

2900 WEST North AVE



New Construction Corner Retail Fronting Humboldt Park For Lease

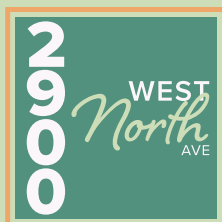
Scott Maesel
312-676-1860
scott.maesel@svn.com

Adam Thomas
847.219-6383
adam.thomas@svn.com

Logan Parsons
262.903.8417
logan.parsons@svn.com

Property Details

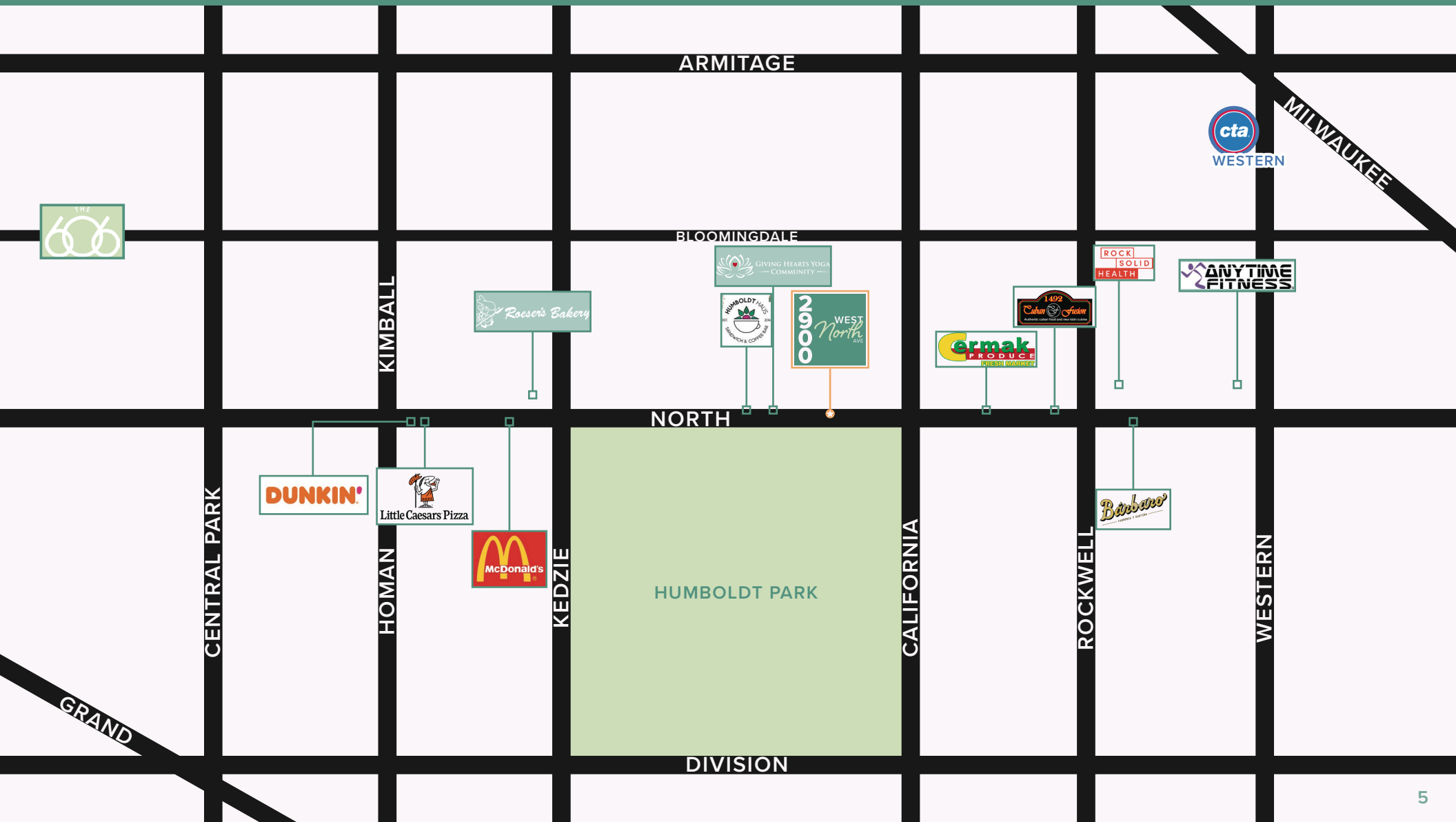
ASKING RENT:	\$23/SF NNN
EST. NNNS:	\$8/SF
SPACE AVAILABLE:	1,710 SF
FRONTAGE:	~75'
ZONING:	B3-3
DATE AVAILABLE:	TBD
CONDITION:	NEW CONSTRUCTION
YEAR BUILT:	2025
SUB-MARKET:	HUMBOLDT PARK
ALDERMANIC WARD:	26TH





Property Highlights

- 1,710 SF of new construction Humboldt Park corner retail space featuring nearly ~75' of retail frontage.
- Located at the base of a new construction 12-unit apartment building situated across from Humboldt Park.
- 22,800 VPD traffic counts along North Avenue.
- Notable surrounding retailers include Roeser's Bakery, Little Caesars Pizza, Dunkin', Humboldt Haus Sandwich Bar, Giving Hearts Yoga, McDonalds, Cermak Produce, Anytime Fitness, Bárbaro Taquería, Rock Solid Health, 1492 Cuban Fusion Café and more.
- Conveniently located only two blocks from the 606 Trail.





Area Overview

Humboldt Park is one of Chicago's most dynamic neighborhoods, combining historic character with a rapidly evolving commercial scene. Anchored by the 207-acre Humboldt Park, home to recreation, culture, and community events, the area attracts steady foot traffic from both residents and citywide visitors.

Major corridors along Division Street, North Avenue, and California Avenue feature a vibrant mix of restaurants, boutiques, and service-oriented businesses, creating opportunities for both neighborhood-serving and destination-driven retailers. With demographics that blend longtime residents and new arrivals seeking affordability and character compared to nearby Wicker Park and Logan Square, demand for diverse retail continues to grow.

Excellent connectivity via CTA bus lines, nearby Blue and Green Line stations, and major arterials like North and Western ensures strong accessibility. With ongoing residential development, rising consumer spending, and a distinct cultural identity, Humboldt Park stands out as a prime retail leasing destination in Chicago's West Side.

For investors and retailers, Humboldt Park offers a unique opportunity to position within a neighborhood that is both culturally rich and commercially on the rise. With ongoing residential development, increasing consumer spending, and a strong sense of community identity, the area provides a solid foundation for long-term retail success.

Demographics

	0.25 Miles	0.5 Miles	1 Mile
Total Population	3,006	14,926	68,642
Average Age	33.2	32.6	32.8
Total Households	1,309	6,550	30,841
People Per Household	2.2	2.2	2.2
Average Household Income	\$167,996	\$155,852	\$156,596
Average Home Value	\$582,208	\$505,278	\$500,888

Demographic Source: Applied Geographic Solutions via Sites USA.

Source: Chat GPT

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North AVE



SVN CHICAGO COMMERCIAL
940 W ADAMS ST, 2ND FLOOR
CHICAGO, IL 60607

svnchicago.com

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312-676-1860
scott.maesel@svn.com

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