



Seven Restaurant

Price: \$800,000

400 E RANDOLPH ST, SUITE 728
CHICAGO, IL, 60601

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TABLE OF CONTENTS

400 EAST RANDOLPH STREET



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SECTION I - Property Details

Property Summary 4

SECTION II - Detailed Summary

9

SECTION III - Photos

Property Photos 11

Plans 22

SECTION IV - Maps

Regional Map 24

Location Maps 25

Aerial Map 26

SECTION V - Demographics

Detailed Demographics 28

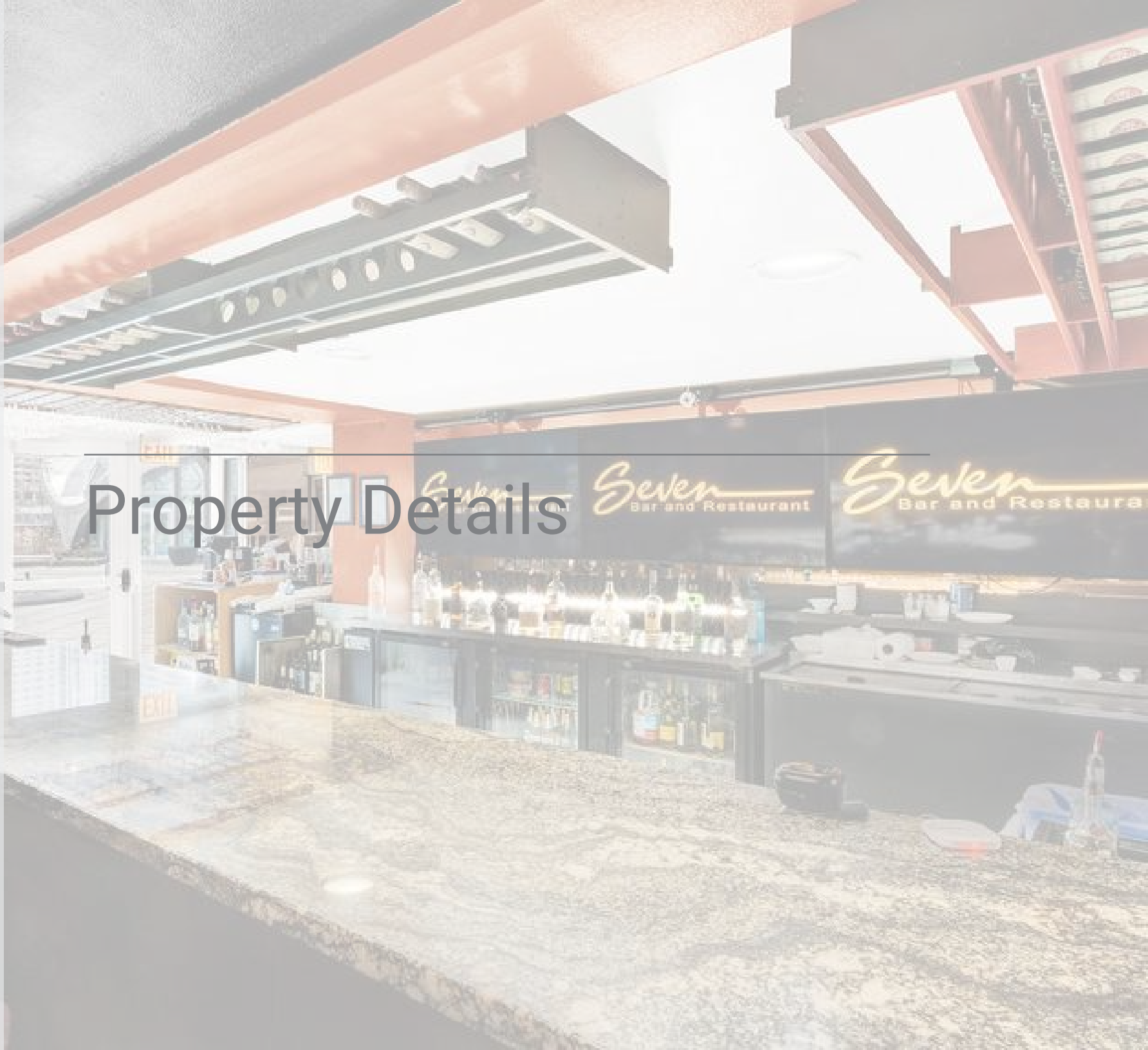
KELLER WILLIAMS ONECHICAGO

8750 West Bryn Mawr Avenue Ste 300E

Chicago, IL 60631

SECTION I

Property Details



PROPERTY SUMMARY

400 EAST RANDOLPH STREET



Property Summary

Price	\$800,000
Size	2,425 SF
Use	Restaurant
Height	9 Ft
Floor	Seventh Floor
Market	Downtown Chicago
Submarket	Lakeshore East
Elevator to Space	Public & Freight
Building Units	954
Years Active	22+ Years
Parking	Private Covered & Uncovered
Extras	New Stage
Licenses	Liquor & Food
Private Office	Yes

Property Overview

KW Commercial is pleased to present this rare opportunity to own a 2,425 SF restaurant in the prestigious 400 E Randolph Ave. building, located in the heart of Chicago's affluent Lakeshore East neighborhood. Seven Restaurant has been a cornerstone of the community for over two decades, maintaining its strong presence and unwavering service—even through the challenges of Covid. This offering includes both the real estate and the established business, making it an exceptional investment for owner-operators and investors alike. Positioned in a high-demand area with a built-in customer base, this is an exceptional chance to acquire a thriving restaurant in one of Chicago's most sought-after locations.

Highlights

- Food/Liquor License
- Low Expenses
- Heat & AC Provided via the Association
- Black Iron and Hood Serviced Weekly
- Complete Storage Area
- Private Office
- Highest Internet Service

SECTION II

Detailed Summary



Exclusive Restaurant for Sale – Luxury Lakeshore East, Chicago

KW Commercial is pleased to present an exceptional opportunity to acquire **Seven Restaurant**, a well-established dining venue located within the prestigious **400 East Randolph** building in Chicago's luxurious Lakeshore East neighborhood. This 2,425-square-foot commercial condominium is offered at \$800,000, inclusive of the real estate, the thriving business, and all furniture, fixtures, and equipment (FF&E).

Property Highlights:

- **Prime Location:** Situated on the seventh floor of the 954-unit 400 East Randolph residential high-rise, a building renowned for its world-class amenities, including a pool, workout facility, spa, nail salon, library, basketball court, and more. The restaurant is ideally positioned next to the elevators, spa, and gym entrances, ensuring consistent foot traffic from residents and guests.
- **Private Outdoor Seating with Breathtaking Views:** The restaurant boasts an exclusive outdoor dining area on the seventh-floor deck, offering unparalleled panoramic views of Millennium Park to the south and the stunning new high-rises of Lakeshore East to the north and west.
- **Established Presence:** Serving the community for over twenty-two years, Seven Restaurant is a citywide staple, regularly hosting weekend events that attract patrons from across Chicago.
- **Comprehensive Offering:** The sale includes food and liquor licenses, a spacious kitchen, private office, dedicated computer room with Matrix CAT-6 cabling, and a brand-new stage with professional lighting for live performances and karaoke.
- **Modern Upgrades:** Recent improvements include new sinks, grill, fryers, extensive shelving, LED lighting, and an updated building HVAC system. The black iron and hood are serviced weekly to maintain optimal operational efficiency.
- **Efficient Operations:** Low operating expenses, with heat and air conditioning provided via the association. The property also offers both covered and uncovered private parking options.

DETAILED SUMMARY

400 EAST RANDOLPH STREET



- **Iconic Pool & Amenities:** The building is home to one of Chicago's most beloved pools, a year-round outdoor pool covered by a striking glass dome, widely regarded as an institution among city residents.

Unmatched Location & Surrounding Attractions:

Located directly across the street from Millennium Park, Seven Restaurant enjoys direct, unobstructed views of Chicago's most celebrated urban oasis. Millennium Park, a world-renowned cultural and recreational destination, offers:

- **Cloud Gate ("The Bean")** – Anish Kapoor's iconic reflective sculpture.
- **Jay Pritzker Pavilion** – A Frank Gehry-designed concert venue hosting free public performances and major music events.
- **Crown Fountain** – A popular interactive LED/video sculpture and fountain featuring the faces of Chicago residents.
- **Lurie Garden** – A beautifully landscaped 3.5-acre urban garden.
- **Maggie Daley Park** – Featuring a climbing wall, mini-golf, ice-skating ribbon in the winter, and roller skating in warmer months.

Additionally, the property is minutes from Chicago's most distinguished commercial corridors:

- The Magnificent Mile, home to luxury brands such as Louis Vuitton, Gucci, Burberry, Chanel, Rolex, and Tiffany & Co., along with high-end department stores like Neiman Marcus and Saks Fifth Avenue.
- The Chicago Riverwalk, a vibrant pedestrian-friendly stretch lined with waterfront restaurants, bars, and boutique shops.
- Renowned Hotels & Hospitality, including the Waldorf Astoria, The Langham, The Peninsula, and The Four Seasons.

DETAILED SUMMARY

400 EAST RANDOLPH STREET



- High-End Residential & Mixed-Use Towers, including St. Regis Chicago, One Chicago, and The Residences at 900.
- Nearby National Tenants & Fine Dining Establishments, such as Gibsons Bar & Steakhouse, Prime & Provisions, Avli on The Park, and RPM Seafood.

Investment Opportunity:

This is a rare opportunity to acquire a turnkey restaurant operation in one of Chicago's most sought-after locations. With its established reputation, modern amenities, and prime positioning amidst a thriving residential and commercial community, Seven Restaurant is positioned for continued success under new ownership.

For more information or to schedule a private viewing of this exceptional offering, please contact us:

KW Commercial

 **312.730.2029** |  **MRegalado@KWCommercial.com**

LOCATION OVERVIEW

400 EAST RANDOLPH STREET



LAKESHORE EAST

Lakeshore East is one of the best kept secrets in Chicago. Nestled up against Lake Michigan, this endeared community includes a beautiful 6-acre botanical park surrounded by tree lined streets and some of the most beautiful— and famous — high rises in the city. But, it's also an interesting misnomer when it comes to Chicago "neighborhoods".

Comprising only twenty-eight acres and shaped like a square donut, Lakeshore East is neither an official Chicago community (there are 77 of them), nor is it one of the more than 200 Chicago neighborhoods. It's strictly the name of a donut-shaped, master-planned development, similarly named after "Lake Shore Drive", its eastern border.

In the middle of that "donut" sits Lakeshore East Park, Chicago's only public WiFi park and the heartbeat of this superbly laid out 'neighborhood'. It's also home to one of the city's most dog friendly parks, strategically designed with a sneaky little gate system guaranteeing your pup can run wild and still be safe.

Surrounding the Park is a one-way street lined with luxury high-rise apartments, colonial looking walk-ups and a few retail necessities. The restaurant choices are limited, but spectacular, including the artsy, Mexican cuisine of Mezcalina and Ill Forks, the locals' steakhouse. I've eaten at both of them, and if you live in Lakeshore East, don't be surprised if you're greeted by name.

High rise developments are a big part of Lakeshore East's past and present. Starting in 2005, the community began to find its identity as a residential mecca, with The Lancaster Condominiums and The Shoreham luxury apartments opening their doors.

In 2009, Lakeshore East hit the international scene, when Jeanne Gang's Aqua emerged. A triple threat of hotel, condo and luxury apartments, Aqua's wavy balconies and undulating shape instantly became an iconic part of the Chicago skyline. It's LEED-certified focus on sustainability and efficient use of resources though, is what wins over its lucky residents and guests.

Take one look at Chicago's ever changing skyline, and you'll see that the Lakeshore East neighborhood is growing — up, up, up! After breaking ground in 2016, Studio Gang Architects put itself on the map again, this time with Vista Tower. An ambitious effort on the north end of the neighborhood earned Jeanne Gang the honor of "tallest building by a woman architect"; known as the St. Regis.

A near perfect, cozy community tucked away in the middle of America's third largest city.

SECTION III

Photos



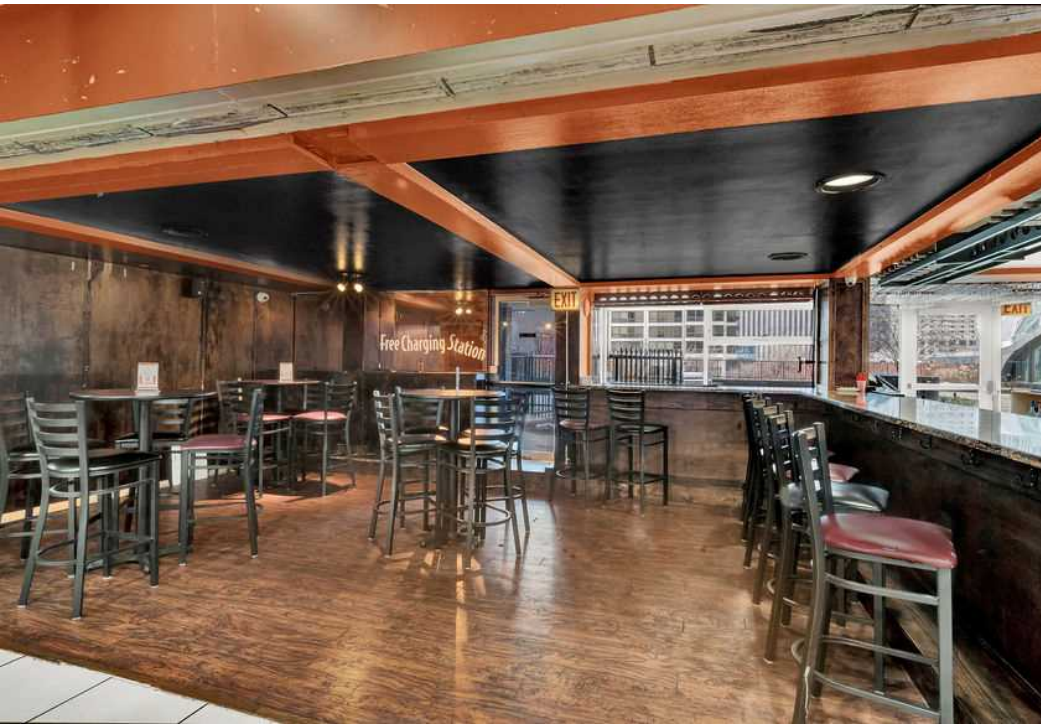
PROPERTY PHOTOS

400 EAST RANDOLPH STREET



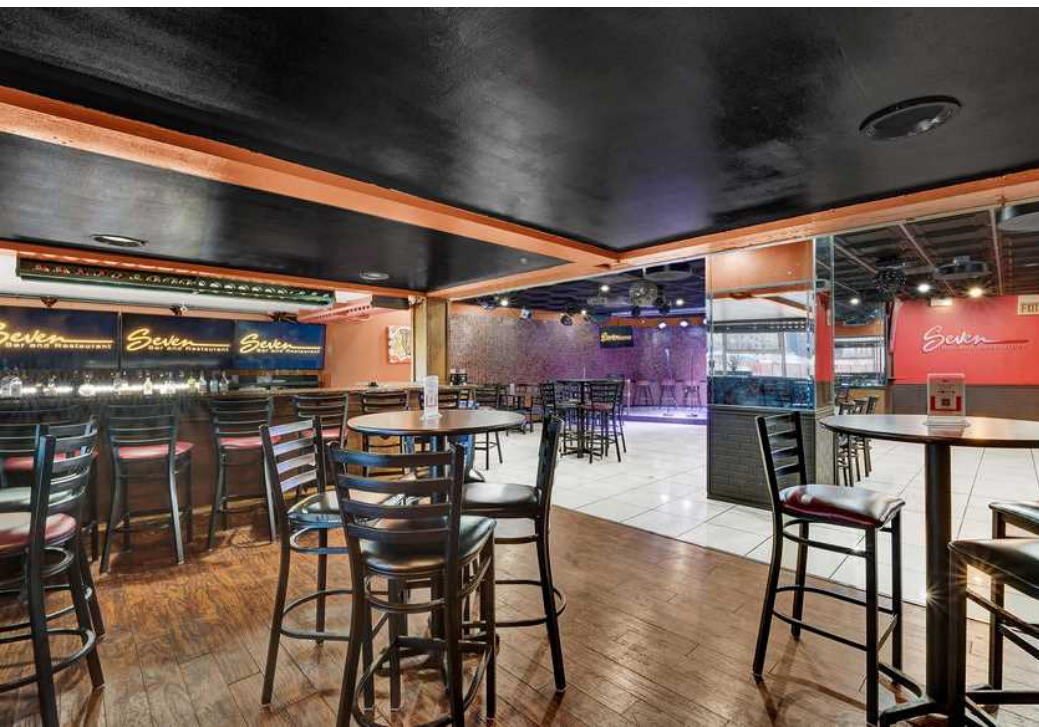
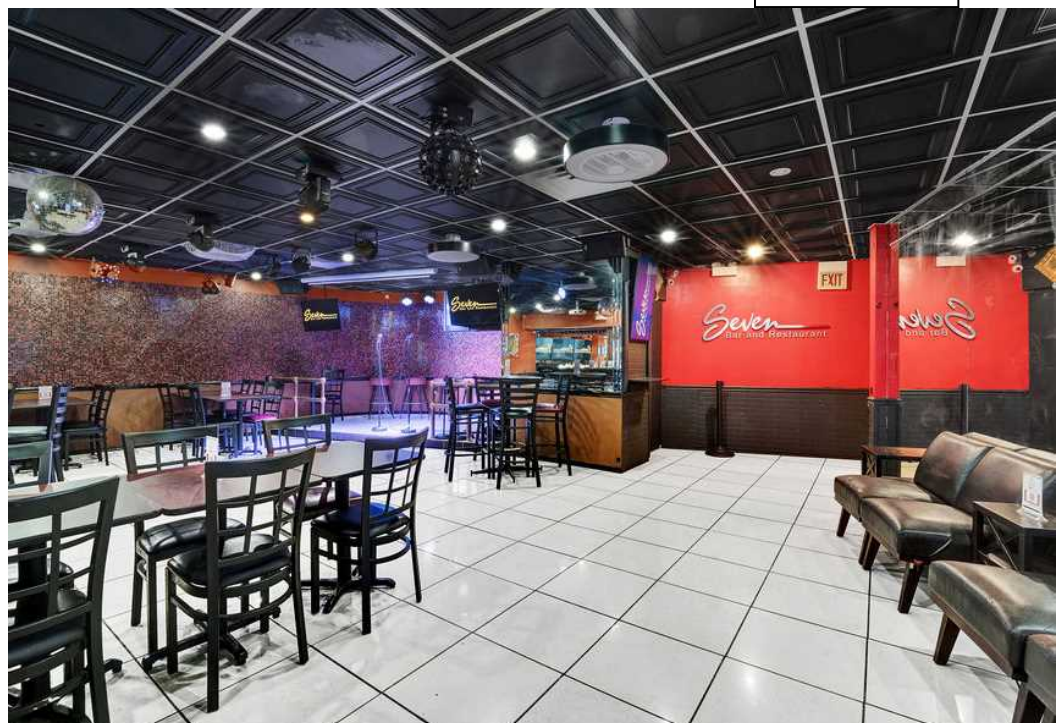
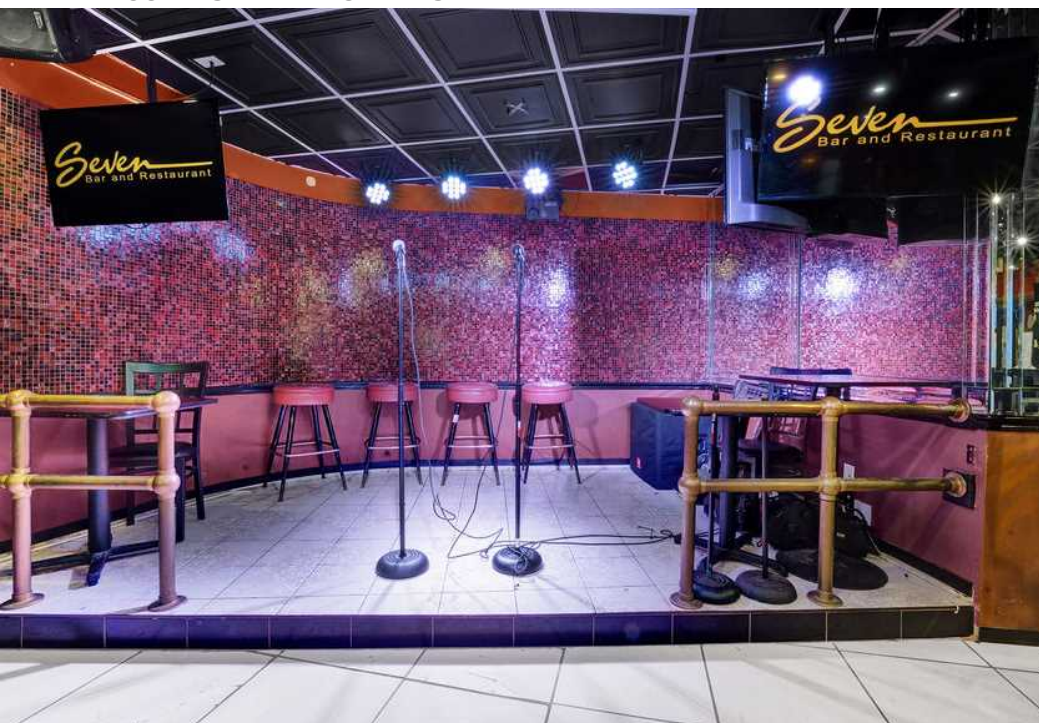
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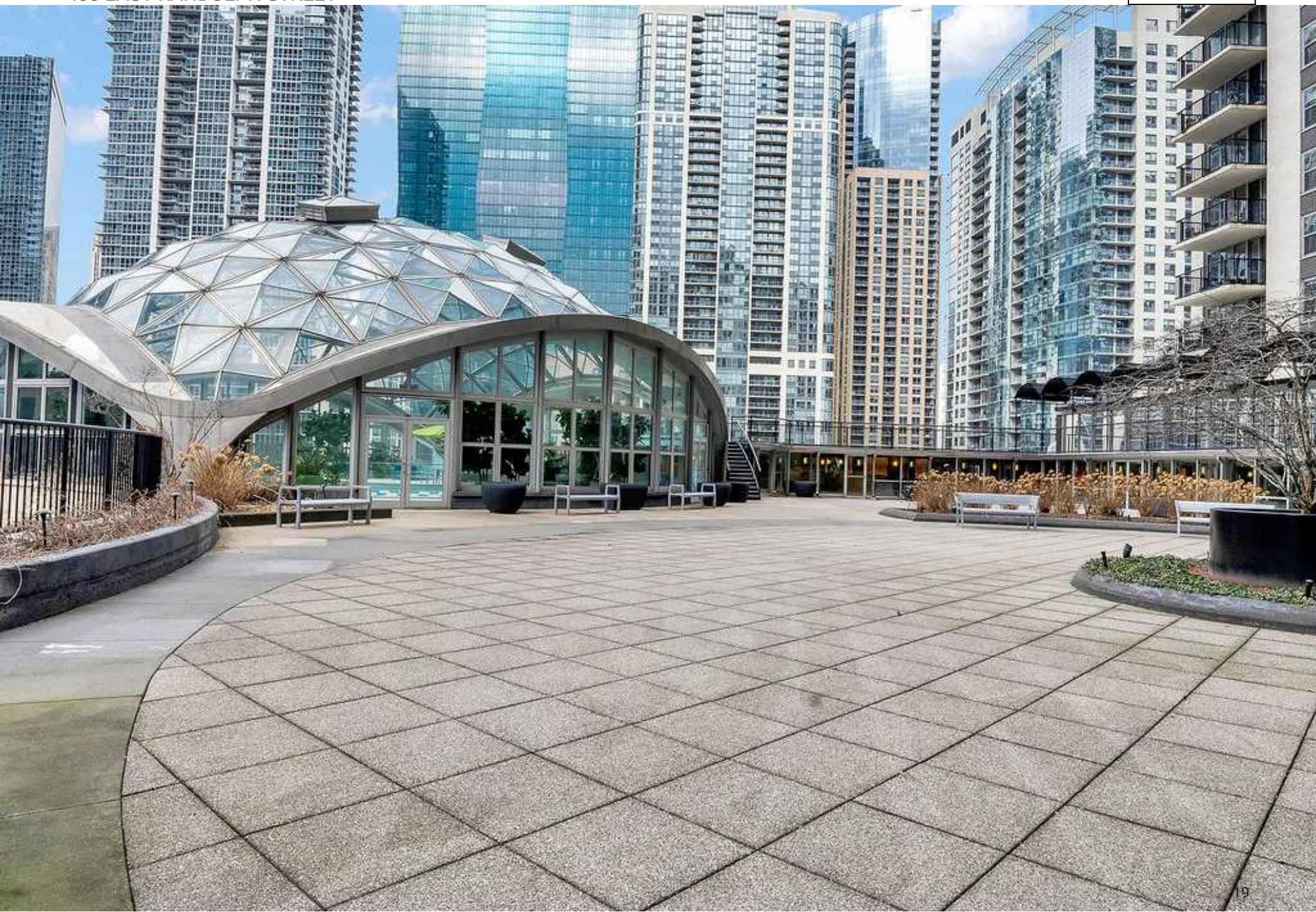
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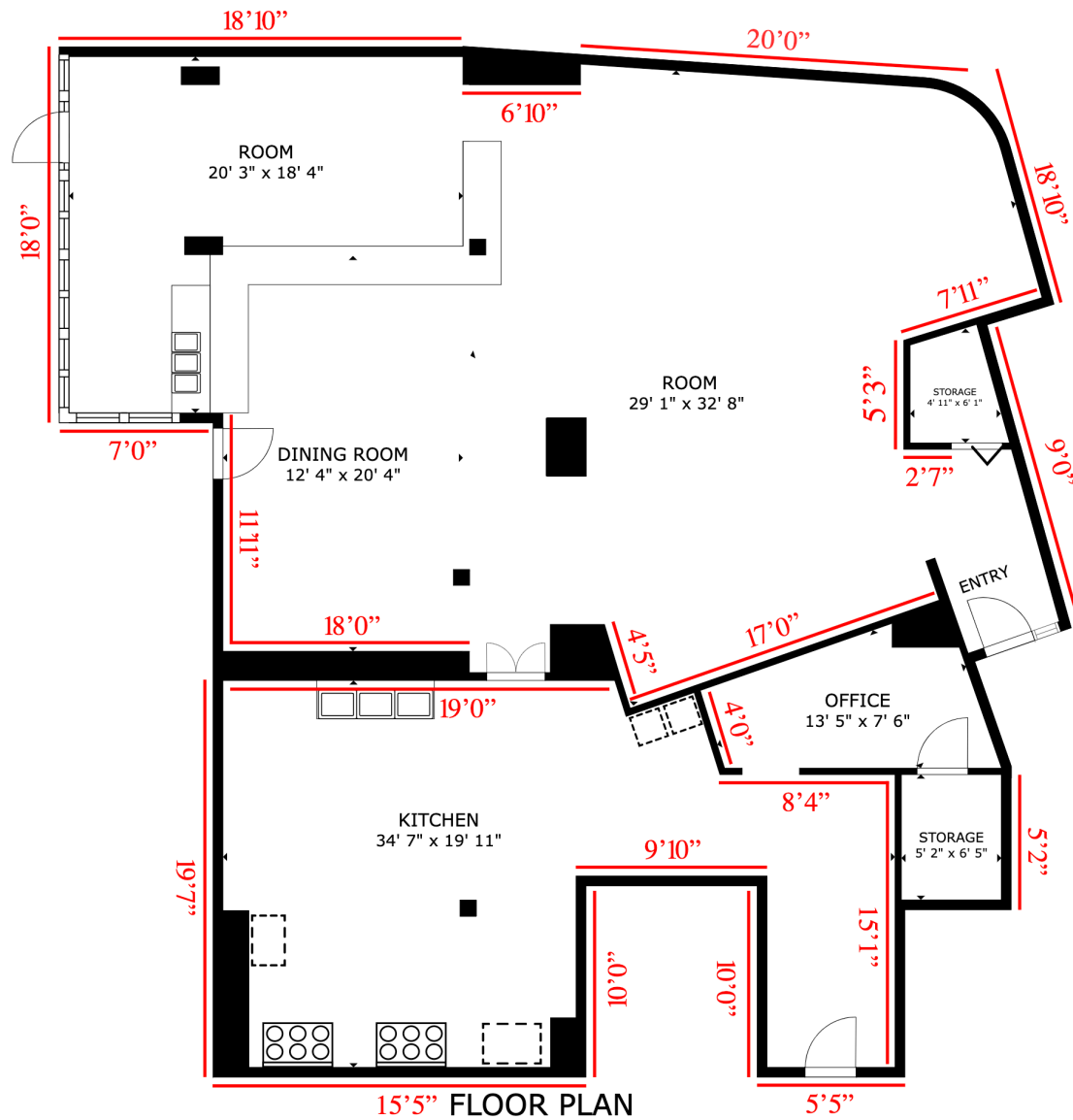


PLANS

400 EAST RANDOLPH STREET



ELEVEN RESTAURANT PLANS

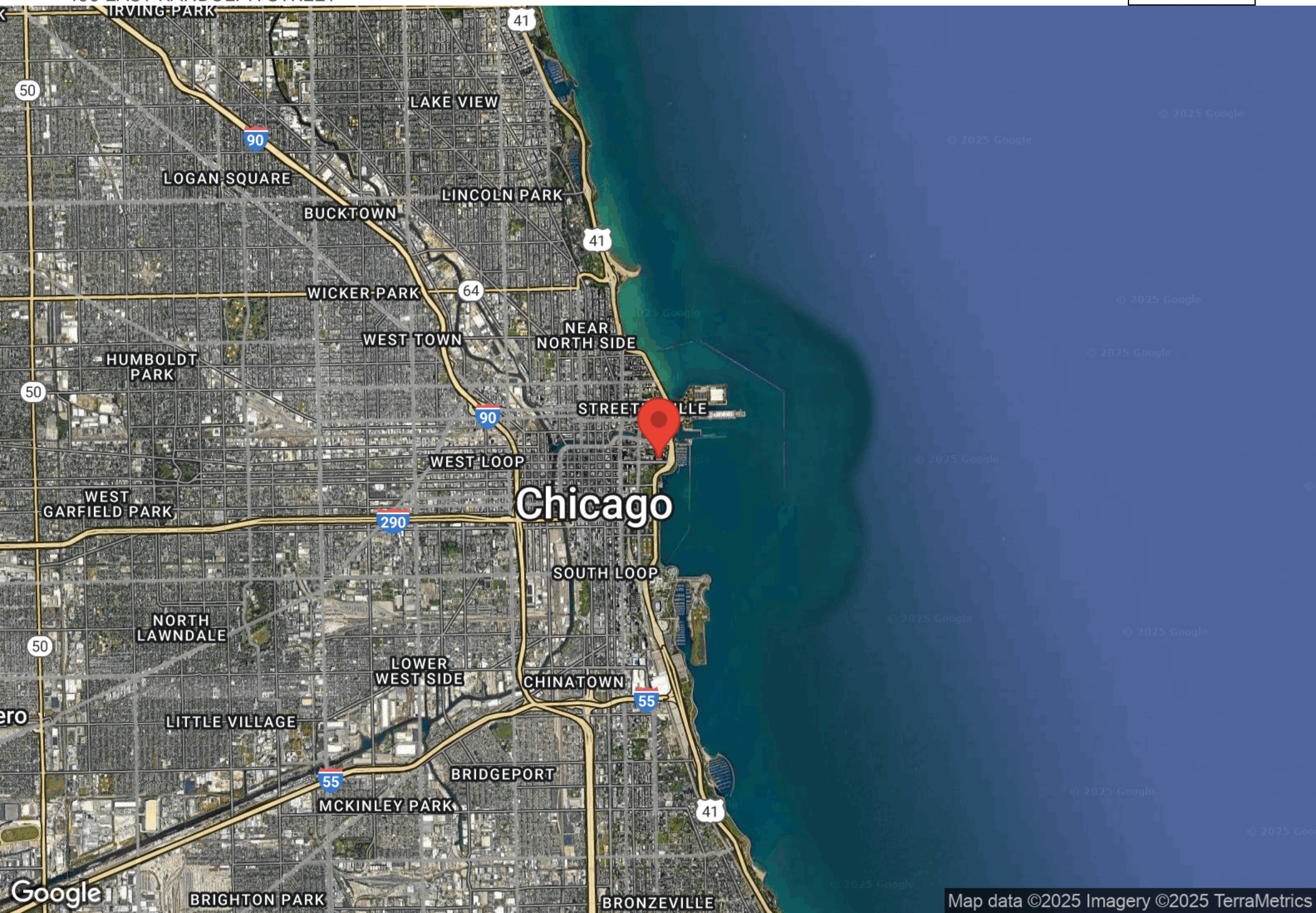


SECTION IV

Maps

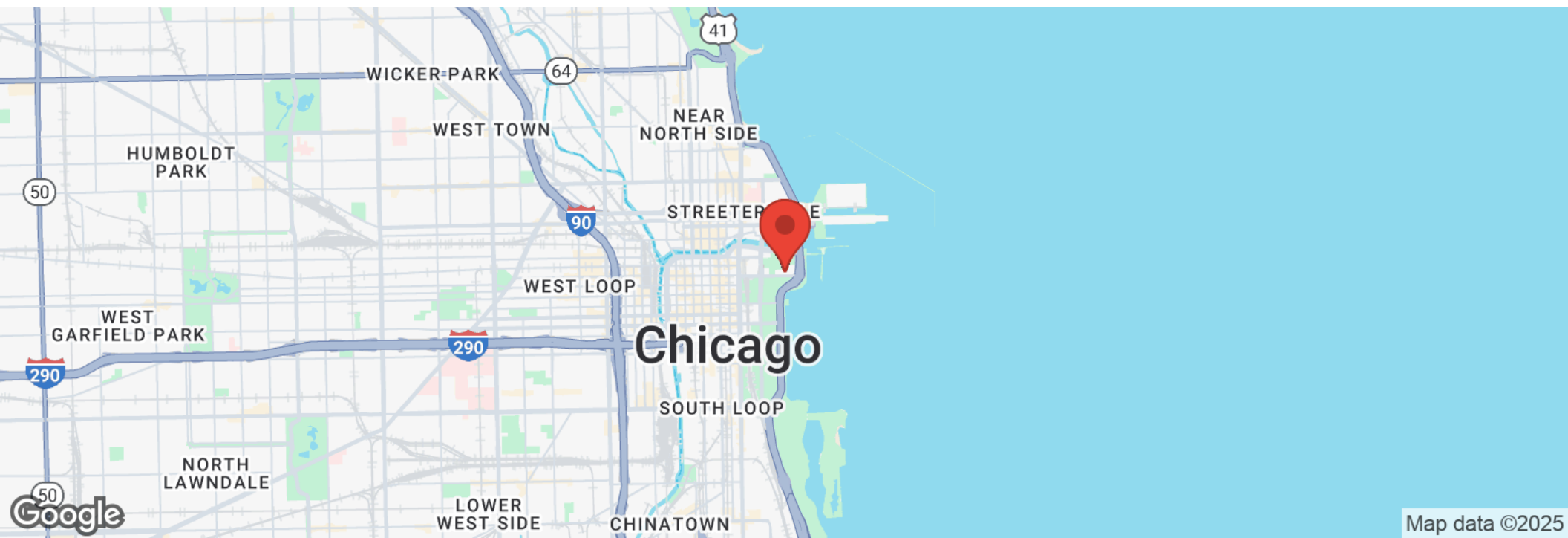
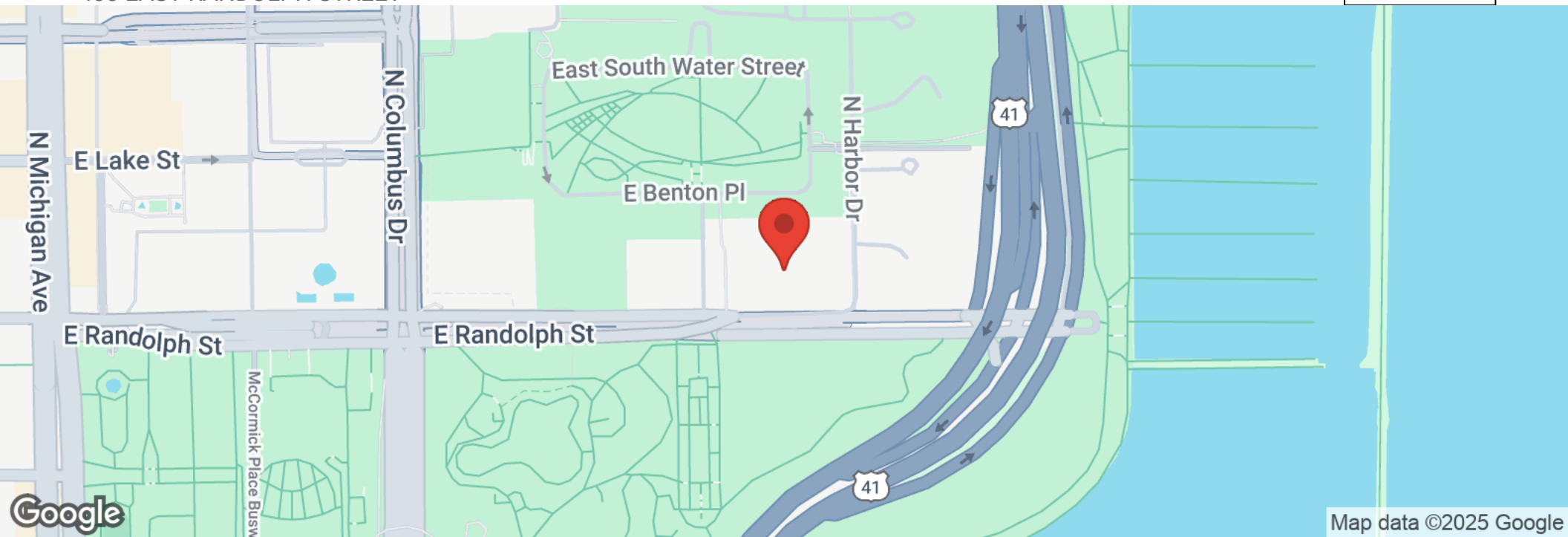


400 EAST RANDOLPH STREET



LOCATION MAPS

400 EAST RANDOLPH STREET



AERIAL MAP

400 EAST RANDOLPH STREET

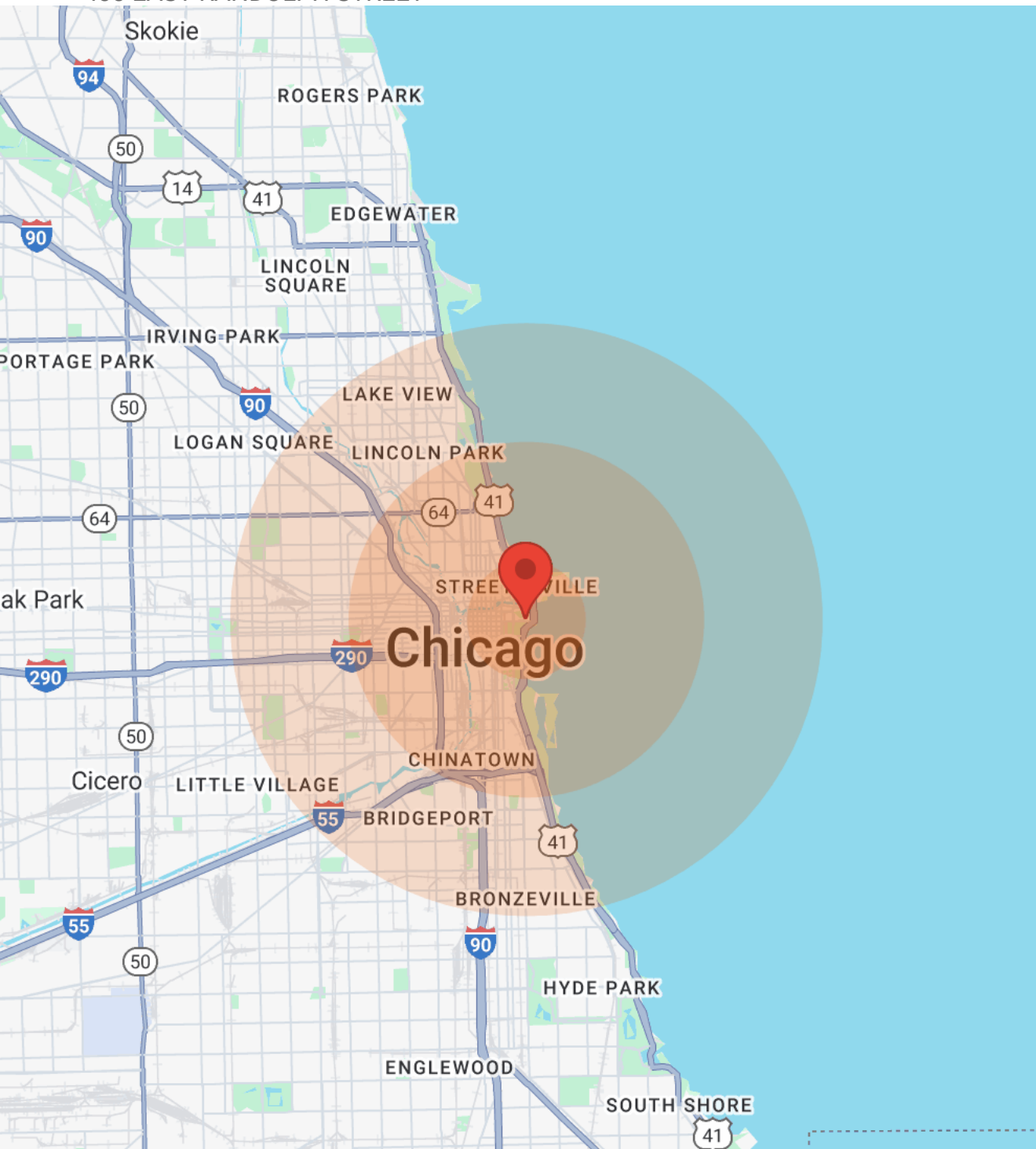


SECTION V



DETAILED DEMOGRAPHICS

400 EAST RANDOLPH STREET



Population	1 Mile	3 Miles	5 Miles
Male	23,352	126,675	321,313
Female	24,049	129,799	322,967
Total Population	47,401	256,474	644,280

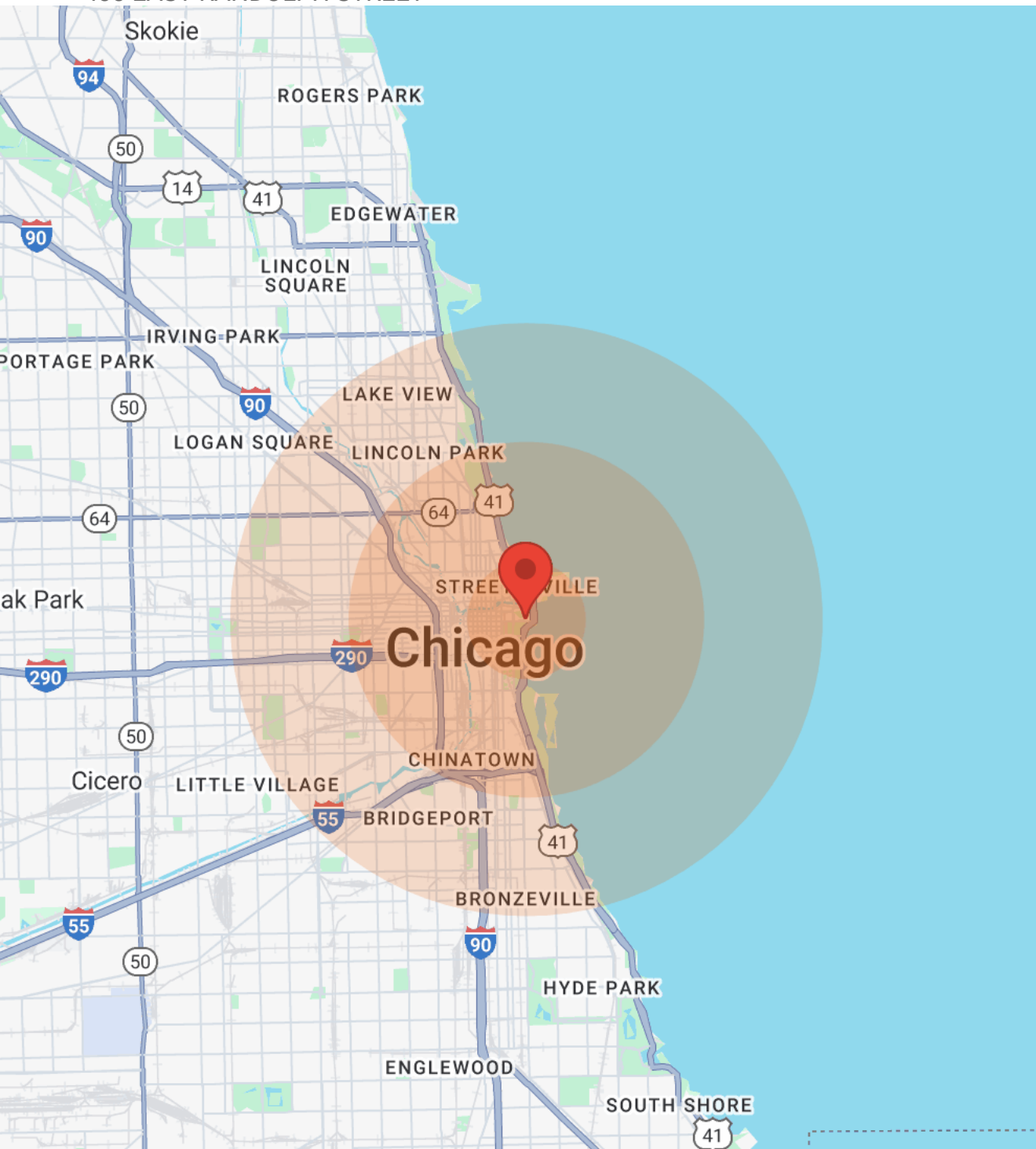
Race	1 Mile	3 Miles	5 Miles
White	33,930	168,707	395,896
Black	2,764	34,649	109,263
Am In/AK Nat	20	89	487
Hawaiian	N/A	13	13
Hispanic	2,803	26,649	129,880
Multi-Racial	3,624	33,260	148,440

Housing	1 Mile	3 Miles	5 Miles
Total Units	36,789	169,307	374,190
Occupied	28,344	143,535	325,320
Owner Occupied	11,435	61,778	125,824
Renter Occupied	16,909	81,757	199,496
Vacant	8,445	25,772	48,870

Age	1 Mile	3 Miles	5 Miles
Ages 0-4	1,425	10,218	32,570
Ages 5-9	1,242	10,406	35,154
Ages 10-14	737	7,595	27,832
Ages 15-19	638	6,598	24,481
Ages 20-24	1,158	8,367	27,845
Ages 25-29	1,949	11,986	35,942
Ages 30-34	3,015	17,647	49,016
Ages 35-39	4,046	23,879	62,297
Ages 40-44	4,618	27,202	67,934
Ages 45-49	4,542	26,655	64,034
Ages 50-54	4,276	23,226	53,553
Ages 55-59	3,993	19,512	43,063
Ages 60-64	3,685	16,315	33,896
Ages 65-69	3,286	13,411	26,231
Ages 70-74	2,763	10,649	19,815
Ages 74-79	2,262	8,259	14,445
Ages 80-84	1,724	6,109	10,131
Ages 85+	2,042	8,440	16,041

DETAILED DEMOGRAPHICS

400 EAST RANDOLPH STREET



Income	1 Mile	3 Miles	5 Miles
Median	\$90,287	\$77,065	\$57,806
< \$10,000	2,349	14,931	35,069
\$10,000-\$14,999	720	6,076	15,779
\$15,000-\$19,999	515	4,462	13,023
\$20,000-\$24,999	693	4,228	12,764
\$25,000-\$29,999	738	4,036	11,157
\$30,000-\$34,999	768	3,719	12,240
\$35,000-\$39,999	725	3,816	11,024
\$40,000-\$44,999	982	4,532	12,411
\$45,000-\$49,999	971	4,627	11,363
\$50,000-\$60,000	2,004	9,289	21,386
\$60,000-\$74,000	3,010	13,657	30,075
\$75,000-\$99,999	3,558	16,845	35,433
\$100,000-\$124,999	3,396	13,398	25,210
\$125,000-\$149,999	1,630	8,676	16,612
\$150,000-\$199,999	2,027	11,031	20,347
> \$200,000	5,021	19,397	33,055