

RESTAURANT

2803 W CHICAGO AVENUE

Asset Sale & Lease Assignment

HUMBOLDT PARK

Chicago | IL



SPACE PLANS

2803 W CHICAGO AVENUE

Asset Sale & Lease Assignment

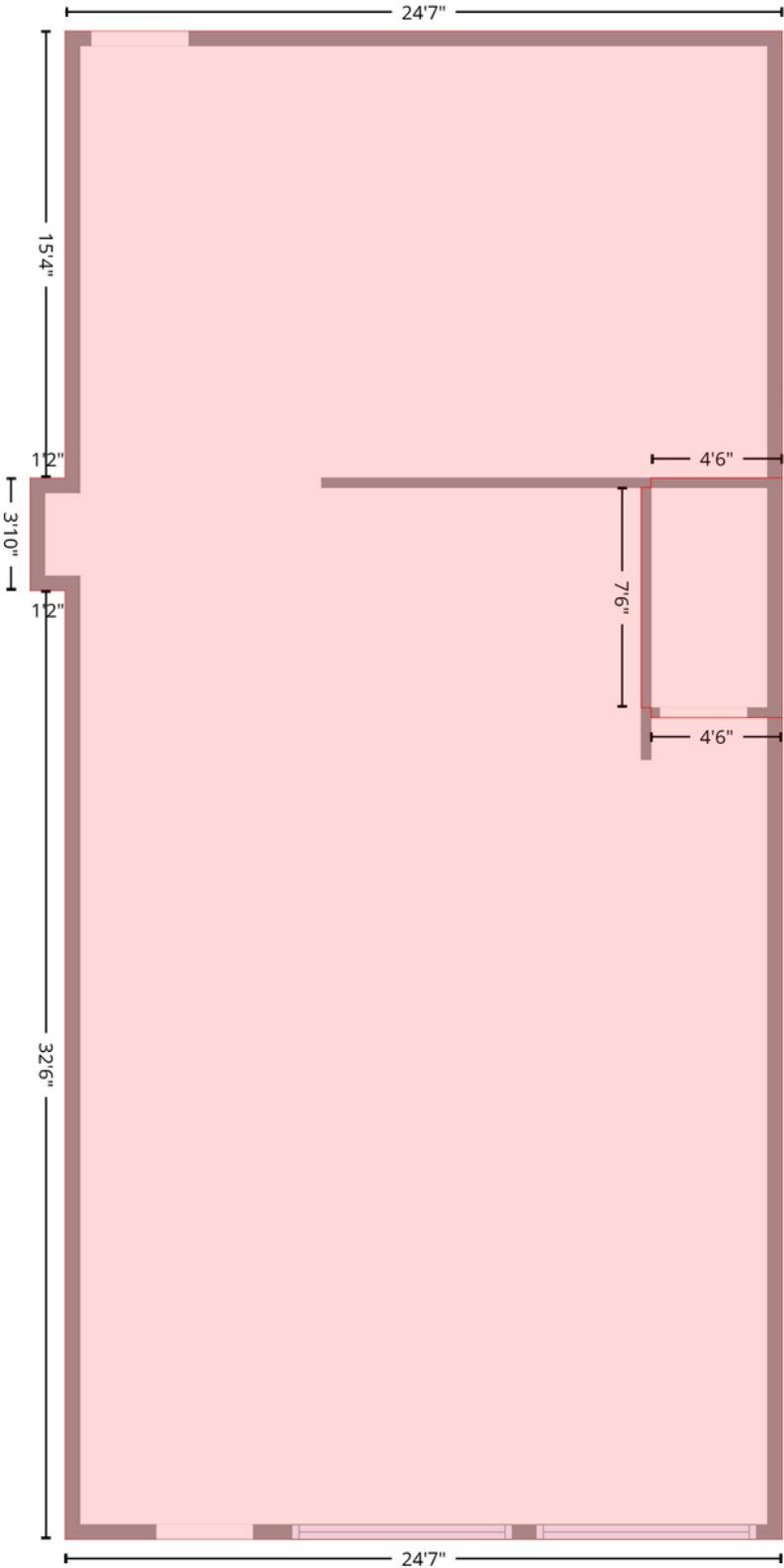


THE OPPORTUNITY

This offering is for the sale of a restaurant business and its assets only. The real estate is not for sale. The buyer will assume the existing restaurant lease, subject to landlord approval. The approximately 1,200 SF space has already been demolished in preparation for renovations providing the opportunity for a customized buildout.

The restaurant features a seating area for approximately 50 guests indoors, complemented by an outdoor patio.

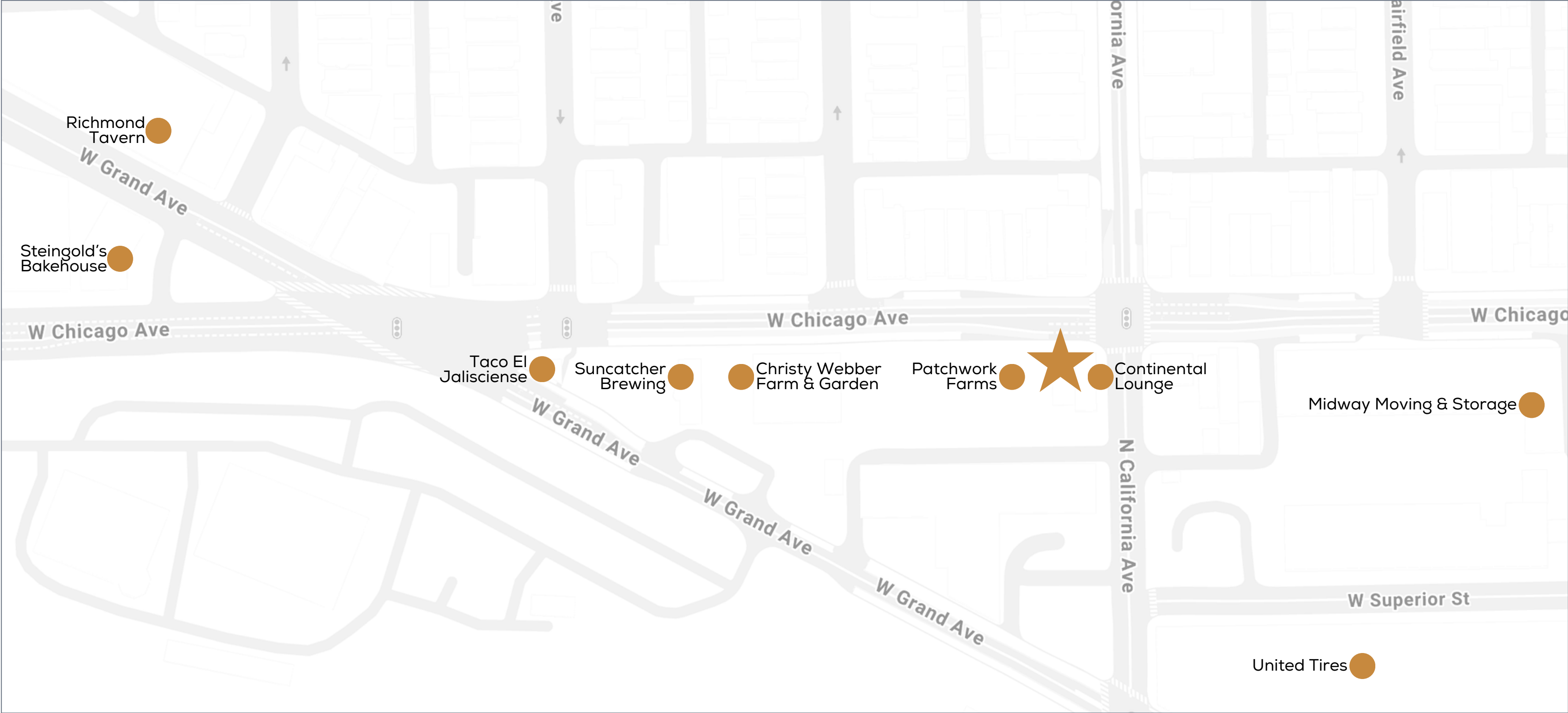
Ideally located in Chicago's Humboldt Park neighborhood, the property sits adjacent to the popular Continental Lounge.



AERIAL MAP

2803 W CHICAGO AVENUE

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THE OPPORTUNITY

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LOCATION

Located at the corner of W Chicago Ave and N California Ave in Humbolt Park

SIZE

1,233 square feet + Outdoor Patio

OCCUPANCY

50

CEILING HEIGHTS

Approximately 12 feet

ZONING

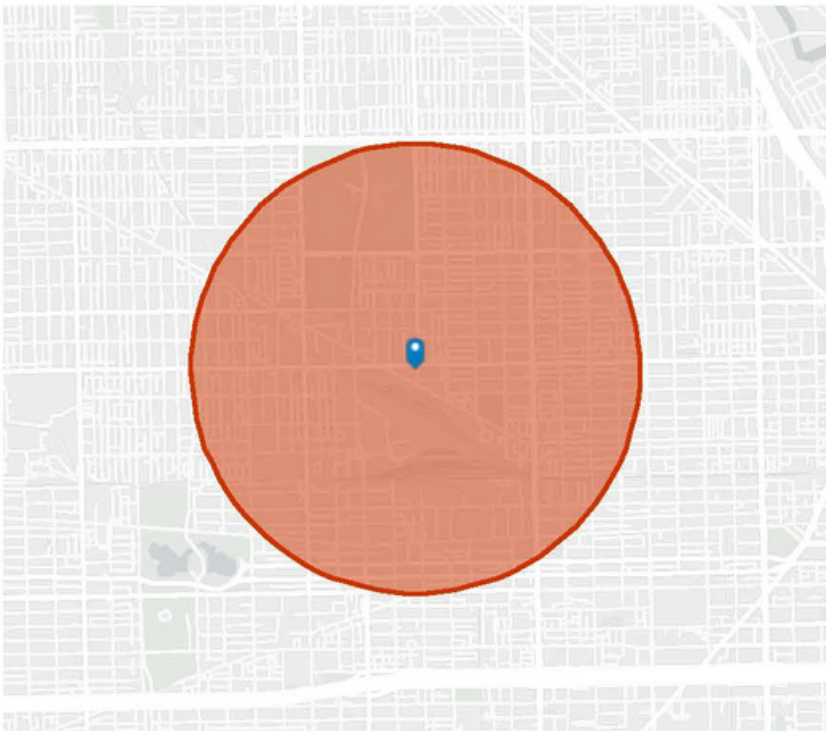
M1-2 Limited Manufacturing/Business Park
Alderman Gilbert Villegas (36th Ward)

RENTAL RATE

\$2,700/Month Gross (Includes Taxes);
4.5 Years Remaining on Lease with Two (2)
5-Year Renewal Options; Annual Escalations
of \$100/Month with next escalation effective
November 2026

KEY MONEY

\$65,000

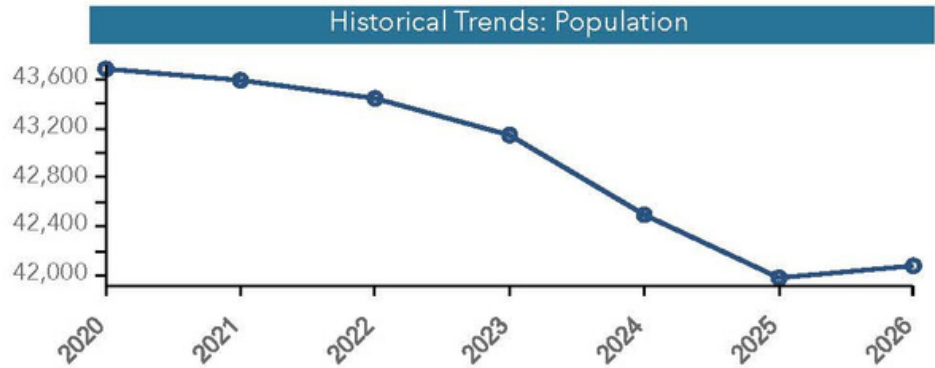


Population Trends and Key Indicators

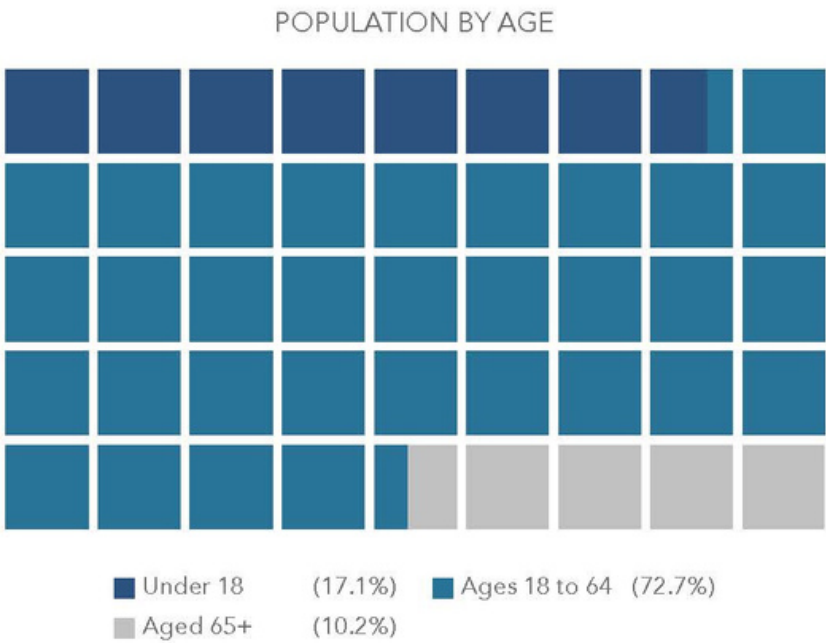
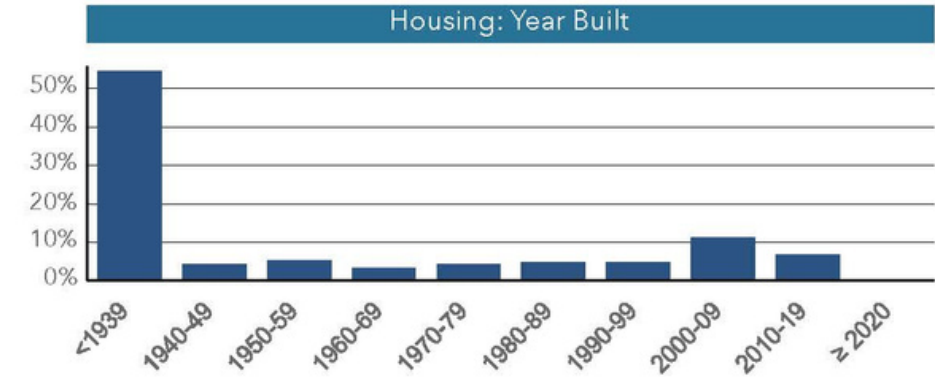
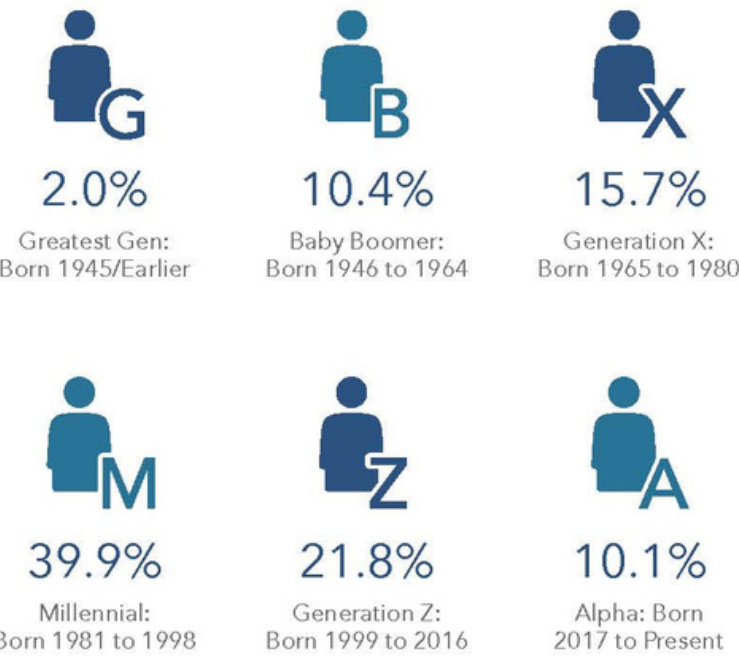
2803 W Chicago Ave, Chicago, Illinois, 60622
Ring of 1 mile

42,080	19,779	2.10	34.5	\$90,935	\$496,988	90	64	83
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

MORTGAGE INDICATORS



POPULATION BY GENERATION



Source: This infographic contains data provided by Esri (2026, 2031), Esri-U.S. BLS (2026), ACS (2020-2024). © 2026 Esri



FOR MORE INFORMATION:

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