

OFFERING MEMORANDUM

3100 W. Belmont Avenue

Chicago, IL 60618



OFFERED BY:

ARI TOPPER, CFA

Managing Director / Broker

312.275.3113

ari@baumrealty.com

PATRICK J. FORKIN

Director / Broker

312.275.3117

patrick@baumrealty.com

TYLER DECHTER

Senior Associate / Broker

312.275.3132

tyler@baumrealty.com

OWEN WIESNER

Associate / Broker

312.275.3119

owen@baumrealty.com

VIVIAN PEREZ

Investment Sales Analyst / Broker

312.275.3124

viv@baumrealty.com

Offering Summary

Baum Realty is pleased to offer for sale 3100 W. Belmont Avenue, a highly visible, upscale brick 2-story commercial building with adjacent parking lot located in Chicago's Avondale neighborhood.

The building is positioned at the high-profile northwest corner of Belmont & Albany and is visible from the I-90/94 expressway. 3100 W. Belmont Avenue is fully sprinklered and ADA compliant with one elevator and two stairwells.

The entire first floor and rear portion of the 2nd floor (6,500 SF) is occupied by a charter school tenant which recently executed a 2-year extension through December 31, 2024. The remainder of the second floor (4,262 SF) is vacant office space configured with eight (8) private offices, a reception area, and lots of natural light. The building boasts an adjacent private, fenced outdoor area, plus a separate parking lot across the alley suitable for ± 15 cars.



TOTAL BUILDING SF:	$\pm 10,762$
TOTAL LAND SF:	$\pm 12,224$
ASKING PRICE:	\$1,350,000
APPROX. NOI:	\$70,535



PROPERTY HIGHLIGHTS

- ▶ Upscale commercial building with dedicated parking and abundant private outdoor space
- ▶ ADA accessible and fully sprinklered building
- ▶ Quick and easy access to I-90/94 (0.1 miles away)
- ▶ Located near various public transportation options:
 - › Belmont & Albany CTA Bus Stop (0.01 miles away)
 - › Belmont CTA Blue Line 'L' Station (0.34 miles away)

Building Information

BUILDING SIZE

1st Floor:	±6,000 square feet
2nd Floor:	±4,762 square feet
Total Building Size:	±10,762 square feet

LAND SIZE

Main Lot:	±9,175 square feet
Parking Lot:	±3,049 square feet
Total Land Size:	±12,224 square feet

CONSTRUCTION & PARKING

Construction:	Brick
Stories:	2
Year Renovated:	2000 <i>Full interior rehab + addition of second floor</i>
Parking:	±15 spots in dedicated lot

* Pathways has 8 exclusive parking spaces

PROPERTY IDENTIFICATION

PINs	13-24-318-042-0000
	13-24-318-031-0000

ZONING

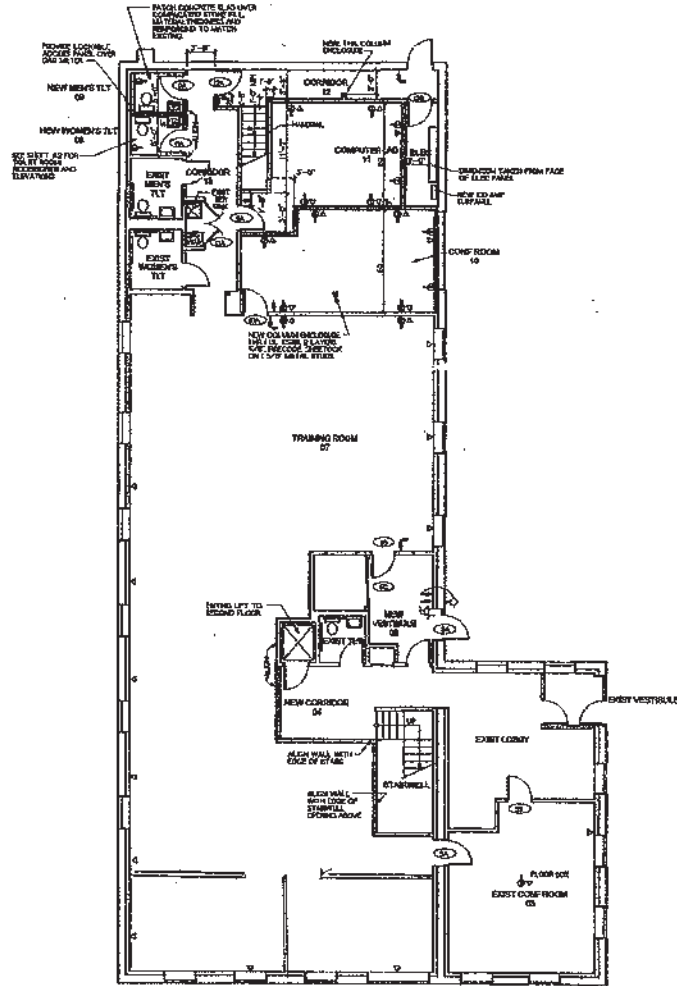
Main Building:	C1-1
Parking Lot:	RS-3

TAXES

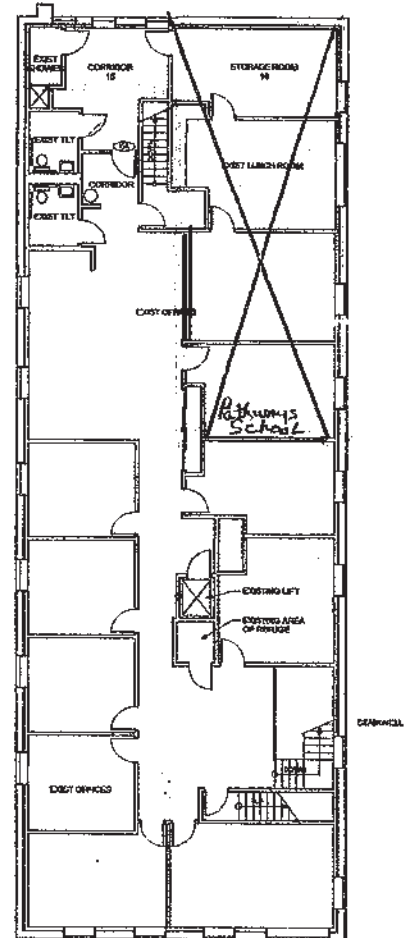
2019:	\$43,697
2020:	\$48,450
2021:	\$26,648 <i>(1st Installment)</i>



Floor Plans



1 FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"

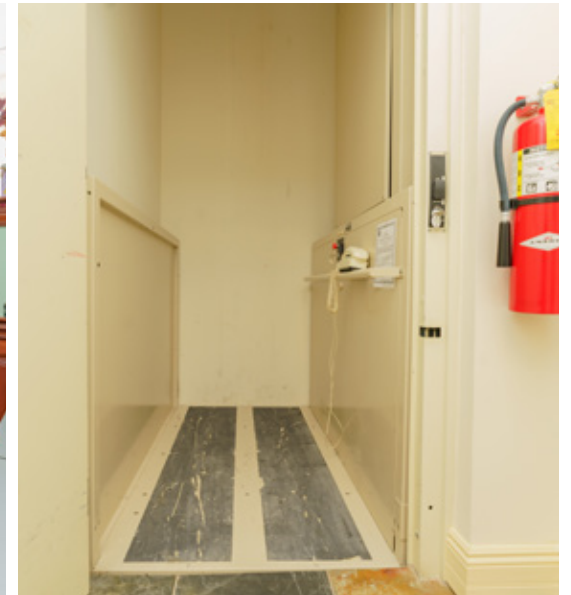


2 SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"

PROPERTY PHOTOS - EXTERIOR



PROPERTY PHOTOS - 1ST FLOOR



PROPERTY PHOTOS - 2ND FLOOR

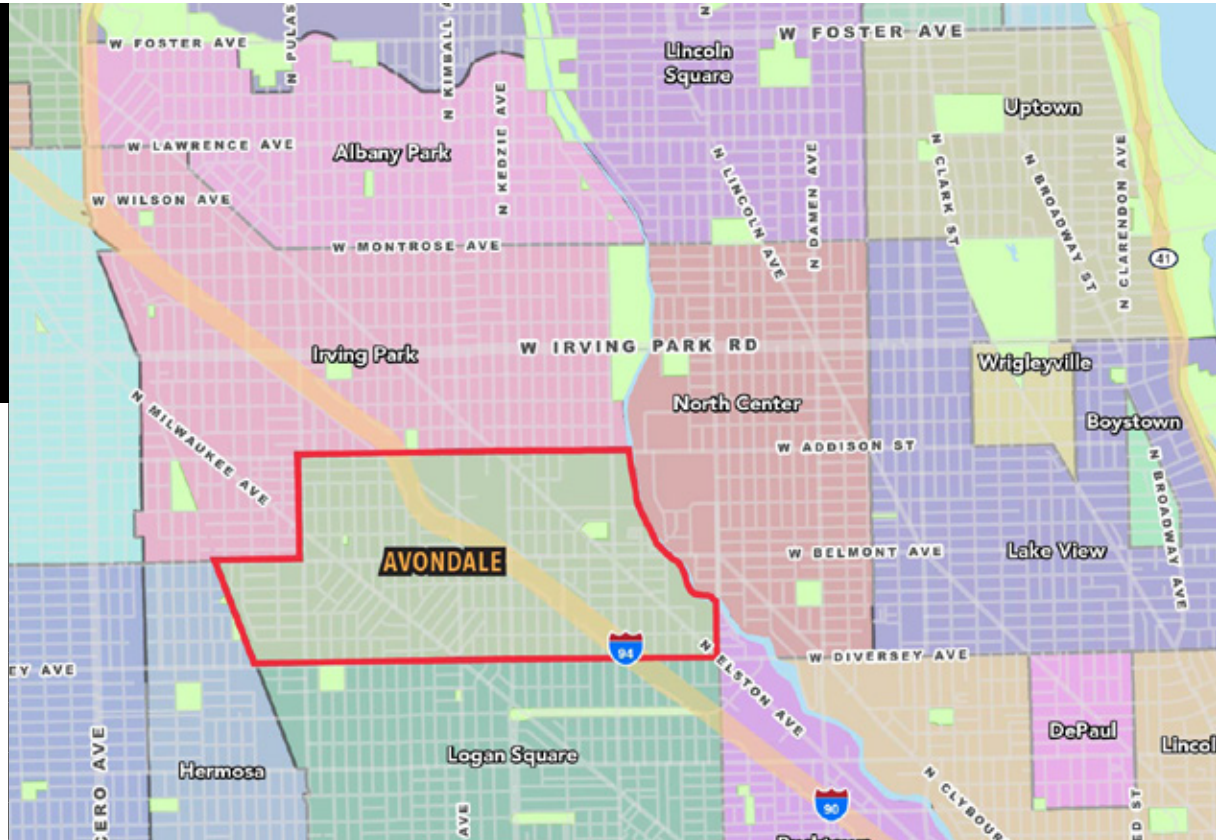


PROPERTY PHOTOS - DRONE



Avondale

Avondale is a neighborhood in Chicago, Illinois, in Cook County. Living in Avondale offers residents an urban suburban mix feel and most residents rent their homes. In Avondale there are a lot of bars, restaurants, coffee shops, and parks. Many families and young professionals live in Avondale and residents tend to be liberal.



BEST PLACES IN CHICAGO

Most Diverse Neighborhoods
#19 of 94

Best Neighborhoods for Young Professionals
#31 of 94

Best Neighborhoods to Live
#45 of 94

ACCESS & TRANSPORTATION

Avondale has good public transportation and about 9 bus lines passing through it and the CTA Blue Line Belmont station.

I-90/I-94 provide easy access to the Loop in about 20 minutes.

Avondale is the 28th most walkable neighborhood in Chicago with a Walk Score of 87.

O'Hare International Airport
 20 min drive

Midway International Airport
 30 min drive

AREA FEEL

Urban Suburban Mix

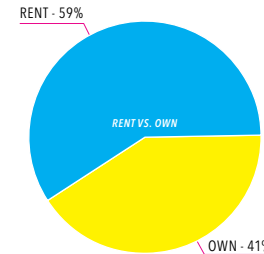
REPORT CARD

B

OVERALL GRADE

- C+ Public Schools
- C Crime & Safety
- C- Housing
- A+ Nightlife
- B Good for Families
- A Diversity
- C Jobs
- C+ Weather
- C Cost of Living
- B Health & Fitness
- A- Outdoor Activities
- B+ Commute

INCOME & HOUSING



Median Household Income

\$66,988

Median Home Value

\$356,892

Median Rent

\$1,200

Sources: City of Chicago & Niche.com. Niche ranks thousands of places to live based on key statistics from the U.S. Census and expert insights.

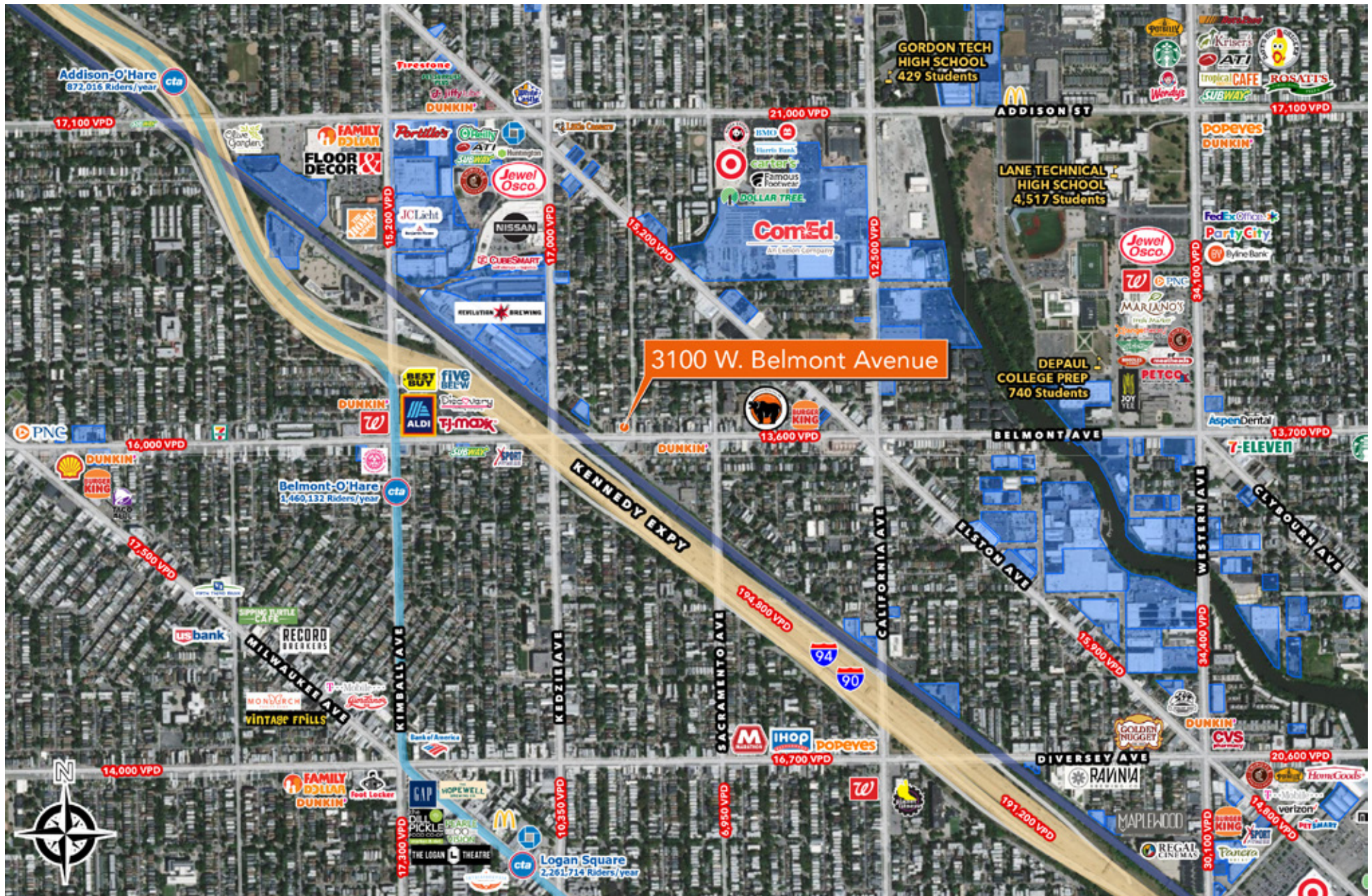
Avondale Highlights

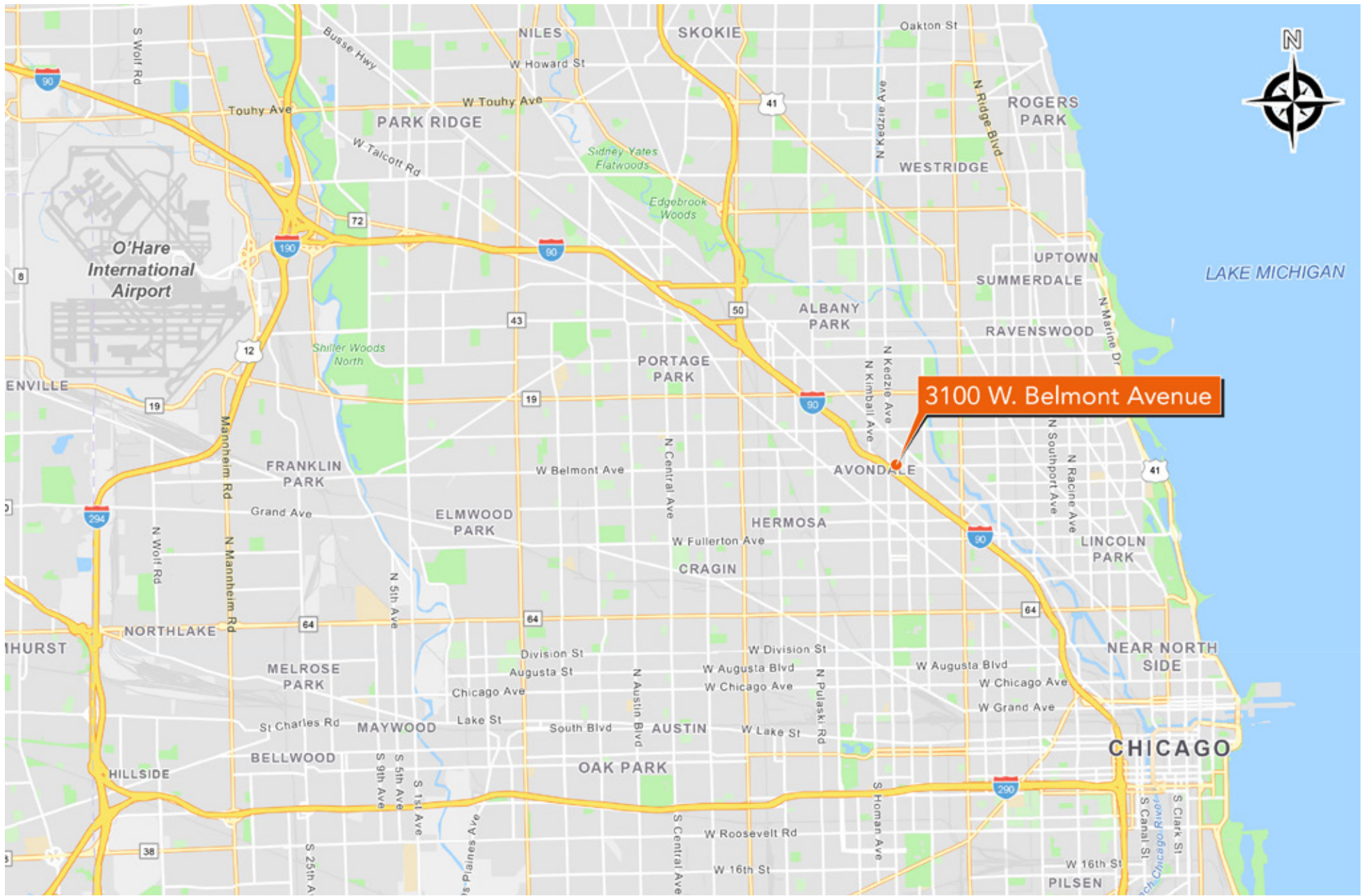
- ▶ Dubbed one of the hottest neighborhoods in the country in 2017 by Lonely Planet
- ▶ Renowned hospitality scene with acclaimed restaurants and breweries such as Kuma's Corner, Parachute, Revolution Brewery, and Honey Butter Fried Chicken
- ▶ Served by the new 312 RiverRun trail system, stretching 1.5 miles from Montrose to Belmont Avenue

IMAGES:

- ① 312 RiverRun
- ② Kuma's Corner
- ③ Honey Butter Fried Chicken
- ④ Revolution Brewing
- ⑤ Parachute





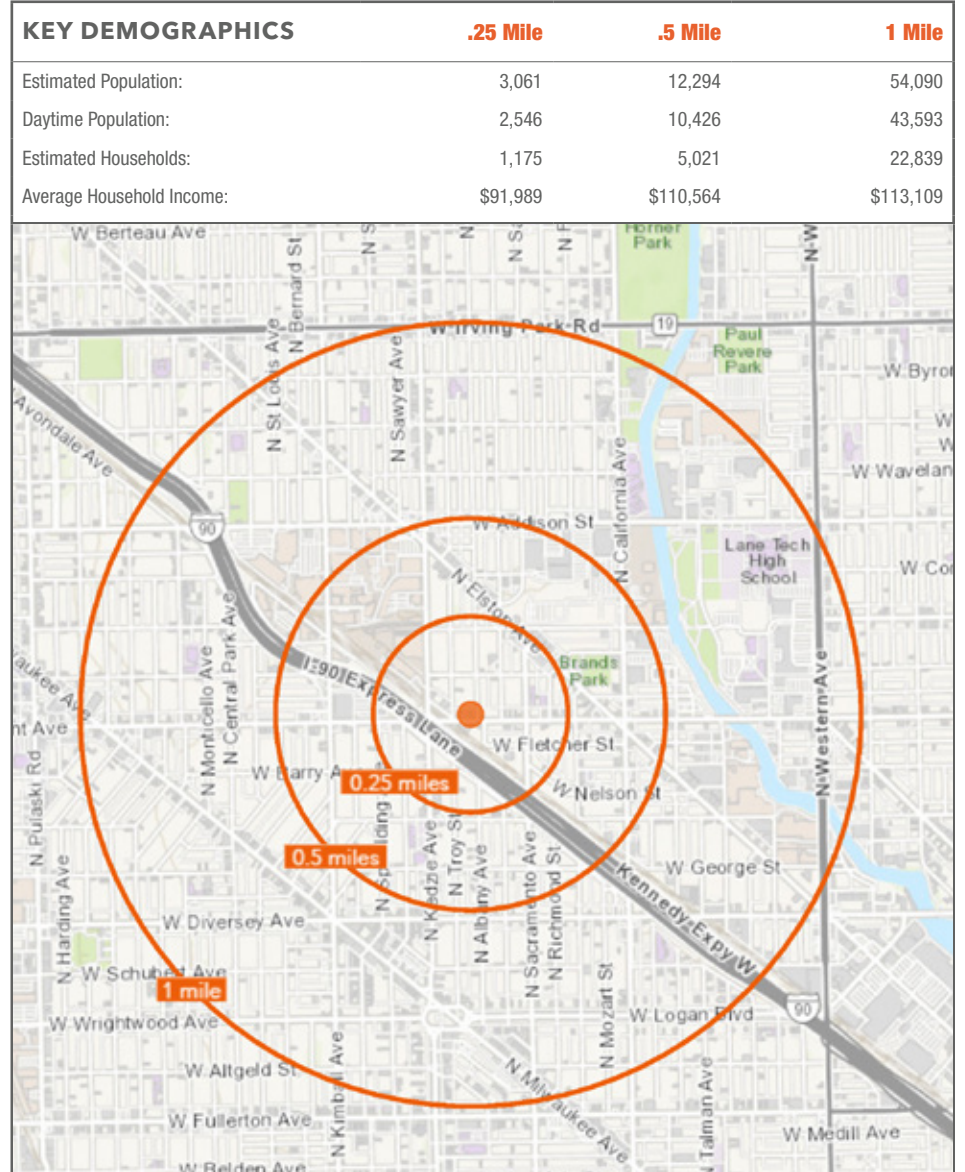


DEMOGRAPHIC SUMMARY

2022 Estimates with 2027 Projections

	.25 mile	.5 mile	1 mile	
Population	2022 Estimated Population	3,061	12,294	54,090
	2027 Projected Population	2,974	12,037	53,100
	2020 Total Population (U.S. Census)	3,145	12,349	53,823
	2010 Population (U.S. Census)	3,389	13,337	56,711
	% Projected Growth 2022-2027	-2.80%	-2.10%	-1.80%
	% Historical Growth 2010-2021	-9.70%	-7.80%	-4.60%
	2022 Median Age	34.2	34.6	34.7
Households	2022 Estimated Households	1,175	5,021	22,839
	2027 Projected Households	1,153	4,962	22,634
	2020 Total Households (U.S. Census)	1,179	4,977	22,613
	2010 Total Households (U.S. Census)	1,117	4,652	21,386
	% HH Projected Growth 2022-2027	-1.90%	-1.20%	-0.90%
	% HH Historical Growth 2010-2021	5.20%	7.90%	6.80%
Income	2022 Average Household Income	\$91,989	\$110,564	\$113,109
	2022 Median Household Income	\$70,608	\$83,827	\$83,976
	2022 Per Capita Income	\$36,997	\$45,865	\$47,777
Business	2022 Total Businesses	92	350	1,413
	2022 Total Employees	879	4,115	15,000
	2022 Estimated Daytime Population	2,546	10,426	43,593
Education (Age 25+)	2022 Adult Population (Ages 25+)	2,008	8,161	36,952
	2022 Elementary (Level 0 to 8)	4.40%	6.40%	7.10%
	2022 Some High School (Level 9 to 11)	8.10%	6.50%	5.00%
	2022 High School Diploma	16.60%	18.30%	16.40%
	2022 Some College/No Degree	10.20%	10.60%	12.70%
	2022 Associate Degree	7.20%	8.40%	6.20%
	2022 Bachelor Degree	35.70%	31.70%	32.60%
	2022 Graduate Degree	15.40%	15.50%	17.70%
% Any College	68.40%	66.20%	69.10%	
Race & Ethnicity	2022 White Population	49.20%	46.90%	49.10%
	2022 Black/African American Population	3.20%	3.30%	3.70%
	2022 Asian Population	5.20%	5.90%	5.70%
	2022 American Indian/Alaska Native Population	2.10%	1.90%	1.90%
	2022 Pacific Islander Population	0.00%	0.00%	0.10%
	2022 Other Race	23.80%	25.60%	24.20%
	2022 Population of Two or More Races	16.60%	16.50%	15.40%
	2022 Hispanic Population	21.50%	16.70%	15.40%

Source: Esri, Esri and Infogroup, U.S. Census



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