



JAMESON.

1928 W. DIVISION
DBA: VIA CARDUCCI LA SORELLA
CHICAGO, IL

MIKE COSTANZO

BUSINESS BROKER // SENIOR ASSOCIATE
mcostanzo@jameson.com
312.399.5080

EXECUTIVE SUMMARY

For the past 3 decades, Via Carducci has brought the rustic, Southern Italian cuisine of Calabria to Chicago.

<https://viacarduccichicago.com>

High grossing revenue with exceptional positive cash-flow in Wicker Park. The main dining area has a 12-foot ceiling, exposed brick walls, tasteful wall-art, and a 15-footlong bar featuring a separate side dining room for a sense of intimate seclusion. The L-shaped galley-kitchen has a 12-foot exhaust hood with a fire suppression system. With options, 11+ years remain on a NNN lease having a well below market rental rate. Corporately held, transferable Incidental Liquor, & Retail Food licenses; plus, a sidewalk cafe' permit with an occupancy of 40 persons seated on Division Street. The 880 square foot attached retrofitted garage, contains liquor storage, office, dry storage, and 8' x 6' walk-in cooler, and has heat & A/C. Approximately, 2,840 square feet on the first floor. Proof of funds is required prior to scheduling a showing.

SALES PRICE: \$890,000

ZONING: B3-2

LEASABLE AREA: 2,840 SF

DO NOT DISTURB THE BUSINESS AND ITS EMPLOYEES.



INVESTMENT HIGHLIGHTS

- For the past 3 decades, Via Carducci has brought the rustic, Southern Italian cuisine of Calabria to Chicago. <https://viacarduccichicago.com>
- High grossing revenue with exceptional positive cash-flow in Wicker Park.
- The main dining area has a 12-foot ceiling, exposed brick walls, tasteful wall-art, and a 15-footlong bar featuring a separate side dining room for a sense of intimate seclusion.
- The L-shaped galley-kitchen has a 12-foot exhaust hood with a fire suppression system.
- With options, 11+ years remain on a NNN lease having a well below market rental rate.
- Corporately held, transferable Incidental Liquor, & Retail Food licenses; plus, a sidewalk cafe' permit with an occupancy of 40 persons seated on Division Street.
- The 880 square foot attached retrofitted garage, has liquor storage, office, dry storage, and 8' x 6' walk-in cooler, and has heat & A/C.
- Approximately, 2,840 square feet on the first floor.
- Proof of funds is required prior to scheduling a showing.
- Do not disturb the business and its employees.
- Co-Op commission: 3%.





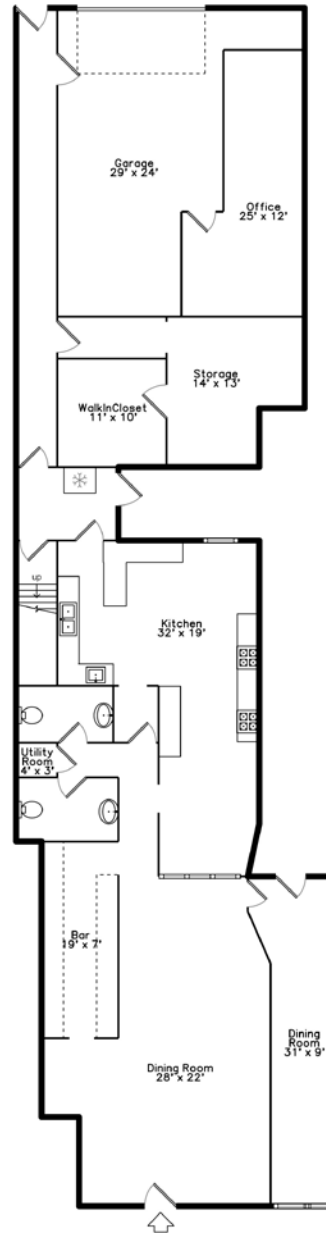


FF&E LIST

1928 W Division
Via Carducci La Sorella
FFE List

Description	Quantity	Location	Category
Square Tables	17	Main Dining/Bar	Furniture
Chairs	43	Main Dining/Bar	Furniture
Bar Stools	6	Main Dining/Bar	Furniture
Flatscreen TVs	3	Main Dining/Bar	Equipment
Tablet (seating chart)	1	Main Dining/Bar	Equipment
Beverage Gun	1	Main Dining/Bar	Equipment
Fovomi Wine Refrigerator	1	Main Dining/Bar	Equipment
Ice Sink	1	Main Dining/Bar	Fixture
3-Compartment Sink	1	Main Dining/Bar	Fixture
Hand Sink	1	Main Dining/Bar	Fixture
TRUE Black Reach-In Cooler	1	Main Dining/Bar	Equipment
Beverage Air 4-Door Glass Front Open Cooler	1	Main Dining/Bar	Equipment
Epson Receipt Printer	3	Main Dining/Bar	Equipment
Volcora Cash Register	1	Main Dining/Bar	Equipment
Partner POS Monitor	3	Main Dining/Bar	Equipment
Surround Sound Speakers	4	Main Dining/Bar	Equipment
Mitsubishi Electric Wide & Long Air Flow Unit	1	Main Dining/Bar	Equipment
Partner POS Monitor	1	Kitchen	Equipment
Volcora Cash Register	1	Kitchen	Equipment
Epson Receipt Printer	3	Kitchen	Equipment
Tablet (orders)	4	Kitchen	Equipment
Bunn Coffee Maker	1	Kitchen	Equipment
MATI Coffee Bean Grinder	1	Kitchen	Equipment
MATI Coffee Magister Espresso Machine	1	Kitchen	Equipment
NATURAL Stainless Steel 1-Door Front Open Cooler	1	Kitchen	Equipment
Turbo Air Stainless Steel 1-Door Front Open Cooler	1	Kitchen	Equipment
Superior Knife Deli Meat Slicer	1	Kitchen	Equipment
Cook Rite 2-Knob Grill	1	Kitchen	Equipment
Stainless Steel 2-Drawer Cooler	1	Kitchen	Equipment
DEAN Double-Basket Deep Fryer	1	Kitchen	Equipment
VULCAN 6-Burner Stove with Oven	1	Kitchen	Equipment
SNORKEL 6-Burner Stove with Oven	1	Kitchen	Equipment
12' Ventilation Hood with Fire Suppression	1	Kitchen	Fixture
Pizza Oven (Double Oven)	1	Kitchen	Equipment
TRUE Glass Single-Door Front Open Cooler	1	Kitchen	Equipment
TRUE SS 28" wide Prep Table w/Cooler w/1-Door Front Open Cooler	1	Kitchen	Equipment
Continental SS 28" wide Prep Table w/Cooler w/1-Door Front Open Cooler	1	Kitchen	Equipment
ATOSA SS 28" wide Prep Table w/Cooler w/1-Door Front Open Cooler	1	Kitchen	Equipment
Hand Sink	2	Kitchen	Fixture
TRUE SS 42" wide Prep Table w/Cooler w/1-Door Front Open Cooler	1	Kitchen	Equipment
Edlund Can Opener	1	Kitchen	Equipment
TRUE SS 66" wide Prep Table w/Cooler w/2-Door Front Open Cooler	1	Kitchen	Equipment
Pizza Dough Sheeter	1	Kitchen	Equipment
Qualite scale	1	Kitchen	Equipment
3-Compartment Sink	1	Kitchen	Fixture
1-Compartment Sink (Dishwashing Sink)	1	Kitchen	Fixture
Tables	9	Side Dining Room	Furniture
Chairs	20	Side Dining Room	Furniture
Heaters	2	Side Dining Room	Equipment
Air Conditioning Wall Unit	1	Side Dining Room	Equipment
Surround Sound Speakers	2	Side Dining Room	Equipment
Hobart Dough Mixer	1	Storage Area	Equipment
Norlake Walk-In Cooler (8' x 6')	1	Storage Area	Fixture
Thomson White Front Opening Freezer	1	Storage Area	Equipment
White Reach-In Freezer	1	Storage Area	Equipment
Metalfrio Gelato Freezer	1	Storage Area	Equipment
Waring Commercial Pannini Warmer	1	Storage Area	Equipment
Deli Meat Slicers	2	Storage Area	Equipment
Child High Chairs	6	Storage Area	Furniture
Tables	10	Sidewalk Café	Furniture
Chairs	33	Sidewalk Café	Furniture
Wooden Benches	2	Sidewalk Café	Furniture

FLOOR PLAN



LEASE ABSTRACT

Commencement Date: May 31, 2018

Lease Expiration Date: January 31, 2027

Lease Type: NNN

Gross Leasable Area: 2,840 SF

Current Base Rent: \$5,235/monthly

Additional Options Term: One 10-year Renewal Option Period

RE Taxes: Tenant is responsible for 33% of annual real estate tax bill (currently \$612.55/monthly)

Utilities & Insurance: Tenant is responsible for electric and gas used. Tenant is responsible for a portion of the water bill & building insurance (approximately \$87.45/monthly).

Scavenger – Tenant is responsible for supplying refuse disposal for their Premises

Security Deposit: \$3,200

Base Rent Schedule

2/1/26 - \$5,392.05

2/1/27 - \$6,900.00

2/1/28 - \$7,072.50

2/1/29 - \$7,249.31

2/1/30 - \$7,430.55

2/1/31 - \$7,616.31

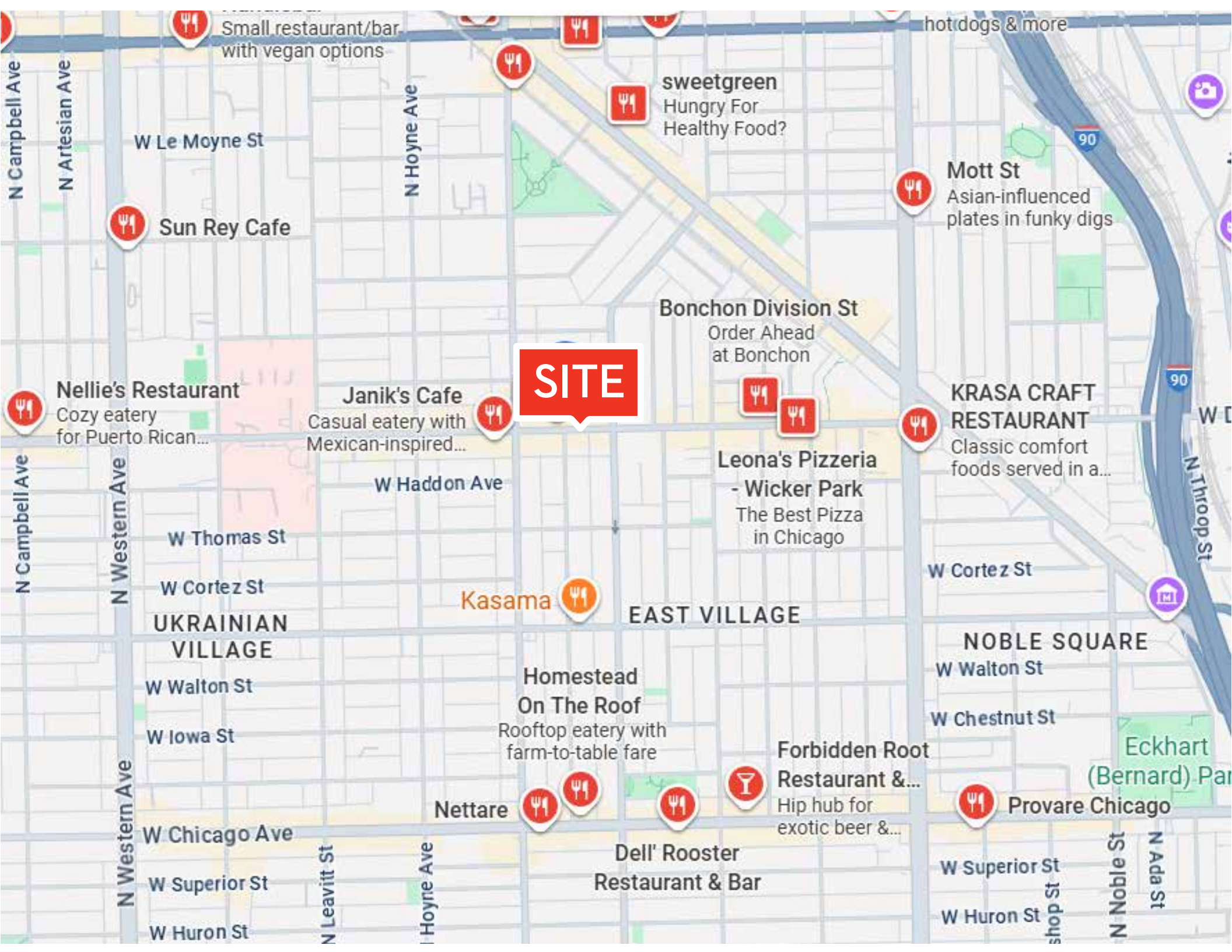
2/1/32 - \$7,806.32

2/1/33 - \$8,001.88

2/1/34 - \$8,201.93

2/1/35 - \$8,406.98

2/1/36 - \$8,617.15



SITE

Small restaurant/bar with vegan options

hotdogs & more

sweetgreen
Hungry For Healthy Food?

Mott St
Asian-influenced plates in funky digs

Bonchon Division St
Order Ahead at Bonchon

KRASA CRAFT RESTAURANT
Classic comfort foods served in a...

Nellie's Restaurant
Cozy eatery for Puerto Rican...

Janik's Cafe
Casual eatery with Mexican-inspired...

Leona's Pizzeria - Wicker Park
The Best Pizza in Chicago

Kasama

EAST VILLAGE

NOBLE SQUARE
W Walton St

Homestead On The Roof
Rooftop eatery with farm-to-table fare

Forbidden Root Restaurant &...
Hip hub for exotic beer &...

Eckhart (Bernard) Park

Nettare

Dell' Rooster Restaurant & Bar

Prozare Chicago

W Chicago Ave

W Superior St

W Superior St

W Huron St

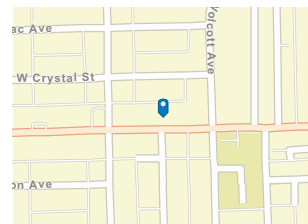
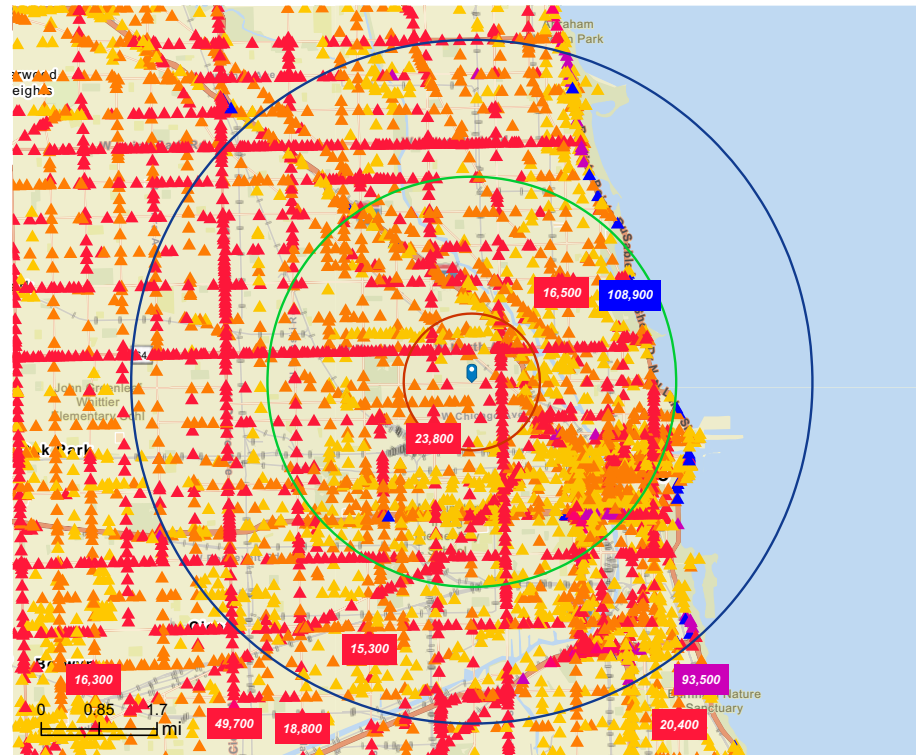
W Huron St

TRAFFIC COUNT

Traffic Count Map

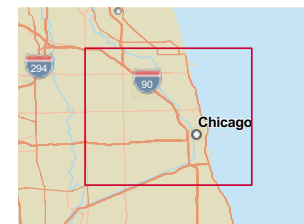
1928 W Division St, Chicago, Illinois, 60622

Rings: 1, 3, 5 mile radii



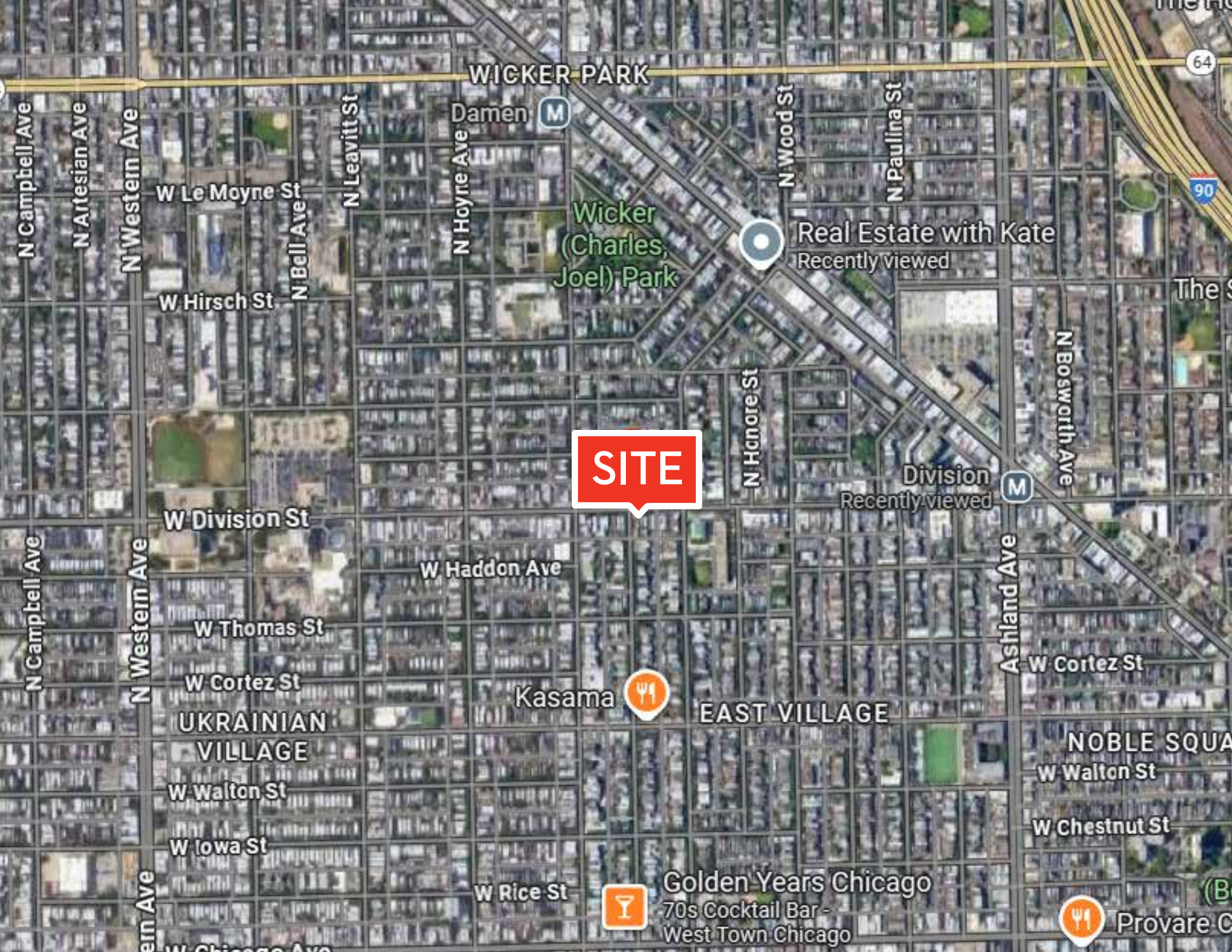
Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



[Source: Traffic Counts \(2025\)](#)

© 2025 Esri



SITE

WICKER PARK

Wicker
(Charles,
Joel) Park

Real Estate with Kate
Recently viewed

Division
Recently viewed

Kasama

EAST VILLAGE

UKRAINIAN
VILLAGE

NOBLE SQUA
W Walton St

Golden Years Chicago
70s Cocktail Bar -
West Town Chicago

Provare C

N Campbell Ave

N Artesian Ave

N Western Ave

N Leavitt St

N Hoyre Ave

N Wood St

N Paulina St

N Bell Ave

W Le Moyne St

W Hirsch St

W Division St

W Haddon Ave

W Thomas St

W Cortez St

W Walton St

W Iowa St

W Rice St

N Honore St

N Bosworth Ave

Ashland Ave

W Cortez St

W Chestnut St

em Ave

W Chicago Ave

64

90

The S

(B

TRANSPORTATION HIGHLIGHTS

TRANSIT/SUBWAY

Damen Station
(Blue Line - CTA)

WALK

10 min

DISTANCE

0.6 mi

Division Station
(Blue Line - CTA)

10 min

0.5 mi

COMMUTER RAIL

Western Avenue Station
(Milwaukee District North Line)

DRIVE

7 min

DISTANCE

1.6 mi

Clybourn Station
(Union Pacific North Line)

7 min

1.5 mi

AIRPORT

Chicago O'Hare International Airport

DRIVE

25 min

DISTANCE

14.2 mi

Chicago Midway International Airport

25 min

14.9 mi

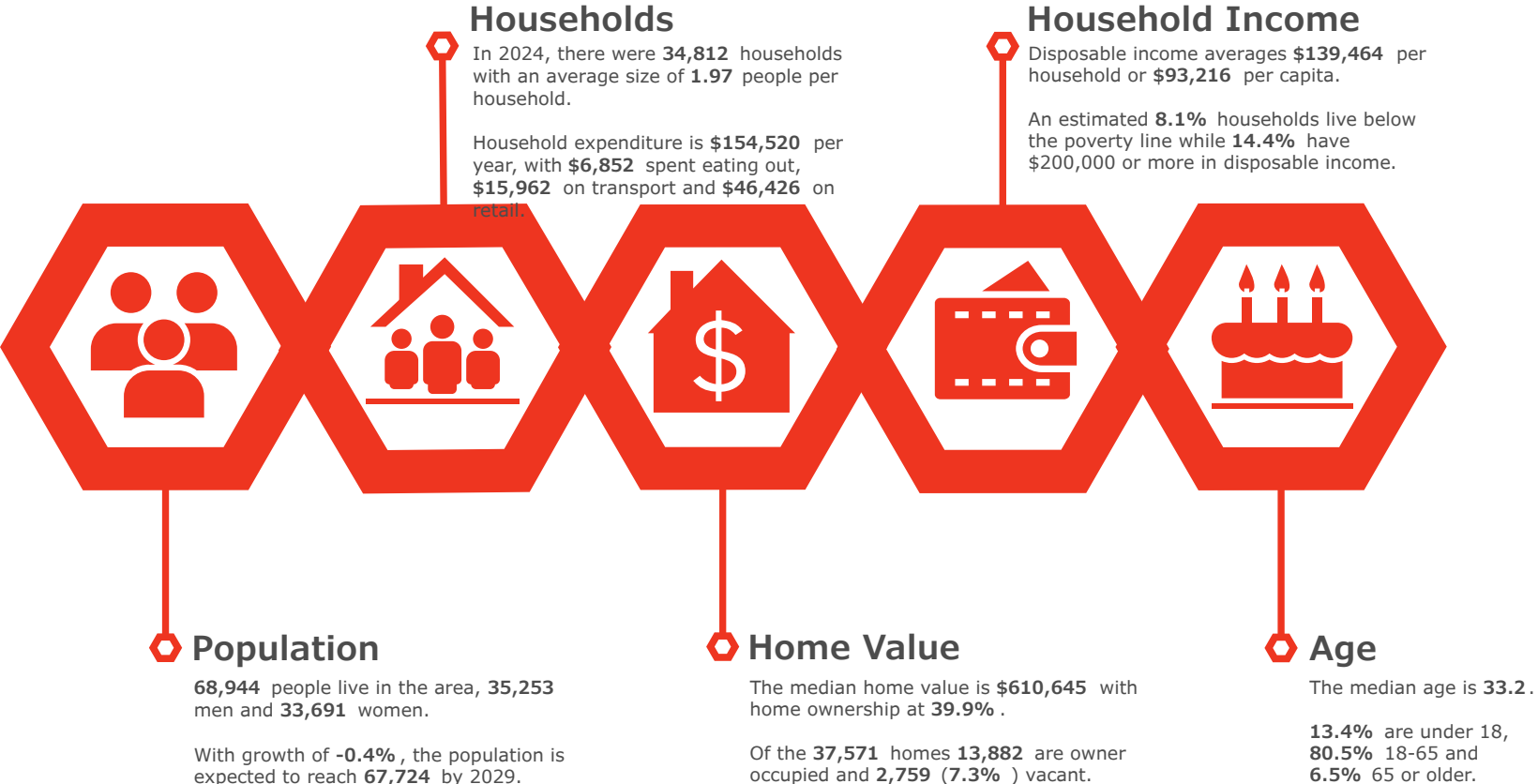
MARKET OVERVIEW

WICKER PARK | CHICAGO

A vibrant Chicago neighborhood known for its eclectic charm, Wicker Park blends historic architecture with a thriving arts and culture scene. Enjoy tree-lined streets filled with boutique shopping, award-winning restaurants, lively nightlife, and beautiful parks. Its convenient access to public transit makes it easy to explore the city, while the local galleries, music venues, and cafés create a dynamic, creative atmosphere that's uniquely Wicker Park.



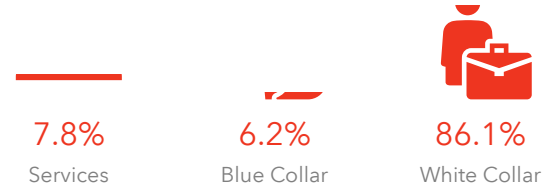
DEMOGRAPHIC INSIGHTS



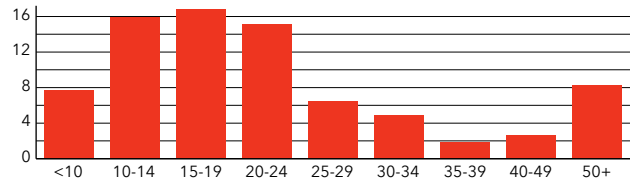
Source : Esri, ACS, Esri-U.S. BLS. Esri forecasts for 2025, 2019-2023, 2030.

COMMUNITY PROFILE

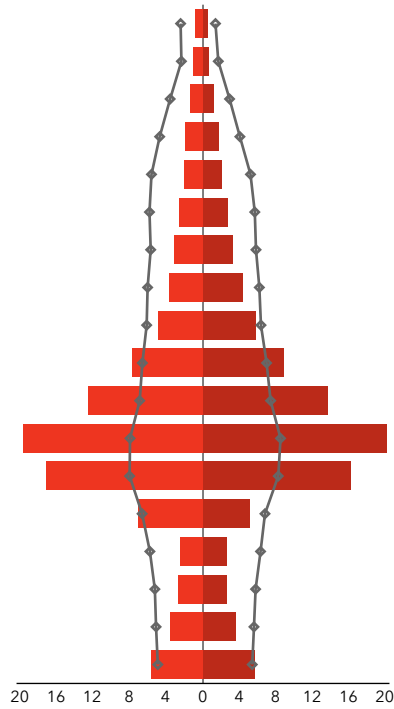
68,944	N/A	1.97	68.1	33.2	\$139,464	\$610,645	\$203,891	13.4%	80.5%	6.3%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Under 18	Ages 18-65	Aged 66+



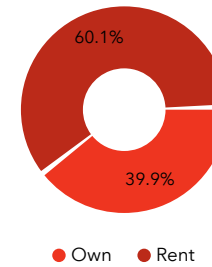
Mortgage as Percent of Salary



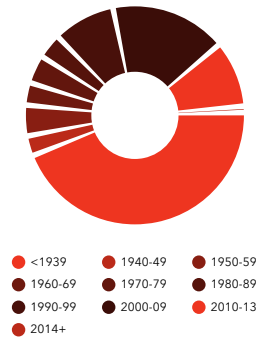
Age Profile: 5 Year Increments



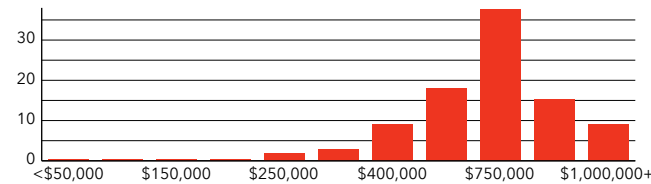
Home Ownership



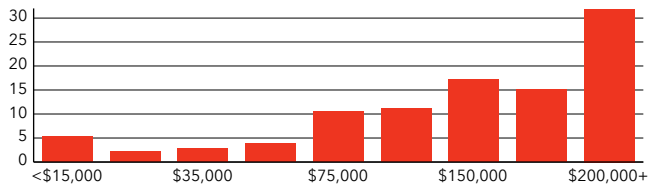
Housing: Year Built



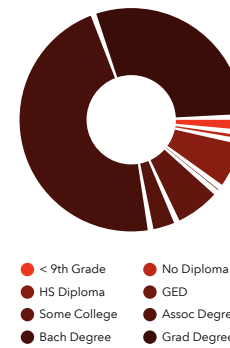
Home Value



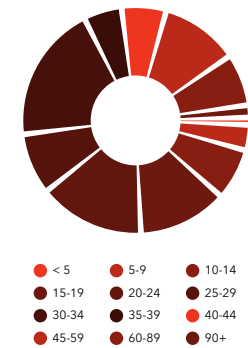
Household Income



Educational Attainment



Commute Time: Minutes



Dots show comparison to

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026. Version 1.2



ABOUT YOUR BROKER



MCOSTANZO@JAMESON.COM
312.399.5080

■ ABOUT MIKE

Mike Costanzo is one of the leading consultants and sales advisors in the Chicago marketplace in the area of entertainment and hospitality. He brings many years of experience and expertise to a licensed liquor establishment; whether a nightclub, tavern, restaurant, or liquor retailer. Mike exclusively brokers bars, nightclubs, and restaurants with and without real estate. After more than 25 years of operating and owning bars, Mike brings a comprehensive knowledge base and unique perspective to this market. In the last 20+ years, he has successfully brokered businesses and real estate in Lincoln Park, the Gold Coast, Wrigleyville, Bucktown, Lakeview, Lincoln Square, South & West Loop, River North, River East, and River West.

Mike has consistently produced results for his growing client base in advising them relative to the Chicago marketplace in the areas of food, liquor, retail sales and business brokerage. His record of sales and consistently solid advice has placed him in the top 1% of the Brokers in his market place. When you need an expert, you can call on Mike Costanzo. Mike is both a licensed business broker and a licensed real estate broker.



JAMESON.

JAMESON COMMERCIAL REAL ESTATE

425 W. NORTH AVENUE | CHICAGO, IL

JAMESONCOMMERCIAL.COM