

# The Loop - Chicago BAR/LOUNGE/NIGHTCLUB SPACE FOR LEASE WITH PPA & TAVERN LICENSES

412 S. Wells St. Chicago, IL 60610



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

## The Loop

The Chicago Loop refers to the official downtown area. As the second largest central business district in the United States, it is home to the Chicago Mercantile Exchange and the Chicago Board of Trade. The Loop houses numerous historic buildings, world-famous skyscrapers, and the State Street shopping district. It also boasts some of the nation's favorite attractions, including Millennium Park, Willis Tower and the Art Institute. All major train lines lead to the Loop.

Cactus Bar & Grille - 412 S. Wells St. Chicago, IL 60610

Size 3,998 SF

Rental Rate \$38/SF (Modified Gross) Includes Water

Price \$199,000 (Assets & Licenses) Price Reduced!



For additional information or to schedule a showing contact:

◀ Smart Phone (QR Code)

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## Demographics

	1-mi.	3-mi.	5-mi.
<b>Population</b>			
2015 Male Population	30,096	166,562	386,236
2015 Female Population	29,855	172,337	393,913
2015 Total Population	56,488	297,031	648,060
2015 Total Daytime Pop.	546,260	1,008,884	1,426,933
<b>Housing</b>			
2000 Total Housing Units	17,186	152,605	355,141
<b>Income</b>			
2015 Median Household Income	\$84,146	\$67,747	\$57,228
2015 Per Capita Income	\$72,227	\$53,679	\$41,864
2015 Average Household Income	\$115,872	\$101,831	\$89,875

## Note

*This is a confidential listing. All prospects must fill out the Non-Disclosure Agreement (NDA).*

## Highlights

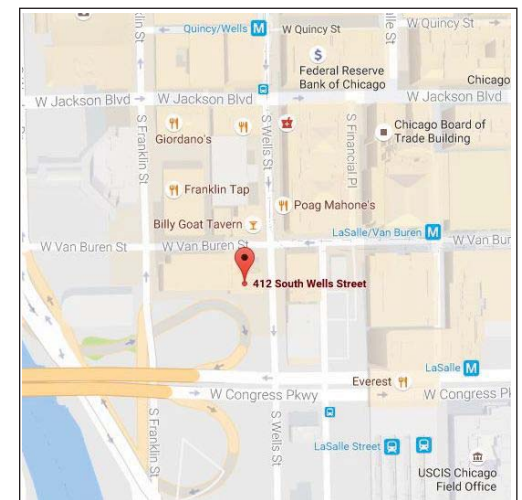
Bar, lounge & nightclub with outdoor patio located in the Loop. Space holds PPA & Tavern licenses. Occupancy of 146 with seating, 300 without. Only qualified operators will be considered.

*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. 361 4-2-15

## Map

### The Loop



### LISTING INFO

Agent	Jarrett Fradin <a href="mailto:Jarrett@kudangroup.com">Jarrett@kudangroup.com</a>
Note	QUALIFIED OPERATORS WITH PROOF OF FUNDING ONLY WILL BE CONSIDERED. OPERATING BUSINESS. PLEASE DO NOT DISTURB EMPLOYEES OR MANAGEMENT. <b>PLEASE NOTE CACTUS IS NOT SELLING THEIR NAME or MOVING OUT OF THE SPACE TO THE NORTH RATHER REDUCING THE SIZE OF THEIR CURRENT SPACE AND DELIVERING LICENSES AND LEASE TO NEW PROSPECT, CACTUS WILL CONTINUE TO OPERATE OUT OF THE ADJACENT SPACE.</b>
Transaction Type	Asset Sale with Lease Assignment and License Transfer (PPA, TAVERN). <i>Please see below for lease details.</i>
Type of Property	Retail Bar/Tavern with Public Place of Amusement.
Sale or Lease	License Sale, Assignment of Lease and Assets
Real Estate included in price?	No
<b>Property Data</b>	
Address	412 S. Wells St.
City, Zip Code	Chicago, Illinois 60610
Area	West Loop Chicago
County	Cook
Sale Price	\$199,000 (Assets & Licenses) <i>Price Reduced!</i>
Rental Rate	\$38/SF Includes Water
Lease Type	Modified Gross
Lease Term	10 Year Base Term
Options	One 5 Year Option Through 20131
Yearly Adjustment	3%
CAP Rate	Not Applicable
CAM & Insurance	Included in Gross Rent
Security Deposit	\$13,500.00
Taxes	Last 16 Years No Taxes, Included
Building Type and Year Built	Mixed-Use Commercial
# of Seats / Occupancy	146 With Seating, 300 Without , 35 Outdoor Patio
Stories	Business occupies the lower level of a 10 story office building.
Square Feet	3,998 SF (Approx.)
Parking	Street Parking
Zoning	PD-607
Licenses	Tavern, Public Place of Amusement, Outdoor Patio
A/C & Heat	Forced Air and Heat
Electric (amps)	400 Amp Three Phase
Ceiling Heights	16'
Nearby Businesses	Poag Mahones, O'Neil's, GRK Kitchen, Native Foods, Qdoba, Giordanos

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**LISTING INFO**

Property Description	Bar, Lounge, Night Club in the Loop. Space holds a PPA and Tavern licenses. <i>Only qualified operators with proof of funding will be considered. Operating business. Do not disturb employees or management.</i>
Cross Streets	Wells and Van Buren
<b>Business Data</b>	
Is the business currently operating?	<i>Yes. Operating business. Do not disturb employees or management.</i>
Business Description	Lounge/Nightclub/Bar
Year Established	1999
Years of Operation	25+
Hours of Operation	Late Hour Licenses - Open 5 Nights
Reason for selling	Consolidation
Approx. Annual Gross Sales	Please contact agent for sales data.
FF&E included in price?	Yes, please contact agent for detailed asset list.
Inventory included in price?	No
Will seller provide training?	To be determined