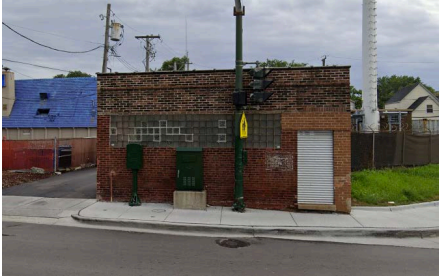


Demographic Detail Report

Office / Flex Building with Garage

2814 N California Ave, Chicago, IL 60618



Listing Type **For Lease**
 Property Type: **Office**
 Size: **2,250 Sq Ft**
 Lease Type: **Modified Gross**
 Zoning: **C2-1**
 Alderman: **Rodriguez Sanchez**
 Parking Spaces: **2**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2025 Projection	48,384		525,534		1,225,149	
2020 Estimate	49,811		540,037		1,239,070	
2010 Census	54,491		585,919		1,243,800	
Growth 2020 - 2025	-2.86%		-2.69%		-1.12%	
Growth 2010 - 2020	-8.59%		-7.83%		-0.38%	
2020 Population by Age						
	49,811		540,037		1,239,070	
Age 0 - 4	3,755	7.54%	41,950	7.77%	89,545	7.23%
Age 5 - 9	3,316	6.66%	36,613	6.78%	78,303	6.32%
Age 10 - 14	2,744	5.51%	30,199	5.59%	66,392	5.36%
Age 15 - 19	2,245	4.51%	24,765	4.59%	57,348	4.63%
Age 20 - 24	2,596	5.21%	29,356	5.44%	67,751	5.47%
Age 25 - 29	4,716	9.47%	52,935	9.80%	114,721	9.26%
Age 30 - 34	5,672	11.39%	61,814	11.45%	128,982	10.41%
Age 35 - 39	5,426	10.89%	57,283	10.61%	119,019	9.61%
Age 40 - 44	4,344	8.72%	45,053	8.34%	95,768	7.73%
Age 45 - 49	3,556	7.14%	37,010	6.85%	82,864	6.69%
Age 50 - 54	2,769	5.56%	29,302	5.43%	70,678	5.70%
Age 55 - 59	2,396	4.81%	25,767	4.77%	66,931	5.40%
Age 60 - 64	2,010	4.04%	21,707	4.02%	59,857	4.83%
Age 65 - 69	1,528	3.07%	16,560	3.07%	47,777	3.86%
Age 70 - 74	1,094	2.20%	11,876	2.20%	35,594	2.87%
Age 75 - 79	733	1.47%	7,873	1.46%	24,459	1.97%
Age 80 - 84	465	0.93%	5,010	0.93%	16,124	1.30%
Age 85+	445	0.89%	4,964	0.92%	16,957	1.37%
Age 65+	4,265	8.56%	46,283	8.57%	140,911	11.37%
Median Age	34.90		34.40		35.70	
Average Age	35.00		34.70		36.50	

Demographic Detail Report

Office / Flex Building with Garage

2814 N California Ave, Chicago, IL 60618

Radius	1 Mile		3 Mile		5 Mile	
2020 Population By Race	49,811		540,037		1,239,070	
White	42,949	86.22%	444,812	82.37%	868,276	70.07%
Black	2,680	5.38%	42,565	7.88%	210,923	17.02%
Am. Indian & Alaskan	683	1.37%	6,302	1.17%	11,413	0.92%
Asian	2,161	4.34%	32,369	5.99%	117,756	9.50%
Hawaiian & Pacific Island	81	0.16%	783	0.14%	1,422	0.11%
Other	1,258	2.53%	13,206	2.45%	29,281	2.36%
Population by Hispanic Origin	49,811		540,037		1,239,070	
Non-Hispanic Origin	23,014	46.20%	317,702	58.83%	870,895	70.29%
Hispanic Origin	26,797	53.80%	222,335	41.17%	368,176	29.71%
2020 Median Age, Male	34.90		34.50		35.60	
2020 Average Age, Male	34.60		34.40		35.90	
2020 Median Age, Female	34.80		34.30		35.80	
2020 Average Age, Female	35.30		35.00		37.10	
2020 Population by Occupation Classification	39,554		426,355		993,405	
Civilian Employed	29,410	74.35%	316,328	74.19%	685,226	68.98%
Civilian Unemployed	519	1.31%	7,495	1.76%	20,326	2.05%
Civilian Non-Labor Force	9,609	24.29%	102,372	24.01%	287,526	28.94%
Armed Forces	16	0.04%	160	0.04%	327	0.03%
Households by Marital Status						
Married	6,281		67,345		154,785	
Married No Children	3,369		35,690		89,635	
Married w/Children	2,913		31,655		65,149	
2020 Population by Education	39,551		418,754		957,067	
Some High School, No Diploma	5,233	13.23%	57,574	13.75%	123,821	12.94%
High School Grad (Incl Equivalency)	6,920	17.50%	62,031	14.81%	158,181	16.53%
Some College, No Degree	6,273	15.86%	64,909	15.50%	166,818	17.43%
Associate Degree	4,397	11.12%	41,600	9.93%	77,336	8.08%
Bachelor Degree	10,931	27.64%	120,226	28.71%	255,639	26.71%
Advanced Degree	5,797	14.66%	72,414	17.29%	175,272	18.31%

Demographic Detail Report

Office / Flex Building with Garage

2814 N California Ave, Chicago, IL 60618

Radius	1 Mile		3 Mile		5 Mile	
2020 Population by Occupation	62,951		691,192		1,484,221	
Real Estate & Finance	2,238	3.56%	29,616	4.28%	67,602	4.55%
Professional & Management	18,576	29.51%	210,115	30.40%	446,069	30.05%
Public Administration	703	1.12%	7,585	1.10%	19,421	1.31%
Education & Health	6,058	9.62%	63,450	9.18%	148,605	10.01%
Services	5,413	8.60%	54,921	7.95%	118,027	7.95%
Information	1,010	1.60%	8,694	1.26%	18,878	1.27%
Sales	6,173	9.81%	70,001	10.13%	154,171	10.39%
Transportation	9,492	15.08%	110,573	16.00%	213,072	14.36%
Retail	2,609	4.14%	28,269	4.09%	61,485	4.14%
Wholesale	815	1.29%	7,432	1.08%	15,798	1.06%
Manufacturing	2,538	4.03%	26,533	3.84%	55,439	3.74%
Production	3,135	4.98%	30,929	4.47%	68,329	4.60%
Construction	1,249	1.98%	12,718	1.84%	26,161	1.76%
Utilities	1,169	1.86%	13,500	1.95%	34,272	2.31%
Agriculture & Mining	47	0.07%	515	0.07%	1,190	0.08%
Farming, Fishing, Forestry	50	0.08%	215	0.03%	468	0.03%
Other Services	1,676	2.66%	16,126	2.33%	35,234	2.37%
2020 Worker Travel Time to Job	27,720		298,999		648,416	
<30 Minutes	11,692	42.18%	117,389	39.26%	272,954	42.10%
30-60 Minutes	12,792	46.15%	140,776	47.08%	283,556	43.73%
60+ Minutes	3,236	11.67%	40,834	13.66%	91,906	14.17%
2010 Households by HH Size	22,457		244,540		525,791	
1-Person Households	7,323	32.61%	87,660	35.85%	203,479	38.70%
2-Person Households	7,274	32.39%	75,077	30.70%	154,130	29.31%
3-Person Households	3,457	15.39%	34,190	13.98%	68,695	13.07%
4-Person Households	2,181	9.71%	23,694	9.69%	48,556	9.23%
5-Person Households	1,186	5.28%	12,349	5.05%	25,934	4.93%
6-Person Households	557	2.48%	5,908	2.42%	12,481	2.37%
7 or more Person Households	479	2.13%	5,662	2.32%	12,516	2.38%
2020 Average Household Size	2.40		2.30		2.20	
Households						
2025 Projection	19,127		214,675		520,478	
2020 Estimate	19,841		221,471		526,008	
2010 Census	22,457		244,540		525,792	
Growth 2020 - 2025	-3.60%		-3.07%		-1.05%	
Growth 2010 - 2020	-11.65%		-9.43%		0.04%	

Demographic Detail Report

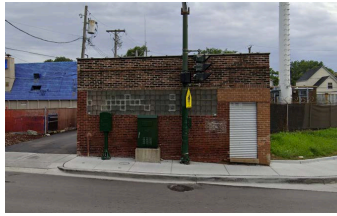
Office / Flex Building with Garage

2814 N California Ave, Chicago, IL 60618

Radius	1 Mile	3 Mile	5 Mile
2020 Households by HH Income	19,841	221,472	526,010
<\$25,000	3,268 16.47%	35,574 16.06%	100,866 19.18%
\$25,000 - \$50,000	3,457 17.42%	38,530 17.40%	92,105 17.51%
\$50,000 - \$75,000	3,195 16.10%	34,747 15.69%	80,558 15.31%
\$75,000 - \$100,000	2,375 11.97%	25,288 11.42%	58,654 11.15%
\$100,000 - \$125,000	2,238 11.28%	21,707 9.80%	48,714 9.26%
\$125,000 - \$150,000	1,427 7.19%	15,050 6.80%	32,159 6.11%
\$150,000 - \$200,000	1,595 8.04%	19,489 8.80%	44,367 8.43%
\$200,000+	2,286 11.52%	31,087 14.04%	68,587 13.04%
2020 Avg Household Income	\$101,790	\$107,747	\$102,341
2020 Med Household Income	\$75,005	\$76,863	\$71,623
2020 Occupied Housing	19,841	221,471	526,007
Owner Occupied	7,258 36.58%	83,238 37.58%	214,860 40.85%
Renter Occupied	12,583 63.42%	138,233 62.42%	311,147 59.15%
2010 Housing Units	24,102	263,156	608,023
1 Unit	4,730 19.62%	47,361 18.00%	107,230 17.64%
2 - 4 Units	11,087 46.00%	105,708 40.17%	186,378 30.65%
5 - 19 Units	5,093 21.13%	58,735 22.32%	104,804 17.24%
20+ Units	3,192 13.24%	51,352 19.51%	209,611 34.47%
2020 Housing Value	7,258	83,238	214,859
<\$100,000	82 1.13%	1,717 2.06%	7,544 3.51%
\$100,000 - \$200,000	382 5.26%	7,526 9.04%	26,365 12.27%
\$200,000 - \$300,000	1,336 18.41%	16,202 19.46%	48,679 22.66%
\$300,000 - \$400,000	1,968 27.11%	16,948 20.36%	44,478 20.70%
\$400,000 - \$500,000	1,260 17.36%	11,124 13.36%	26,810 12.48%
\$500,000 - \$1,000,000	1,784 24.58%	22,231 26.71%	45,719 21.28%
\$1,000,000+	446 6.14%	7,490 9.00%	15,264 7.10%
2020 Median Home Value	\$392,936	\$395,432	\$355,851
2020 Housing Units by Yr Built	24,135	263,686	608,957
Built 2010+	127 0.53%	4,208 1.60%	36,862 6.05%
Built 2000 - 2010	1,591 6.59%	15,153 5.75%	50,631 8.31%
Built 1990 - 1999	863 3.58%	13,346 5.06%	30,539 5.01%
Built 1980 - 1989	600 2.49%	7,272 2.76%	24,692 4.05%
Built 1970 - 1979	837 3.47%	14,104 5.35%	45,042 7.40%
Built 1960 - 1969	1,769 7.33%	22,209 8.42%	60,592 9.95%
Built 1950 - 1959	2,396 9.93%	27,757 10.53%	67,401 11.07%
Built <1949	15,952 66.09%	159,637 60.54%	293,198 48.15%
2020 Median Year Built	1947	1947	1951

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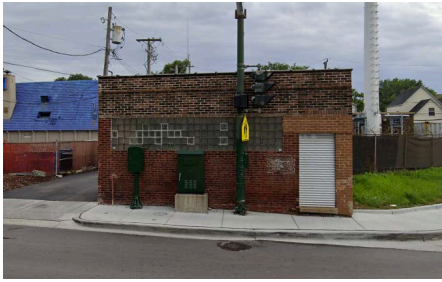


Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	1,765	16,575	9
Retail & Wholesale Trade	297	4,527	15
Hospitality & Food Service	176	2,310	13
Real Estate, Renting, Leasing	97	439	5
Finance & Insurance	126	797	6
Information	32	368	12
Scientific & Technology Services	162	1,113	7
Management of Companies	1	3	3
Health Care & Social Assistance	335	1,725	5
Educational Services	39	1,782	46
Public Administration & Sales	11	303	28
Arts, Entertainment, Recreation	55	382	7
Utilities & Waste Management	48	294	6
Construction	106	602	6
Manufacturing	49	842	17
Agriculture, Mining, Fishing	3	9	3
Other Services	228	1,079	5

Consumer Spending Report

Office / Flex Building with Garage

2814 N California Ave, Chicago, IL 60618



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2020 Annual Spending (\$000s)	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending	\$488,929	\$5,645,776	\$12,948,825
Total Apparel	\$31,785	\$357,026	\$811,821
Women's Apparel	12,609	143,098	329,302
Men's Apparel	7,048	78,271	177,102
Girl's Apparel	2,392	27,101	60,363
Boy's Apparel	1,614	18,032	40,025
Infant Apparel	1,568	17,585	38,877
Footwear	6,555	72,939	166,151
Total Entertainment & Hobbies	\$36,459	\$427,462	\$988,672
Entertainment	5,845	67,797	155,758
Audio & Visual Equipment/Service	18,056	207,037	482,839
Reading Materials	1,849	23,547	56,887
Pets, Toys, & Hobbies	10,709	129,081	293,189
Personal Items	35,263	427,496	1,003,670
Total Food and Alcohol	\$144,487	\$1,627,396	\$3,703,158
Food At Home	75,168	837,004	1,930,636
Food Away From Home	57,867	659,554	1,483,032
Alcoholic Beverages	11,453	130,838	289,489
Total Household	\$73,334	\$861,949	\$2,000,535
House Maintenance & Repair	9,269	108,785	269,738
Household Equip & Furnishings	29,816	345,508	806,920
Household Operations	24,838	292,828	663,882
Housing Costs	9,411	114,829	259,995

Consumer Spending Report

Office / Flex Building with Garage

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2020 Annual Spending (000s)	1 Mile	3 Mile	5 Mile
Total Transportation/Maint.	\$105,927	\$1,213,818	\$2,758,576
Vehicle Purchases	35,727	410,669	911,317
Gasoline	37,492	415,693	942,736
Vehicle Expenses	6,275	77,032	186,312
Transportation	12,523	152,222	361,575
Automotive Repair & Maintenance	13,910	158,202	356,636
Total Health Care	\$23,639	\$275,257	\$652,257
Medical Services	14,889	171,950	395,822
Prescription Drugs	6,296	75,111	188,542
Medical Supplies	2,454	28,196	67,894
Total Education/Day Care	\$38,034	\$455,372	\$1,030,135
Education	24,702	293,510	666,691
Fees & Admissions	13,332	161,862	363,444