

FOR SALE or LEASE:

West Ridge Retail Building w/ Abundant Parking

15,800 SF of Retail Space

131 Parking Spaces

22,202 SF Site

MBRE

6301 N WESTERN AVE
CHICAGO, ILLINOIS 60659



PROPERTY HIGHLIGHTS:

- ~62,585 sq. ft. total building area
- ~15,800 sq. ft. ground floor retail space with 16'3" to 22'3" ceilings
- 22,202 sq. ft. Site Size (205' x 108')
- 131 on-site parking spaces (115 in garage & 16 off alley)
- New building that has never been occupied
- B1-3 Zoning / 3.0 FAR
- Entitled to be operated as an income producing parking garage
- 50th Ward (Alderman Debra Silverstein)
- Offered significantly below replacement cost
- **LEASE RATE: \$12.00 psf/yr net for 1st floor retail space**
- **ASKING PRICE: \$4,000,000**

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PROPERTY OVERVIEW



Address: 6301 N Western Ave
Chicago, IL 60659

County: Cook County

Neighborhood: West Ridge

Sales Price: \$4,000,000

Lease Rate: \$12.00 psf/yr net (1st floor only)

Property Type: Retail / Garage Building

Building Size: 62,585 sq. ft. (approximately)

Total Land Area: 22,202 sq. ft. (0.51 acres)

Site Dimensions: 205' x 108'



Floor Sizes & Heights:	Floor	Size (approx.)	Parking Spaces	Ceiling Heights	Floor Grade
	4 th Floor:	3,000 sq. ft.	8 spaces	NA	
	3 rd Floor:	21,600 sq. ft.	53 spaces	9'3"	
	2 nd Floor:	21,600 sq. ft.	54 spaces	9'10" to 12'8"	
	1 st Floor:	15,800 sq. ft.	16 spaces	16'3 to 22'3"	at grade
	Total:	62,000 sq. ft.	131 spaces		

Frontage: 205.0 feet on Western and 108.44 feet on Rosemont

Zoning: B1-3

FAR: 3.0

Building Height: 38'0"

Ward: 50th Ward (Ald. Debra Silverstein)

Tax ID Pin(s): 14-06-100-045-0000

Taxes:

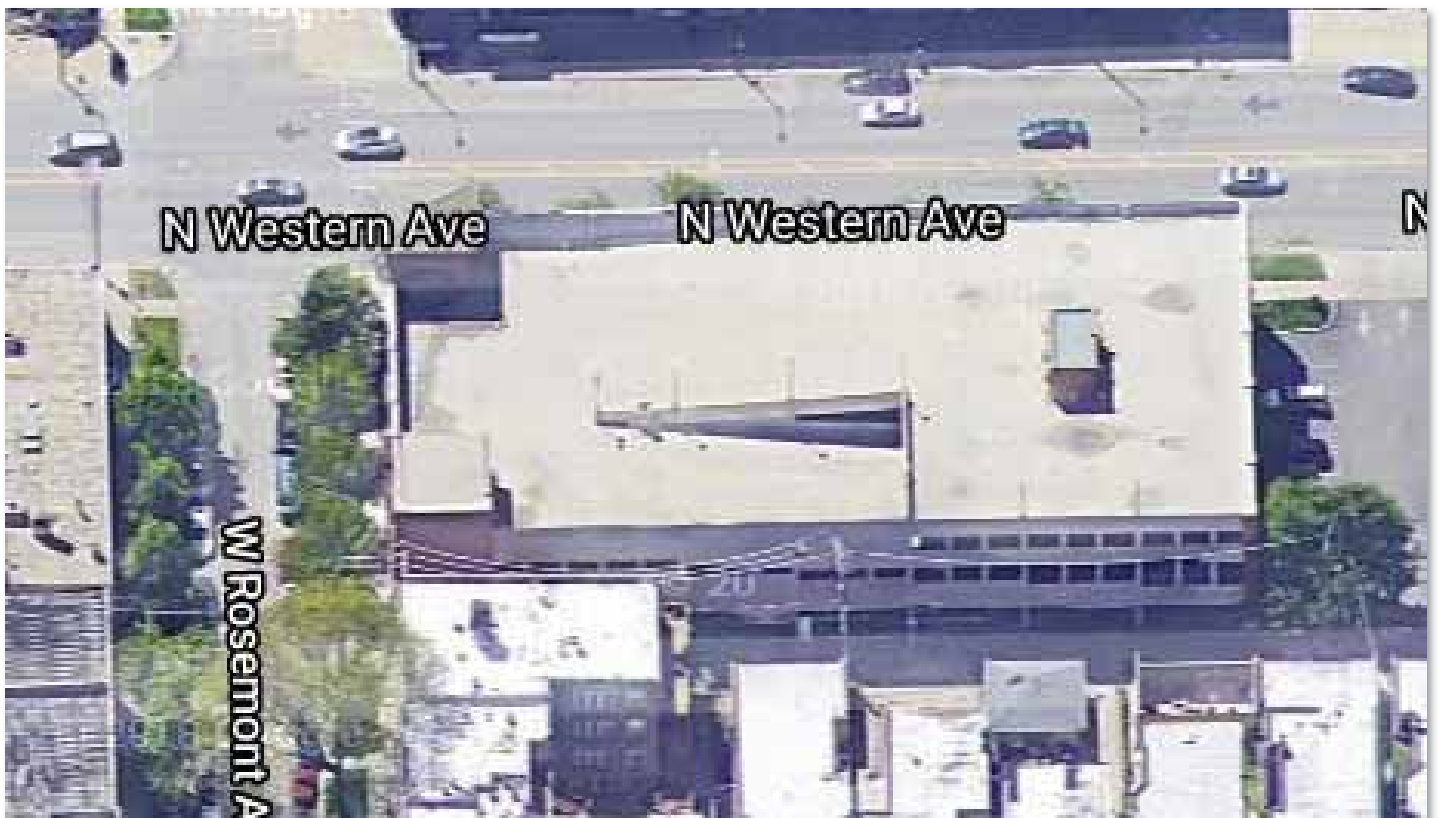
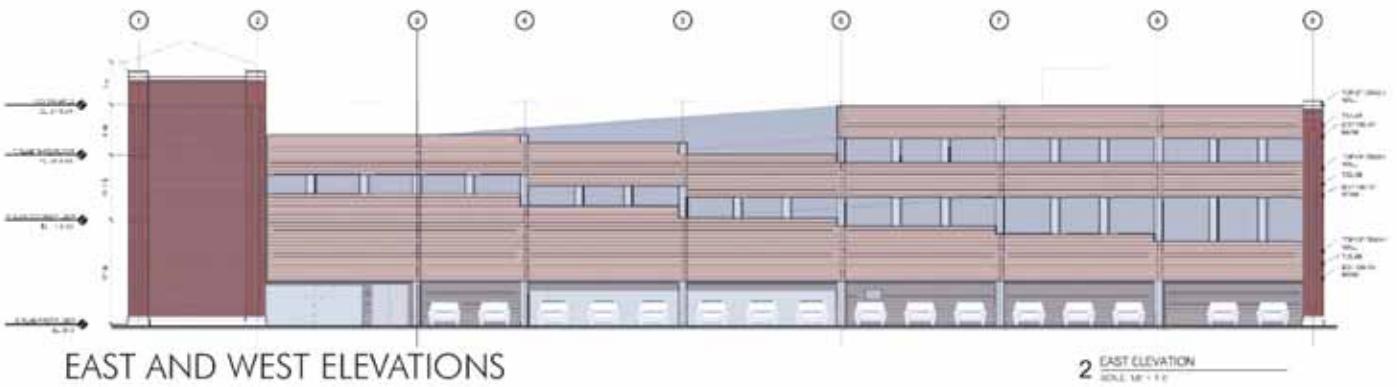
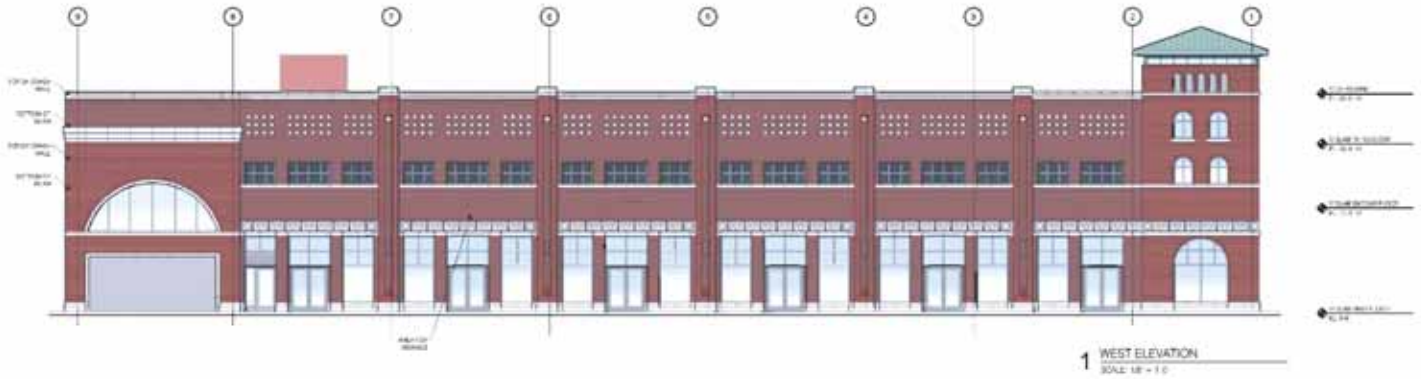
2019:	\$97,177.22
2018:	\$88,342.92
2017:	\$88,599.35
2016:	\$85,252.08
2015:	\$72,987.08



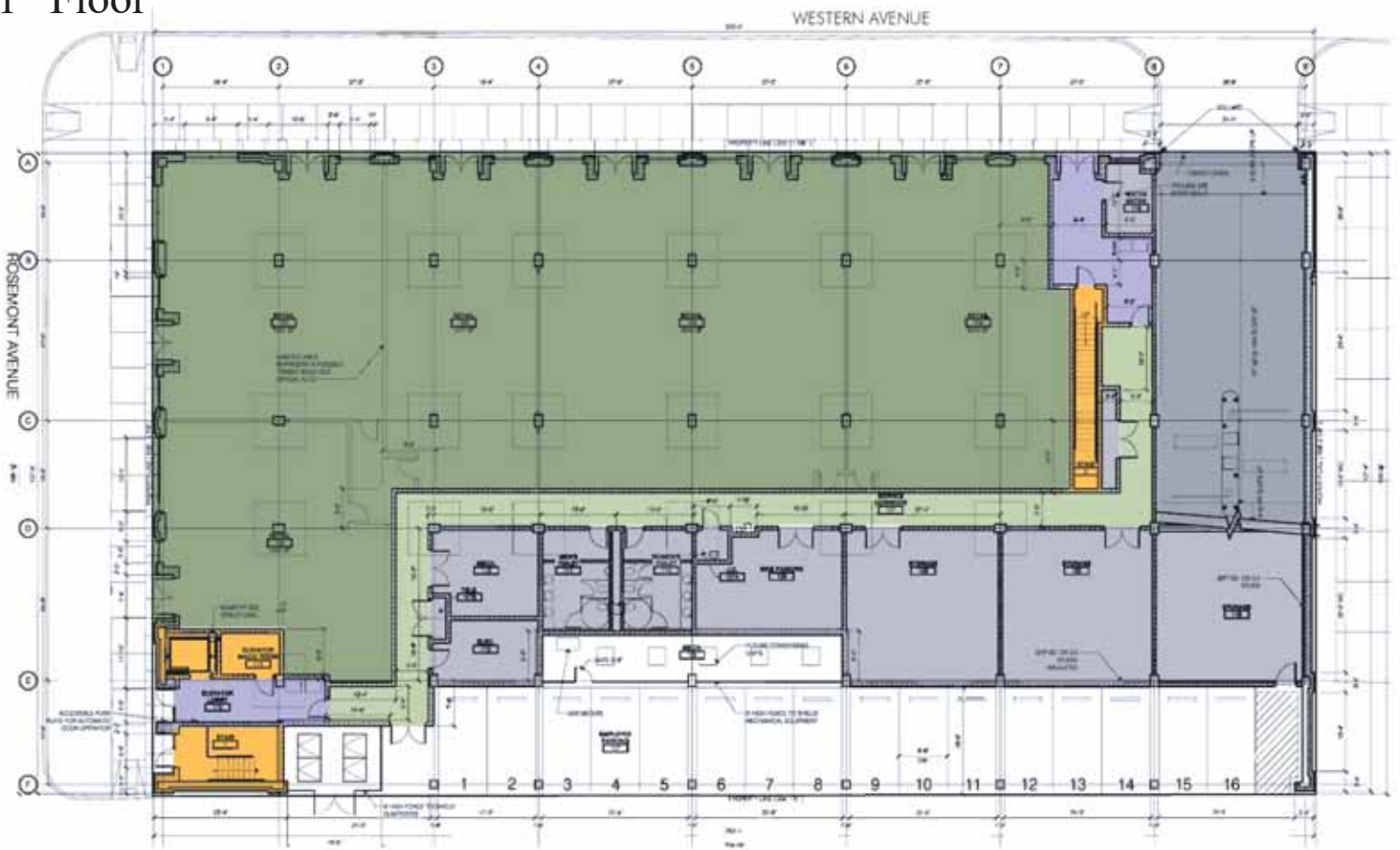
Garage Entrance: 1 on Western Ave

Public Transportation:

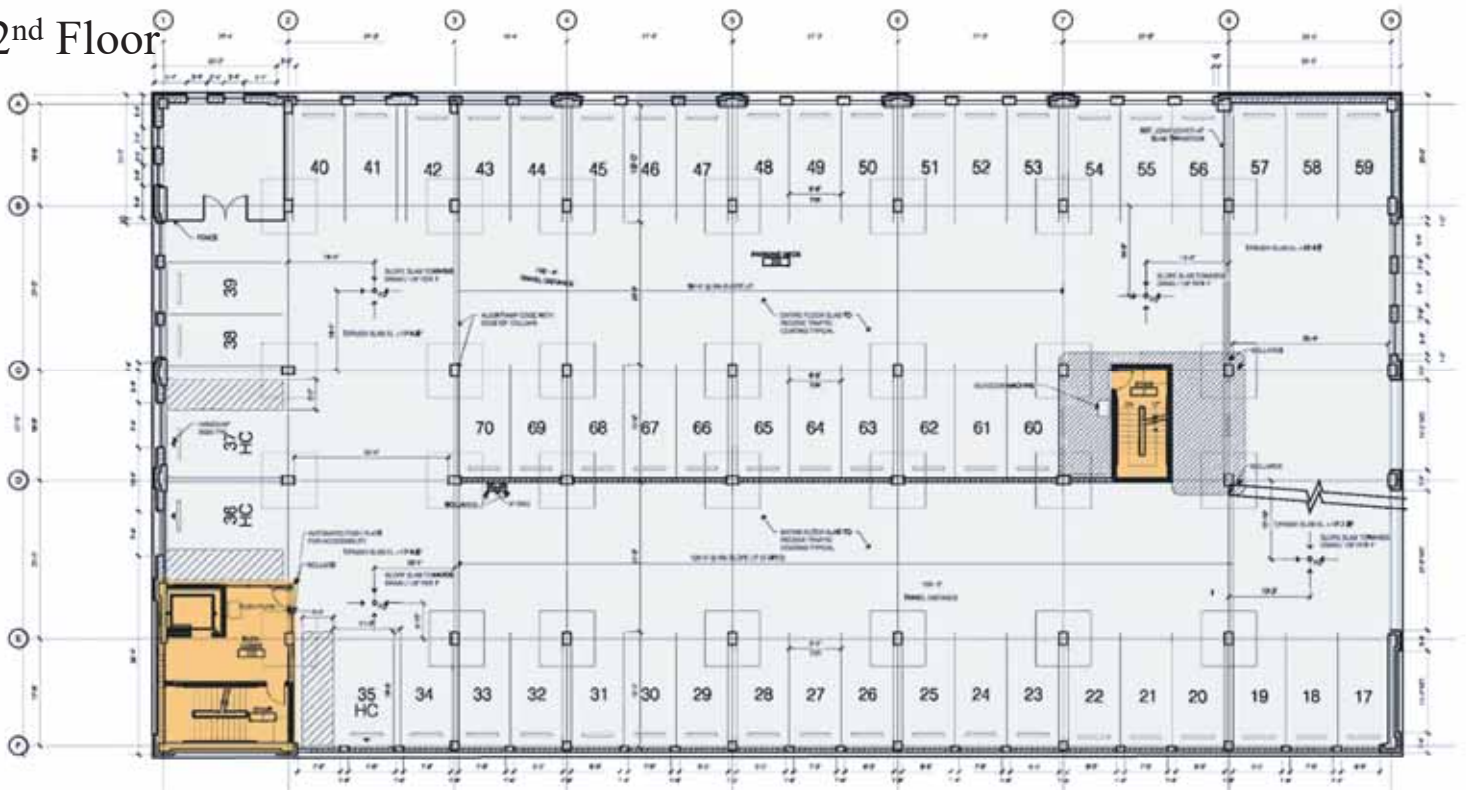
CTA Bus - #49B North Western:	75 +/- feet	~ 1 min. walk
CTA Bus - #155 Devon:	456 +/- feet	~ 3 min. walk
Divvy Bike Station (Western & Granville):	675 +/- feet	~ 5 min. walk



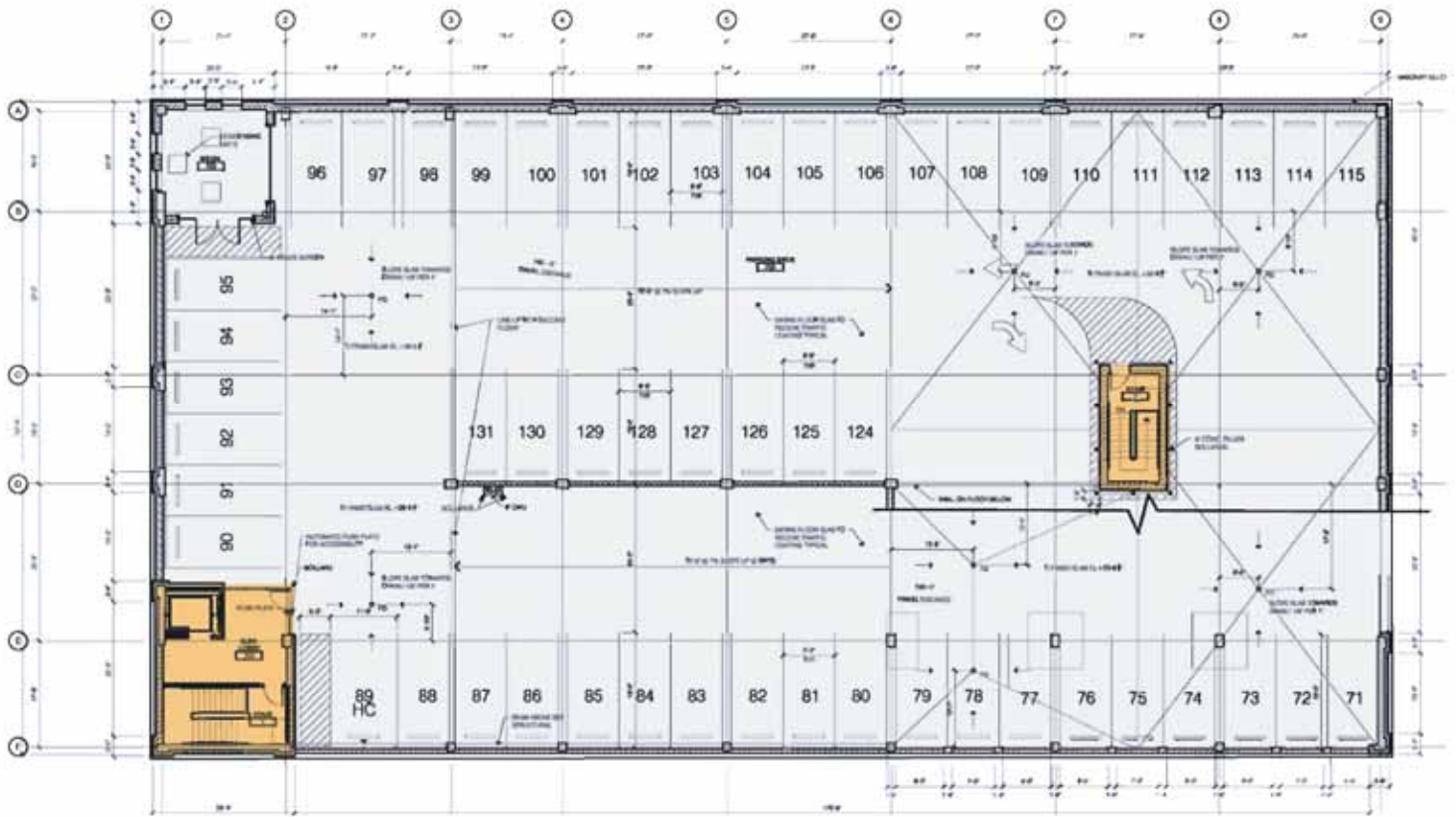
1st Floor



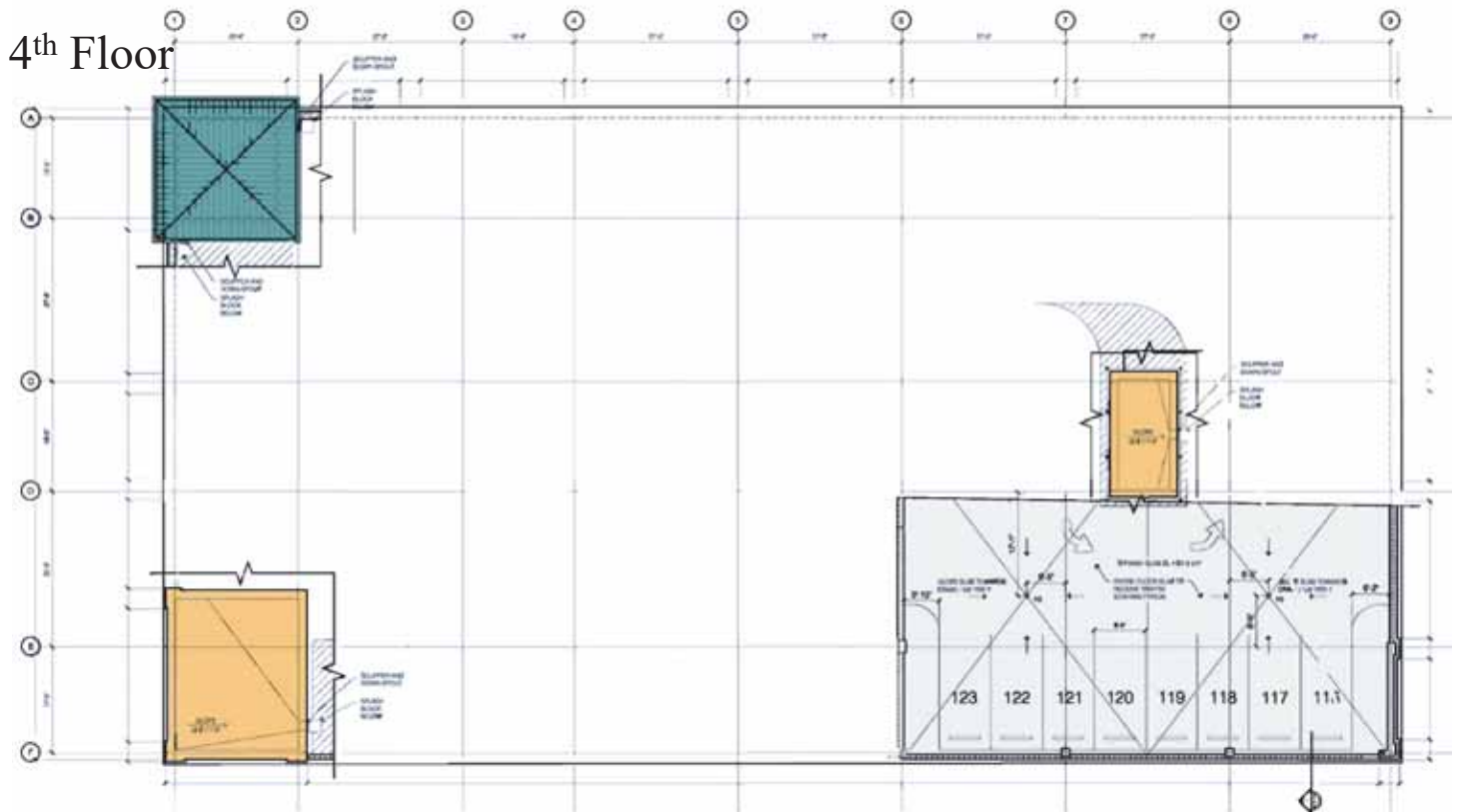
2nd Floor



3rd Floor



4th Floor



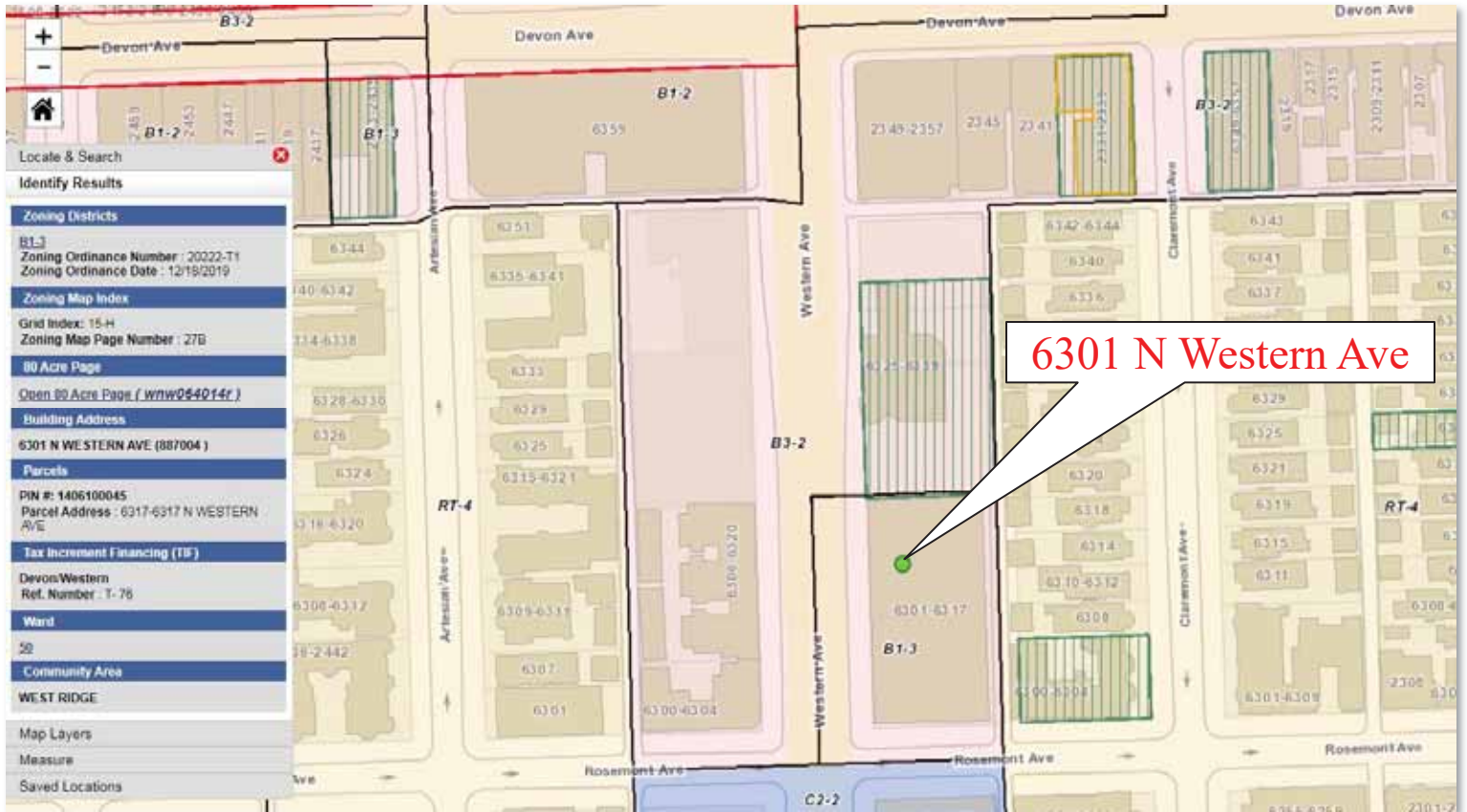




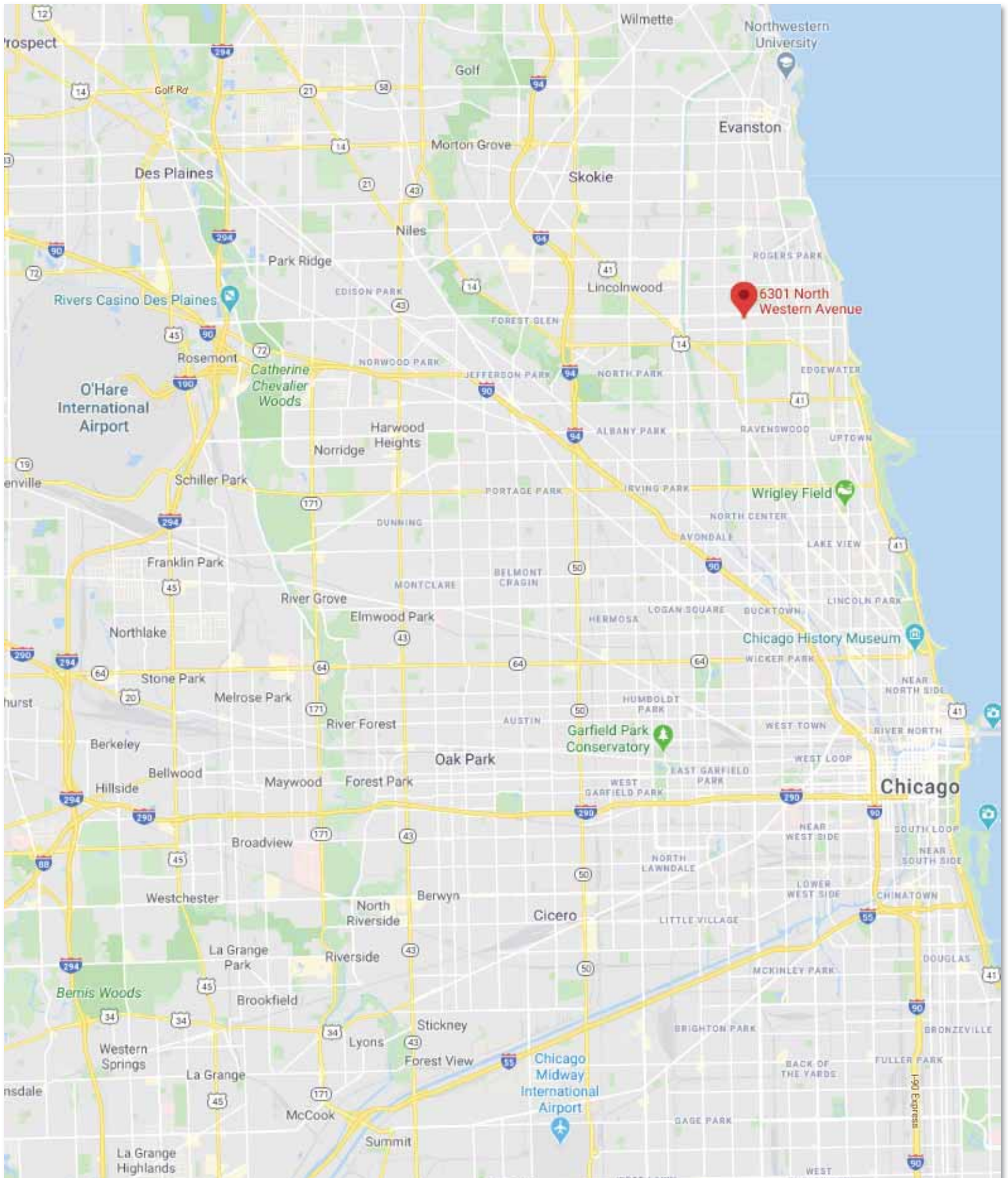
GARAGE
PHOTOS

MBRE





LOCATION MAP





AREA DEMOGRAPHICS



	0.5 miles	1 mile	3 miles
Population Summary			
2000 Total Population	21,740	65,737	443,815
2010 Total Population	19,773	61,893	408,083
2019 Total Population	20,000	62,255	409,111
2019 Group Quarters	170	1,174	13,630
2024 Total Population	19,895	61,830	407,528
2019-2024 Annual Rate	-0.11%	-0.14%	-0.08%
2019 Total Daytime Population	14,758	46,151	306,924
Workers	4,147	13,826	118,334
Residents	10,611	32,325	188,590
Household Summary			
2000 Households	6,616	22,314	176,372
2000 Average Household Size	3.25	2.89	2.45
2010 Households	6,296	21,541	170,892
2010 Average Household Size	3.11	2.82	2.31
2019 Households	6,396	21,727	172,188
2019 Average Household Size	3.10	2.81	2.30
2024 Households	6,361	21,574	171,668
2024 Average Household Size	3.10	2.81	2.29
2019-2024 Annual Rate	-0.11%	-0.14%	-0.06%
2010 Families	4,367	13,984	84,724
2010 Average Family Size	3.71	3.54	3.25
2019 Families	4,402	13,948	84,128
2019 Average Family Size	3.71	3.55	3.25
2024 Families	4,369	13,810	83,460
2024 Average Family Size	3.71	3.55	3.25
2019-2024 Annual Rate	-0.15%	-0.20%	-0.16%
Housing Unit Summary			
2000 Housing Units	6,988	23,297	185,608
Owner Occupied Housing Units	31.4%	35.9%	34.0%
Renter Occupied Housing Units	63.3%	59.9%	61.1%
Vacant Housing Units	5.3%	4.2%	5.0%
2010 Housing Units	7,180	23,905	188,762
Owner Occupied Housing Units	32.5%	36.7%	37.5%
Renter Occupied Housing Units	55.2%	53.4%	53.0%
Vacant Housing Units	12.3%	9.9%	9.5%
2019 Housing Units	7,289	24,147	190,086
Owner Occupied Housing Units	30.1%	34.1%	35.2%
Renter Occupied Housing Units	57.7%	55.8%	55.4%
Vacant Housing Units	12.3%	10.0%	9.4%
2024 Housing Units	7,306	24,196	191,051
Owner Occupied Housing Units	30.7%	34.9%	35.7%
Renter Occupied Housing Units	56.4%	54.2%	54.1%
Vacant Housing Units	12.9%	10.8%	10.1%
Median Household Income			
2019	\$44,312	\$49,124	\$56,652
2024	\$48,374	\$53,910	\$63,924
Median Home Value			
2019	\$283,008	\$310,138	\$335,289
2024	\$325,272	\$346,599	\$371,314
Per Capita Income			
2019	\$19,874	\$23,607	\$35,108
2024	\$22,349	\$26,776	\$40,322
Median Age			
2010	32.2	34.1	35.0
2019	33.5	35.2	36.8
2024	34.5	36.0	37.4

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.

AREA DEMOGRAPHICS



	0.5 miles	1 mile	3 miles
2019 Households by Income			
Household Income Base	6,396	21,727	172,186
<\$15,000	12.2%	12.2%	13.1%
\$15,000 - \$24,999	12.7%	12.3%	10.1%
\$25,000 - \$34,999	11.5%	10.1%	8.7%
\$35,000 - \$49,999	19.4%	16.2%	12.5%
\$50,000 - \$74,999	14.4%	16.7%	16.5%
\$75,000 - \$99,999	11.9%	12.4%	12.0%
\$100,000 - \$149,999	12.8%	12.8%	13.8%
\$150,000 - \$199,999	3.3%	4.0%	6.3%
\$200,000+	1.8%	3.4%	7.1%
Average Household Income	\$61,265	\$67,589	\$83,033
2024 Households by Income			
Household Income Base	6,361	21,574	171,666
<\$15,000	11.1%	11.1%	11.8%
\$15,000 - \$24,999	11.9%	11.5%	9.2%
\$25,000 - \$34,999	10.4%	9.0%	7.6%
\$35,000 - \$49,999	18.1%	14.8%	11.2%
\$50,000 - \$74,999	14.7%	16.8%	16.0%
\$75,000 - \$99,999	12.4%	12.7%	12.0%
\$100,000 - \$149,999	14.7%	14.5%	15.4%
\$150,000 - \$199,999	4.5%	5.3%	8.1%
\$200,000+	2.2%	4.3%	8.7%
Average Household Income	\$68,909	\$76,701	\$95,317
2019 Owner Occupied Housing Units by Value			
Total	2,191	8,242	66,832
<\$50,000	5.0%	2.9%	1.0%
\$50,000 - \$99,999	10.0%	7.8%	3.4%
\$100,000 - \$149,999	11.0%	7.4%	5.7%
\$150,000 - \$199,999	8.2%	8.4%	8.8%
\$200,000 - \$249,999	8.0%	10.2%	10.6%
\$250,000 - \$299,999	11.7%	10.7%	12.5%
\$300,000 - \$399,999	21.9%	25.6%	22.8%
\$400,000 - \$499,999	18.4%	15.2%	13.7%
\$500,000 - \$749,999	4.7%	10.5%	13.6%
\$750,000 - \$999,999	0.0%	1.1%	4.7%
\$1,000,000 - \$1,499,999	0.1%	0.0%	2.0%
\$1,500,000 - \$1,999,999	0.0%	0.0%	0.6%
\$2,000,000 +	0.9%	0.2%	0.7%
Average Home Value	\$297,705	\$321,715	\$400,866
2024 Owner Occupied Housing Units by Value			
Total	2,244	8,453	68,220
<\$50,000	3.0%	1.7%	0.5%
\$50,000 - \$99,999	6.3%	4.9%	2.0%
\$100,000 - \$149,999	9.1%	5.6%	3.8%
\$150,000 - \$199,999	7.1%	6.5%	6.5%
\$200,000 - \$249,999	6.6%	8.6%	8.8%
\$250,000 - \$299,999	11.6%	10.2%	11.4%
\$300,000 - \$399,999	24.6%	27.3%	23.7%
\$400,000 - \$499,999	23.9%	19.1%	16.2%
\$500,000 - \$749,999	6.5%	14.5%	17.4%
\$750,000 - \$999,999	0.0%	1.4%	6.0%
\$1,000,000 - \$1,499,999	0.0%	0.0%	2.2%
\$1,500,000 - \$1,999,999	0.0%	0.0%	0.6%
\$2,000,000 +	1.2%	0.3%	0.8%
Average Home Value	\$337,015	\$361,739	\$441,442

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.

AREA DEMOGRAPHICS



	0.5 miles	1 mile	3 miles
2010 Population by Age			
Total	19,774	61,893	408,082
0 - 4	8.5%	8.0%	6.6%
5 - 9	7.4%	7.0%	5.4%
10 - 14	6.3%	6.3%	4.8%
15 - 24	14.6%	13.3%	13.1%
25 - 34	17.9%	17.0%	20.1%
35 - 44	14.9%	14.7%	15.9%
45 - 54	13.0%	13.4%	13.3%
55 - 64	9.8%	10.5%	10.3%
65 - 74	4.4%	5.5%	5.6%
75 - 84	2.3%	3.2%	3.3%
85 +	0.7%	1.3%	1.6%
18 +	73.7%	75.0%	80.2%
2019 Population by Age			
Total	19,998	62,254	409,113
0 - 4	7.7%	7.2%	5.9%
5 - 9	7.2%	6.8%	5.5%
10 - 14	7.1%	6.9%	5.3%
15 - 24	14.1%	13.4%	12.7%
25 - 34	16.4%	15.2%	17.5%
35 - 44	14.8%	14.5%	15.6%
45 - 54	12.3%	12.4%	12.9%
55 - 64	10.4%	11.0%	11.3%
65 - 74	6.6%	7.6%	7.7%
75 - 84	2.6%	3.5%	3.8%
85 +	0.9%	1.4%	1.8%
18 +	74.0%	75.0%	80.3%
2024 Population by Age			
Total	19,894	61,831	407,528
0 - 4	7.6%	7.2%	5.9%
5 - 9	6.6%	6.4%	5.0%
10 - 14	6.3%	6.3%	4.9%
15 - 24	13.8%	13.3%	12.9%
25 - 34	16.3%	15.3%	17.6%
35 - 44	14.8%	14.3%	15.2%
45 - 54	12.3%	12.3%	12.7%
55 - 64	10.3%	10.9%	11.1%
65 - 74	7.4%	8.1%	8.3%
75 - 84	3.4%	4.3%	4.6%
85 +	1.0%	1.5%	1.8%
18 +	75.7%	76.3%	81.3%
2010 Population by Sex			
Males	10,149	31,102	204,027
Females	9,624	30,791	204,056
2019 Population by Sex			
Males	10,257	31,256	204,388
Females	9,743	31,000	204,723
2024 Population by Sex			
Males	10,230	31,085	203,588
Females	9,665	30,745	203,940

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.

AREA DEMOGRAPHICS



	0.5 miles	1 mile	3 miles
2010 Population by Race/Ethnicity			
Total	19,774	61,894	408,084
White Alone	37.0%	48.3%	58.0%
Black Alone	14.4%	11.9%	13.3%
American Indian Alone	0.6%	0.6%	0.5%
Asian Alone	29.3%	22.8%	14.0%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	14.1%	12.0%	10.1%
Two or More Races	4.5%	4.3%	4.1%
Hispanic Origin	26.6%	24.5%	22.6%
Diversity Index	85.1	81.1	75.7
2019 Population by Race/Ethnicity			
Total	19,998	62,256	409,110
White Alone	33.8%	44.8%	55.2%
Black Alone	11.4%	9.7%	11.5%
American Indian Alone	0.5%	0.5%	0.5%
Asian Alone	34.4%	27.1%	17.0%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	14.9%	13.1%	11.1%
Two or More Races	4.9%	4.7%	4.7%
Hispanic Origin	28.1%	26.6%	24.8%
Diversity Index	85.3	82.7	78.3
2024 Population by Race/Ethnicity			
Total	19,894	61,831	407,528
White Alone	32.2%	42.9%	53.7%
Black Alone	9.9%	8.5%	10.5%
American Indian Alone	0.5%	0.5%	0.5%
Asian Alone	37.0%	29.5%	18.7%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	15.3%	13.6%	11.7%
Two or More Races	5.0%	4.9%	4.9%
Hispanic Origin	29.1%	28.0%	26.4%
Diversity Index	85.3	83.4	79.5
2010 Population by Relationship and Household Type			
Total	19,773	61,893	408,083
In Households	99.1%	98.1%	96.7%
In Family Households	84.5%	82.0%	69.4%
Householder	22.4%	22.6%	20.8%
Spouse	15.0%	15.6%	14.7%
Child	34.9%	33.4%	25.9%
Other relative	9.7%	8.4%	6.1%
Nonrelative	2.5%	2.1%	2.0%
In Nonfamily Households	14.7%	16.1%	27.3%
In Group Quarters	0.9%	1.9%	3.3%
Institutionalized Population	0.6%	1.3%	1.5%
Noninstitutionalized Population	0.3%	0.6%	1.8%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.

AREA DEMOGRAPHICS



	0.5 miles	1 mile	3 miles
2019 Population 25+ by Educational Attainment			
Total	12,792	40,828	288,734
Less than 9th Grade	11.1%	10.6%	6.5%
9th - 12th Grade, No Diploma	7.0%	6.6%	5.1%
High School Graduate	20.8%	20.1%	15.1%
GED/Alternative Credential	2.5%	2.5%	2.3%
Some College, No Degree	14.5%	14.8%	14.7%
Associate Degree	5.0%	5.6%	4.9%
Bachelor's Degree	25.1%	24.8%	30.8%
Graduate/Professional Degree	14.0%	14.8%	20.6%
2019 Population 15+ by Marital Status			
Total	15,617	49,184	340,890
Never Married	42.6%	41.3%	44.9%
Married	45.7%	46.2%	42.4%
Widowed	4.5%	5.5%	4.7%
Divorced	7.2%	7.1%	8.0%
2019 Civilian Population 16+ in Labor Force			
Civilian Employed	94.7%	94.7%	95.8%
Civilian Unemployed (Unemployment Rate)	5.3%	5.3%	4.2%
2019 Employed Population 16+ by Industry			
Total	9,653	30,758	225,568
Agriculture/Mining	0.1%	0.2%	0.1%
Construction	3.0%	3.9%	2.9%
Manufacturing	7.1%	7.0%	6.0%
Wholesale Trade	3.2%	3.2%	2.0%
Retail Trade	10.0%	10.5%	8.2%
Transportation/Utilities	13.8%	10.2%	6.5%
Information	1.5%	1.8%	2.6%
Finance/Insurance/Real Estate	6.8%	6.6%	8.0%
Services	53.4%	55.1%	61.1%
Public Administration	1.0%	1.7%	2.5%
2019 Employed Population 16+ by Occupation			
Total	9,651	30,758	225,569
White Collar	47.0%	53.0%	65.4%
Management/Business/Financial	8.8%	10.4%	16.5%
Professional	17.6%	20.4%	28.2%
Sales	7.9%	9.5%	9.4%
Administrative Support	12.7%	12.6%	11.3%
Services	26.8%	24.7%	20.7%
Blue Collar	26.1%	22.2%	13.8%
Farming/Forestry/Fishing	0.0%	0.0%	0.0%
Construction/Extraction	3.1%	3.8%	2.2%
Installation/Maintenance/Repair	1.2%	1.3%	1.2%
Production	5.1%	5.3%	3.7%
Transportation/Material Moving	16.7%	11.9%	6.7%
2010 Population By Urban/ Rural Status			
Total Population	19,773	61,893	408,083
Population Inside Urbanized Area	100.0%	100.0%	100.0%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.0%	0.0%	0.0%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.

AREA DEMOGRAPHICS



	0.5 miles	1 mile	3 miles
2010 Households by Type			
Total	6,296	21,541	170,892
Households with 1 Person	21.6%	27.1%	38.7%
Households with 2+ People	78.4%	72.9%	61.3%
Family Households	69.4%	64.9%	49.6%
Husband-wife Families	46.3%	44.8%	35.0%
With Related Children	27.4%	25.0%	17.0%
Other Family (No Spouse Present)	23.1%	20.1%	14.5%
Other Family with Male Householder	7.1%	6.2%	4.4%
With Related Children	3.1%	2.6%	1.9%
Other Family with Female Householder	16.0%	13.9%	10.2%
With Related Children	9.9%	8.0%	5.9%
Nonfamily Households	9.0%	8.0%	11.7%
All Households with Children	40.7%	35.8%	25.1%
Multigenerational Households	7.2%	5.8%	3.4%
Unmarried Partner Households	6.8%	6.5%	8.3%
Male-female	5.3%	4.8%	5.8%
Same-sex	1.5%	1.7%	2.4%
2010 Households by Size			
Total	6,294	21,542	170,892
1 Person Household	21.6%	27.1%	38.7%
2 Person Household	25.3%	26.8%	29.3%
3 Person Household	17.2%	15.6%	12.9%
4 Person Household	16.1%	14.4%	9.7%
5 Person Household	9.9%	8.2%	5.1%
6 Person Household	5.0%	4.1%	2.3%
7 + Person Household	4.9%	3.9%	2.0%
2010 Households by Tenure and Mortgage Status			
Total	6,296	21,541	170,892
Owner Occupied	37.0%	40.7%	41.4%
Owned with a Mortgage/Loan	29.9%	30.9%	32.3%
Owned Free and Clear	7.1%	9.9%	9.1%
Renter Occupied	63.0%	59.3%	58.6%
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	7,180	23,905	188,762
Housing Units Inside Urbanized Area	100.0%	100.0%	100.0%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.0%	0.0%	0.0%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.

AREA DEMOGRAPHICS



	0.5 miles	1 mile	3 miles
Top 3 Tapestry Segments			
1.	International Marketplace (13A)	International Marketplace	Trendsetters (3C)
2.	Downtown Melting Pot (8D)	Downtown Melting Pot (8D)	International Marketplace
3.	City Lights (8A)	City Lights (8A)	Metro Renters (3B)
2019 Consumer Spending			
Apparel & Services: Total \$	\$10,288,590	\$38,016,735	\$366,585,181
Average Spent	\$1,608.60	\$1,749.75	\$2,128.98
Spending Potential Index	75	82	99
Education: Total \$	\$8,040,365	\$30,488,849	\$281,891,813
Average Spent	\$1,257.09	\$1,403.27	\$1,637.12
Spending Potential Index	79	88	103
Entertainment/Recreation: Total \$	\$13,928,537	\$52,534,788	\$511,487,036
Average Spent	\$2,177.69	\$2,417.95	\$2,970.51
Spending Potential Index	67	74	91
Food at Home: Total \$	\$23,982,224	\$88,296,659	\$850,467,708
Average Spent	\$3,749.57	\$4,063.91	\$4,939.18
Spending Potential Index	72	79	95
Food Away from Home: Total \$	\$16,732,654	\$61,884,453	\$619,973,944
Average Spent	\$2,616.11	\$2,848.27	\$3,600.56
Spending Potential Index	71	78	98
Health Care: Total \$	\$22,884,042	\$86,642,543	\$851,934,303
Average Spent	\$3,577.87	\$3,987.78	\$4,947.70
Spending Potential Index	60	67	83
HH Furnishings & Equipment: Total \$	\$8,746,162	\$32,715,398	\$327,766,043
Average Spent	\$1,367.44	\$1,505.75	\$1,903.54
Spending Potential Index	64	71	89
Personal Care Products & Services: Total \$	\$3,738,642	\$13,898,738	\$140,290,974
Average Spent	\$584.53	\$639.70	\$814.75
Spending Potential Index	66	72	92
Shelter: Total \$	\$93,701,053	\$347,517,942	\$3,321,252,334
Average Spent	\$14,649.95	\$15,994.75	\$19,288.52
Spending Potential Index	79	86	104
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$9,729,546	\$37,463,648	\$368,587,161
Average Spent	\$1,521.19	\$1,724.29	\$2,140.61
Spending Potential Index	61	70	86
Travel: Total \$	\$9,882,326	\$37,287,829	\$363,602,413
Average Spent	\$1,545.08	\$1,716.20	\$2,111.66
Spending Potential Index	69	76	94
Vehicle Maintenance & Repairs: Total \$	\$4,469,953	\$16,594,930	\$172,116,721
Average Spent	\$698.87	\$763.79	\$999.59
Spending Potential Index	61	67	87

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2016 and 2017 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.

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