

West Loop - Chicago TURN-KEY, COUNTER SERVICE RESTAURANT IN HIGH TRAFFIC AREA - WITH ATTACHED GARAGE

1002 W. Lake St. Chicago, IL 60607



Former meat-packing district, the West Loop has become one of the most dynamic dining destinations in the city. In particular, a stretch of Randolph Street known as Restaurant Row is where you'll find many of the neighborhood's most celebrated spots, from high-end tasting menus to hidden ramen joints to fourth-generation sandwich shops. The West Loop is also home to Greek-town, a bustling enclave overflowing with traditional restaurant restaurants, bakeries, and delis, and the National Hellenic Museum — the second oldest American institution dedicated to Greek culture. Nearby Fulton Market has a cool industrial vibe that bursts with activity, thanks to tons of trendy restaurants and bars that have taken over the old warehouse spaces. Between meals, you can explore the West Loop's art galleries, cool shops, and boutique hotels. Check out the year-round Randolph Street Market for unusual vintage and antique finds. In the summer, the market heads outdoors with live music and pop-up bars. *Source: Choose Chicago*

Hakka Bakka - 1002 W. Lake St. Chicago, IL 60607

Size (Approx.)	1,200 SF + Attached Garage
Rental Rate	\$60/SF, Gross
Price	\$149,000 (Assets)

For additional information or to schedule a showing contact:

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Demographics

	1-mi.	3-mi.	5-mi.
Population			
2015 Male Population	29,514	168,918	396,663
2015 Female Population	28,929	175,773	403,763
2015 Total Population	58,443	344,691	800,426
2015 Total Daytime Pop.	549,996	1,013,399	1,445,328

Housing

2015 Total Housing Units	17,240	157,268	366,370
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Income

2015 Median Household Income	\$85,286	\$68,253	\$57,334
2015 Per Capita Income	\$72,806	\$54,132	\$41,723
2015 Average Household Income	\$116,517	\$102,530	\$89,900

Nearby Businesses

Bar Takito, Next, Gaijin, Shake Shack, P.F. Changs, Do-Rite Donuts, Molly's Cup Cakes, Federales, Black Dog Gelato, The Corned Beef Factory, Riccardo Osteria, Foxtrot Market

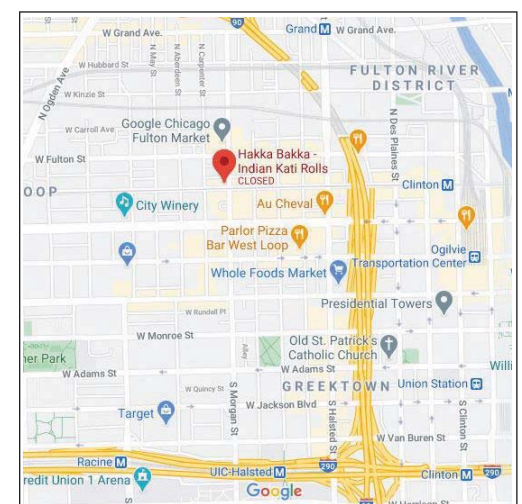
Description

Counter service restaurant available in high traffic desirable West Loop location, surrounded by celebrity chef-driven restaurants and national chains alike. This turn-key space is just steps from the Google headquarters and Morgan train station situated between ever-developing Fulton Market corridor and Randolph Row. Features include an attached garage for convenient loading and/or parking.

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

West Lake St. and Morgan St.



DATA SHEET – Hakka Bakka

Listing Agent	Juan Carlos Gomez juancarlos@kudangroup.com 312-575-0480 ext. 19 - Direct 773-543-2045 - Mobile
TransactionType	Asset Sale and Lease Assignment
Listing Status	Public
PropertyType	Restaurant
Property Name	Hakka Bakka
Address	1002 W. Lake St.
City, Zip	Chicago, IL 60607
Area	West Loop
County	Cook
BUSINESS INFORMATION	
Purchase Price	\$149,000
Rental Rate	\$60/S.F.
Lease Type	Gross
Taxes and OPEX	N/A
Water	Tenant is responsible for pro-rata share.
Security Deposit	To be determined, based on financial review.
Duration of Lease	Term until February 1, 2022.
Yearly Adjustments	N/A
Options to Renew	Two 5 year options to renew lease. Options escalate at a single flat amount at the commencement of each option.
Size (Business)	+/- 1,200 S.F. with Attached Garage
Parking	Attached garage for storage, parking and loading, as well as street parking.
Occupancy	33 (Interior) +/- 8 (Sidewalk Cafe)
Basement	N/A
HVAC	N/A
Electric	N/A
Stories	Single story restaurant.
Building Type	Mixed-Use Commercial and Residential
Zoning	C1-1
Licenses	Must apply for new licenses.
Ward & Alderman	Ward 27 – Burnett, Jr., Walter
Nearby Business	Bar Takito, Next, Gaijin, Shake Shack, P.F. Changs, Do-Rite Donuts, Molly's Cup Cakes, Federales, Black Dog Gelato, The Corned Beef Factory, Riccardo Osteria, Foxtrot Market, Dunkin'
Property Description	Two Story Mixed Use Masonry
Business Description	Counter service restaurant available in high traffic desirable West Loop location, surrounded by celebrity chef-driven restaurants and national chains alike. This turn-key space is just steps from the Google headquarters and Morgan train station situated between ever developing Fulton Market corridor and Randolph Row. Features include an attached garage for convenient loading and/or parking.
Location Description	West Loop

	<p>A former meat-packing district, the West Loop has become one of the most dynamic dining destinations in the city. In particular, a stretch of Randolph Street known as Restaurant Row is where you'll find many of the neighborhood's most celebrated spots, from high-end tasting menus to hidden ramen joints to fourth-generation sandwich shops.</p> <p>The West Loop is also home to Greek-town, a bustling enclave overflowing with traditional restaurant restaurants, bakeries, and delis, and the National Hellenic Museum — the second oldest American institution dedicated to Greek culture.</p> <p>Nearby Fulton Market has a cool industrial vibe that bursts with activity, thanks to tons of trendy restaurants and bars that have taken over the old warehouse spaces. Between meals, you can explore the West Loop's art galleries, cool shops, and boutique hotels. Check out the year-round Randolph Street Market for unusual vintage and antique finds. In the summer, the market heads outdoors with live music and pop-up bars.</p> <p>Source https://www.choosechicago.com/neighborhoods/west-loop/</p>
Cross Streets	West Lake St. and Morgan St.