

# Downers Grove - Chicago Western Suburb HIGH VOLUME MEXICAN RESTAURANT WITH ALL FF&E INCLUDED

2321 Ogden Ave. Units 8 & 9



**OPERATING BUSINESS.  
DO NOT DISTURB EMPLOYEES OR MANAGEMENT.**



## Downers Grove

Downers Grove is located 22 miles west of Chicago and home to nearly 50,000 residents. It has developed into a bustling Chicago suburb with many diverse businesses, including the headquarters for Rossi Furniture, FTD, Sara Lee, Arrow Gear Magnetrol, Dover, Heartland Food Corporation and Luxury tour operator, Abercrombie & Kent. Within the town are two forest preserves: Lyman Woods and Maple Grove Forest Preserve. A small creek runs through Maple Grove forest preserve. Downers Grove has been designated a Tree City USA for the past 22 years by the National Arbor Day Foundation. Downers Grove borders the communities of Oak Brook, Westmont, Darien, Lombard, Woodridge and Lisle.

## Tacochela - 2321 Ogden Ave. Units 8 & 9 Downers Grove, IL 60515

Size (Approx.)	3,300 SF
Rental Rate	\$4,995 per Month (Gross)
Price	\$249,000 (Business & Assets) <b>PRICE REDUCED!</b>

For additional information or to schedule a showing contact:

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## Demographics

	1-mi.	3-mi.	5-mi.
<b>Population</b>			
2015 Male Population	3,224	39,643	133,768
2015 Female Population	3,817	42,461	141,815
2015 Total Population	7,041	82,104	275,583
2015 Total Households	3,094	32,850	107,388
<b>Housing</b>			
2015 Total Housing Units	2,458	32,161	107,743
<b>Income</b>			
2015 Median Household Income	\$68,057	\$73,960	\$77,221
2015 Per Capita Income	\$42,823	\$42,613	\$42,476
2015 Average Household Income	\$95,418	\$105,235	\$107,445

## Nearby Businesses

AT&T	Ziegler Dodge Jeep
Battery Giant	GMC
Jimmy John's	Bill Kay Buick

## Description

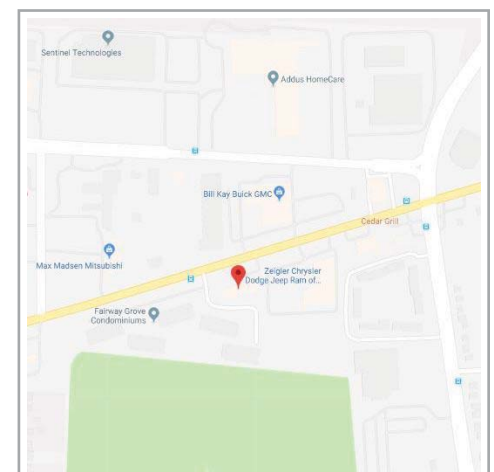
High volume, fresh Mexican Taqueria. Loyal, repeat clientele make this location a great money maker. Clean, bright and new construction attracts customers from near and far and often the business has people waiting outside before opening.

**Operating business. Do not disturb employees or management.**

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. A107 2-25-13

## Map

½ mile east of 355 on Ogden Avenue



Agent Responsible	Chad Severson
Transaction Type	Business & Asset Sale with Lease Assignment
Type of Property	Retail/Restaurant in a Strip Mall
<b>Property Data</b>	
Property Name	Tacochela Fresh Mexican Cuisine
Address	2321 Ogden Avenue, Units 8&9
City, Zip Code	Downers Grove, IL 60515
Area	Western Suburbs
County	Dupage
Sale Price	\$249,000 (Business & Assets for Sale) <b>PRICE REDUCED!</b>
Rental Rate	\$4,995 per Month
Lease Type	Gross
Lease Term	5 Years, halfway into year 2.
Options	One 5-year option
Yearly Rental Adjustment	3% Annually
Security Deposit	\$10,000
Taxes	Tenant is responsible for 21% of total taxes due for building. In 2017 that amount was \$1,058.00.
Building Type	Single Story Strip Mall
# of Seats	48
Stories	One
Size	3,300 SF
Parking	30+
Zoning	Commercial, C-1
Licenses	Restaurant, and Beer/Wine License
A/C & Heat	Electric / Gas
Type of Roof & Age	Membrane, 3 years old

Type of Basement	None
Ceiling Heights	20 ft
Nearby Businesses	AT&T Cell store, Battery Giant, Jimmy Johns, 4 Star Financing, Coin Shop, Bill Kay Buick and GMC and next door to Zeigler Dodge Jeep and Ram dealership.
Property Description	End unit in single story strip mall
Location Description	Between 294 and 355 on south side of street
Cross Streets	½ mile east of 355 on Ogden Avenue
<b>Business Data</b>	
Is the business currently operating?	Yes. <b>Operating business. Do not disturb employees or management.</b>
Business Description	High volume, fresh Mexican Taqueria. Loyal repeat clientele make this location a great money maker. Clean, bright and new construction attracts customers from near and far and often the business has people waiting outside before opening.
Year Established	2017
Years of Operation	1.5
No. of Employees	6
Hours of Operation	11-9 Mon-Sat, closed Sun
Reason for selling	Downsizing portfolio.
Approx. Annual Gross Sales and NOI	YTD through June 2018: \$285,725 Cash flow NOI of: 33% (\$92,458 YTD through June 2018)
FF&E included in price?	Yes: \$30,000
Inventory included in price?	Yes: \$4,000
Will seller provide training?	Yes, up to 2 weeks
Owner Financing?	Yes, with 50% down