



**PRIME CORNER GROUND LEVEL COMMERCIAL CONDO IN WEST TOWN**

**PROPERTY INFORMATION**

- Prominent hard-corner commercial condo opportunity at Chicago & California.
- The newly constructed space sits at the base of a four-story luxury condo building.
- Just 0.3 miles from of Humboldt Park's dining and nightlife hub at Augusta & California and 0.5 miles from Humboldt (Alexander Von) Park.
- Positioned along the heavily trafficked Chicago Avenue corridor with vehicle and neighborhood foot traffic.
- The 1,409 SF ground-floor space has an efficient open floor plan.
- Expansive corner window frontage provides great visibility, exceptional branding opportunities, and strong street presence for retail or office users.

**AREA INFORMATION**

- Located in Chicago's vibrant West Town / East Humboldt Park neighborhood. The area is known for its strong community arts scene, diverse dining, and proximity to expansive park spaces.
- Walk Score® of 87; Bike Score of 85.
- 0.8 miles to the Western & Van Buren CTA Blue Line station.
- Immediate access to CTA bus service along Chicago Avenue.
- Surrounded by established neighborhood anchors including Suncatcher Brewing, The California Clipper, Continental Lounge, Kayla Mia Beauty, Happy Gallery Chicago and Sister Lavendar Spa.

**ZONED**

C1-3

**ALDERMAN / WARD**

Gibert Villagas / 36th

**PRICE UPON REQUEST**

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## West Town

Comprised of several distinct Chicago neighborhoods northwest of the Loop, West Town is a thriving community that has experienced extensive development over the last decade.

The community includes the neighborhoods of Wicker Park, Ukrainian Village, East Village, River West, Noble Square, East Humboldt Park, and parts of Bucktown. With an eclectic mix of hip cafes, independent bookstores, art galleries, music venues, and peaceful city parks, West Town appeals to a variety of lifestyles.

Over the last several years, the community has seen an influx of trendy eateries, bars, and boutiques pop up along Division Street, Chicago Avenue, Grand Avenue, and Damen Avenue, making it a popular destination for shoppers looking for the hottest fashions and for foodies in search of unique cuisine. Every year, locals enjoy a number of festivals, including Do Division Street Fest, West Fest, Renegade Craft Fair, and the West Town Art Walk.

West Town features an assortment of housing styles and price ranges. Condominiums take the form of vintage walk-ups, rustic lofts, and new-construction three-flats and mid-rises. Single-family homes range from smaller cottages and bungalows to gut-rehabbed greystones, historic mansions, and eye-popping multimillion-dollar new construction.



## AREA DEMOGRAPHICS

### POPULATION ESTIMATE

1 MILE

44,120

3 MILE

460,039

5 MILE

1,342,662

### ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE

\$135,434

3 MILE

\$157,712

5 MILE

\$156,278