



For Lease

Facade Renovation Little Village
4004 W 26th St, Chicago, IL 60623

Negotiable

Retail in Little Village, one of the most vibrant commercial districts in the City of Chicago. Called "The Mexican Capital of the Midwest," Little Village is a center for restaurants, stores, jobs, and housing. The highly visible new construction retail space on the HARD CORNER of 26th ST & Pulaski in Little Village. Located in the heart of the lively and historic Little Village neighborhood, this property is conveniently located in the 2nd highest-grossing shopping district in Chicago behind Michigan Ave. The location is within walking distance of various restaurants & retailers. The space is ideal for retail, bank, medical office, or restaurant use with a patio.

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Summary



Lease Rate	Negotiable
Offering Summary	
Available Now SF:	821 - 3,550SF
Tax:	\$5.21 SF/yr
CAM:	\$3.00 SF/yr
Delivery:	Q4 2025
Market:	Chicago
Submarket:	Little Village
Walk Score®:	Walker's Paradise (91)

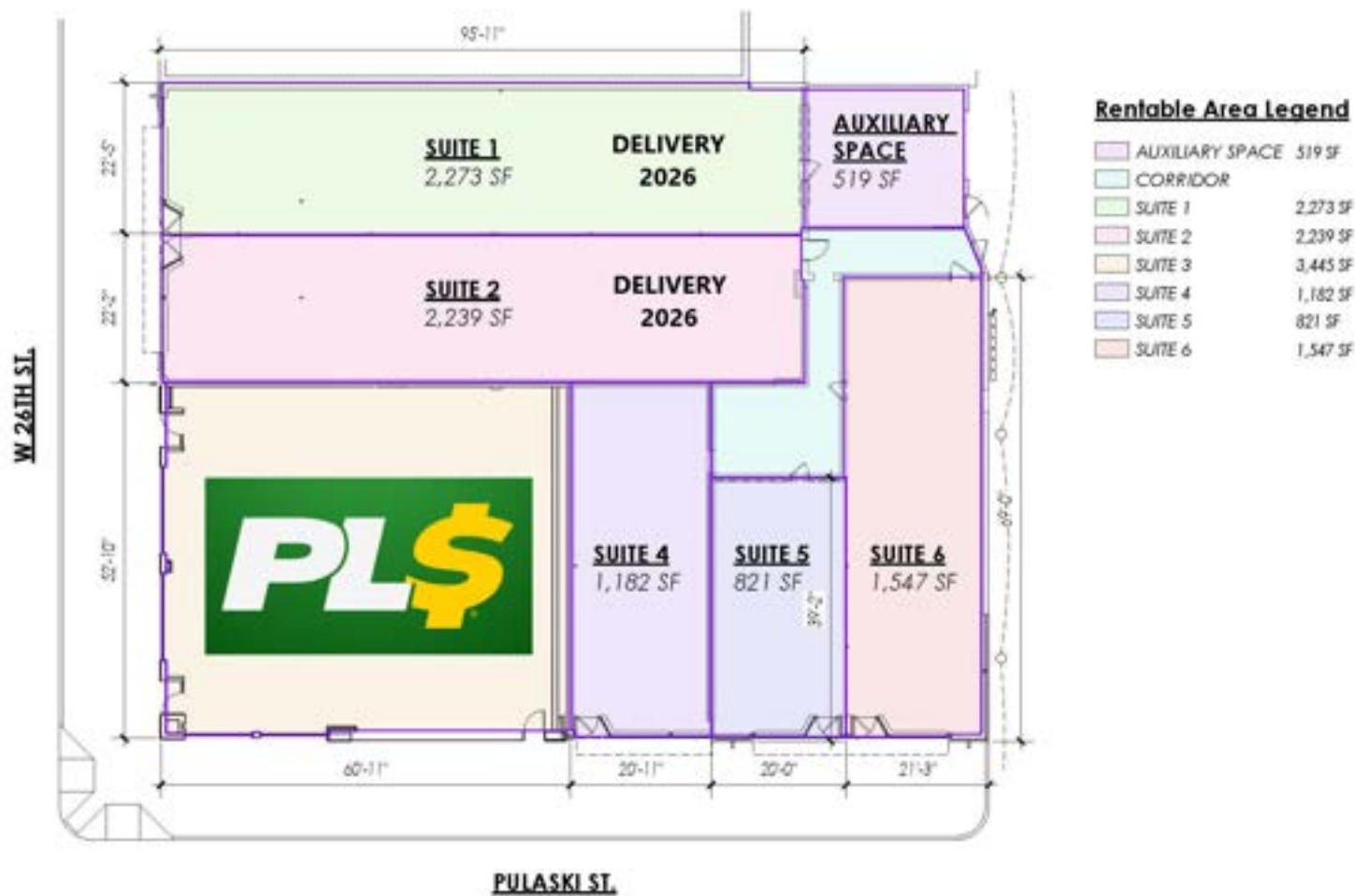
Property Overview

HARD CORNER of 26th ST & Pulaski in the heart of Little Village, located in the heart of the lively and historic neighborhood. Conveniently located in the 2nd highest grossing shopping district in Chicago behind Michigan Ave. The location is within walking distance of various restaurants & retailers. The space is ideal for retail, bank, medical office, or restaurant use with a patio.

Property Highlights

- New Facade Q3 2026
- Pulaski Road Available Now
- Hard Corner Location at Signalized Intersection
- Located in one of the Strongest Shopping Corridors in the Midwest
- Tremendous 7-day a week foot traffic

Site Plan



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Area Tenants



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Property & Area Details



10,185 SF

Building Size



1,500-8K SF

Available Size



B1-3

Zoning



Paradise 91

Walk Score®



3 Phase

Electricity



Stop Light

Location



5M+per YR

Transportation



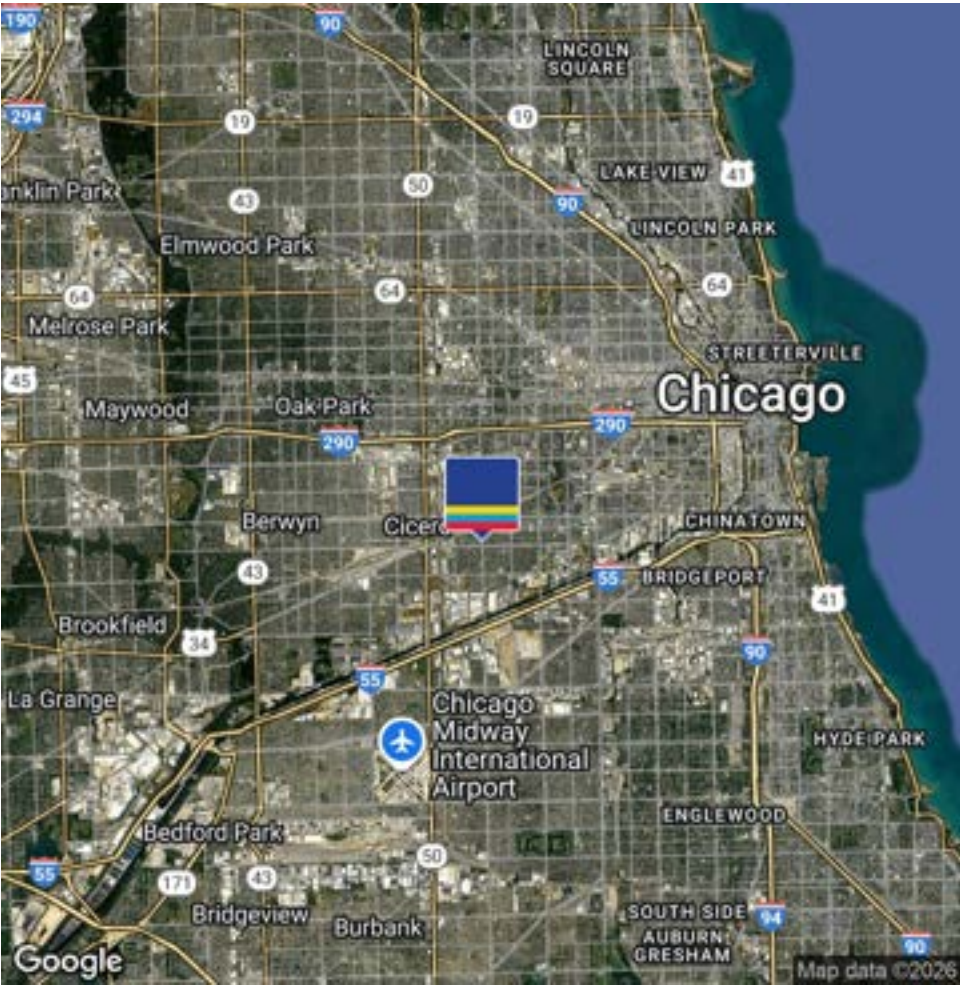
Location Overview

Little Village is an area ripe with culture. Today it is a predominantly Mexican-American neighborhood. Little Village is fast becoming a popular neighborhood for young families looking for quality housing at affordable prices. New condominiums and vintage flats are a big draw for first-time homebuyers. The neighborhood's strong Hispanic heritage is apparent in the multitude of excellent Mexican restaurants, Spanish-named stores, and specialty grocery items you can get here. And there is no doubt Little Village residents take pride in their roots when the Mexican Independence Day Parade comes through each year, serenaded by mariachi bands and a sea of spectators dressed in Mexico's colors – red, white, and green.

Area Transportation / Employees / Residents

- South Pulaski Bus #53A CTA Ridership - 7K/wkdy. (2M/yr.)
- 26th St. Bus #60 Blue Island - 11K/wkdy. (3.2M/yr.)
- Pulaski Station (Pink Line) - 14 Minute Walk (.07 mile)
- 1,800+ employers & 30K+ employees within 5 min drive.
- Regional Shopping Corridor w/600+ businesses in the area
- 350,000 people within 10 min. drive

Demographics Map & Report



Population	0.5 Miles	1 Mile	1.5 Miles
Total Population	14,416	45,691	80,985
Average Age	35.3	33.4	33.5
Average Age (Male)	37.7	33.5	33.4
Average Age (Female)	33.2	33.3	33.8
Households & Income	0.5 Miles	1 Mile	1.5 Miles
Total Households	5,242	16,236	28,201
# of Persons per HH	2.8	2.8	2.9
Average HH Income	\$45,990	\$47,054	\$43,710