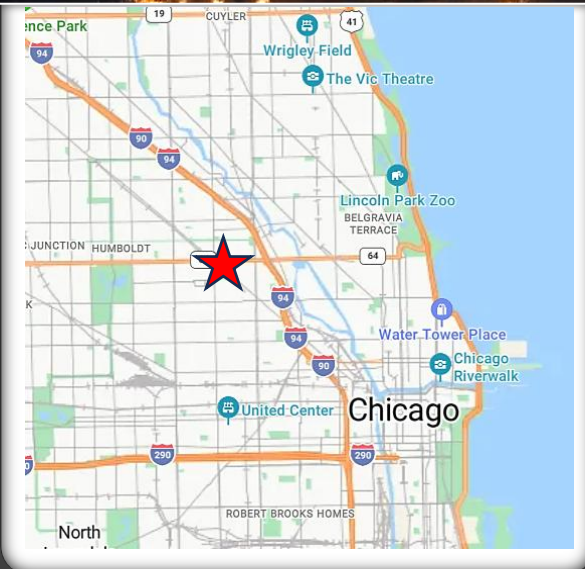


1559 N. Milwaukee Ave.
Wicker Park
Chicago, Illinois

PROPERTY FOR SALE

RARE, FULLY LEASED, WICKER PARK INVESTMENT PROPERTY



CONFIDENTIAL OFFERING MEMORANDUM

- 2,950 sf single-story, fully-leased, single tenant net leased asset on the best block of Milwaukee Avenue in one of Chicago's hottest submarkets, Wicker Park. Tenant Lease extension through July 31, 2031.
- Built in 1914 and fully renovated in 2021 and 2026, this property was home to Bloom Vegetarian Kitchens prior to a concept shift to Port Union by James Beard Award semifinalist Owner/Chef Rodolfo Cuadros. Cuadros is also Executive Chef and owner of Wicker Park's Amaru Restaurant since 2019.
- Located amidst many high-end retailer stores, restaurants, bars and nightclubs.
- Strong demographics including income, daytime population, total population and average household income.
- Potential covered land play for future redevelopment

The information herein has been obtained from sources we believe to be reliable. However, we make no guarantee, warranty or representation regarding the accuracy of this information. It is submitted subject to the possibility of errors, omissions, or other conditions specific to the subject property.

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222 Northfield Rd. Suite 107, Northfield, Illinois 60093

SENECA
REAL ESTATE GROUP



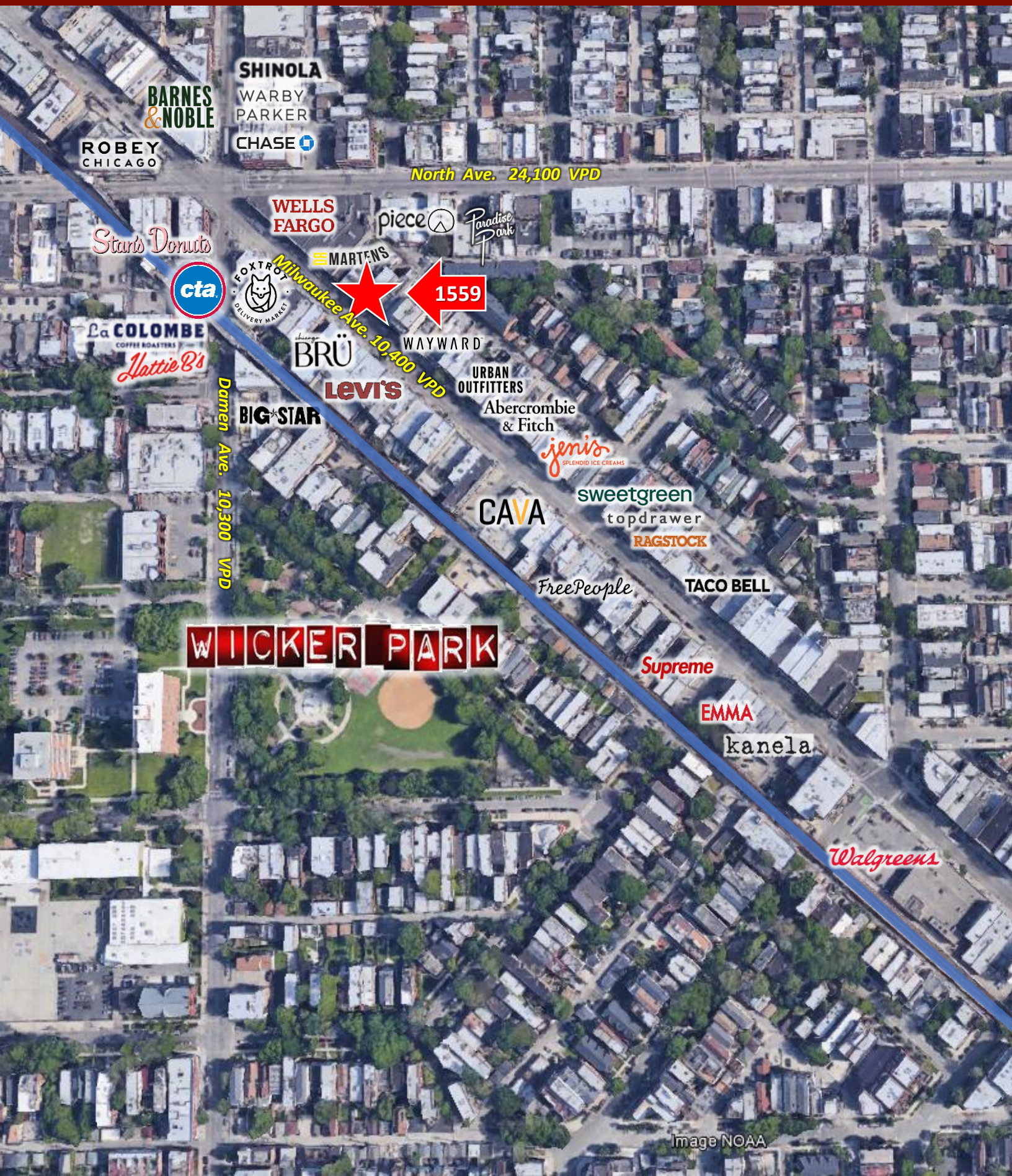
CONFIDENTIALITY AGREEMENT

This Investment Offering Memorandum has been prepared by Seneca Real Estate Group for use by a limited number of parties and does not purport to provide a necessarily accurate summary of the Property or any of the documents related thereto, nor do they purport to be all-inclusive or to contain all of the information which prospective investors may need or desire. All projections have been developed by Seller, Seneca Real Estate Group and designated sources, and are based upon assumptions relating to the general economy, competition and other factors beyond the control of Seller, and therefore are subject to variation. No representation is made by Seller or Seneca Real Estate Group as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, Seller and its officers, directors and employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, Seneca Real Estate Group, Seller and its officers, directors and employees disclaim any and all liability for representations and warranties, expressed and implied, contained in, or omission from, the Investment Offering Memorandum, modeling, or any other written or oral communication transmitted or made available to the recipient. The Investment Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the Property or Seller since the date of preparation of the Investment Offering Memorandum. This Property is broker owned. Analysis and verification of the information contained in the Investment Offering Memorandum is solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon request by interested and qualified prospective investors.

Seller and Seneca Real Estate Group each expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice. Seller shall have no legal commitment or obligation to any entity reviewing the Investment Offering Memorandum or making an offer to purchase the Property unless and until such offer is approved by Seller, a written agreement for the purchase of the Property has been fully executed, delivered and approved by Seller and its legal counsel and any conditions to Seller's obligations thereunder have been satisfied or waived.

This Investment Offering Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting the Investment Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose the Investment Offering Memorandum or any of the contents to any other entity (except to outside advisors retained by you if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Seller or Seneca Real Estate Group, and that you will not use the Investment Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of Seller or Seneca Real Estate Group.



SHINOLA
WARBY PARKER
CHASE

BARNES & NOBLE

ROBEY CHICAGO

North Ave. 24,100 VPD

WELLS FARGO

piece

Paradise Park

Star's Donuts

cta

FOX TROT DELIVERY MARKET

1559

MARTENS

BRÜ

WAYWARD

URBAN OUTFITTERS

Levi's

Abercrombie & Fitch

La COLOMBE COFFEE ROASTERS

Hattie B's

Damen Ave. 10,300 VPD

BIG STAR

jenis SPLENDID ICE CREAMS

CAVA

sweetgreen
topdrawer

RAGSTOCK

FreePeople

TACO BELL

WICKER PARK

Supreme

EMMA

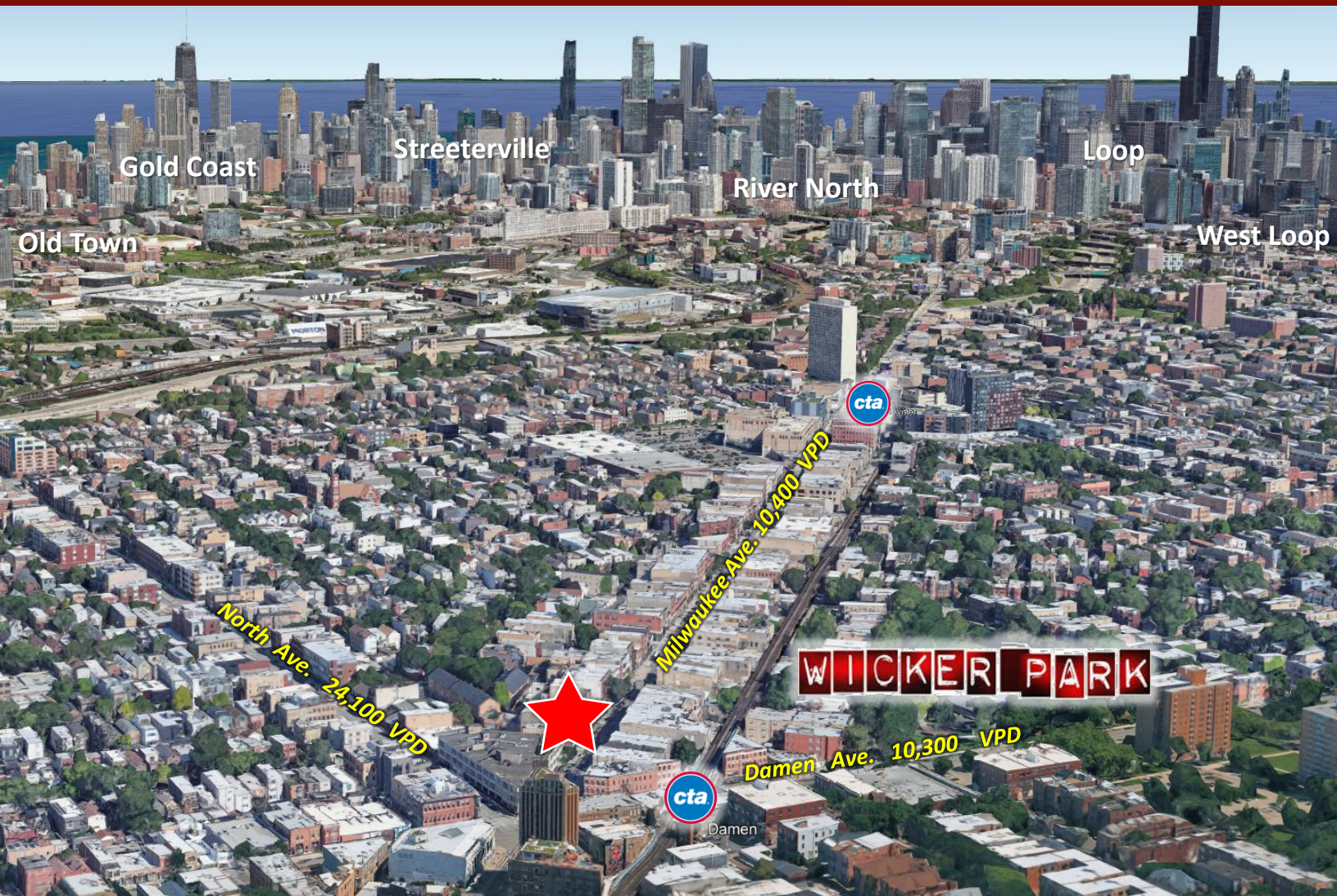
kanela

Walgreens

Image NOAA



1559 N. Milwaukee Ave., Chicago, Illinois



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1-MILE POPULATION
62,092

1-MILE HOUSEHOLDS
29,754

1-MILE AVE HH INCOME
\$167,720

OFFERING SUMMARY

Seneca Real Estate Group is the exclusive listing agent for 1559 N. Milwaukee Ave., Chicago Illinois (the "Property") and is pleased to present the opportunity to acquire this single-story, fully leased asset in Chicago's Wicker Park neighborhood.

Built in 1914 and renovated in 2021 and 2026, this 2,950 sf building sits on just over 3,000 sf of land on one of the best neighborhood retail blocks in the city. The property is well-positioned in a densely-populated area among some of Chicago's best restaurants and cafes, boutique retail, bars and entertainment venues and boasts some of the best demographics in the city including average household income of more \$167,000 within a one-mile radius. Conveniently located near the CTA Blue Line station and various bus lines.

The building has been a restaurant for many years including the last 5 years as Bloom Plant-Based Kitchen and now Port Union both owned and operated by James Beard semi-finalist Chef Rodolfo Cuadros. Port Union delivers modern American cuisine shaped by the immigrant traditions that define American cooking. Port Union is a lively, welcoming, gathering place and a hit with locals and those visiting the Wicker Park / Bucktown area.

Hip Wicker Park has been a residential enclave since Chicago was incorporated as a city in 1837. North Milwaukee Avenue is known for its bustling nightlife, dining and entertainment venues, along with a mix of national retailers, quirky shops and cool fashion boutiques. The Wicker Park / Bucktown area boasts the highest of walk scores, 100. And in recent years, Milwaukee Avenue has been coined, the "hipster highway" for its steady stream of bike commuters in and out of the downtown area.

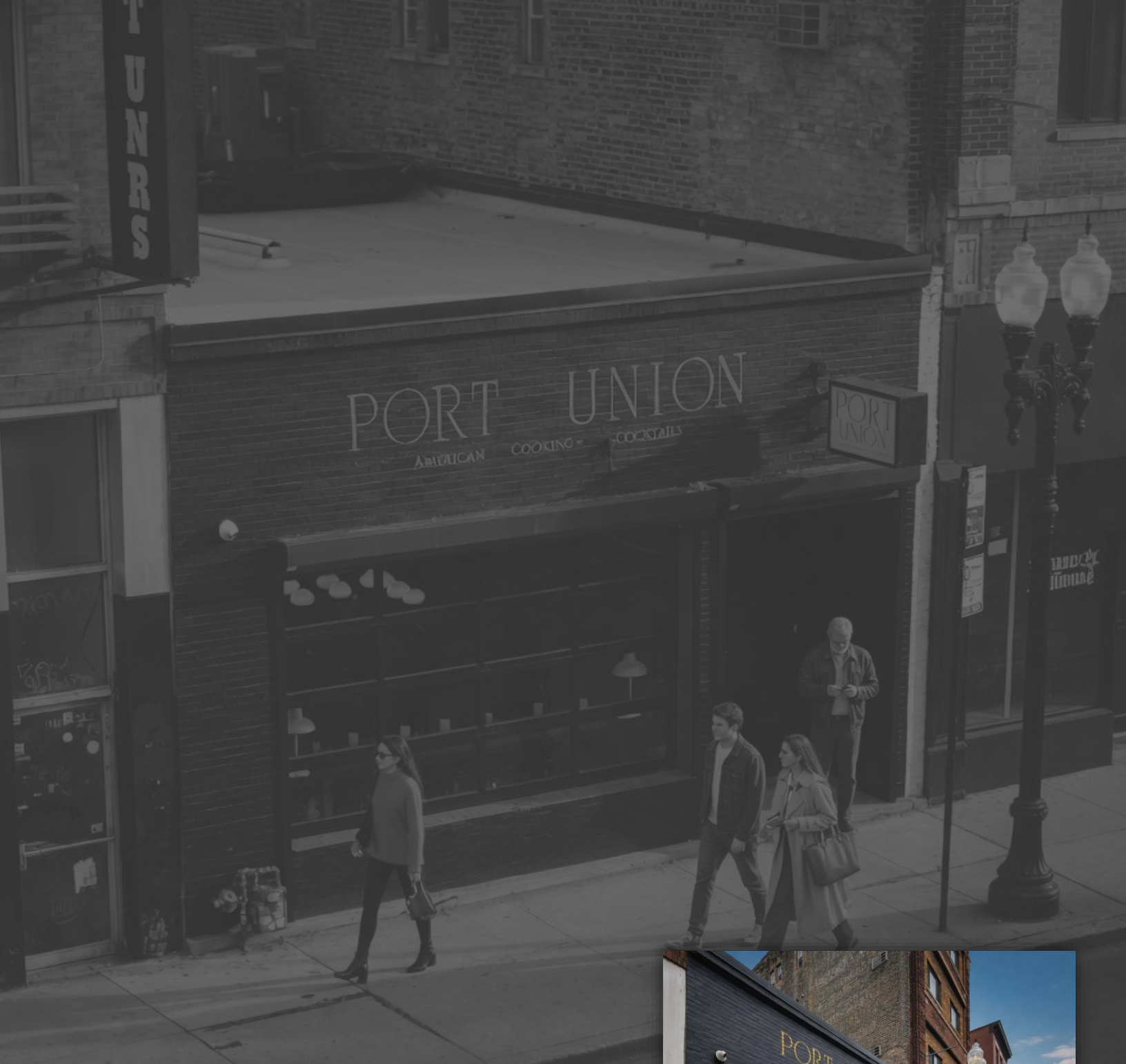
Overall, fundamentals are very strong in this Submarket with national, regional and local commercial tenants continually focused on opening outposts here and visitors from throughout the City and suburbs making regular trips to this dynamic district.

The prospective purchaser will be selected by the Seller in its sole discretion and based on several factors including but not limited to:

- Offering price
- Financial strength/proof of funds
- Earnest money deposits and timing for non-refundable
- Due Diligence and closing timing
- Contingencies or absence thereof
- Whether all-cash or financed transaction

OFFERING PRICE	SUBJECT TO OFFER
ADDRESS	1 E. Huron St., Chicago, Illinois 60611
NET INCOME IN PLACE / FULLY STABILIZED	\$144,550
GROSS LEASABLE AREA	2,950 SF
ZONING	B3-2
OCCUPANCY	100%
TENANCY	Port Union Restaurant Lease thru July 2031
OWNERSHIP OFFERED	Fee Simple
PROP TAX (2024 BILLED IN 2025)	\$21,677.51
SUBMARKET NEIGHBORHOOD	Wicker Park / Bucktown
MARKET	Urban Chicago
PUBLIC TRANSIT	CTA Blue Line "EL" stations and Bus service
WARD/ ALDERMAN	1st Ward , Alderman Daniel La Spata

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For more Information contact:
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