

FOR LEASE

Restaurant/Retail Space at Alta in Chicago's Fulton Market

555 W. KINZIE ST

Chicago, IL 60654

PRESENTED BY:

MARCUS SULLIVAN

Phone: 312.756.7357

msullivan@svn.com

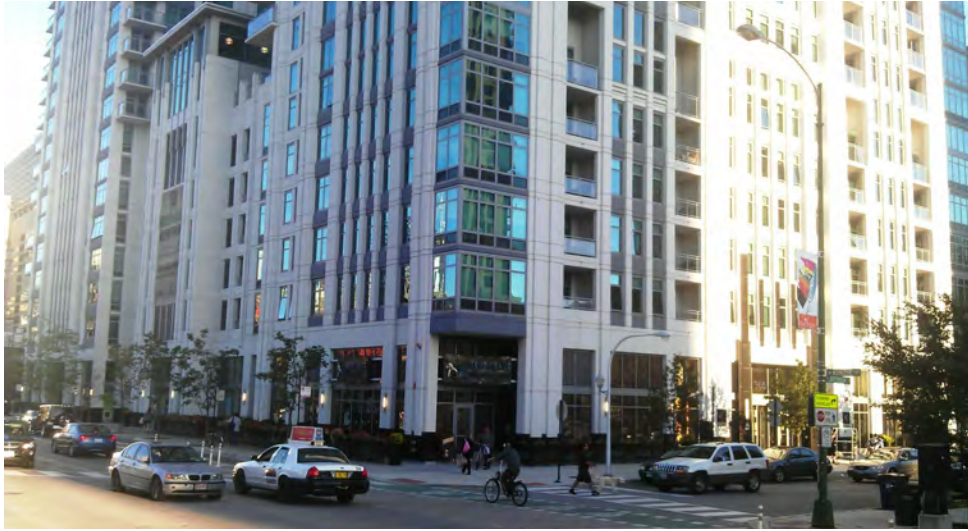
WAYNE CAPLAN

Phone: 312.529.5791

wayne.caplan@svn.com



OFFERING SUMMARY



LEASE RATE

\$35 SF/YR NNN

OFFERING SUMMARY

BUILDING SIZE:	920,778 SF
AVAILABLE SF:	3,000 - 6,172 SF
LOT SIZE:	1.76 Acres
YEAR BUILT:	2010
ZONING:	PD 819
MARKET:	Chicago

PROPERTY OVERVIEW

Dynamic, ground-floor retail/restaurant space now available at Alta luxury hi-rise apartments. Approx. 6,200 SF restaurant capable space on the ground floor of an 848-unit high-end apartment complex with over 1200 residents and a +700 car attached indoor garage. This former restaurant space has substantial infrastructure, including black iron ductwork, existing ADA-compliant bathrooms, HVAC, and electrical distributed as well as a 2nd-floor office/storage/private dining area that is included in the rent. There is also room for an 80-100-seat outdoor dining component. Great co-tenancy with Shine Kinzie Spa, Brushhaus Dental, and Akumin MRI Center. There are over 8000 residential units within a few blocks, and the property is a couple of short blocks from the Merchandise Mart and the Bally's Casino and entertainment complex, scheduled to open in early 2027. Fantastic opportunity for any traditional or service retail, restaurant, or food use. Nearby average household income is over \$200,000.

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PROPERTY HIGHLIGHTS



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PROPERTY HIGHLIGHTS

- ±6,172 SF restaurant capable space for lease
- Corner space with 105 feet of frontage on Kinzie
- Huge outdoor dining area capable of seating 80-100 customers
- Ground Floor of an 848-unit luxury apartment building with over 1200 residents on site
- ±700 car attached indoor parking garage on-site
- 2nd floor office/storage/private dining areas included in rent
- Substantial infrastructure, including black iron ductwork, bathrooms, HVAC, and utility distribution
- Great demographics with AVG HH income over \$200k in the immediate area
- Potential to service the building's massive pool and amenity deck

LOCATION DESCRIPTION



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The property sits on the border of Chicago's Fulton Market and River North neighborhoods, offering immediate access to the residential population centers, office buildings, hotels, the Merchandise Mart, restaurants and nightlife that both neighborhoods offer. Just moments away, Fulton Market's renowned restaurant row and the bustling Randolph Street provide an enticing draw for retail and street retail tenants. Close to all public transportation, I-90/94, Oglivie Station Metra Center, and the Loop CBD, the property is also just two short blocks from the Bally's Casino and entertainment complex (opening early 2027) which will be the home to restaurants, hotels, and entertainment venues in addition to the largest casino operation in the Midwest.

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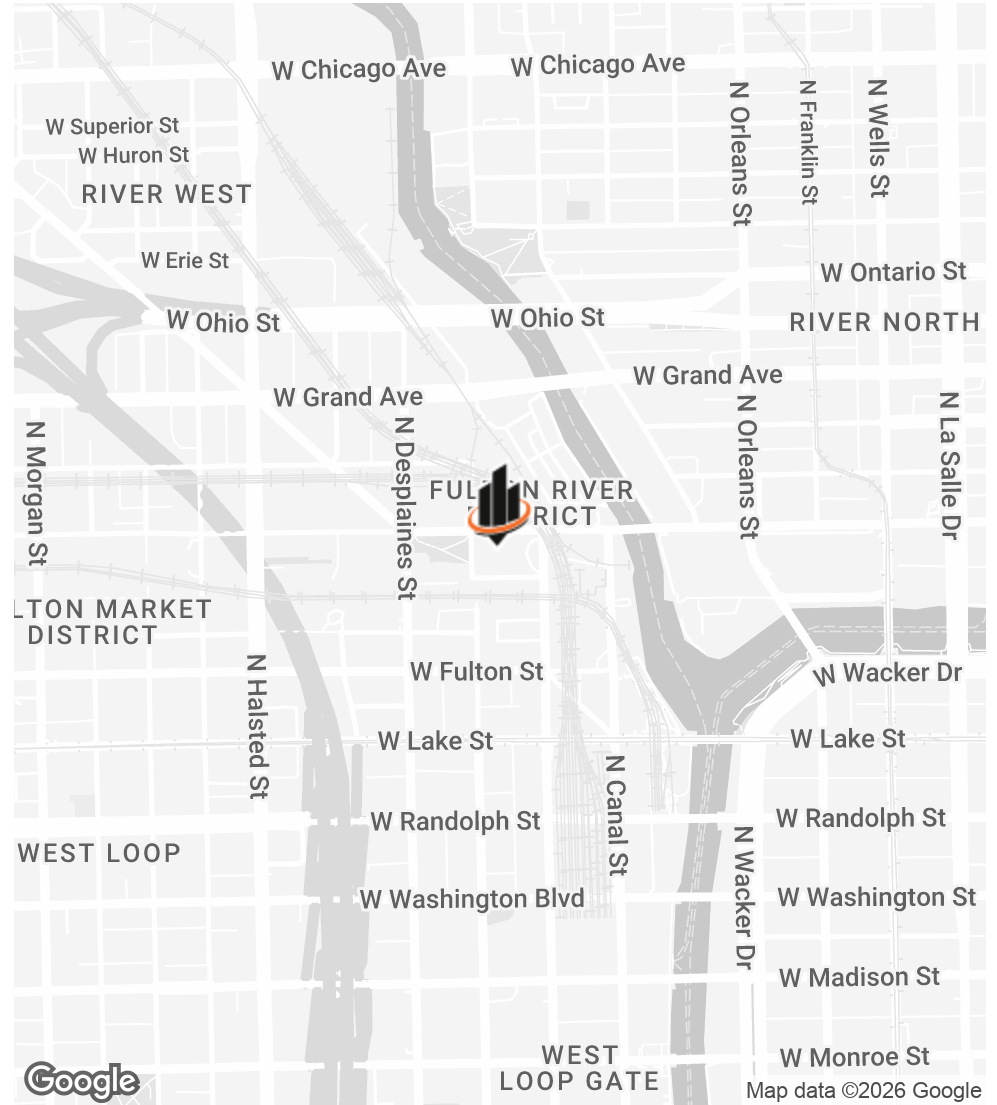
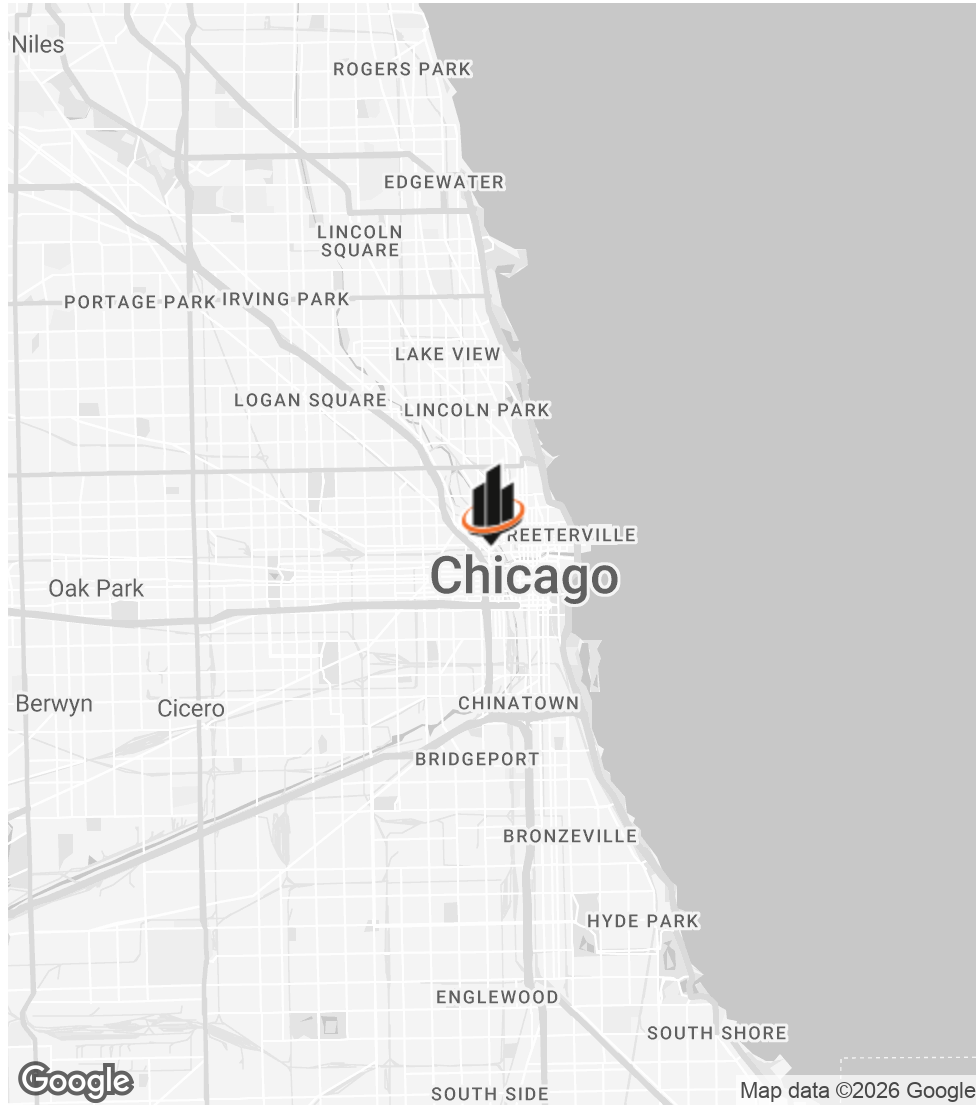
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LOCATION MAPS



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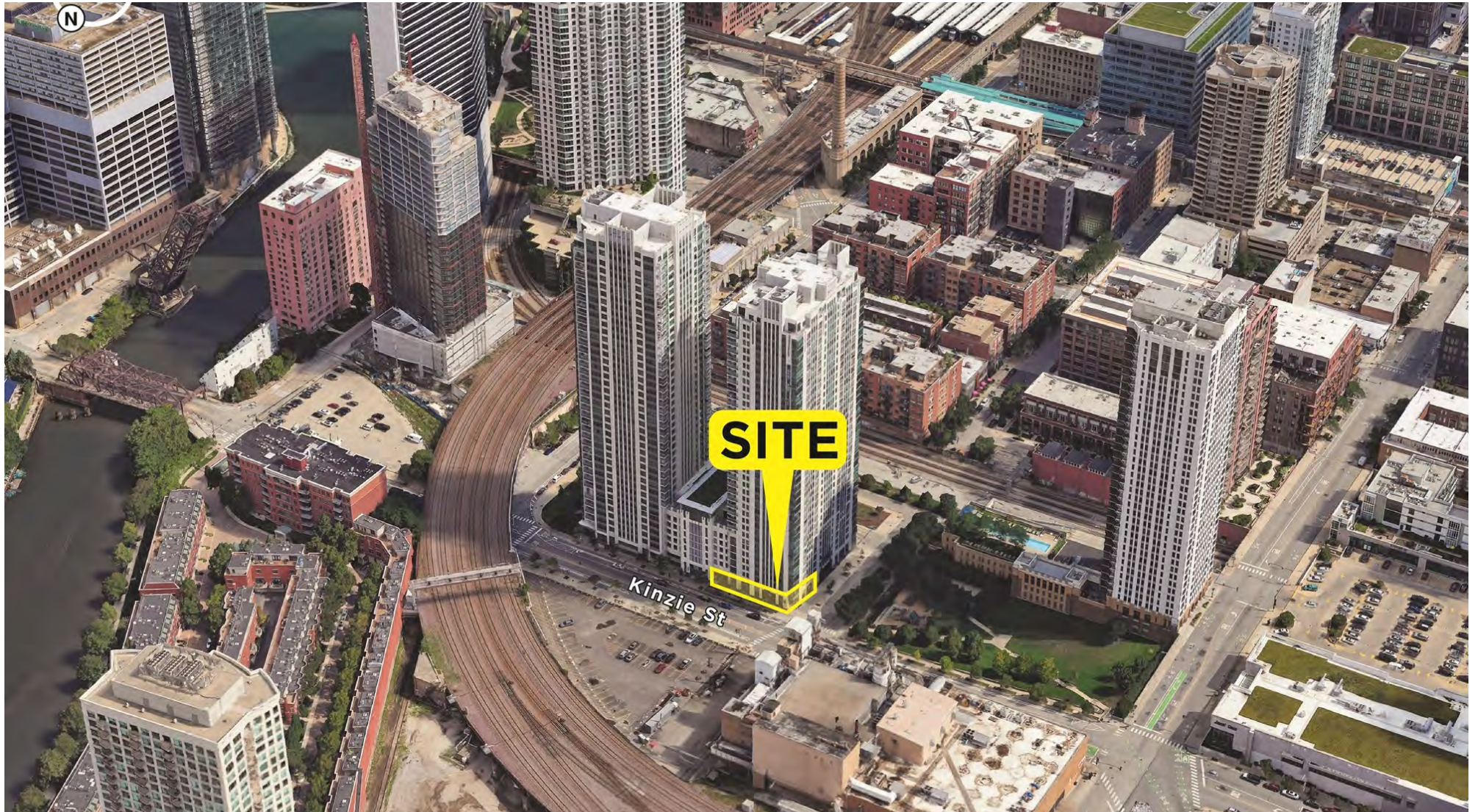
RETAIL AND AREA MAP



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BIRDSEYE AERIAL



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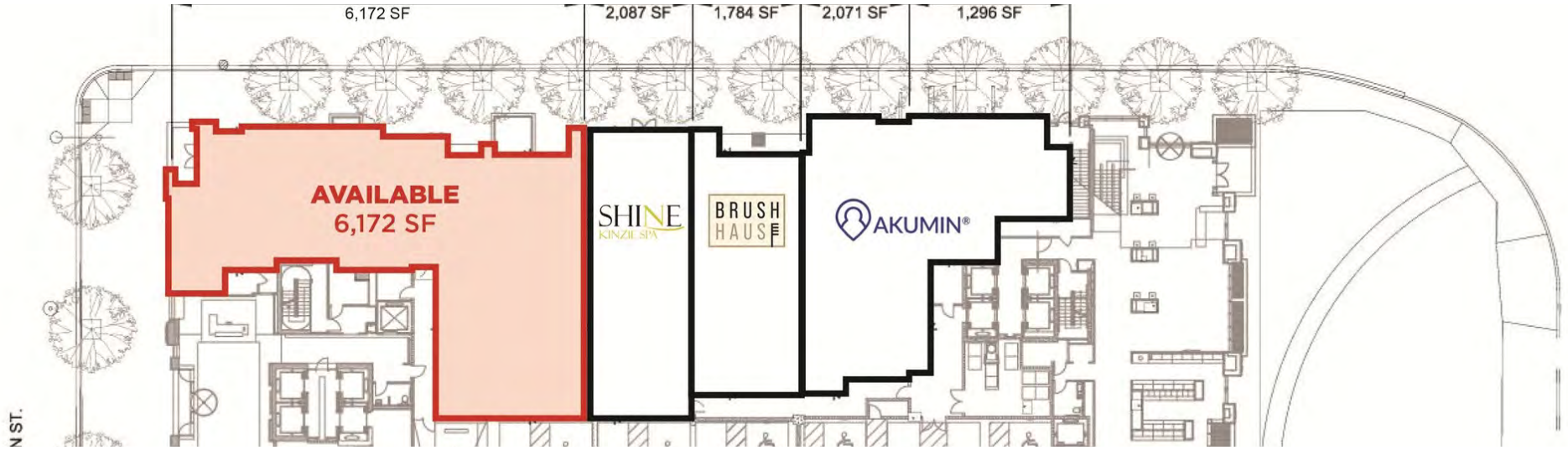
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RESTAURANT/RETAIL SPACE AT ALTA IN CHICAGO'S FULTON MARKET | 555 W. Kinzie St Chicago, IL 60654SVN | CHICAGO COMMERCIAL

LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	3,000 - 6,172 SF	LEASE RATE:	\$35 SF/yr

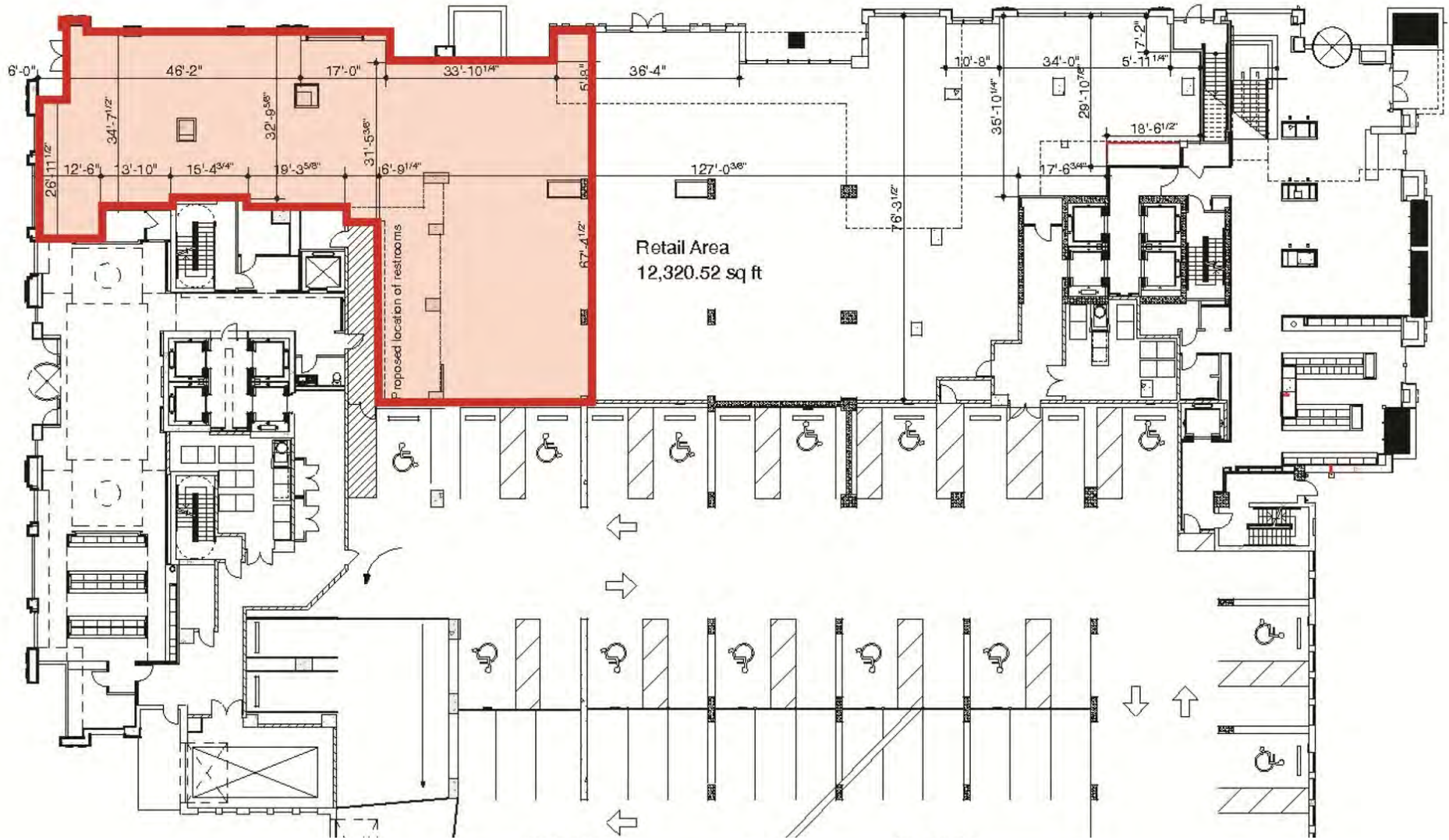
AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
555 W. Kinzie	3,000 - 6,172 SF	NNN	\$35.00 SF/yr	105 feet of frontage on W. Kinzie. Corner location - Jefferson & Kinzie. Across from new city park. Existing restaurant infrastructure including black iron Large outdoor seating area.

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FLOOR PLAN



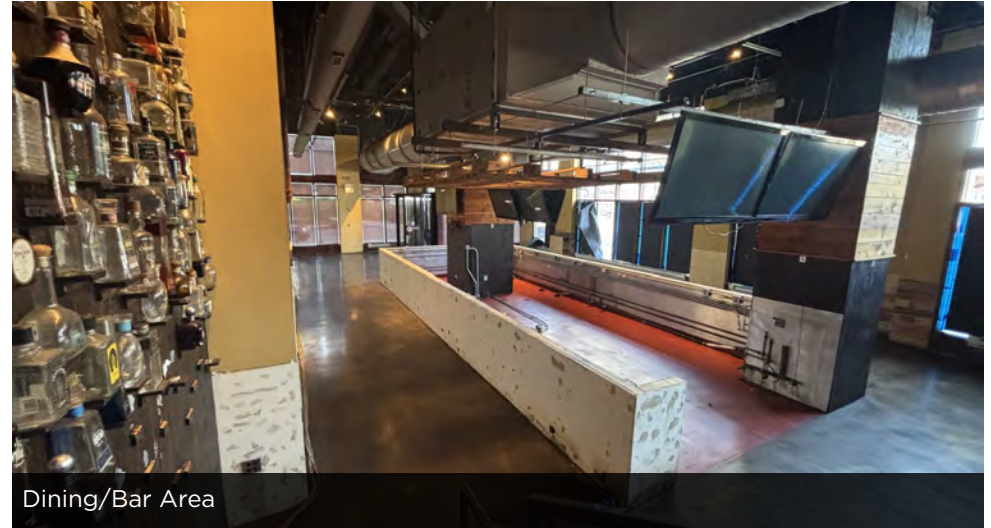
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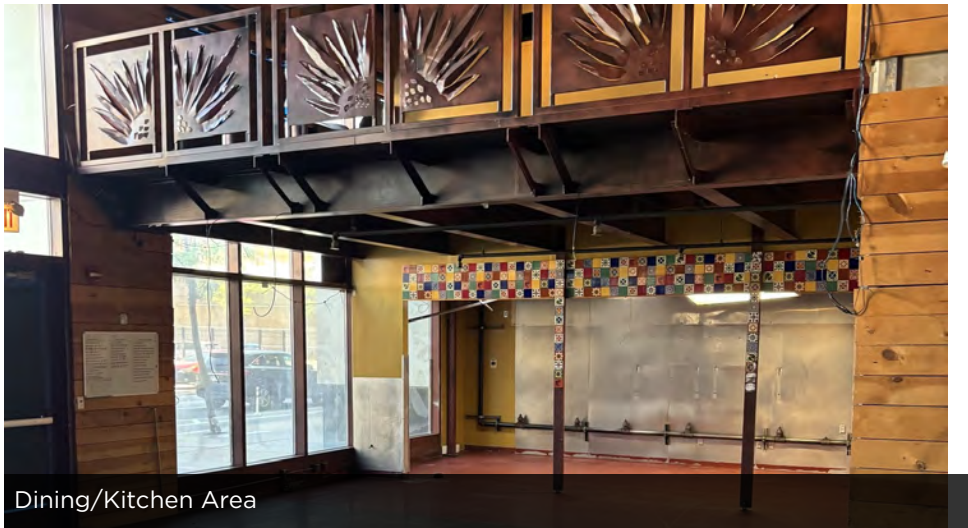
INTERIOR PHOTOS



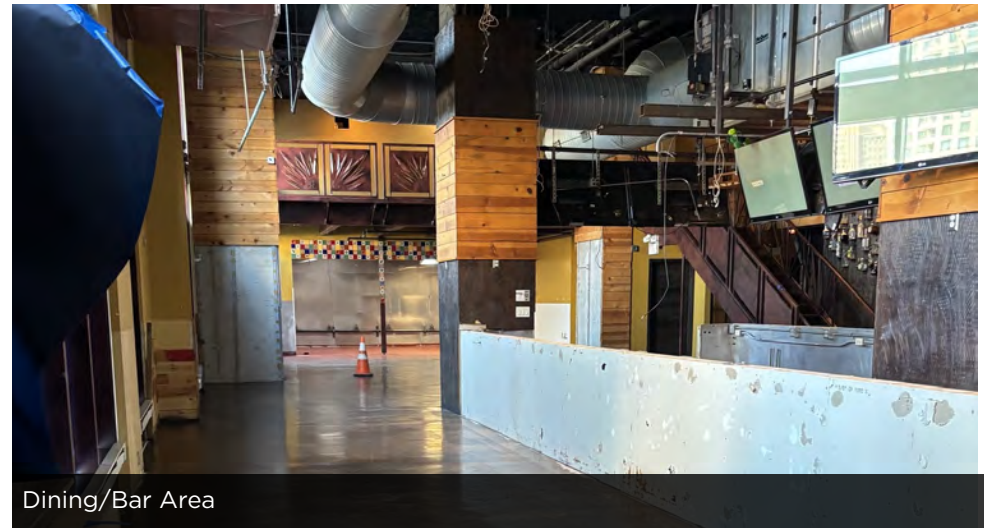
Dining Area and Bar View from Mezzanine



Dining/Bar Area



Dining/Kitchen Area



Dining/Bar Area

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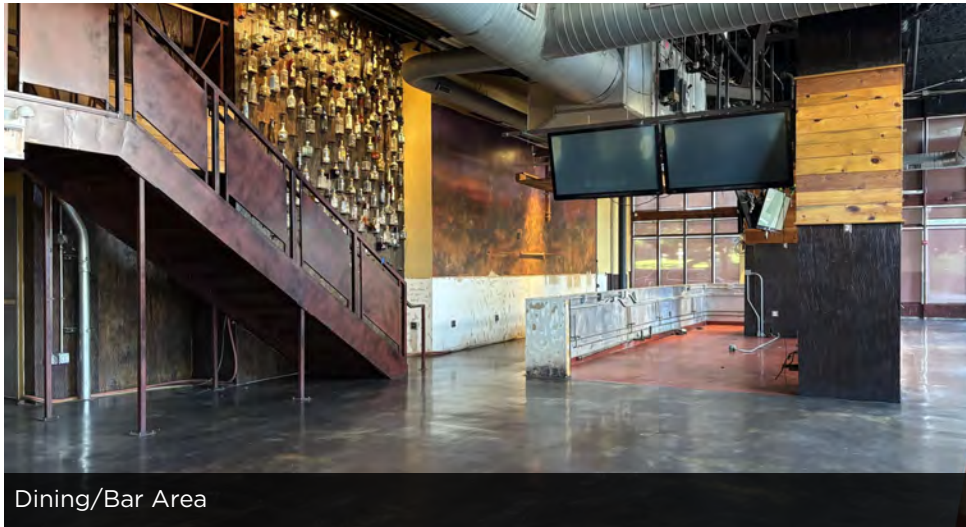
ADDITIONAL PHOTOS



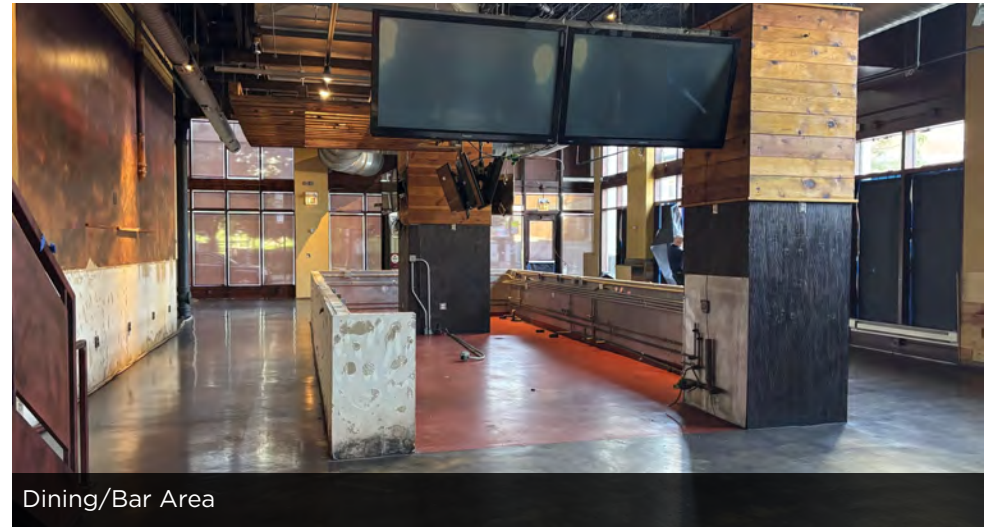
Bar/Dining Area



Bar/Dining Area



Dining/Bar Area



Dining/Bar Area

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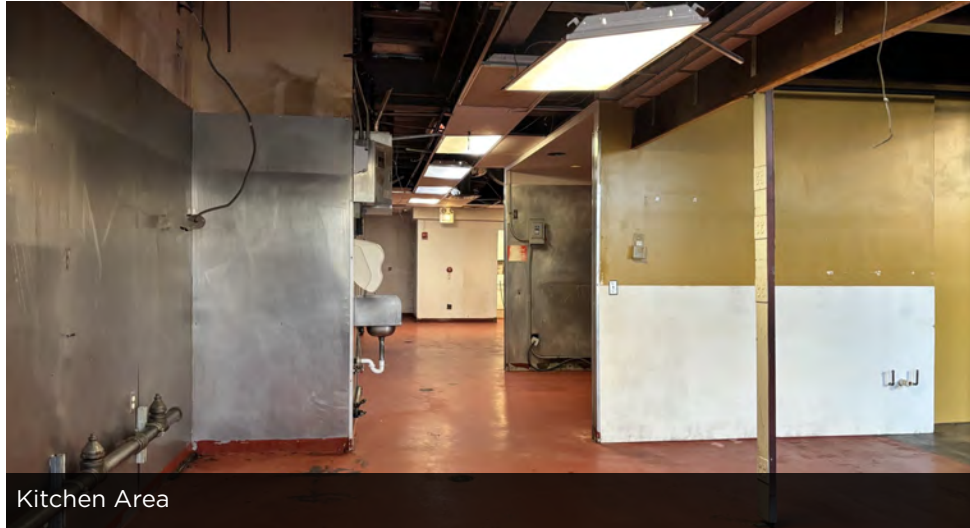
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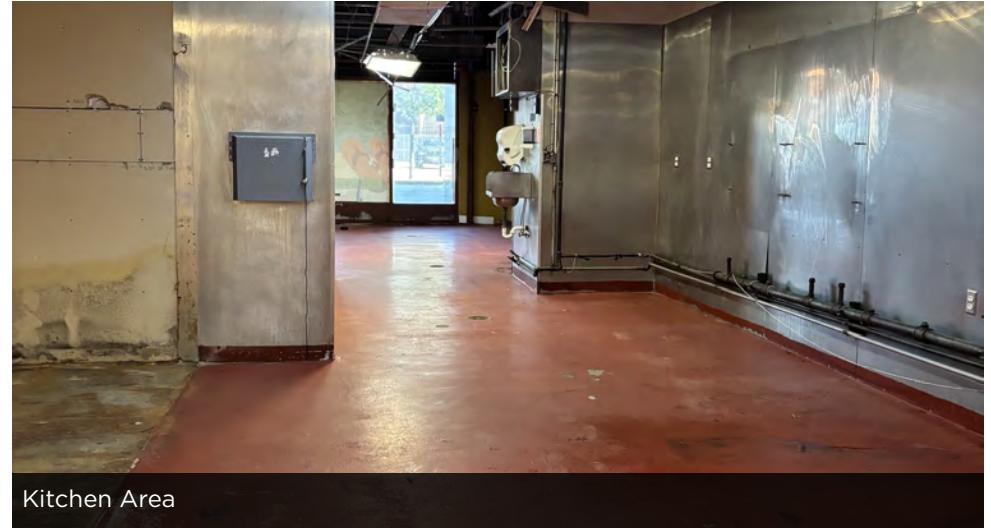
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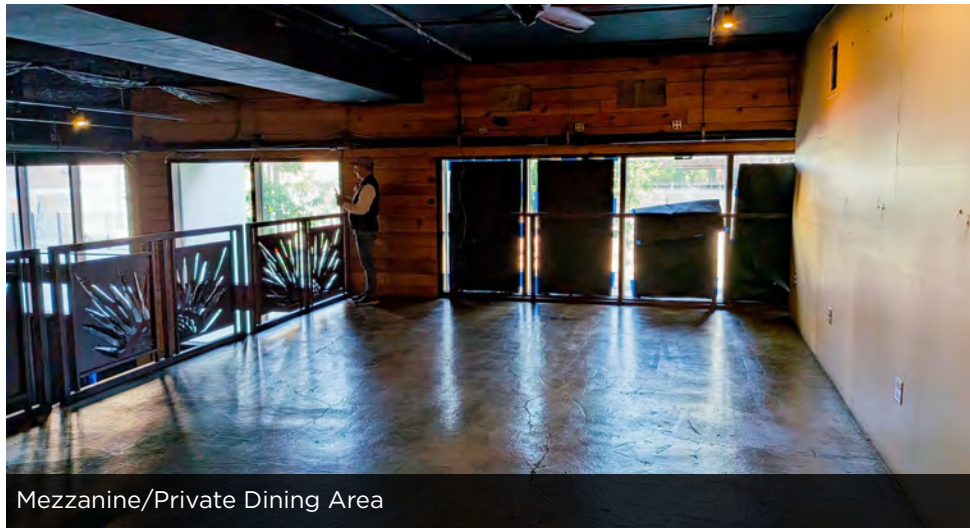
ADDITIONAL PHOTOS



Kitchen Area



Kitchen Area



Mezzanine/Private Dining Area



Mezzanine/Office and Storage Area

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DEMOGRAPHICS MAP & REPORT

POPULATION

0.5 MILES 1 MILE 1.5 MILES

	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	22,179	82,257	184,830
AVERAGE AGE	34.0	32.9	34.9
AVERAGE AGE (MALE)	34.8	33.5	35.4
AVERAGE AGE (FEMALE)	32.9	32.4	34.6

HOUSEHOLDS & INCOME

0.5 MILES 1 MILE 1.5 MILES

	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	14,323	50,767	110,337
# OF PERSONS PER HH	1.5	1.6	1.7
AVERAGE HH INCOME	\$202,838	\$195,658	\$187,625
AVERAGE HOUSE VALUE	\$529,174	\$559,045	\$621,702



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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