

# 1645 West Jackson Chicago, IL 60612

West Loop Restaurant Space Available - Close Proximity to the United Center



PROPERTY FACT SHEET



Photo of Restaurant Space & Patio from Jackson Boulevard & Pulina Street Looking East



Photo of Restaurant Space & Westgate Office Center from Jackson Boulevard

## PROPERTY & AREA HIGHLIGHTS

- 9,693 SF of restaurant space with a 3,250 SF outdoor patio available for LEASE
- Currently built-out as a restaurant (Moretti's) - Landlord will be upgrading the infrastructure of the space for the new tenant's use
- Located on the first floor of the 123,250 SF Westgate Office Center office building
- 12' X 4' monument sign on Ashland Avenue
- 160 surface parking spaces on site (available after 5:00 PM Monday - Friday and Saturday - Sunday) as well as a 771 stall parking garage located across Jackson Boulevard
- Just a few blocks from the United Center - home to the Chicago Bulls and the Chicago Blackhawks as well as countless special events and concerts
- Located a short walk from the CTA Blue Line Illinois Medical District station
- Traffic Counts:
  - Ashland Avenue: 27,200 VPD
  - Ogden Avenue: 20,000 VPD

## AREA CO-TENANTS



## DEMOGRAPHIC PROFILE

	0.5 MILE	1.0 MILE	1.5 MILE
Population	8,960	36,128	97,373
Households	3,569	13,578	37,433
Average Household Income	\$59,223	\$70,136	\$68,844
Daytime Employees	26,915	83,813	149,414

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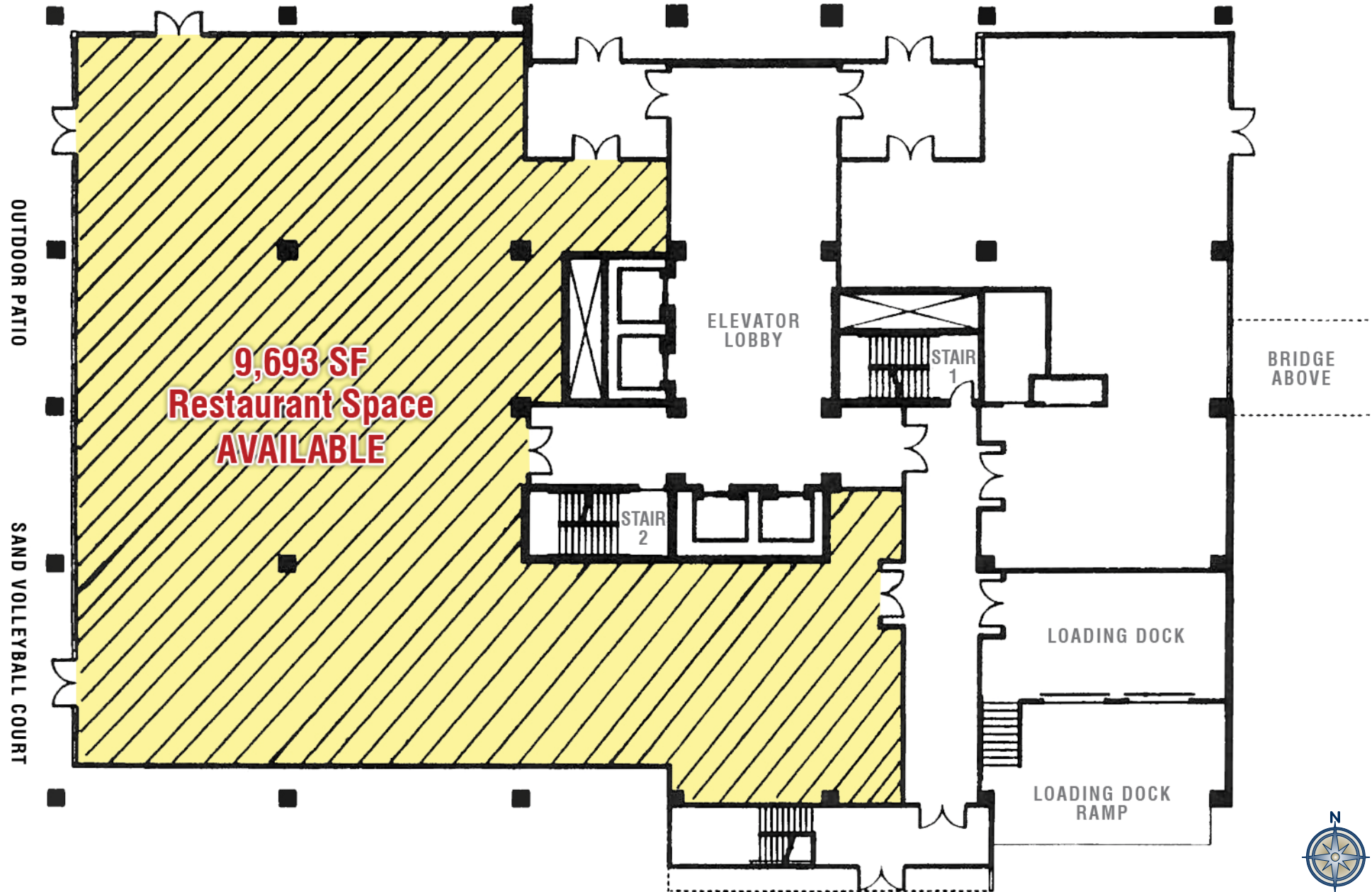
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FLOOR PLAN

JACKSON BOULEVARD

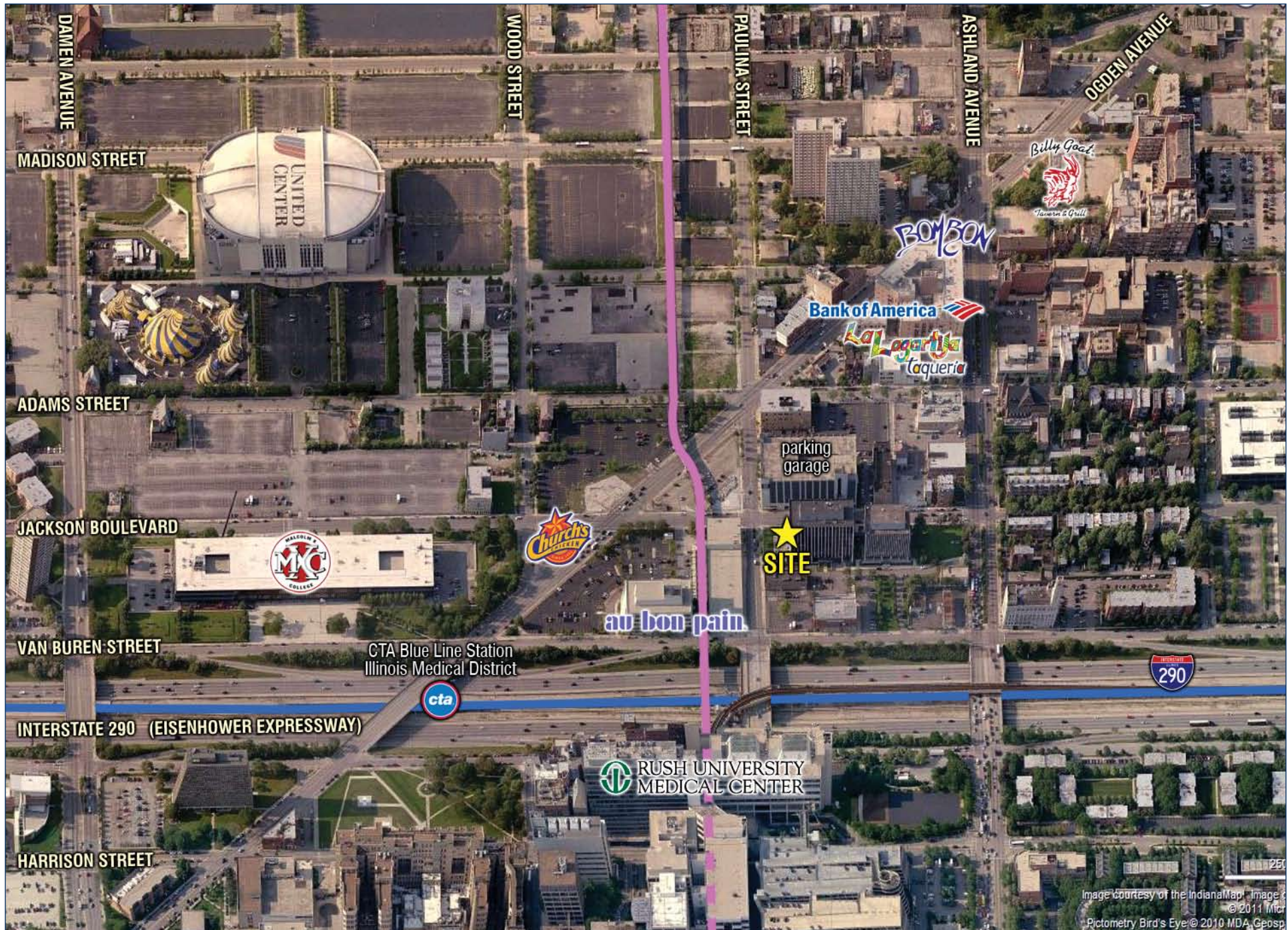


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LOCATION AERIAL





# FULL PROFILE

1990 - 2000 Census, 2010 Estimates with 2015 Projections  
 Calculated using Proportional Block Groups



Lat/Lon: 41.87746/-87.66825

1645 W. Jackson Blvd.		0.5 Mile	1 Mile	1.5 Miles
Chicago, IL				
POPULATION	2010 Estimated Population	8,960	36,128	97,373
	2015 Projected Population	10,662	44,338	120,607
	2000 Census Population	8,225	31,111	82,080
	1990 Census Population	7,225	31,152	84,890
	Historical Annual Growth 1990 to 2010	1.2%	0.8%	0.7%
	Projected Annual Growth 2010 to 2015	3.8%	4.5%	4.8%
HOUSEHOLDS	2010 Est. Households	3,569	13,578	37,433
	2015 Proj. Households	4,091	16,518	47,670
	2000 Census Households	3,403	11,689	31,008
	1990 Census Households	3,117	11,210	28,547
	Historical Annual Growth 1990 to 2010	0.7%	1.1%	1.6%
	Projected Annual Growth 2010 to 2015	2.9%	4.3%	5.5%
AGE	2010 Est. Population 0 to 9 Years	10.0%	12.4%	13.4%
	2010 Est. Population 10 to 19 Years	14.6%	15.8%	14.3%
	2010 Est. Population 20 to 29 Years	22.2%	20.7%	19.5%
	2010 Est. Population 30 to 44 Years	17.4%	20.4%	22.8%
	2010 Est. Population 45 to 59 Years	18.4%	17.1%	17.2%
	2010 Est. Population 60 to 74 Years	11.8%	9.4%	9.0%
	2010 Est. Population 75 Years Plus	5.4%	4.3%	3.9%
	2010 Est. Median Age	33.6	30.7	30.5
MARITAL STATUS & SEX	2010 Est. Male Population	47.7%	49.4%	50.9%
	2010 Est. Female Population	52.3%	50.6%	49.1%
	2010 Est. Never Married	44.9%	48.0%	46.7%
	2010 Est. Now Married	16.8%	21.1%	28.7%
	2010 Est. Separated or Divorced	25.4%	22.2%	18.1%
	2010 Est. Widowed	13.0%	8.7%	6.5%
INCOME	2010 Est. HH Income \$200,000 or More	5.2%	4.7%	4.0%
	2010 Est. HH Income \$150,000 to \$199,999	3.3%	6.1%	5.7%
	2010 Est. HH Income \$100,000 to \$149,999	6.4%	9.7%	11.3%
	2010 Est. HH Income \$75,000 to \$99,999	6.3%	7.6%	8.1%
	2010 Est. HH Income \$50,000 to \$74,999	7.9%	11.3%	12.6%
	2010 Est. HH Income \$35,000 to \$49,999	7.6%	9.1%	11.4%
	2010 Est. HH Income \$25,000 to \$34,999	8.2%	7.8%	8.9%
	2010 Est. HH Income \$15,000 to \$24,999	12.4%	11.5%	12.4%
	2010 Est. HH Income \$0 to \$14,999	42.7%	32.2%	25.6%
	2010 Est. Average Household Income	\$59,223	\$70,136	\$68,844
	2010 Est. Median HH Income	\$28,895	\$43,804	\$48,182
	2010 Est. Per Capita Income	\$28,640	\$28,990	\$27,939
	2010 Est. Number of Businesses	923	3,252	6,895
	2010 Est. Total Number of Employees	26,915	83,813	149,414

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Chicago, IL				
<b>RACE</b>	2010 Est. White Population	39.8%	43.8%	54.7%
	2010 Est. Black Population	45.4%	43.7%	35.6%
	2010 Est. Asian & Pacific Islander	13.9%	11.2%	7.3%
	2010 Est. American Indian & Alaska Native	0.4%	0.3%	0.6%
	2010 Est. Other Races Population	0.6%	0.9%	1.8%
<b>HISPANIC</b>	2010 Est. Hispanic Population	951	5,774	30,511
	2010 Est. Hispanic Population Percent	10.6%	16.0%	31.3%
	2015 Proj. Hispanic Population Percent	14.7%	21.7%	30.8%
	2000 Hispanic Population Percent			
<b>EDUCATION (Adults 25 or Older)</b>	2010 Est. Adult Population (25 Years or Older)	5,470	21,592	60,613
	2010 Est. Elementary (0 to 8)	11.5%	9.4%	12.5%
	2010 Est. Some High School (9 to 11)	14.0%	12.9%	11.4%
	2010 Est. High School Graduate (12)	19.0%	20.6%	19.7%
	2010 Est. Some College (13 to 16)	14.2%	14.8%	14.2%
	2010 Est. Associate Degree Only	5.2%	4.8%	4.8%
	2010 Est. Bachelor Degree Only	18.9%	20.2%	21.9%
	2010 Est. Graduate Degree	17.3%	17.4%	15.4%
<b>HOUSING</b>	2010 Est. Total Housing Units	4,163	16,208	45,201
	2010 Est. Owner Occupied Percent	20.2%	28.3%	28.8%
	2010 Est. Renter Occupied Percent	65.5%	55.5%	54.0%
	2010 Est. Vacant Housing Percent	14.3%	16.2%	17.2%
<b>HOMES BUILT BY YEAR</b>	2000 Homes Built 1999 to 2000	1.1%	4.0%	3.3%
	2000 Homes Built 1995 to 1998	3.8%	6.0%	5.4%
	2000 Homes Built 1990 to 1994	5.6%	4.5%	3.6%
	2000 Homes Built 1980 to 1989	14.9%	11.3%	9.6%
	2000 Homes Built 1970 to 1979	16.4%	12.7%	8.3%
	2000 Homes Built 1960 to 1969	18.7%	12.2%	9.0%
	2000 Homes Built 1950 to 1959	11.6%	10.7%	11.0%
	2000 Homes Built Before 1949	27.8%	38.7%	49.7%
<b>HOME VALUES</b>	2000 Home Value \$1,000,000 or More	0.2%	1.4%	1.2%
	2000 Home Value \$500,000 to \$999,999	12.3%	6.3%	6.0%
	2000 Home Value \$400,000 to \$499,999	15.6%	8.2%	7.4%
	2000 Home Value \$300,000 to \$399,999	32.8%	17.9%	17.2%
	2000 Home Value \$200,000 to \$299,999	24.2%	26.2%	21.7%
	2000 Home Value \$150,000 to \$199,999	4.9%	20.9%	19.8%
	2000 Home Value \$100,000 to \$149,999	5.6%	9.1%	12.1%
	2000 Home Value \$50,000 to \$99,999	0.4%	5.9%	10.6%
	2000 Home Value \$25,000 to \$49,999	3.8%	1.6%	2.2%
	2000 Home Value \$0 to \$24,999	0.2%	2.4%	1.8%
	2000 Median Home Value	\$329,505	\$242,496	\$234,246
	2000 Median Rent	\$385	\$472	\$547

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LABOR FORCE	2010 Est. Labor: Population Age 16+	7,626	29,056	76,897
	2010 Est. Civilian Employed	46.0%	50.4%	55.7%
	2010 Est. Civilian Unemployed	14.4%	13.2%	9.8%
	2010 Est. in Armed Forces	-	0.1%	0.1%
	2010 Est. not in Labor Force	39.6%	36.3%	34.4%
	2010 Labor Force: Males	46.8%	48.5%	50.5%
	2010 Labor Force: Females	53.2%	51.5%	49.5%
OCCUPATION	2000 Occupation: Population Age 16+	3,218	11,976	33,562
	2000 Mgmt, Business, & Financial Operations	14.4%	15.0%	14.9%
	2000 Professional & Related	38.7%	32.3%	25.4%
	2000 Service	12.4%	14.1%	15.2%
	2000 Sales and Office	26.0%	26.9%	25.7%
	2000 Farming, Fishing, and Forestry	-	-	0.1%
	2000 Construction, Extraction, & Maintenance	1.5%	2.7%	4.8%
	2000 Production, Transport, & Material Moving	7.0%	8.9%	14.0%
	2000 Percent White Collar Workers	79.0%	74.3%	66.0%
	2000 Percent Blue Collar Workers	21.0%	25.7%	34.0%
TRANSPORTATION TO WORK	2000 Drive to Work Alone	28.8%	35.2%	37.7%
	2000 Drive to Work in Carpool	14.3%	12.8%	13.9%
	2000 Travel to Work by Public Transportation	24.5%	27.8%	27.5%
	2000 Drive to Work on Motorcycle	0.3%	0.2%	0.1%
	2000 Walk or Bicycle to Work	28.9%	20.4%	16.8%
	2000 Other Means	0.7%	0.5%	0.8%
	2000 Work at Home	2.5%	3.0%	3.2%
TRAVEL TIME	2000 Travel to Work in 14 Minutes or Less	32.7%	26.6%	23.4%
	2000 Travel to Work in 15 to 29 Minutes	33.9%	34.7%	34.2%
	2000 Travel to Work in 30 to 59 Minutes	24.3%	28.3%	30.5%
	2000 Travel to Work in 60 Minutes or More	9.1%	10.4%	11.9%
	2000 Average Travel Time to Work	24.2	26.5	27.4
CONSUMER EXPENDITURE	2010 Est. Total Household Expenditure	\$173 M	\$740 M	\$2.00 B
	2010 Est. Apparel	\$8.47 M	\$36.1 M	\$97.4 M
	2010 Est. Contributions & Gifts	\$11.3 M	\$49.3 M	\$132 M
	2010 Est. Education & Reading	\$5.46 M	\$23.0 M	\$60.7 M
	2010 Est. Entertainment	\$9.43 M	\$40.8 M	\$111 M
	2010 Est. Food, Beverages & Tobacco	\$28.2 M	\$119 M	\$320 M
	2010 Est. Furnishings & Equipment	\$7.34 M	\$32.1 M	\$87.3 M
	2010 Est. Health Care & Insurance	\$12.6 M	\$52.9 M	\$143 M
	2010 Est. Household Operations & Shelter & Utilities	\$52.7 M	\$224 M	\$604 M
	2010 Est. Miscellaneous Expenses	\$2.97 M	\$12.5 M	\$33.6 M
	2010 Est. Personal Care	\$2.55 M	\$10.8 M	\$29.3 M
	2010 Est. Transportation	\$32.4 M	\$140 M	\$385 M

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