

# FOR LEASE

PREMIER TURN-KEY SECOND-GENERATION RESTAURANT OPPORTUNITY



613 N. WELLS ST., CHICAGO  
RIVER NORTH

## MARK KISHTOW

SENIOR VICE PRESIDENT, INVESTMENT SALES  
mkishtow@jameson.com  
312.867.2265

## BRENT BURDEN

SENIOR VICE PRESIDENT  
bburden@jameson.com  
847.826.7271

# PROPERTY DESCRIPTION

AN EXCEPTIONAL OPPORTUNITY TO LEASE A **FULLY BUILT-OUT, SECOND-GENERATION RESTAURANT AND LOWER-LEVEL BAR/SPEAKEASY** IN THE HEART OF **RIVER NORTH**, CHICAGO'S MOST COVETED DINING AND NIGHTLIFE DISTRICT AND SURROUNDED BY MANY SUCCESSFUL RESTAURANT CONCEPTS. SITUATED ON THE GROUND FLOOR OF THE **FOUND HOTEL**, THIS RARE OFFERING COMBINES HIGH VISIBILITY, PREMIUM INFRASTRUCTURE, AND IMMEDIATE OPERATIONAL READINESS IN ONE OF THE CITY'S STRONGEST HOSPITALITY MARKETS. **RIVER NORTH** REMAINS THE CITY'S PREMIER DESTINATION FOR UPSCALE DINING, BARS, AND EXPERIENTIAL HOSPITALITY—MAKING THIS A STRATEGIC AND BRAND-FORWARD LOCATION FOR BOTH ESTABLISHED AND EMERGING CONCEPTS. TURN-KEY RESTAURANT SPACES OF THIS SCALE, QUALITY, AND LOCATION ARE INCREASINGLY SCARCE. THIS OFFERING PRESENTS A UNIQUE OPPORTUNITY TO ESTABLISH A FLAGSHIP PRESENCE IN ONE OF CHICAGO'S MOST DYNAMIC AND ENDURING HOSPITALITY CORRIDORS. **THE FOUND HOTEL IS CURRENTLY UNDERGOING A \$1.25 MILLION RENOVATION. UPON COMPLETION, THE HOTEL WILL BE FLAGGED UNDER THE MARRIOTT SERIES COLLECTION.**



NEGOTIABLE

LEASE PRICE

2,998 SF

AVAILABLE SIZE

1,900 SF

LOWER LEVEL

FOUND HOTEL

BUILDING

DX-5

ZONING

RIVER NORTH

MARKET

ONTARIO & WELLS

CROSS STREETS

# PROPERTY HIGHLIGHTS

LOCATED IN ONE OF CHICAGO'S HOTTEST CORRIDORS FOR NEW RESTAURANT CONCEPTS  
TURN-KEY, SECOND GENERATION

## AREA & TRANSPORTATION HIGHLIGHTS

- WALKING DISTANCE TO BROWN LINE STATIONS  
(CHICAGO OR MERCHANDISE MART)
- WALKING DISTANCE TO RED LINE STATIONS  
(CHICAGO OR GRAND)
- MINUTES FROM THE CIRCLE EXPRESSWAY  
INTERCHANGE

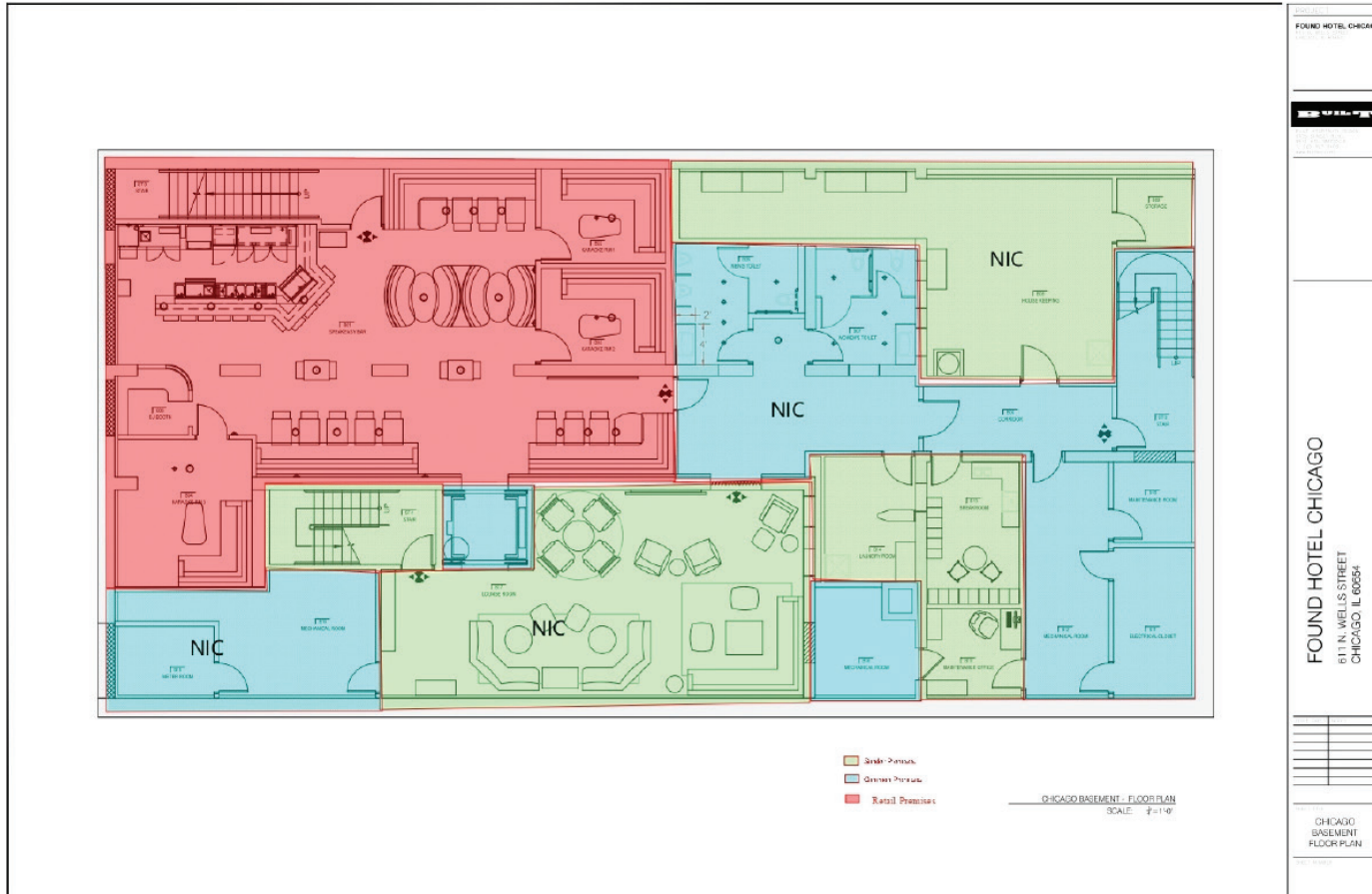
## AREA TENANTS

- DAVE'S HOT CHICKEN
- ZARELLA PIZZERIA
- CITY NIKKI'S
- AKIRA HAND ROLLS
- MATILDA & CLAUDESTINO
- LIZZANO FOCACCERIA
- SMOOTHIE RX
- SOUL VIBEZ

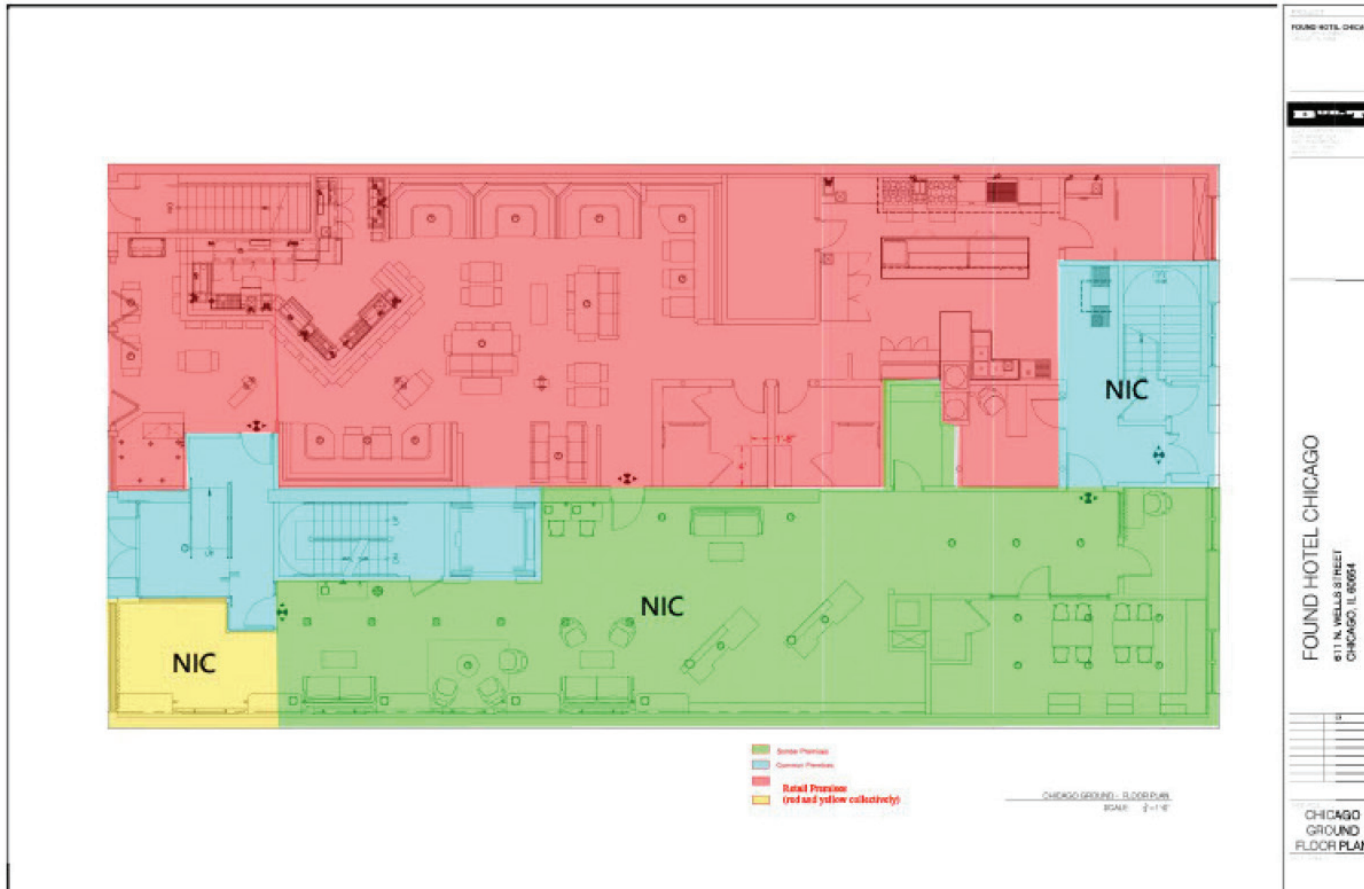




# LOWER LEVEL FLOOR PLAN



# FIRST FLOOR PLAN

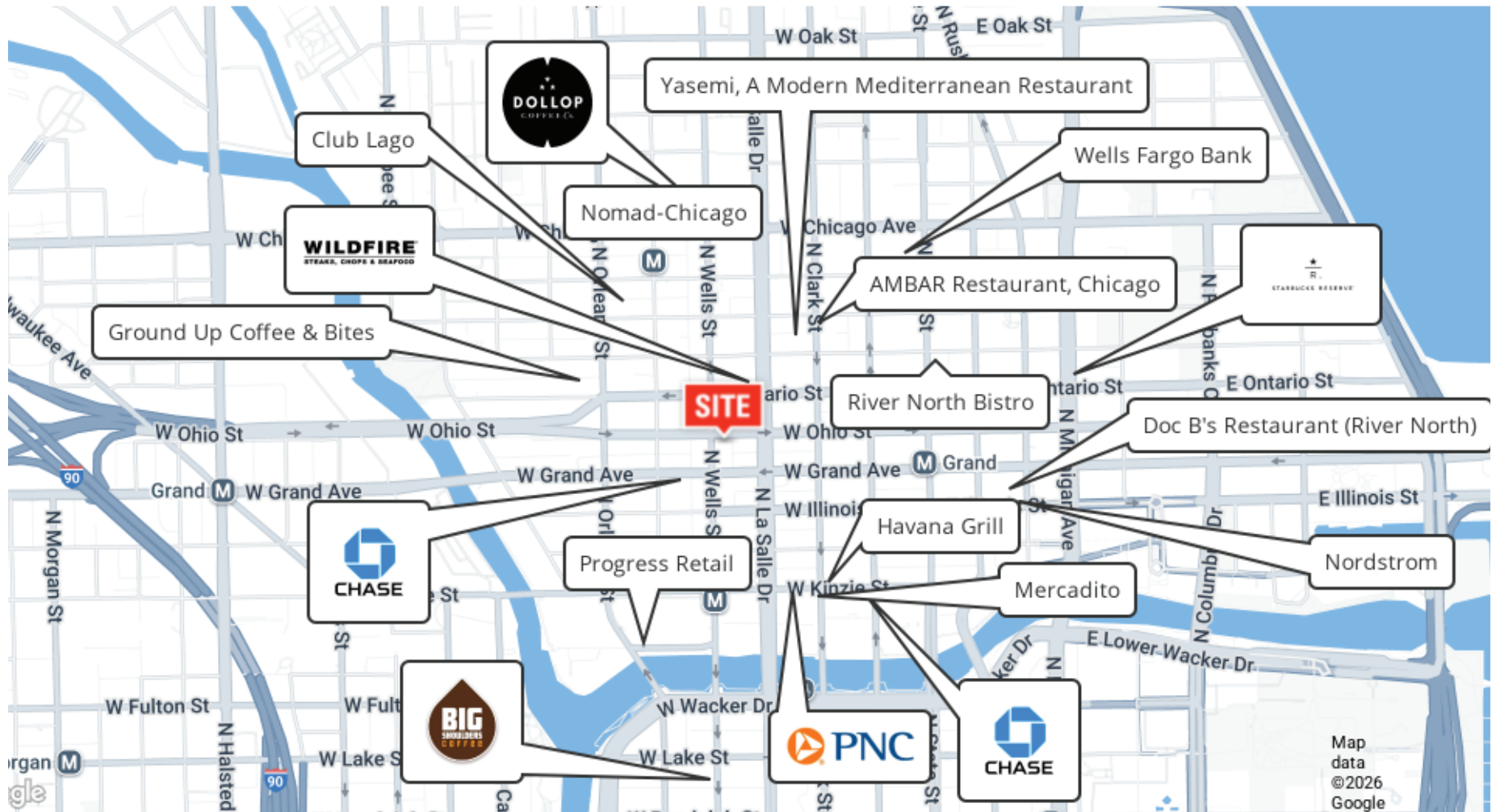


# AERIAL MAP



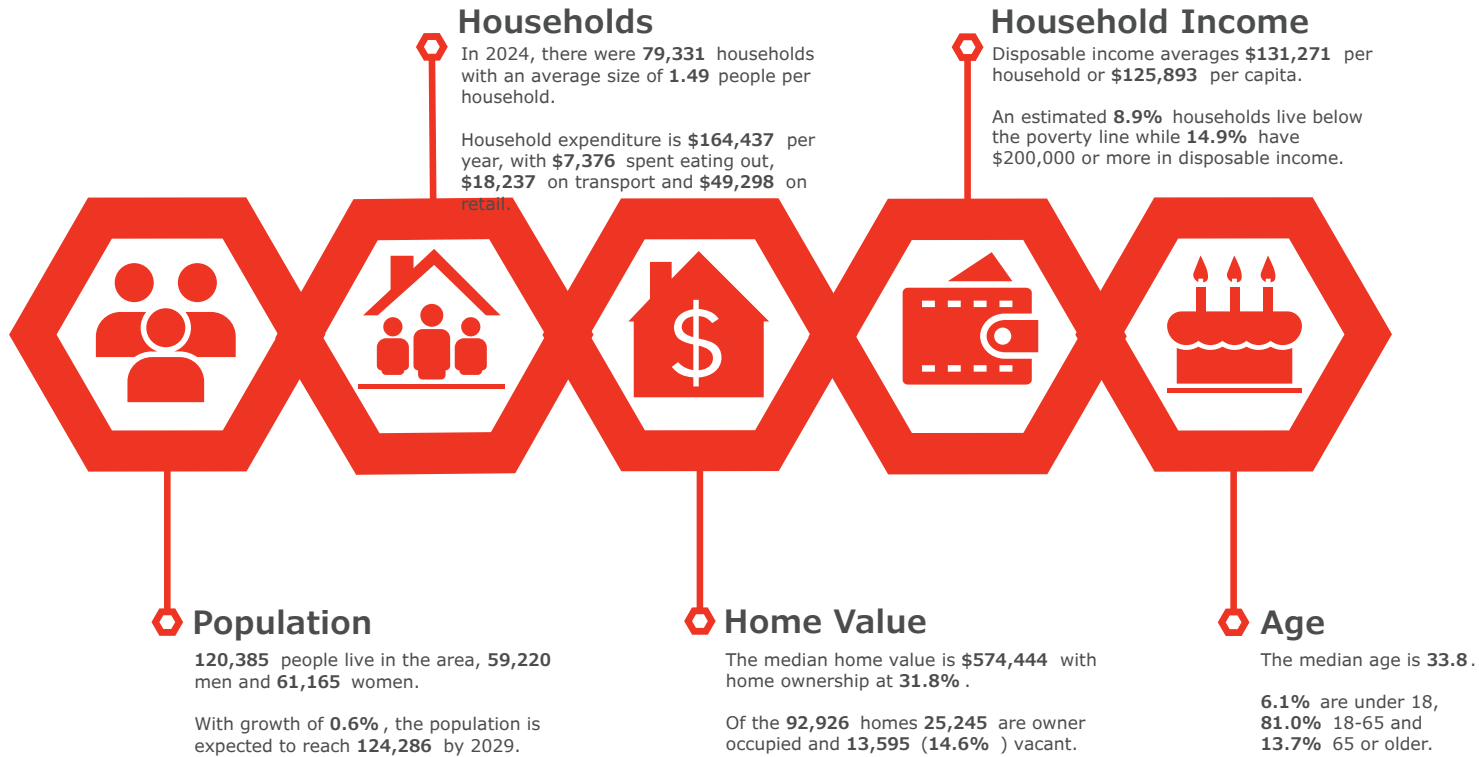
613 N. WELLS ST., CHICAGO IL, 60654

# RETAIL MAP





# DEMOGRAPHICS



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

# DEMOGRAPHICS - EXECUTIVE SUMMARY

Population	1 mile	3 miles	5 miles
2010 Population	85,425	336,083	783,878
2020 Population	117,911	406,351	858,455
2025 Population	120,385	413,475	847,422
2030 Population	124,286	423,559	851,037
2010-2020 Annual Rate	3.28%	1.92%	0.91%
2020-2025 Annual Rate	0.40%	0.33%	-0.25%
2025-2030 Annual Rate	0.64%	0.48%	0.09%


Age	1 mile	3 miles	5 miles
2025 Median Age	33.8	33.6	33.8
U.S. median age is 39.1			

Race and Ethnicity	1 mile	3 miles	5 miles
White Alone	67.8%	61.9%	51.4%
Black Alone	6.3%	10.3%	15.8%
American Indian Alone	0.2%	0.4%	0.7%
Asian Alone	16.2%	14.4%	12.0%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	2.1%	4.5%	10.1%
Two or More Races	7.4%	8.5%	9.9%
Hispanic Origin	7.3%	11.5%	20.6%
Diversity Index	57.1	66.3	78.2

Households	1 mile	3 miles	5 miles
2010 Total Households	54,265	180,991	362,316
2020 Total Households	75,046	222,543	420,661
2025 Total Households	79,331	235,357	434,696
2030 Total Households	83,221	245,789	446,565
2010-2020 Annual Rate	3.30%	2.09%	1.50%
2020-2025 Annual Rate	1.06%	1.07%	0.63%
2025-2030 Annual Rate	0.96%	0.87%	0.54%
2025 Average Household Size	1.49	1.70	1.90
Wealth Index	122	116	99

 **Source:** Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

Mortgage Income	1 mile	3 miles	5 miles
2025 Percent of Income for Mortgage	27.4%	28.0%	29.5%

Median Household Income	1 mile	3 miles	5 miles
2025 Median Household Income	\$131,271	\$124,608	\$105,902
2030 Median Household Income	\$142,583	\$135,143	\$114,754
2025-2030 Annual Rate	1.67%	1.64%	1.62%

Average Household Income	1 mile	3 miles	5 miles
2025 Average Household Income	\$191,423	\$180,495	\$156,349
2030 Average Household Income	\$200,397	\$190,216	\$166,727

Per Capita Income	1 mile	3 miles	5 miles
2025 Per Capita Income	\$125,893	\$102,803	\$80,270
2030 Per Capita Income	\$133,952	\$110,443	\$87,558
2025-2030 Annual Rate	1.25%	1.44%	1.75%


Income Equality	1 mile	3 miles	5 miles
2025 Gini Index	45.2	46.2	48.6

Socioeconomic Status	1 mile	3 miles	5 miles
2025 Socioeconomic Status Index	65.9	59.0	51.3

Housing Unit Summary	1 mile	3 miles	5 miles
Housing Affordability Index	78	76	72
2010 Total Housing Units	66,709	209,330	416,417
2010 Owner Occupied Hus (%)	42.6%	41.5%	38.2%
2010 Renter Occupied Hus (%)	57.4%	58.5%	61.8%
2010 Vacant Housing Units (%)	18.6%	13.5%	13.0%
2020 Housing Units	86,598	249,516	466,998
2020 Owner Occupied HUs (%)	31.8%	35.5%	34.7%
2020 Renter Occupied HUs (%)	68.2%	64.5%	65.3%
Vacant Housing Units	13.5%	10.8%	9.9%
2025 Housing Units	92,926	267,163	487,532
Owner Occupied Housing Units	31.8%	35.9%	35.9%
Renter Occupied Housing Units	68.2%	64.1%	64.1%
Vacant Housing Units	14.6%	11.9%	10.8%
2030 Total Housing Units	95,862	274,970	497,024
2030 Owner Occupied Housing Units	26,659	89,514	165,530
2030 Renter Occupied Housing Units	56,563	156,275	281,035
2030 Vacant Housing Units	12,641	29,181	50,459

 **Source:** Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

# ABOUT YOUR TEAM



MKISHTOW@JAMESON.COM  
312.867.2265

## ■ MARK KISHTOW

Mark Kishtow specializes in the sale of multifamily and retail investment properties in his position as a Senior Vice President of investment sales with Jameson Commercial Real Estate.

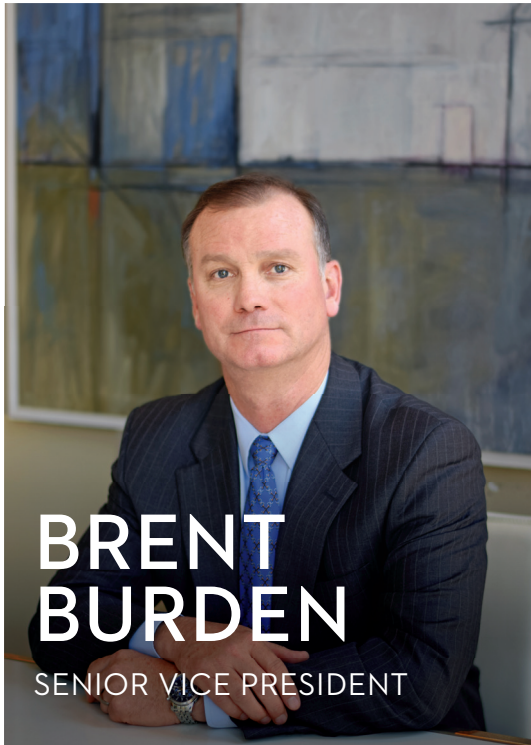
Prior to joining Jameson, Mark followed his entrepreneurial instincts after college owning and operating multiple businesses in the City of Chicago and was the Operating Managing Partner for a portfolio of Investment Properties in the Chicago land area. Mark has found the experience he gained as an owner provides him with a unique insight and expertise that only he can deliver to his clients.

Over the past ten years in the commercial real estate industry, Mark has personally transacted or advised on aggregate sales exceeding \$250 Million, this includes over 500 multifamily units and a variety of retail properties anchored by national tenants including Bank of America, Chase Bank, Starbucks, AutoZone and 7/11. His area of concentration has been Urban Chicago and the near surrounding suburbs.

Mark studied Architecture and Interior Design at Chicago's Illinois Institute of Art and he is currently enrolled to earn the Certified Commercial Investment Member (CCIM) designation. Mark is also an active member of the International Council of Shopping Centers and the Chicago Association of Realtors.

Mark was awarded Jameson's Top Commercial Producer honor for the years of 2008, 2010, 2012, 2013, 2014, 2015, 2017, 2020, 2021 and 2024. Recognized by the Chicago Commercial Forum as one of its Top Producing Agents in Chicago and nominated by Crain's Chicago Business in 2017 as one of its Most Influential Commercial Real Estate Brokers in Chicago.

# ABOUT YOUR TEAM



**BBURDEN@JAMESON.COM**  
**847.826.7271**

## ■ BRENT BURDEN

Brent is a licensed real estate broker in Illinois, and has represented both Tenants & Landlords in leasing, as well as investors in acquisitions, and owners in dispositions of over 1.5 million square feet of commercial space. Specializing in Leasing and Investment Sales, Brent has successfully negotiated leases for numerous law, marketing, media, and financial services firms, as well as Not-For-Profit Tenants. Brent has extensive experience in acquisitions and dispositions of commercial property, and has represented both investors and sellers of office, retail, multi-family, and warehouse properties.

Brent's professional history includes:

- Master of Business Administration- Loyola University of Chicago
- Bachelor of Science- Finance- Colorado State University
- Certified Commercial Investment Manager (CCIM)- Designated 2012. CCIM Designees are recognized as leading experts in commercial real estate investment, and undergo a rigorous educational program, and are required to submit qualification portfolio of experience in order to receive the designation.



JAMESON.

## JAMESON COMMERCIAL REAL ESTATE

425 W. NORTH AVENUE | CHICAGO, IL

[JAMESONCOMMERCIAL.COM](http://JAMESONCOMMERCIAL.COM)

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