

1000
WEST
ARMITAGE
1006



Rare Mixed-Use Offering in Chicago's
Lincoln Park Neighborhood

1000 WEST ARMITAGE 1006

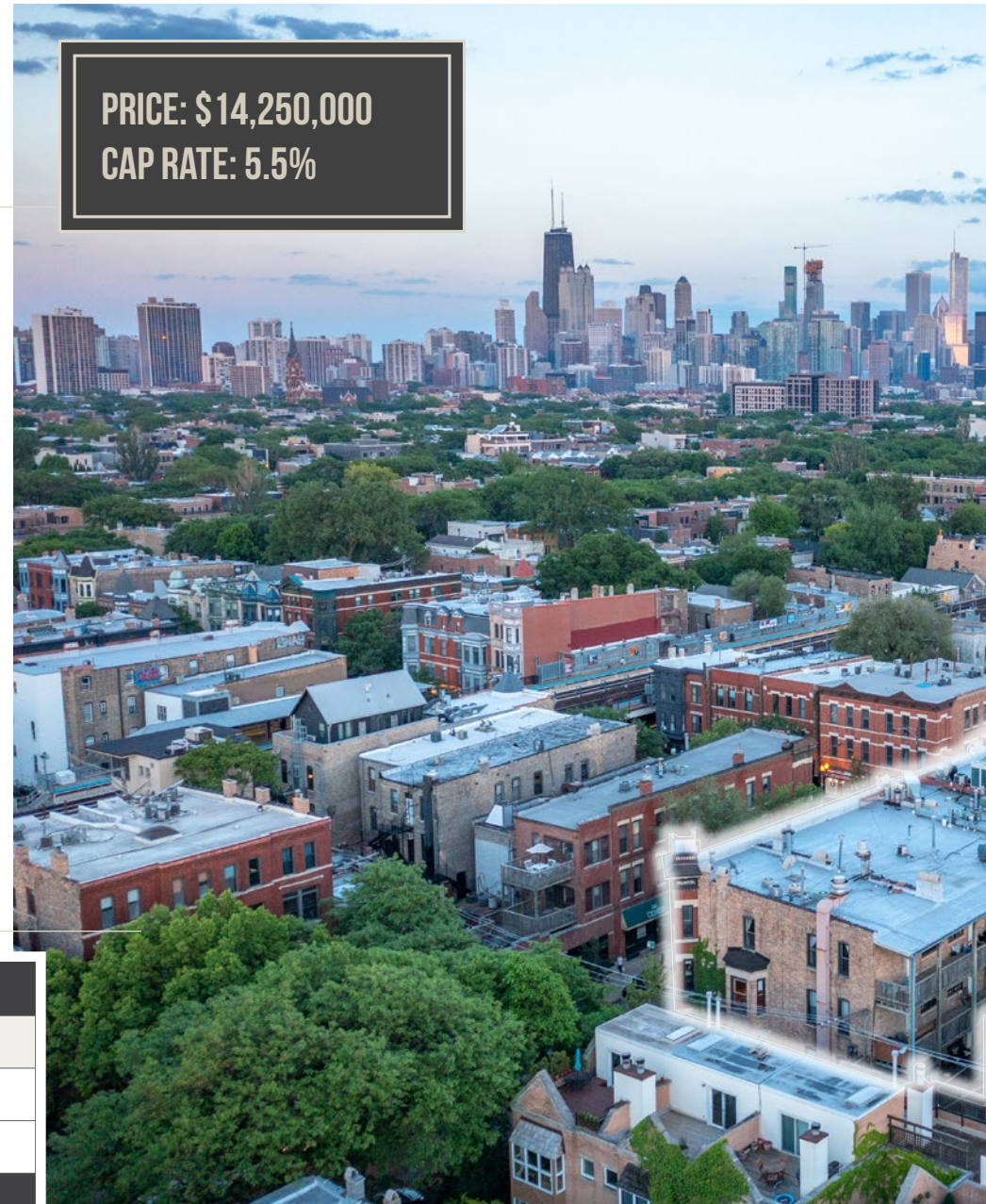
THE OFFERING

Jones Lang Lasalle (“JLL”) has been exclusively retained to offer the opportunity to acquire 1000 & 1006 W. Armitage (the “Property” or the “Offering”), a two-building, 32,328 square foot collection of adjacent properties at the corner of Armitage and Sheffield – the heart of city’s desirable Lincoln Park neighborhood.

The Offering provides a diversified income stream supported by 15, 2-bedroom residential units and 5 retail suites in one of the city’s tightest and most desirable retail corridors. The retail features a brand-new ten-year lease with nationally acclaimed restaurant group Hogsalt Hospitality at a below-market rent with attractive near-term contractual escalations.

Highly accessible to consumers near the intersection of Armitage and Sheffield, the Property benefits from its desirable location surrounded by the dense and affluent residential population of Lincoln Park. Additionally, proximity to DePaul University, Lincoln Park High School, and the CTA Red & Brown lines (the “L”) create additional demand in the immediate submarket.

1000 & 1006 W Armitage offers investors rare scale and income diversification in the heart of Chicago’s most renowned and mature neighborhood, Lincoln Park.



PRICE: \$14,250,000
CAP RATE: 5.5%

PROPERTY OVERVIEW

	Square Feet:	Occupancy:
1000 W. Armitage:	29,243	100%
1006 W. Armitage:	3,085	100%
Portfolio Totals:	32,328	100%



Property Overview

1000 W Armitage

2 Retail Suites, 15 2BR Residential Units



Tenants:

ARMITAGE ALE HOUSE
(HOGSALT)



- Large contractual increase of 42% in June, 2023
- Below market lease on desirable hard corner

- Tenant at property for over 35 years

Multifamily = 54% of Income | Retail = 46% of Income



Square Feet
29,243

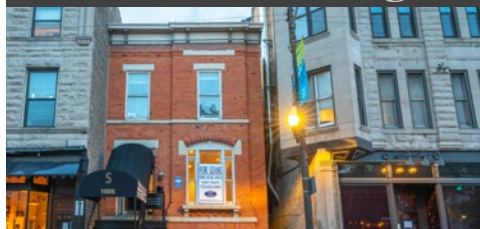


Occupancy
100% Occupied

NOI: \$680,818

1006 W Armitage

3 Retail Suites



Tenants:

IMAGES
MED SPA

BLATTEIS & SCHNUR, INC.
MANAGEMENT OFFICE



Square Feet
3,085



Occupancy
100% Occupied

NOI: \$102,768

PREMIER REAL ESTATE IN CHICAGO'S MOST COVETED NEIGHBORHOOD RETAIL CORRIDOR

INVESTMENT HIGHLIGHTS



Unique Opportunity to Acquire
Two Adjacent Properties on
Armitage Avenue



Hard Corner Location at
Armitage & Sheffield –
Unmatched Visibility &
Street Presence



Attractive Income
Diversification Between Retail
& Residential Components



The City's Most Coveted
Neighborhood – Preferred
Location for Digitally Native
and Progressive Retailers



Nearly 1 million Residents
within a five-mile radius



Average Household Incomes
Exceeding \$165,000



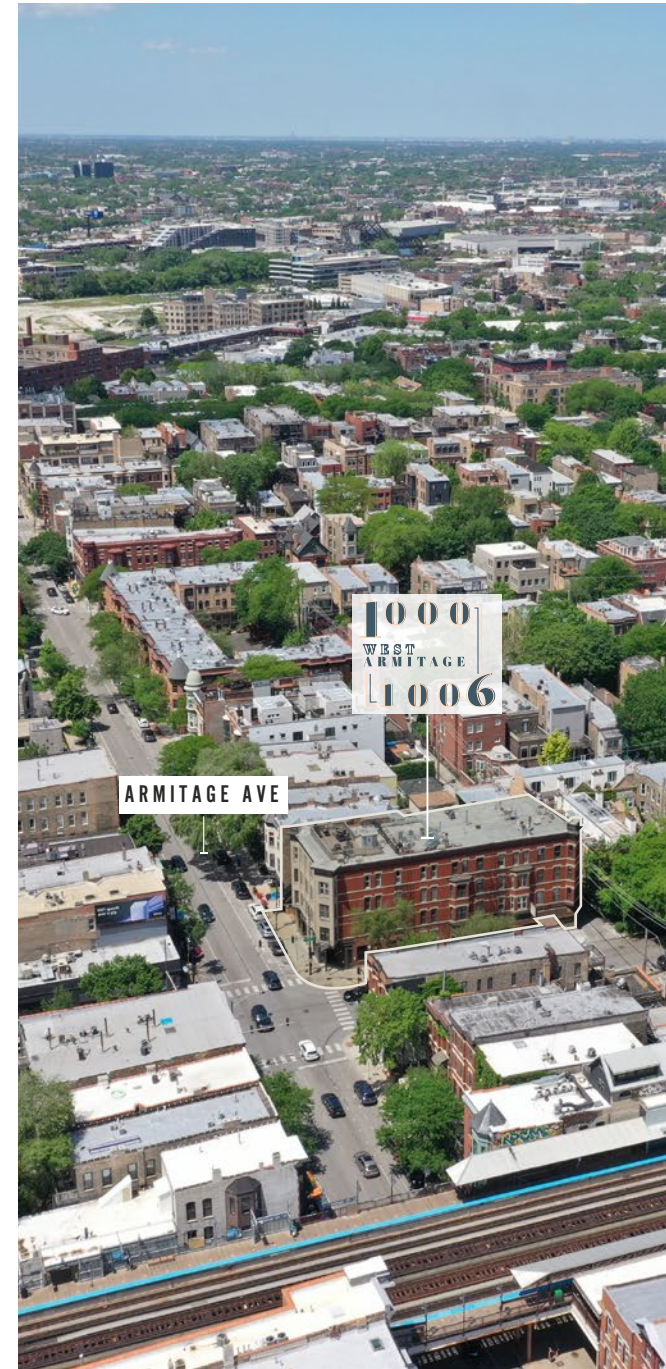
High Barrier to Entry Market –
Only 2% Vacancy on
Armitage Avenue

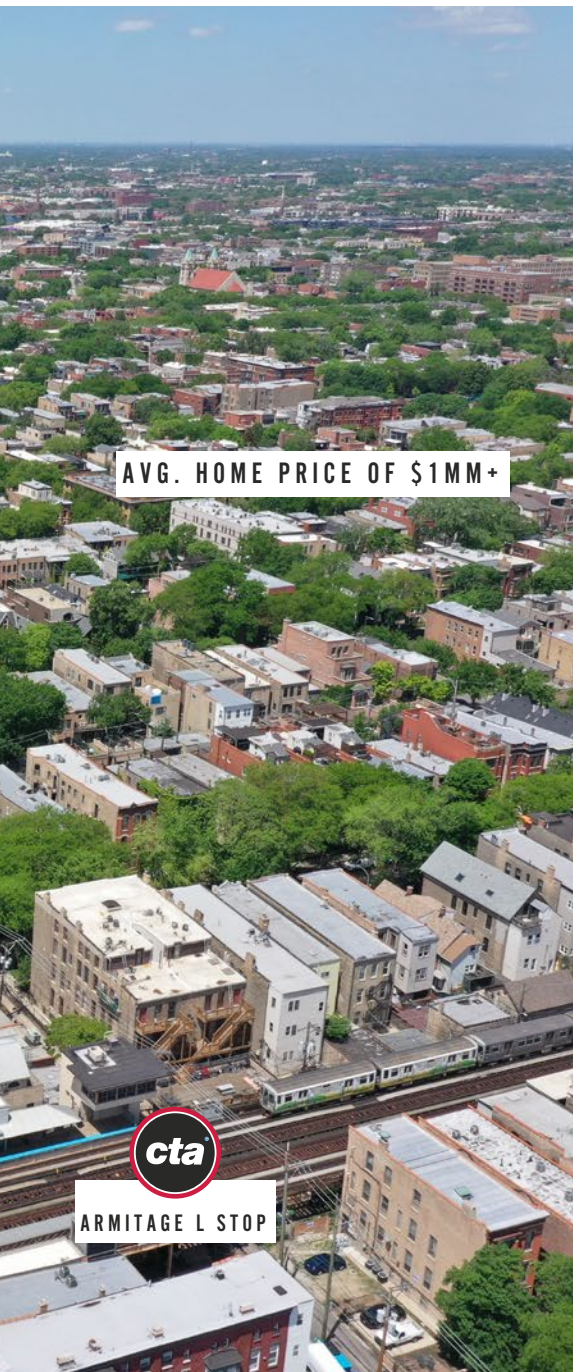


Brand New 10-year Lease –
with Armitage Ale House, a
Hogsalt Hospitality concept



Walk Score of 95 –
“walker's paradise”

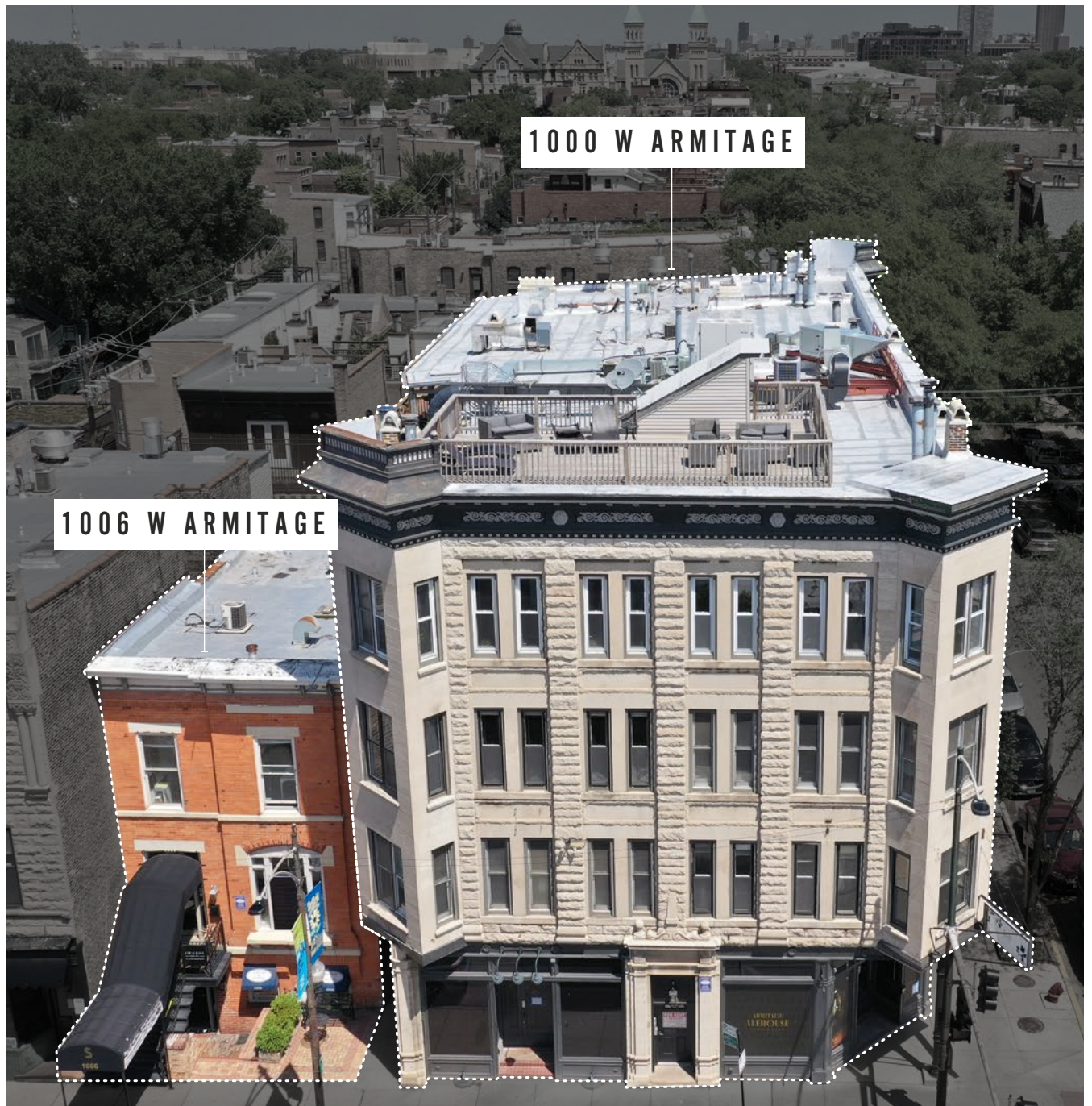




AVG. HOME PRICE OF \$1MM+



ARMITAGE L STOP

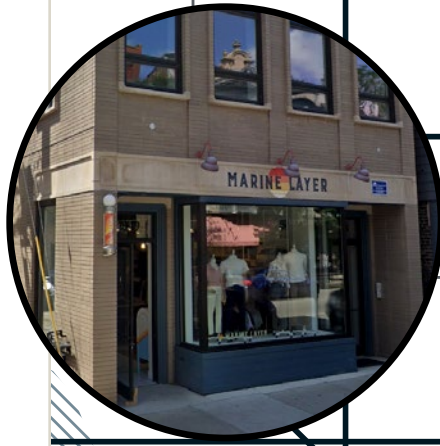


1000 W ARMITAGE

1006 W ARMITAGE

DePaul University:

- largest Catholic university in the country
 - 22,400 total students.
 - 3,700 employees
- Five campuses in Chicago with the main campus being in Lincoln Park less than 1 mile from the properties
- Profound economic impact on Lincoln Park retail spending



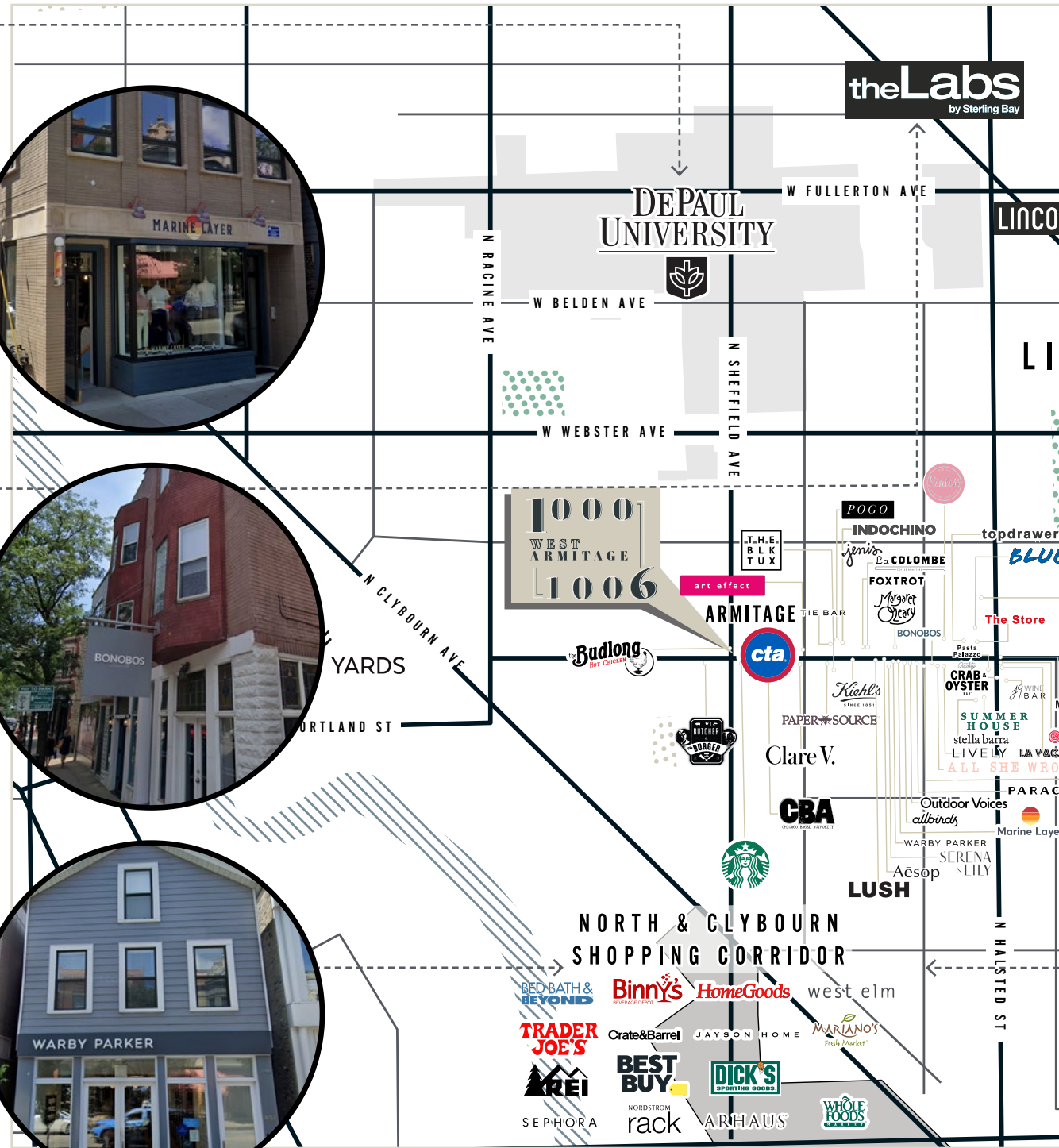
The Labs by Sterling Bay:

- In response to the high demand for modern commercial research lab space in Chicago, Sterling Bay delivered a 120,000 SF, fully equipped facility at 2430 N Halsted.
- 5-story building boasts highly secure, technologically equipped facilities for the full spectrum of Life Science disciplines,
- Located less than 1 mile from 1000-1006 W Armitage



North & Clybourn Shopping Corridor:

- Located 1 block south of 1000-1006 W Armitage
- Over 3 million square feet regional Class A Retail Corridor



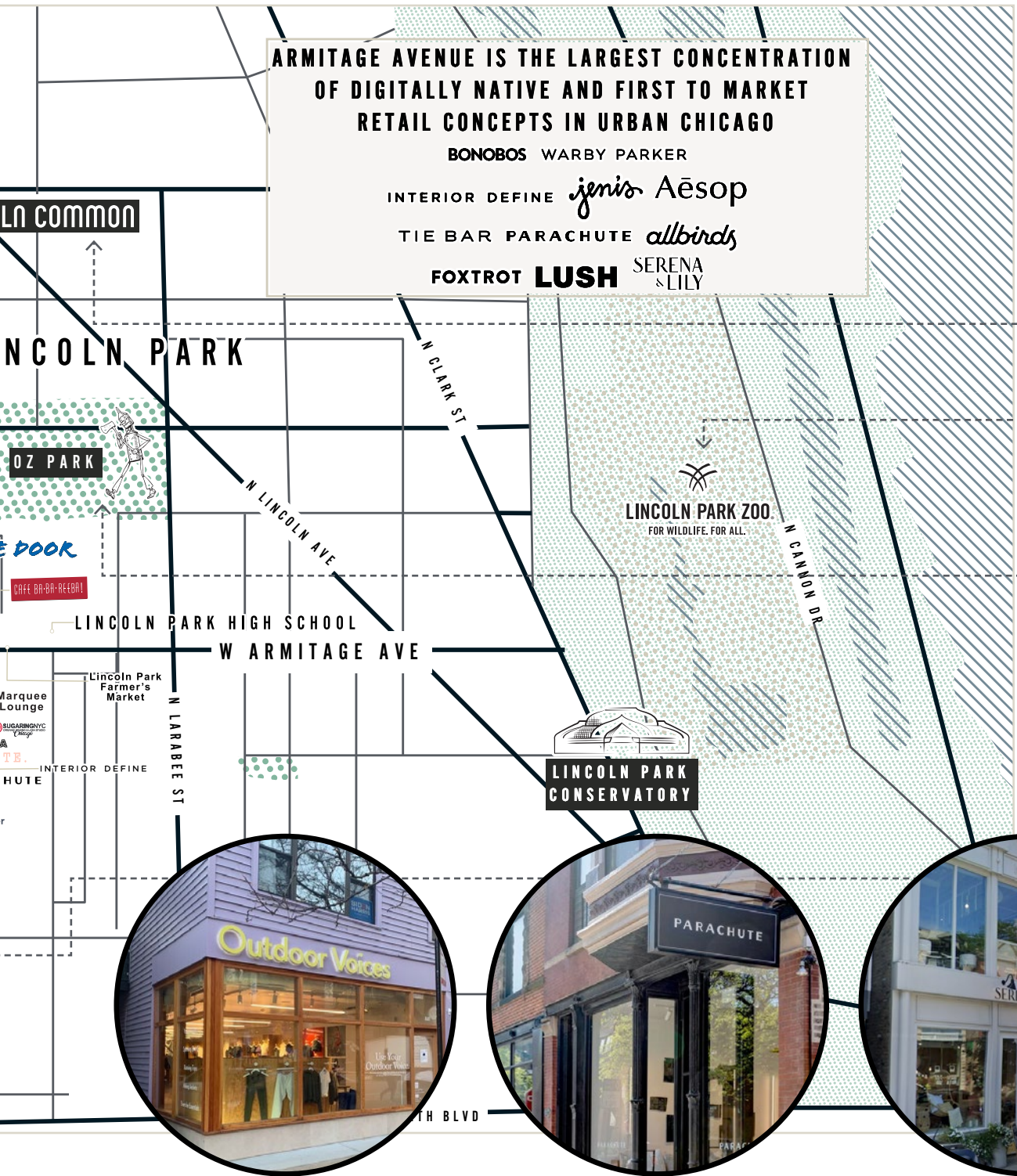
ARMITAGE AVENUE IS THE LARGEST CONCENTRATION OF DIGITALLY NATIVE AND FIRST TO MARKET RETAIL CONCEPTS IN URBAN CHICAGO

BONOBOS WARBY PARKER

INTERIOR DEFINE *jenis* Aēsop

TIE BAR PARACHUTE *alibirds*

FOXTROT **LUSH** SERENA & LILY



Lincoln Commons:

- New \$350 Hines Development – 538 New Luxury Apartments,
- 40 Condos, Creative Office Space and 156 Room Senior Living Facility
- Located less than 1 mile from 1000-1006 W Armitage

Lincoln Park Zoo:

- 3.6 Million Visitors Annually
- 4th oldest zoo in the United States

Oz Park:

- 14.40-acre park featuring tennis courts, ball fields, basketball courts, and a community garden
- Located 1 block east of 1000-1006 W Armitage



ARMITAGE AVENUE
RETAIL STOREFRONTS



Affluent & Dynamic Lincoln Park Consumer Base



LAKE MICHIGAN

1000
WEST
ARMITAGE
1006

ARMITAGE
ALEHOUSE

sal CAFE

IMAGES
MED SPA





ARMITAGE STOP:
OVER 1.25 MILLION
ANNUAL VISITORS

SHEFFIELD AVE.

ARMITAGE AVE



**AVERAGE HOME VALUE
OF NEARLY \$1MM+**



**HOUSEHOLD INCOMES
OF OVER \$160,000**



**500,000 RESIDENTS WITHIN
A 3-MILE RADIUS**



**90% WHITE COLLAR
EMPLOYMENT**



**OVER 77% OF RESIDENTS WITHIN
3-MILES HAVE OBTAINED AT LEAST A
BACHELOR'S DEGREE, COMPARED TO
39% FOR METROPOLITAN CHICAGO**

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