

OFFERING MEMORANDUM



Lakeview (Wrigleyville / North Halsted) Retail condos
3629-35 N HALSTED, CHICAGO, IL 60613

\$915,000

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Executive Summary

Two retail condos directly across from Whole Foods on North Halsted between Addison and Waveland in Chicago's Lakeview neighborhood. Two blocks from Addison CTA Red line (Wrigleyville) stop & two blocks to the heart of North Halsted. 1,600 & 2,000 square foot units sold together on one Tax PIN with soaring ceilings, two deeded parking spaces (with interior access), and over 100 feet of frontage along North Halsted.

Location boasts a walk score of 97 (Walkers Paradise), bike score of 90 (Bikers Paradise), and transit core of 79 (Excellent Transit). 2023 Population projection within 1 mile is 86,031 with an average household income of \$114,506 and a total annual consumer spending of \$1,495billion.

Formerly built out as a med-spa & stationary store with ample plumbing, units can be turn-key or easily customizable per your specific business needs.

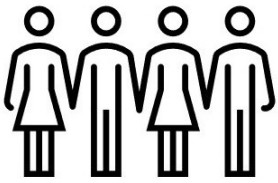
Address	3629-3635 N Halsted
City	Chicago
County	Cook
PIN	14-21-107-024-0000
Built	2002
Lot size	24,921
Sqft	3,600 (Approx)
Zoning	C1-2
Frontage	100 ft N Halsted
Floors	Ground floor retail
Ceiling Heights	TBD
Loading Docks	No
Parking	2 Deeded
HOA Fees	\$225 /Month



Location



Demographics / Market (1 mile radius)



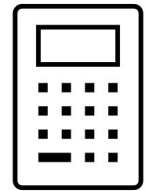
Population
86,031



Avg HH Income
\$114,506



Consumer Spending
\$1.495B



Cap Rate
5.9%



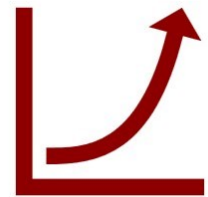
Walk Score
97



Transit Score
79

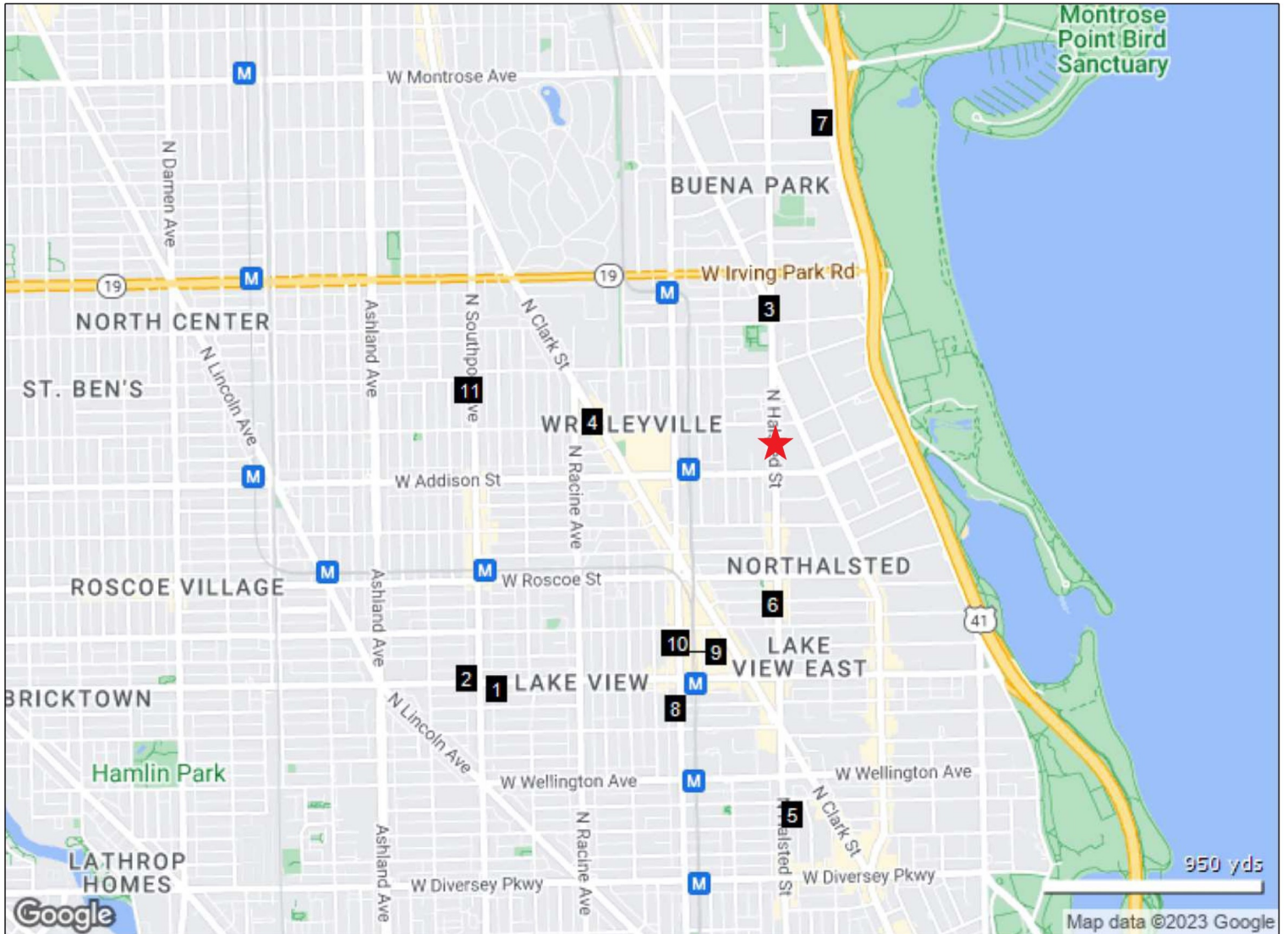


Avg Retail Rent
\$33.97



Avg Sales Price PSF
(Retail Condos)
\$237

Sales Comps (Retail Condos)



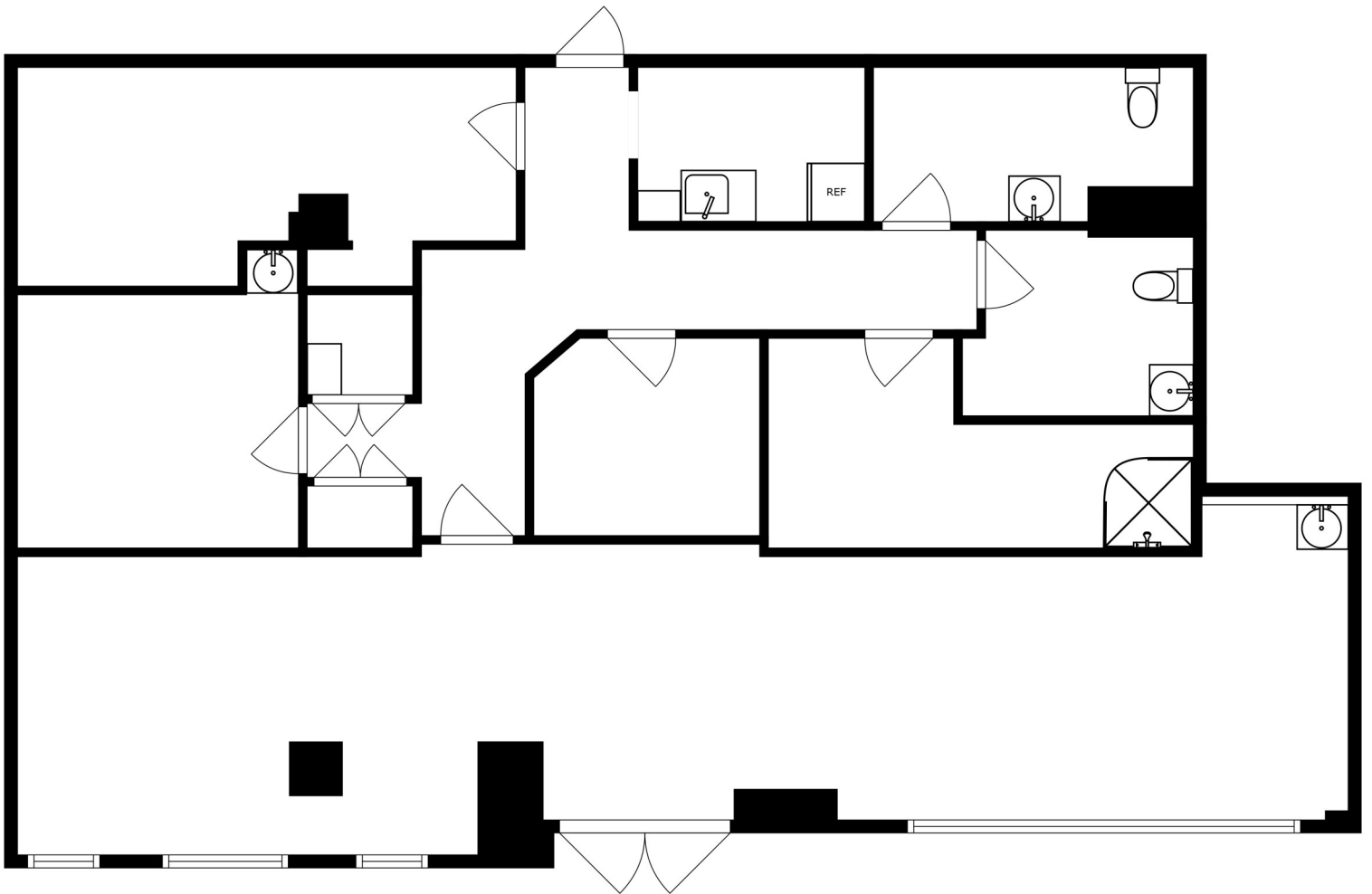
	Address	City	Property Info	Sale Info
1	1351 W Belmont Ave	Chicago	1,200 SF General Retail/Storefront Retail/Office	Sold: -
2	1416 W Belmont Ave	Chicago	1,145 SF Class B Office/Loft/Creative Space	Sold: \$260,000 (\$227.07/SF)
3	3916 N Broadway St	Chicago	3,608 SF General Retail/Storefront Retail/Office	Sold: \$755,000 (\$209.26/SF)
4	3700 N Clark St	Chicago	3,420 SF General Retail/Fast Food	Sold: \$4,187,000 (\$1,224.27/SF)
5	2911 N Halsted St	Chicago	1,100 SF General Retail/Storefront Retail/Residential	Sold: \$225,000 (\$204.55/SF)
6	3324 N Halsted St	Chicago	1,750 SF General Retail/Storefront Retail/Residential	Sold: \$440,000 (\$251.43/SF)
7	4250 N Marine Dr	Chicago	1,330 SF Multi-Family/Apartments	Sold: -
8	3120 N Sheffield Ave	Chicago	1,200 SF General Retail/Storefront Retail/Residential	Sold: \$242,500 (\$202.08/SF)
9	3228 N Sheffield Ave	Chicago	975 SF General Retail/Storefront Retail/Residential	Sold: \$235,000 (\$241.03/SF)
10	3240 N Sheffield Ave	Chicago	1,400 SF General Retail/Storefront Retail/Residential	Sold: \$280,000 (\$200/SF)
11	3746-3748 N Southport Ave	Chicago	1,586 SF General Retail/Storefront	Sold: \$590,000 (\$372.01/SF)

Consumer Spending

2023 Annual Spending (\$000s)	1 Mile	5 Mile	10 Mile
Total Specified Consumer Spending	\$1,495,174	\$14,779,454	\$27,817,571
Total Apparel	\$74,476	\$790,317	\$1,561,124
Women's Apparel	29,294	310,213	607,445
Men's Apparel	15,880	167,160	324,240
Girl's Apparel	5,125	55,383	110,191
Boy's Apparel	3,665	39,580	80,108
Infant Apparel	3,840	38,166	75,141
Footwear	16,672	179,815	363,999
Total Entertainment & Hobbies	\$225,044	\$2,134,046	\$3,989,529
Entertainment	17,609	176,651	360,278
Audio & Visual Equipment/Service	50,269	472,074	891,173
Reading Materials	4,218	37,114	66,261
Pets, Toys, & Hobbies	41,739	381,696	686,379
Personal Items	111,209	1,066,511	1,985,438
Total Food and Alcohol	\$424,487	\$4,202,195	\$7,946,214
Food At Home	192,954	1,996,507	3,997,916
Food Away From Home	193,476	1,853,719	3,337,694
Alcoholic Beverages	38,057	351,968	610,604
Total Household	\$266,231	\$2,620,261	\$4,797,121
House Maintenance & Repair	38,010	386,651	811,482
Household Equip & Furnishings	101,285	1,000,286	1,833,032
Household Operations	85,707	835,589	1,486,404
Housing Costs	41,229	397,736	666,203
Total Transportation/Maint.	\$310,871	\$3,106,471	\$6,061,415
Vehicle Purchases	116,565	1,195,100	2,478,152
Gasoline	78,725	798,303	1,610,285
Vehicle Expenses	19,401	174,109	286,147
Transportation	58,498	556,390	942,777
Automotive Repair & Maintenance	37,682	382,569	744,054
Total Health Care	\$69,771	\$690,230	\$1,330,813
Medical Services	44,042	431,851	812,478
Prescription Drugs	17,863	179,555	365,627
Medical Supplies	7,867	78,824	152,708
Total Education/Day Care	\$124,294	\$1,235,935	\$2,131,356
Education	76,183	776,361	1,357,579
Fees & Admissions	48,111	459,574	773,777

Floor Plans

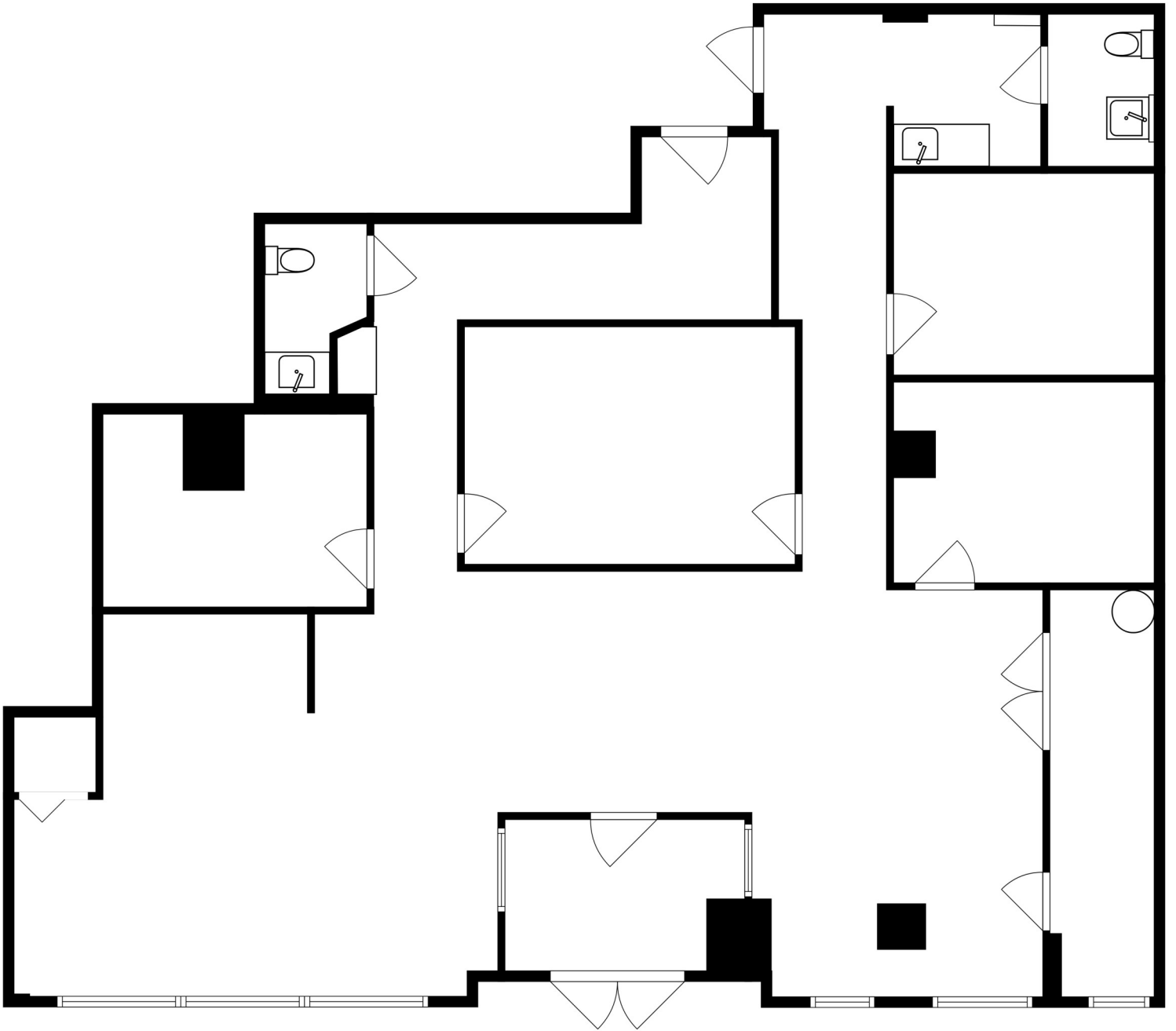
(3635 N Halsted - Approx. 1,600 sqft)



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Floor Plans

(3629 N Halsted - Approx. 2,000 sqft)



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