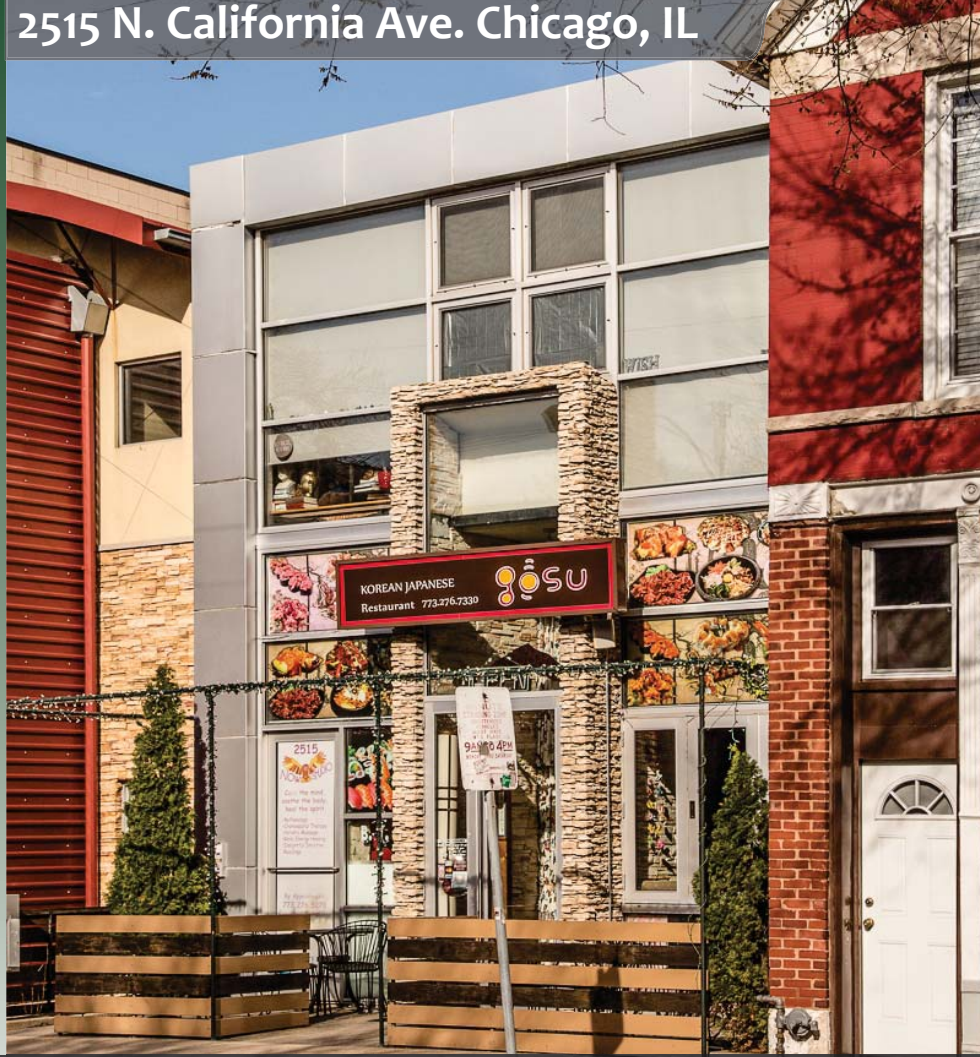


Logan Square - Chicago

RESTAURANT WITH PRIVATE OUTDOOR DINING AREA

2515 N. California Ave. Chicago, IL



OPERATING BUSINESS.

DO NOT DISTURB EMPLOYEES OR MANAGEMENT.

Logan Square

The neighborhood of Logan Square is defined by Kimball Ave. on the west, the North Branch area is characterized by the prominent historical boulevards and large bungalow-style homes. At one time, Logan Square boasted a large Norwegian-American population, centered along the historic boulevards. Logan Square was the site of the Norwegian-American cultural center, Chicago Norske Klub. Many elaborate, stylish, and expensive houses and mansions line historic Logan and Kedzie Boulevards where the club was once situated. Logan Square now boasts a growing dining, bar and nightlife scene.

2515 N. California Ave. Chicago, IL 60647

Size	Approx. 2,000 SF
Rental Rate	\$5,392.05 per Month (Gross)
Zoning	B3-1
Sale Price	\$150,000 (Business Only)

For additional information or to schedule a showing contact:

Juan Carlos Gomez

312.575.0480 ext. 19

juancarlos@kudangroup.com



566 W. Lake St. Suite 320
Chicago, Illinois 60661-1411
kudangroup.com

Demographics

	1-mi.	3-mi.	5-mi.
Population			
2015 Male Population	36,451	262,176	622,265
2015 Female Population	34,770	259,805	638,664
2015 Total Population	71,221	521,981	1,260,929
2015 Total Households	27,624	202,210	524,355

Income

2015 Median Household Income	\$49,090	\$56,965	\$54,723
2015 Per Capita Income	\$28,309	\$34,459	\$35,538
2015 Average Household Income	\$72,355	\$87,948	\$83,889

Nearby Businesses

Starbuck's
Buona Terra
Hachi's Kitchen

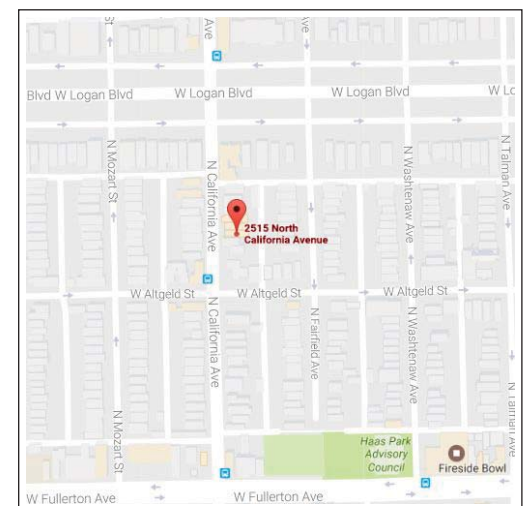
Description

Restaurant available in the ever-expanding Logan Square neighborhood. This business features a private outdoor dining space fronting the restaurant. Join recent additions including Spilt Milk, Furious Spoon, Deadbolt, Estereo and highly anticipated Jewel/Osco anchoring the new development at the former Mega Mall site.

This is a confidential listing. All showing must be accompanied by listing agent. 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. 1024 7-29-2013

Map California Ave. and Logan Blvd.



DATA SHEET – GOSU RESTAURANT

Listing Agent/s	Juan Carlos Gomez
Transaction Type	Business Sale and Lease Assignment
Listing Status	This is a confidential listing. Do not approach employees or management. All showings must be accompanied by broker.
Property Type	Restaurant
Property Name	Gosu Restaurant
Address	2515 N. California Ave.
City, Zip	Chicago, IL 60647
Area	Logan Square
County	Cook
BUSINESS INFORMATION	
Asking Price	\$ 150,000.00 (Business Sale)
Rental Rate	\$ 5,392.05/Month
Lease Type	Gross
Yearly Adjustments	3%
Duration	Remaining term expires February 29, 2021.
Options to Extend	5 Years
Security Deposit	Subject to financial renew.
Size (Interior)	2,000 S.F. (Approximately)
Water	Tenant is responsible for 60% of the water levied on the property.
Basement	N/A
Occupancy	70
HVAC Age	Contact Agent
HVAC (tons)	Contact Agent
Electric (amps)	Contact Agent
Stories	Single Story in Mixed Use
Building Type	Commercial
Parking	Street Parking
Zoning	B3-1
Licenses	Retail Food
Ward & Alderman	Ward 1, Alderman Joe Proco Moreno
Nearby Businesses	Starbucks, Buona Terra, Hachi's Kitchen, Spilt Milk
Property Description	Restaurant in Commercial
Cross Streets	California Ave. and Logan Blvd.
Is the business currently operating?	Yes , please do not disturb employees or management.
Business Description	Restaurant available in the ever-expanding Logan Square neighborhood. This business features a private outdoor dining space fronting the restaurant. Join recent additions including Spilt Milk, Furious Spoon, Deadbolt, Estereo and highly anticipated Jewel/Osco anchoring the new development at the former Mega Mall site. <i>This is a confidential listing. All showing must be accompanied by listing agent. Do not disturb employees or management.</i>

Operating Hours	Sunday: 4:00 PM – 10:00 PM Monday: 5:00 PM-10:00 PM Tuesday: 5:00 PM-10:00 PM Wednesday: 5:00 PM-10:00 PM Thursday: 5:00 PM-10:00 PM Friday: 5:00 PM-11:00 PM Saturday: 5:00 PM-11:00 PM
Showings	Must Accompany Agent During Non-Operating Hours
Annual Gross Sales	Contact Agent