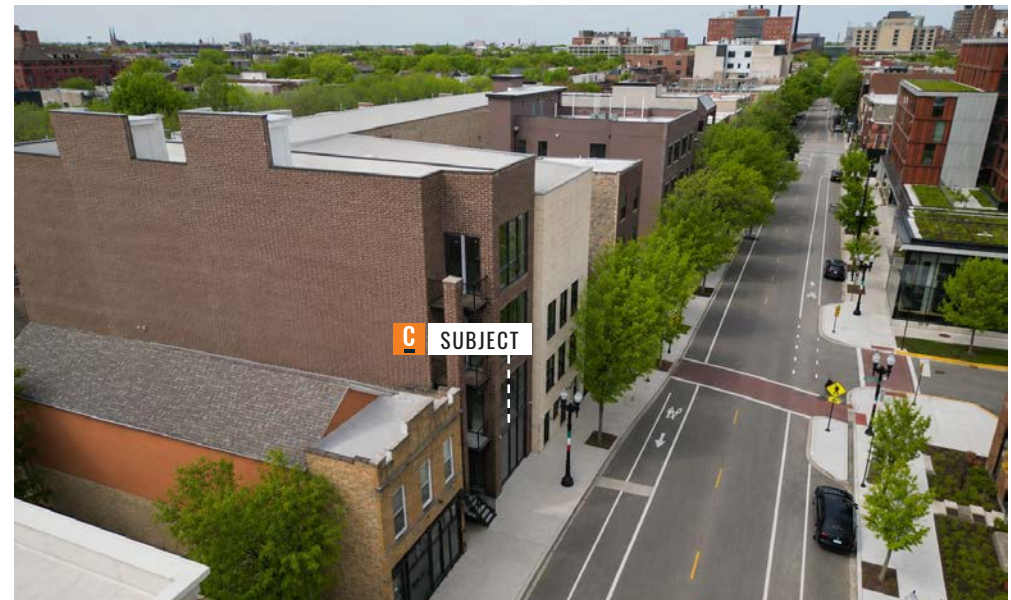
CRER

PORTFOLIO OVERVIEW

RENTAL RATE:	\$45.00 /SF/YR	ZONING:	B2-3, Floor plans available upon request		
UNIT SIZE:	920 Sq. Ft.	YEAR BUILT/BUILD-OUT:	2026	Shell Space	
TERM:	Negotiable	PARCEL PIN:	1717-32-6019-0000 28th Ward – Alderman Jason C. Ervin		
RENT TYPE:	NNN, Tax \$2 SF estimated + 5% management on base rent	EXCEPTIONALLY WALKABLE	EXCEPTIONAL PUBLIC TRANSIT	EXCEPTIONALLY BIKEABLE	
SPACE USE:	Retail 12 Ft. ceiling height	100/100	90/100	90/100	
PARKING:	Retail Street Parking Only				

PROPERTY DESCRIPTION

Located at 1315 W Taylor Street, this prime retail corridor benefits from estimated daily traffic counts of approximately 18,000-25,000 vehicles along Taylor Street, providing strong visibility and consistent commuter exposure between UIC, the Illinois Medical District, Little Italy, and the surrounding Near West Side. The area also enjoys significant pedestrian traffic from UIC students, faculty, medical professionals, and visitors to the nearby hospital, creating exceptional exposure for a wide range of retail and service-oriented businesses. Premises will be delivered in raw shell condition, offering flexibility for Tenant design and buildout, with Landlord buildout options available subject to negotiated terms.



PRIME UIC RETAIL POSITIONING IN THE HEART OF TAYLOR STREET'S HIGH-TRAFFIC, HIGH-DEMAND CORRIDOR.

CRER

PROPERTY PHOTOS



PRIME UIC RETAIL POSITIONING IN THE HEART OF TAYLOR STREET'S HIGH-TRAFFIC, HIGH-DEMAND CORRIDOR.

CRER

AREA MAP



PRIME UIC RETAIL POSITIONING IN THE HEART OF TAYLOR STREET'S HIGH-TRAFFIC, HIGH-DEMAND CORRIDOR.

TRANSPORTATION

COMMUTER RAIL

DRIVE

WALK

DISTANCE

POLK STATION



1 MIN

12 MIN

0.8 MI

RACINE STATION



1 MIN

13 MIN

2.3 MI

UIC-HALSTED STATION



3 MIN

18 MIN

1.8 MI

ILLINOIS MEDICAL DISTRICT



3 MIN

--

1.3 MI

18TH STREET STATION



3 MIN

--

1.4 MI

COMMUTER RAIL

DRIVE

WALK

DISTANCE

HALSTED STATION

3 MIN

1 MIN

0.3 MI

CHICAGO UNION STATION

5 MIN

2 MIN

1.7 MI

CHICAGO LASALLE STATION

5 MIN

6 MIN

1.8 MI

CHICAGO OGILVIE TRANSPORTATION CENTER

4 MIN

10 MIN

1.9 MI

WESTERN AVENUE STATION (BNSF)

4 MIN

10 MIN

2.2 MI

AIRPORT

DRIVE

WALK

DISTANCE

CHICAGO MIDWAY INTERNATIONAL

23 MIN

--

10.1 MI

CHICAGO O'HARE INTERNATIONAL

52 MIN

--

21.3 MI

PRIME UIC RETAIL POSITIONING IN THE HEART OF TAYLOR STREET'S HIGH-TRAFFIC, HIGH-DEMAND CORRIDOR.

CRER

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2025 TOTAL POPULATION	48,066	466,957	945,698
2030 POPULATION	48,871	469,485	935,750
POP GROWTH 2025 - 2030	+ 1.67%	+ 0.54%	(1.05%)
AVERAGE AGE	35	37	37
2025 TOTAL HOUSEHOLDS	21,989	232,572	431,335
HH GROWTH 2025-2030	+ 1.48%	+ 0.88%	(0.50%)
MEDIAN HOUSEHOLD INC	\$101,919	\$106,566	\$95,087
AVG HOUSEHOLD SIZE	2.00	1.90	2.10
2025 AVG HH VEHICLES	1.00	1.00	1.00
MEDIAN HOME VALUE	\$449,963	\$467,877	\$453,664
MEDIAN YEAR BUILT	1983	1984	1966

PRIME UIC RETAIL POSITIONING IN THE HEART OF TAYLOR STREET'S HIGH-TRAFFIC, HIGH-DEMAND CORRIDOR.



ABOUT THE BROKERAGE

96%	Satisfaction rate among our clients	CRER (Chicago Real Estate Resources Inc.) is a full-service, commercial real estate firm offering Brokerage, Receivership and Property Management.
16 Years	Average CRER broker experience	Our vision is to be Chicago's most trusted commercial real estate partner, providing best in class brokerage, management, and receivership services that strengthen neighborhoods and support long term growth across our world class city. We aim to elevate every asset we touch through experience, creativity, and client centered solutions.
30%	of CRER brokers are CCIM designees	
\$2.5	Billion sold by CRER brokers	Our team is comprised of experienced industry veterans who offer clients seasoned market insight and proven deal making expertise. The CRER brokerage team delivers results across multifamily, retail, land, industrial and office assets for buyers, sellers, landlords and tenants.
75%	of CRER listings sell within 90 days	
20	Years of continuous company growth	Our team is comprised of experienced industry veterans who offer clients seasoned market insight and proven deal making expertise. The CRER brokerage team delivers results across multifamily, retail, land, industrial and office assets for buyers, sellers, landlords and tenants.

PRIME UIC RETAIL POSITIONING IN THE HEART OF TAYLOR STREET'S HIGH-TRAFFIC, HIGH-DEMAND CORRIDOR.

CRER

ABOUT THE BROKER



TUYEN NGUYEN, CCIM
CRER Director

Chicago Real Estate Resources, Inc.

(773) 879-0713

TuyenN@CRER.com

800 W. Diversey Pkwy., #300

Chicago, IL 60614



CRER.COM

Tuyen Nguyen, CCIM is a seasoned commercial real estate broker and investor with over 20 years of experience, specializing in retail leasing, asset positioning, and investment strategy, with extensive expertise across multifamily properties. As a CCIM-certified broker, she provides clients with advanced market analysis, financial structuring, and data-driven insights, helping owners, operators, and investors maximize value, mitigate risk, and make informed, strategic real estate decisions.

Tuyen brings deep experience in business-backed transactions, representing both property owners and operators. As an entrepreneur herself, with hands-on experience owning and operating businesses in restaurants, childcare, and high-performing nail salons, she understands operations from the inside out and brings a practical, execution-focused perspective to every deal. She is also an active investor in multifamily assets and participates in investment groups, giving her clients unique insight into both the ownership and brokerage sides of commercial real estate.

A North Side Chicago native and fluent Vietnamese speaker, Tuyen offers nuanced insight into the local market and maintains strong ties within the Asian-American business community. She previously served as President of the Asian Real Estate Association of America (2019–2020) and currently serves as Commercial Chair of AREAA Chicago, a board member of NICAR (Northern Illinois Commercial Association of REALTORS®), and on a committee with the CAR Commercial Forum. She was also recognized as a Top Producer by the Chicago Association of REALTORS® Commercial Forum in 2022.

PRIME UIC RETAIL POSITIONING IN THE HEART OF TAYLOR STREET'S HIGH-TRAFFIC, HIGH-DEMAND CORRIDOR.

CRER



Tuyen Nguyen, CCIM
Director

(773) 879-0713 TuyenN@CRER.com

800 W. Diversey Pky, Chicago IL 60614
(773) 327-9300 www.crer.com

