

Evanston - Chicago North Shore ESTABLISHED CAFE/COFFEE SHOP NEAR BUSY NORTHWESTERN UNIVERSITY CAMPUS



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1621 Chicago Ave. Evanston, IL 60201



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



Evanston

Evanston is a suburban municipality in Cook County, Illinois 12 miles north of downtown Chicago, bordering Chicago to the south, Skokie to the west, and Wilmette to the north. It is one of the North Shore communities that adjoin Lake Michigan. Evanston is the home of North-western University. Once the home of one of the first Marshall Field's and Sears stores in suburbia, Evanston remains an important shopping destination for the north suburbs and North Side of Chicago, with numerous commercial centers throughout the city. Downtown Evanston is centered around the Davis St. Metra and "L" stops, Evanston's downtown adjoins Northwestern University. Over 300 businesses, several high-rise office and residential buildings, 3 traditional low-rise shopping areas, an 18-screen movie theatre, and over 99 restaurants. Central Street has several shopping districts linked along the northernmost of the city's principal east-west arteries, with the most active clustered around the Central Street Metra station and characterized by specialty shops and restaurants in a walkable environment with an eclectic, vintage "small-town feel" strongly protected by the community. Chicago Avenue connects the Main Street, Dempster Street, and Downtown shopping districts.

Kafein Coffee - 1621 Chicago Ave. Evanston, IL 60201

Size	1,700 S.F. (Approx.)
Licenses	Retail Food
Rental Rate	\$3,897 per Month (NNN)
Price	\$59,900 (Business Sale) Price Reduced!

For additional information or to schedule a showing contact:

Juan Carlos Gomez

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Demographics

	1-mi.	3-mi.	5-mi.
Population			
2015 Male Population	16,417	90,302	213,253
2015 Female Population	16,840	90,929	215,463
2015 Total Population	33,239	177,460	423,099
2012 Total Households	13,318	69,606	165,996
Housing			
2015 Total Housing Units	13,029	72,997	176,650
Income			
2015 Median Household Income	\$53,272	\$58,665	\$56,576
2015 Per Capita Income	\$45,301	\$38,958	\$36,103
2015 Average Household Income	\$92,494	\$94,009	\$88,479

Nearby Businesses

Found Kitchen and Social House
Whole Foods
La Cocinita Restaurant
Tapas Barcelona

Highlights

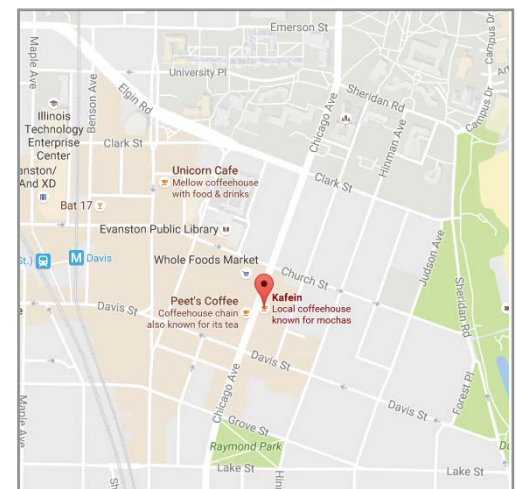
Staple coffee shop/café established for over 20 years. Enjoyed by college students and locals alike in downtown Evanston. Well known for its hip interior, late hours, and fun atmosphere. Take advantage of this gem near busy Northwestern University campus. Contact agent for more details or to schedule a tour.

Operating business. Do not disturb employees or management.

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. 1029 12-2-2013

Map

Church & Chicago



DATA SHEET – KAFEIN COFFEE

Listing Agent/s	Juan Carlos Gomez
Transaction Type	Business Sale and Lease Assignment
Listing Status	OPERATING BUSINESS. PLEASE DO NOT DISTURB EMPLOYEES OR MANAGEMENT.
Property Type	Coffee /Cafe
Property Name	Kafein Coffee
Address	1621 Chicago Ave.
City, Zip	Evanston, IL 60201
Area	Evanston
County	Cook
BUSINESS INFORMATION	
Asking Price	\$59,900.00 (Business Sale) <i>Price Reduced!</i>
Rental Rate	\$3,897.94/Mo.
Lease Type	NNN
CAM	Approximately \$174.75 for (a) Water and Sewer Utilities (b) Property Damage and Liability Insurance
Taxes	Pro rata share of the retail property is 11.18%. Proportionate share of property taxes is approximately \$524.17.
Yearly Adjustments	3% Escalations
Duration	4 th Year of a 10 Year Lease
Security Deposit	\$12,314.91
Size (Business)	1,700 S.F. (Approx.)
Basement	None
Occupancy	60 (Approx.)
HVAC Age	N/A
HVAC (tons)	N/A
Electric (amps)	200 amps
Stories	1
Building Type	Commercial Mutli-Unit
Roof Age	N/A
Roof Type	Flat
Parking	Street Parking and 1 Parking Space in the Rear for Tenant
Licenses	Food
Nearby Businesses	Found Kitchen and Social House, PNC Bank, Whole Foods, La Cocinita Restaurant, Peet's Coffee. Tapas Barcelona
Property Description	Coffee Shop in Single Story Commercial Building
Location Description	Evanston - Evanston is a suburban municipality 12 miles north of downtown Chicago, bordering Chicago to the south, Skokie to the west, and Wilmette to the north. It's one of the North Shore communities that adjoin Lake Michigan. Evanston is the home of Northwestern University. Once the home of one of the first Marshall Field's and Sears

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Cross Streets	Church and Chicago
Is the business currently operating?	Yes , please do not disturb employees or management.
Business Description	Staple coffee shop/café established for over 20 years. Enjoyed by college students and locals alike in downtown Evanston. Well known for its hip interior, late hours and fun atmosphere. Take advantage of this gem near busy Northwestern University campus. Contact agent for more details or to schedule a tour. <i>Operating business. Do not disturb employees or management.</i>
Operating Hours	Sunday – Thursday: 11:00 AM - 12:00 AM Friday - Saturday: 11:00 AM - 1:30 AM
Years of Operation	Operating as Kafein for over 20 Years
Website	www.kafeincoffee.com