



Humboldt Park Second-Generation Corner Restaurant Opportunity

1001 N CALIFORNIA AVENUE
CHICAGO, IL 60622

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PROPERTY SUMMARY

HUMBOLDT PARK SECOND-GENERATION CORNER RESTAURANT OPPORTUNITY

1001 N CALIFORNIA AVE
CHICAGO, IL 60622

OFFERING SUMMARY

LEASE RATE:	\$8,700 per month (MG)
BUSINESS SIZE:	2,200SF
ZONING:	C1-2
BUILDING TYPE:	Mixed Use
SPACE TYPE:	Second-Gen Restaurant

PROPERTY SUMMARY

Position your concept in one of Chicago's most vibrant and evolving neighborhoods with this exceptional 2,200-square-foot second-generation restaurant located on a highly visible corner in Humboldt Park. Fully built out and ready for its next operator, this turnkey space offers an outstanding opportunity to minimize startup costs and accelerate opening timelines.

The restaurant features a spacious, open dining room anchored by a large, well-appointed bar, creating an inviting atmosphere for both casual dining and lively evening service. A fully built-out commercial kitchen is already in place, providing the infrastructure needed for a wide range of food and beverage concepts.

In addition to the main dining level, the property includes lower-level space dedicated to refrigeration and storage, offering valuable back-of-house support and operational efficiency.

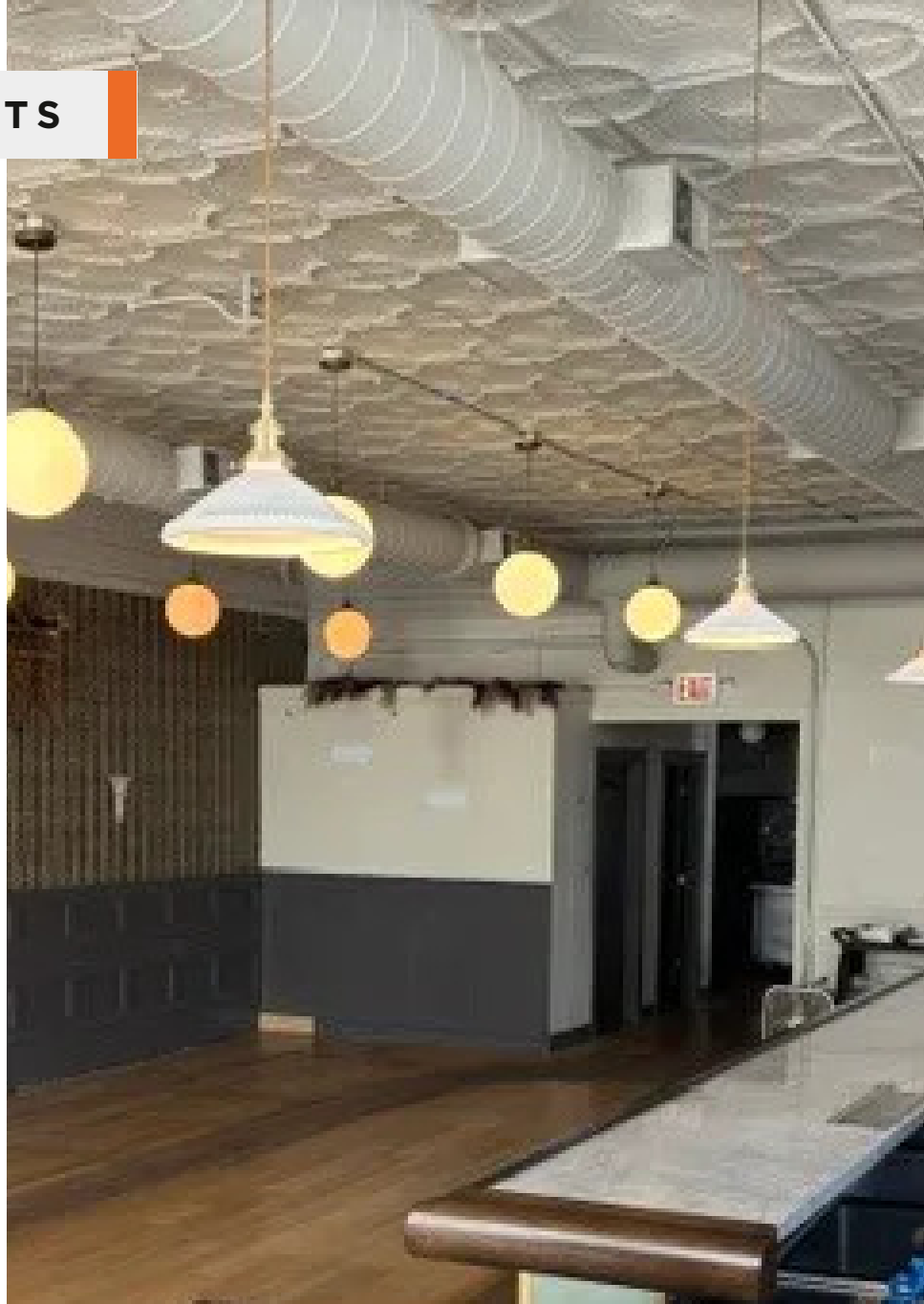
A standout feature of the property is its prominent sidewalk café seating, providing excellent street presence, increased dining capacity, and an engaging outdoor experience that capitalizes on the neighborhood's strong pedestrian activity.

Situated in the heart of Humboldt Park, the location benefits from a diverse and growing customer base, a thriving restaurant and nightlife scene, and convenient access to nearby Wicker Park, Logan Square, and Ukrainian Village. This is a rare opportunity to lease a fully built-out restaurant in one of Chicago's most energetic and culturally rich neighborhoods.



PROPERTY HIGHLIGHTS

- Turnkey opportunity with existing restaurant build-out
- Full commercial kitchen with hood, cooking line, and infrastructure in place
- Spacious open dining room with a large, well-appointed bar
- Additional lower-level space for refrigeration, storage, and back-of-house operations
- Prominent sidewalk café seating offering exceptional street presence and additional dining capacity
- Excellent visibility with strong pedestrian and vehicular traffic
- Ideal for a wide variety of restaurant, bar, café, or hospitality concepts
- Located in one of Chicago's fastest-growing dining and entertainment districts
- Convenient access to Wicker Park, Logan Square, Ukrainian Village, and surrounding neighborhoods
- Opportunity to significantly reduce startup costs and shorten time to opening with existing restaurant improvements



**Open Dining With
Large Bar**

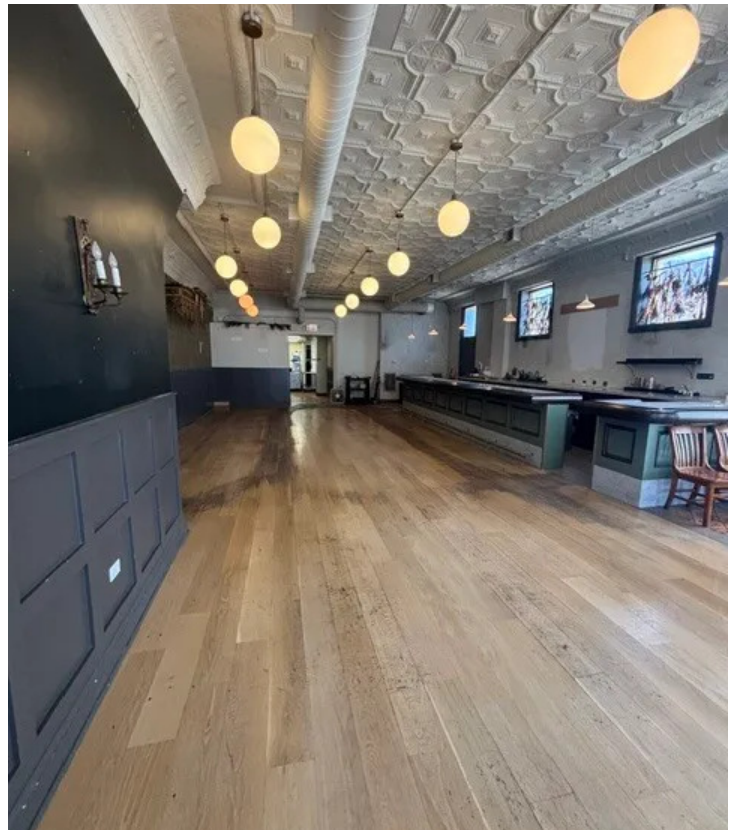
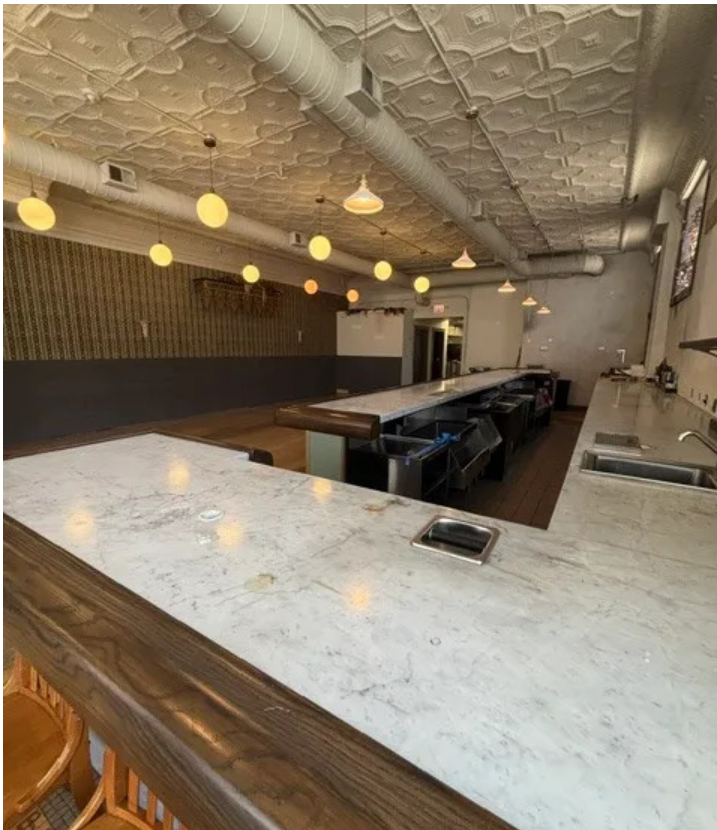
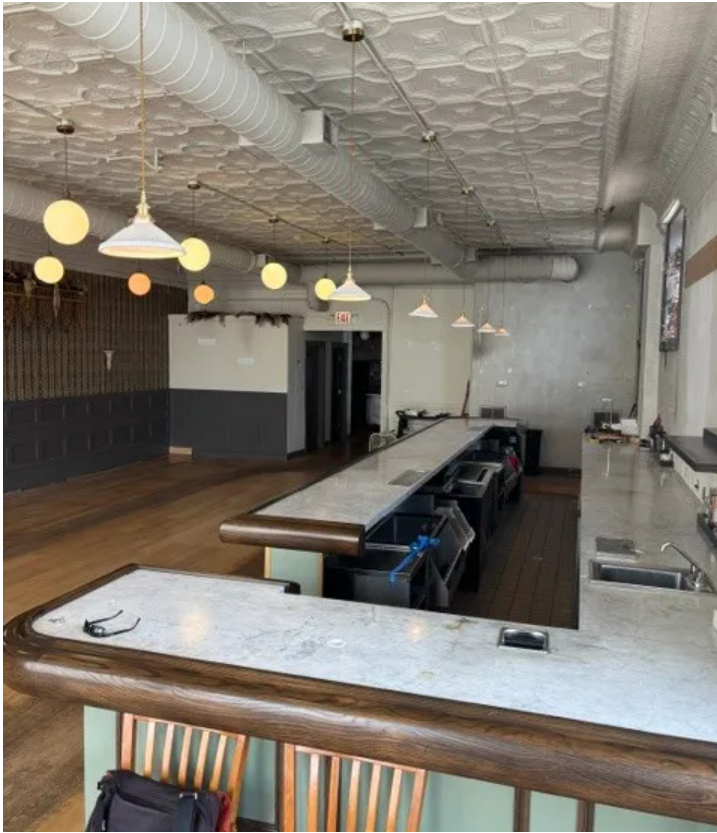


**In Place Commercial
Kitchen**

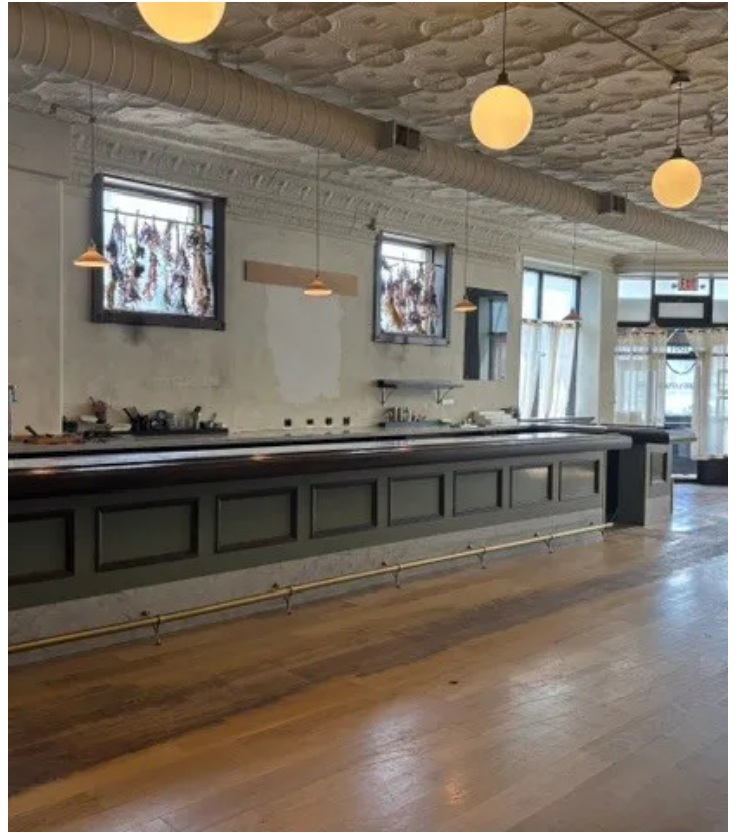


Corner Location

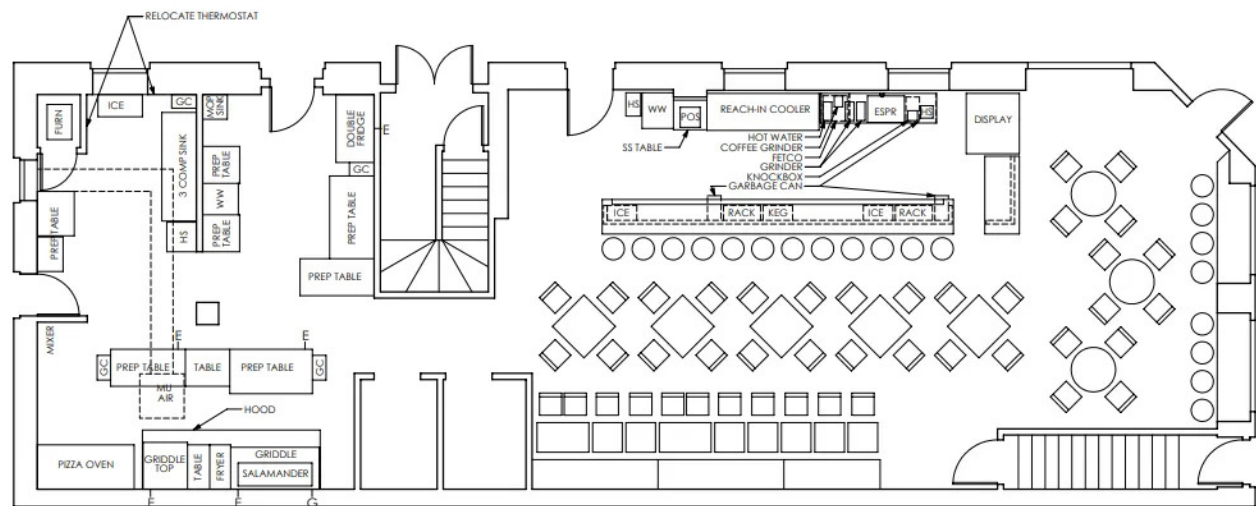
ADDITIONAL PHOTOS



INTERIOR IMAGES



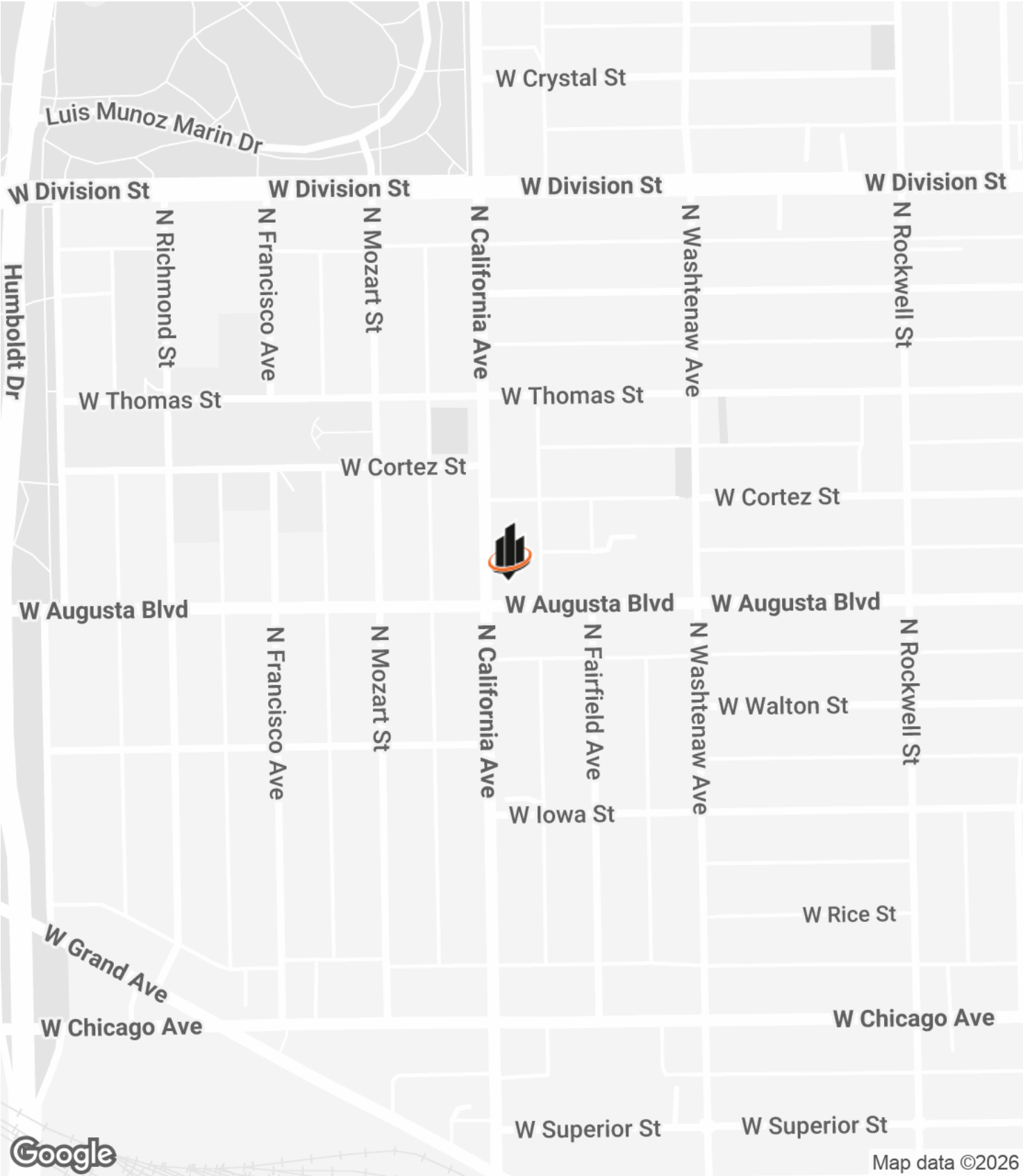
INTERIOR FLOOR PLAN



SCALE: 1/8"=1'0"

E	ADDED DINING ROOM FURNITURE LAYOUT	9/30/2015	
D	REVISIONS PER JV AND DA	9/1/2015	
C	ADDED KITCHEN AND BAR EQUIP. SCHEDULES	8/28/2015	
B	UPDATED KITCHEN EQUIPMENT PER OWNER	8/26/2015	
A	UPDATED KITCHEN EQUIPMENT	8/25/2015	
REV.	DESCRIPTION	DATE	APPROVED

LOCATION MAP





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