

# Gold Coast - Chicago Multi-Level Restaurant/Bar in Luxury High-Rise Apartment Complex

1050 N. State St. - Blue Agave



OPERATING BUSINESS.

DO NOT DISTURB EMPLOYEES OR MANAGEMENT.

## Gold Coast

The Gold Coast Historic District is part of Chicago's Near North Side community area, it is roughly bounded by North Avenue, Lake Shore Drive, Oak Street, and Clark Street. In the late 1980s, the Gold Coast and neighboring Streeterville comprised the second most-affluent neighborhood in the United States, behind Manhattan's Upper East Side. Today, the neighborhood is a mixture of mansions, row houses, and high-rise apartments. Highlights include the Astor Street District and the James Charnley House. The district was added to the National Register of Historic Places in 1978.

### 1050 N. State St. - Blue Agave

Size	+/- 5,000 SF (Ground Floor) +/- 1,000 SF (Mezzanine)
Asking Price	\$599,000 (Business Sale)
Rental Rate	\$65 per S.F. Gross

For additional information or to schedule a showing contact:

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## Demographics

	1-mi.	3-mi.	5-mi.
Population			
2013 Male Population	42,698	165,839	374,422
2013 Female Population	49,033	175,853	383,400
2013 Total Population	91,731	341,692	757,822
2013 Total Households	56,929	185,376	355,646

## Income

2013 Median Household Income	\$75,812	\$74,283	\$60,722
2013 Per Capita Income	\$63,064	\$54,309	\$39,698
2013 Average Household Income	\$99,293	\$95,860	\$81,936

## Nearby Businesses

Morton's Steakhouse	Carmine's
Dublin Bar & Grill	Luxbar
Gibson's Bar & Steakhouse	Lou Malnati's
Tavern on Rush	Big Bowl

## Highlights

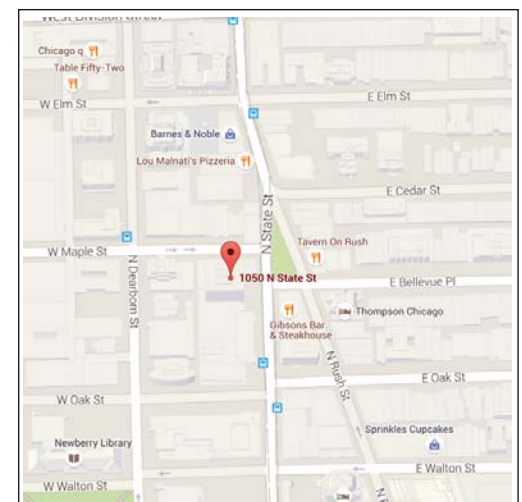
Multi-level restaurant and bar available in the affluent Gold Coast neighborhood. This rare opportunity is located in the ground floor of the Newberry Plaza luxury tower, surrounded by high-end shopping, hotels, dining and entertainment. The restaurant has undergone a recent renovation. Features a sidewalk café for additional al fresco dining overlooking some of Chicago's historical landmarks.

*All showings must be accompanied by listing agent.*

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. J525 2-12-14

## Map

### Maple & State



## DATA SHEET – BLUE AGAVE

Listing Agent/s	Juan Carlos Gomez
Transaction Type	Business Sale and Lease Assignment
Listing Status	Confidential
Property Type	Restaurant and Bar
Property Name	Blue Agave
Address	1050 N. State St.
City, Zip	Chicago, IL 60610
Area	Gold Coast
County	Cook
<b>BUSINESS INFORMATION</b>	
Asking Price	\$ 599,000.00 (Business Sale) <i>Price Reduced!</i>
Rental Rate	\$65/S.F.
Lease Type	Net (Expenses are backed in the \$65/S.F.)
Taxes & CAM	Taxes are +/- \$270/month and +/- \$75/month for CAM.
Yearly Adjustments	The greater of 2% or CPI, capped at 5% annually.
Percentage Rent	6% Over \$133,333.00/Month
Duration	To Be Negotiated
Renewal Options	To Be Negotiated
Security Deposit	Subject to financial renew.
Size (Business)	5,000 S.F. (Ground Floor) 1,000 S.F. (Mezzanine)
Basement	None (Available for Expansion)
Occupancy	230 Indoors – 70 Outdoors
HVAC Age	New
HVAC (tons)	Contact Agent
Electric (amps)	Contact Agent
Stories	Multi-level restaurant in high-rise.
Building Type	Commercial in Multi-Unit Condominium Complex
Parking	Valet parking in building at a discounted rate of \$12.
Zoning	DX-12
Licenses	Retail Food, Incidental Liquor Licenses and Sidewalk Cafe
Alderman	Brendan Riley
Nearby Businesses	Morton's Steakhouse, Dublin Bar & Grill, Gibson's Bar & Steakhouse, Tavern on Rush, Carmine's, Luxbar, Lou Malnati's Pizzeria, Big Bowl
Property Description	Restaurant/Bar in Luxury High-Rise Apartment Complex
Currently operating?	<b>Yes</b> , please do not disturb employees or management.
Business Description	Multi-level restaurant and bar available in the affluent Gold Coast neighborhood. This rare opportunity is located in the ground floor of the Newberry Plaza luxury tower surrounded by high-end shopping, hotels, dining and entertainment. The Restaurant has undergone a recent renovation. Features a sidewalk café for additional al fresco dining overlooking some of Chicago's historical landmarks. <i>This is a confidential listing. All showing must be accompanied by listing agent. Do not disturb employees or management.</i>

Location Description	Gold Coast In the late 1980s, the Gold Coast and neighboring Streeterville comprised the second most-affluent neighborhood in the United States, behind Manhattan's Upper East Side. Today, the neighborhood is a mixture of mansions, row houses, and high-rise apartments. The district was added to the National Register of Historic Places in 1978. The nearby East Lake Shore Drive District and parts of northern Streeterville and the Magnificent Mile near the lake also may be considered part of the Gold Coast
Cross Streets	West Maple Street and North State Street