

West Loop - Chicago

ESTABLISHED BAR/RESTAURANT INSIDE LUXURY RESIDENTIAL TOWER

555 W. Kinzie St. Chicago, IL 60654



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



West Loop

Often called just "the West Loop," West Loop Gate makes up the north central area of the Near West Side, west of Chicago's Loop. It is bordered by the Kennedy Expy. to the east, Grand Ave. on the north, the Eisenhower Expy. to the south, and Ashland Ave. to the west. The neighborhood also extends to the Chicago River south of Madison St. In a relatively short time, the community has been transformed from a warehouse district into one Chicago's hottest areas for living, dining and shopping. Former factories and wholesale markets are now mostly loft condominiums, boutiques and art galleries. The neighborhood is also home to some of the city's newest and most acclaimed foodie destinations, along with well-loved classic diners and brunch spots that have delighted regulars for decades.

Blue Agave Tequila Bar & Restaurant- 555 W. Kinzie St. Chicago, IL 60654

Size (Approx.)	6,172 SF
Rental Rate	\$27.85/SF
Rental Type	Gross
Price	\$650,000 (Business Sale)

For additional information or to schedule a showing contact:

Juan Carlos Gomez

312.575.0480 Ext. 19

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566 W. Lake St. Suite 225
Chicago, Illinois 60661-1411
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Demographics

	1-mi.	3-mi.	5-mi.
Population			
2015 Male Population	29,514	168,918	396,663
2015 Female Population	28,929	175,773	403,763
2015 Total Population	58,443	344,691	800,426
2015 Total Daytime Pop.	549,996	1,013,399	1,445,328
Housing			
2015 Total Housing Units	17,240	157,268	366,370
Income			
2015 Median Household Income	\$85,286	\$68,253	\$57,334
2015 Per Capita Income	\$72,806	\$54,132	\$41,723
2015 Average Household Income	\$116,517	\$102,530	\$89,900

Note

FINANCIAL REVIEW REQUIRED. OPERATING BUSINESS. DO NOT DISTURB EMPLOYEES OR MANAGEMENT. ALL SHOWINGS MUST BE ACCOMPANIED BY LISTING AGENT.

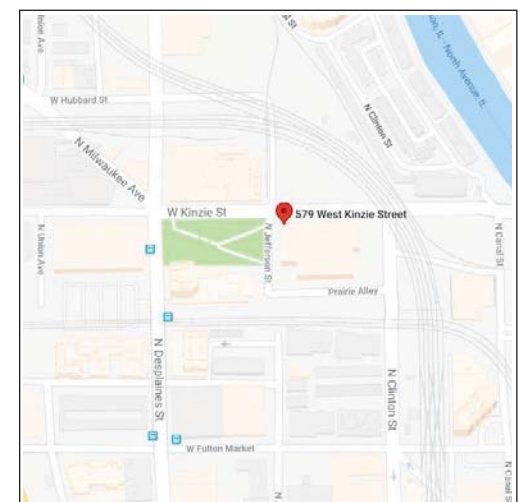
Description

Bar and Restaurant for sale in twin luxury residential tower in the West Loop. Newer construction with high ceilings, grand staircase to a mezzanine overlooking the space, large center bar and open kitchen. A sizable sidewalk café is available for al fresco dining as well as the exclusive right to serve the popular roof-top pool.

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. 3/61 4-2-15

Map

Kinzie St. and Jefferson St.



DATA SHEET – BLUE AGAVE TEQUILA BAR AND RESTAURANT

Listing Agent/s	Juan Carlos Gomez juancarlos@kudangroup.com 312.575.0480 ext. 19
Transaction Type	Business Sale and Lease Assignment
Listing Status	This is an operating business. Please do not approach or disturb employees or management. Financial review required. All showings must be accompanied by a listing broker during off operating hours.
Property Type	Restaurant and Bar
Property Name	Blue Agave Tequila Bar and Restaurant
Address	555 W. Kinzie St.
City, Zip	Chicago, IL 60654
Area	West Loop
County	Cook
BUSINESS INFORMATION	
Asking Price	\$650,000 (Business Sale)
Rental Rate	\$27.85/S.F.
Lease Type	Gross
Additional Rent	Six percent over a natural breakpoint. Breakpoint is \$2,865,726.00 in gross sales, defined in the lease.
Yearly Adjustments	3%
Duration	Initial term until 2022.
Options	Two Five Year Options to Renew
Size	6,172 S.F.
Occupancy	150 (Ground Floor), 40 (Mezzanine), 60 (Sidewalk Café)
Roof Top	Exclusive right to serve roof-top pool.
Basement	N/A
Stories	Ground Floor and Mezzanine
Zoning	PD 819
Licenses	Incidental Liquor (Exp. 6/20), Retail Food (6/20), Caterer's Liquor License (6/20)
Ward & Alderman	4 nd Ward, Brendan Reilly
Nearby Business	San Soo Korean BBQ, The Swill Inn, Jefferson Tap, Gibson's Italia, Taste 222, The Clayton, New Line, Starbucks
Property Description	Restaurant and Bar in Luxury Hi-Rise
Business Description	Bar and Restaurant for sale in twin luxury residential tower. Newer construction features high ceilings, grand staircase to a mezzanine overlooking the space, large center bar and open kitchen. A sizable sidewalk café is available for al fresco dining as well as the exclusive right to serve the popular roof-top pool.
Location Description	West Loop Often called just "the West Loop," West Loop Gate makes up the north central area of the Near West Side, west of

	<p>Chicago's Loop. It is bordered by the Kennedy Expy. to the east, Grand Ave. on the north, the Eisenhower Expy. to the south, and Ashland Ave. to the west. The neighborhood also extends to the Chicago River south of Madison St. In a relatively short time, the community has been transformed from a warehouse district into one Chicago's hottest areas for living, dining and shopping. Former factories and wholesale markets are now mostly loft condominiums, boutiques and art galleries. The neighborhood is also home to some of the city's newest and most acclaimed foodie destinations, along with well-loved classic diners and brunch spots that have delighted regulars for decades.</p>	
Cross Streets	Kinzie St. and Jefferson St.	
Is the business currently operating?	Yes , please do not approach or disturb the employees or management. All showings must be accompanied by agent during non-operating hours.	
Established	2011	
Operating Hours	Sunday-Thursday	11:30AM – 11:00PM
	Friday - Saturday	11:30AM – 12:00PM