

Streeterville - Chicago TWO-LEVEL NEWLY CONSTRUCTED RESTAURANT/BAR WITH PRIVATE PATIO

164 E. Grand Ave. Chicago, IL 60611



**OPERATING BUSINESS.
DO NOT DISTURB EMPLOYEES OR MANAGEMENT.**



Streeterville

Streeterville is a neighborhood in the Near North Side community area of Chicago, north of the Chicago River. It is bounded by the river on the south, the Magnificent Mile portion of Michigan Avenue on the west, and Lake Michigan on the north and east, according to most sources, although the City of Chicago only recognizes a small portion of this region as Streeterville. Thus, it can be described as the Magnificent Mile plus all land east of it. The majority of the land in this neighborhood is reclaimed sandbar. The neighborhood contains a combination of hotels, restaurants, professional office centers, residential high rises, universities, medical facilities, and cultural venues. The area has undergone increased development in the early 21st century as numerous empty lots in Streeterville have been converted into commercial and residential properties, especially in the southern part of the neighborhood.

164 E. Grand Ave. Chicago, IL 60611 - Chef's Burger Bistro

Size	3,713 SF - 1st Floor
	3,713 SF - 2nd Floor
	1,300 SF - Outdoor Patio
Rental Rate	\$55 PSF Triple Net (Based on 7,426 SF)

For additional information or to schedule a showing contact:

- ◀ QR Code (Photo Slideshow)
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Demographics

	1-mi.	3-mi.	5-mi.
Population			
2015 Male Population	38,004	146,344	343,222
2015 Female Population	42,112	155,245	353,609
2015 Total Population	80,116	301,589	696,831
2015 Total Households	50,783	162,127	334,971

Income

2015 Median Household Income	\$79,154	\$74,531	\$62,847
2015 Per Capita Income	\$77,752	\$62,284	\$47,633
2015 Average Household Income	\$118,369	\$110,334	\$96,028

Nearby Businesses

Labriola
Volare
Michael Jordan's Steakhouse
Texas de Brazil

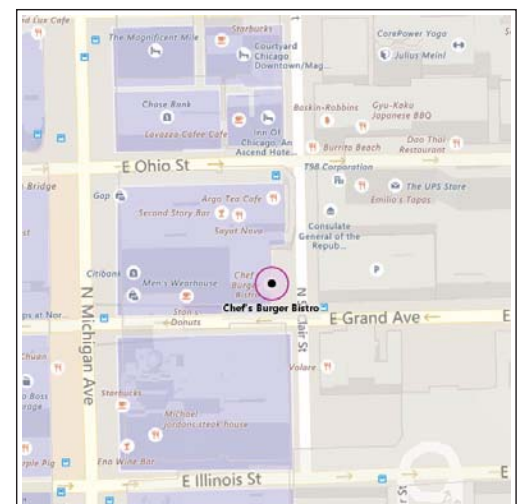
Highlights

Rarely available second generation multi-level restaurant and bar available for lease. This opportunity is located on a prominent corner near Magnificent Mile's high end shopping, hotels, dining and entertainment. Cater to business traffic, the ever-growing high-rise residential expansion, and tourists en route to Navy Pier. The space features a private outdoor patio for additional al fresco dining, two equipped kitchens with Black Iron ventilation, and an elevator.

No representation is made as to the accuracy of this information and it is submitted subject to errors, omissions, prior sale or withdrawal without notice. J525 2-12-14

Map

N. St. Claire Ave. & E. Grand Ave.



DATA SHEET – 164 E. Grand Ave.

Listing Agent/s	Juan Carlos Gomez
Transaction Type	Lease
Property Type	Restaurant
Address	164 E. Grand Ave.
City, Zip	Chicago, IL 60611
Area	River North
County	Cook
BUSINESS INFORMATION	
Rental Rate	\$55/S.F.
Lease Type	NNN
Taxes	\$5.15/S.F.
Operating Expenses	\$1.57/S.F.
Yearly Adjustments	Negotiable
Duration	Negotiable
Security Deposit	Based on financial review.
Size	3,713 S.F. (1st Floor), 3,713 S.F. (2nd Floor), 1,300 S.F. (Outdoor Patio)
Basement	N/A
Occupancy/Seats	Contact Agent
HVAC Age	Newer
HVAC (tons)	Contact Agent
Electric (amps)	Contact Agent
Stories	2
Building Type	Two-Story Commercial
Roof Age	Newer
Roof Type	Flat
Parking	N/A
Zoning	DX-12
Licenses	Must Apply
Nearby Businesses	Labriola, Volare, Michael Jordan's Steakhouse, Texas de Brazil
Property Description	Restaurant in Multi-Level Commercial Building
Business Description	Rarely available second generation multi-level restaurant and bar available for lease. This opportunity is located on a prominent corner near Magnificent Mile's high end shopping, hotels, dining and entertainment. Cater to business traffic, the ever-growing high-rise residential expansion, and tourists en route to Navy Pier. The space features a private outdoor patio for additional al fresco dining, two equipped kitchens with Black Iron ventilation, and an elevator.
Location Description	River North - River North is a neighborhood in the Near North Side of Chicago. Bound by Michigan Ave. to the east, Chicago Ave. to the north, and the Chicago River to the south and west; River North is a neighborhood of densely packed galleries, art fairs and gallery walks. Boutiques and specialty shops, including upscale antique stores and furniture dealers line the streets. It's also a foodie's paradise, with an amazing assortment of dining options to satisfy every palate and budget. After dark, young and hip club-goers descend on River North for its plentiful and vibrant

	nightlife.
Cross Streets	Grand Ave. and St. Claire Ave.