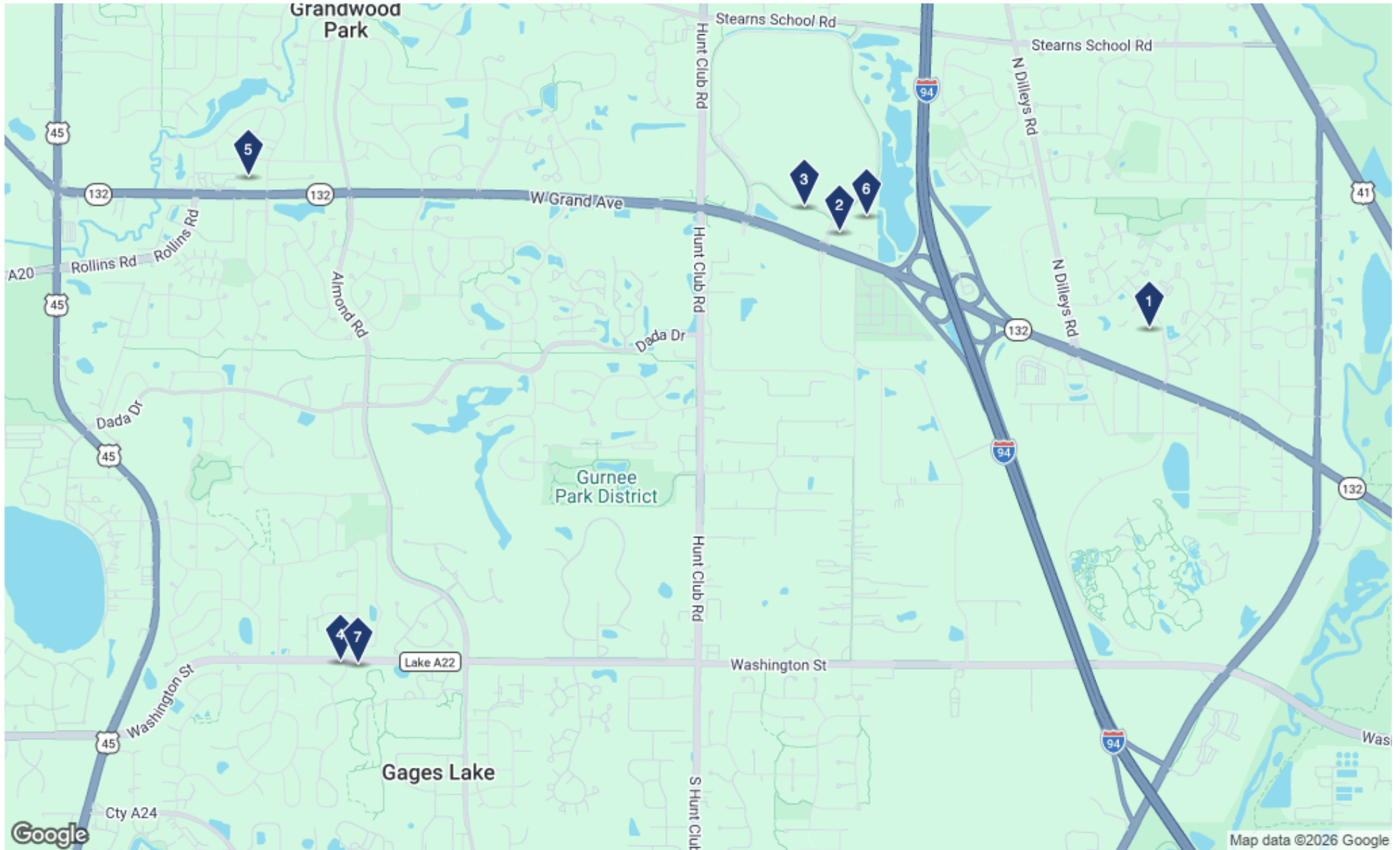


Gurnee Retail/Specialty - for Sale





5320-5340 Grand Ave - Northern Lights Crossings

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Retail

Property Summary

Center Type	Neighborhood Center
GLA (% Leased)	61,500 SF (38.2%)
Built	1995
Tenancy	Multiple
Available	3,000 - 38,000 SF
Max Contiguous	19,000 SF
Asking Rent	Withheld
Frontage	221' on Grand Avenue
Parking Spaces	5.04/1,000 SF; 310 Surface Spaces



Property Details

Land Area	4.92 AC (214,315 SF)	Zoning	C-1
Building FAR	0.29	Parcel	07-15-106-005

For Lease Summary

Number of Spaces	2	% Leased	38.2%
Smallest Space	3,000 SF	Asking Rent	Withheld
Max Contiguous	19,000 SF	Office Available	19,000 SF
Total Available	38,000 SF	Retail Available	19,000 SF
Vacant	38,000 SF		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	-	Retail	Direct	3,000 - 19,000	19,000	19,000	Withheld	Vacant	Negotiable
P 1	-	Office	Direct	3,000 - 19,000	19,000	19,000	Withheld	Vacant	Negotiable

For Sale Summary

Asking Price	Withheld	Built	1995
Status	Active	On Market	675 Days
Sale Type	Investment	Last Update	January 7, 2026
Land	4.92 AC		

Previous Sale

Sale Date	8/31/2022	Sale Type	Investment
Sale Price	\$2,884,000	Comp Status	Research Complete
Comp ID	6136108	Sale Conditions	Auction Sale





5320-5340 Grand Ave - Northern Lights Crossings

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Retail

Transportation

Parking Details	5.04/1,000 SF; 310 Surface Spaces		
Traffic Volume	1,445 on Leslie Ln (2024); 23,963 on N Juniper St (2025); 24,005 on Great American Pkwy (2024); 1,449 on Grand Ave (2024); 24,005 on Spruce St (2024); 1,793 on Yew Ct (2024); 24,005 on Great American Pkwy (2024); 24,005 on N Dilleys Rd (2024); 24,005 on Elsie Ave (2024)		
Frontage	221' on Grand Avenue		
Commuter Rail	Waukegan Station		14 min drive
	Prairie Crossing Station (MD-North)		13 min drive
Airport	Chicago O'Hare International		42 min drive
Pedestrian Friendly	57 - Somewhat Walkable		
Cycling Friendly	43 - Somewhat Bikeable		
Transit Friendly	28 - Some Transit		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Ryse Athletic Club	1	13,000	7	Jun 2022	-
JC Licht	1	6,000	10	Apr 2005	-
Ichiban Japanese Steakhouse	1	5,100	3	Apr 2005	-
Army National Guard Recruiting Center	1	2,472	1	Jan 2021	-
Royal Thai Restaurant	1	2,000	10	Jun 2018	-

Showing 5 of 6 Tenants

Contacts

Type	Name	Location	Phone
Recorded Owner	Elnaggar Family Partnership Lp	Oak Brook, IL 60523	-
True Owner	Vemuri LLC	Tampa, FL 33637	(813) 399-7935



6030 Grand Ave - Chili's

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Retail

Property Summary

GLA	5,635 SF
Built	1993
Tenancy	Single
Asking Rent	Withheld
Frontage	448' on Grand Ave
Parking Spaces	10.00/1,000 SF; 110 Surface Spaces



Property Details

Land Area	1.54 AC (67,082 SF)	Zoning	C-6
Building FAR	0.08	Parcel	07-16-103-037

For Sale Summary

Asking Price	\$3,050,000 (\$541.26/SF)	Built	1993
Status	Active	On Market	55 Days
Cap Rate	6.0%	Last Update	March 23, 2026
Sale Type	Investment	Sale Conditions	Investment Triple Net
Land	1.54 AC		

Previous Sale

Sale Date	11/23/2021	Sale Type	Investment
Sale Price	\$3,875,000	Comp Status	Research Complete
Comp ID	5808453		

Transportation

Parking Details	10.00/1,000 SF; 110 Surface Spaces		
Traffic Volume	41,434 on Tri State Pkwy (2025); 2,890 on Grand Ave (2025); 2,930 on Grand Ave (2023); 42,433 on Tri State Pkwy (2024); 42,433 on Tri State Pkwy (2024); 42,433 on Gurnee Mills Cir W (2024); 41,434 on I- 94 (2025); 2,157 on Not Available (2020); 70,951 on Grand Ave (2025)		
Frontage	448' on Grand Ave		
Commuter Rail	Round Lake Beach Station		13 min drive
	Washington St (Grayslake) Station (NCS)		15 min drive
Airport	Chicago O'Hare International		42 min drive
Pedestrian Friendly	44 - Car-Dependent		
Cycling Friendly	40 - Somewhat Bikeable		
Transit Friendly	28 - Some Transit		



6030 Grand Ave - Chili's

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Retail

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Chili's Grill & Bar	1	5,331	45	Feb 2008	Nov 2027

Showing 1 of 1 Tenants

Contacts

Type	Name	Location	Phone
Recorded Owner	Mertens Llc	Yorkville, IL 60560	-
True Owner	Raymond & Susan Mertens	Yorkville, IL 60560	(630) 846-0083



6280 Grand Ave

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Retail

Property Summary

GLA	6,272 SF
Built	1995
Tenancy	Single
Asking Rent	Withheld
Frontage	Grand Ave
Frontage	230' on Prairie Creek Dr
Parking Spaces	3.19/1,000 SF; 20 Surface Spaces



Property Details

Land Area	0.83 AC (36,155 SF)	Zoning	C-6
Building FAR	0.17	Parcel	07-16-103-044

For Sale Summary

Asking Price	\$995,000 (\$158.64/SF)	Built	1995
Status	Active	On Market	476 Days
Sale Type	Owner User	Last Update	March 10, 2026
Land	0.83 AC		

Transportation

Parking Details	3.19/1,000 SF; 20 Surface Spaces		
Traffic Volume	42,433 on Tri State Pkwy (2024); 41,434 on Tri State Pkwy (2025); 42,433 on Gurnee Mills Cir W (2024); 2,890 on Grand Ave (2025); 2,930 on Grand Ave (2023); 41,434 on Gurnee Mills Cir W (2025); 42,433 on N Hunt Club Rd (2024); 42,433 on Tri State Pkwy (2024); 21,409 on Hunt Club Rd (2025)		
Frontage	230' on Prairie Creek Dr		
Commuter Rail	Round Lake Beach Station		12 min drive
	Washington St (Grayslake) Station (NCS)		14 min drive
Airport	Chicago O'Hare International		42 min drive
Pedestrian Friendly	50 - Somewhat Walkable		
Cycling Friendly	40 - Somewhat Bikeable		
Transit Friendly	28 - Some Transit		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Fastlane Lubemasters	1	6,272	6	Apr 2016	-

Showing 1 of 1 Tenants

Contacts

Type	Name	Location	Phone
Recorded Owner	Fastlane Lube Masters Inc	Gurnee, IL 60031	(847) 226-1170
True Owner	Fastlane Lube Masters Inc	Gurnee, IL 60031	(847) 226-1170





34498 N Old Walnut Cir

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Retail

Property Summary

GLA (% Leased)	6,000 SF (0.0%)
Built	2004
Tenancy	Multiple
Available	1,500 SF
Max Contiguous	1,500 SF
Asking Rent	\$15.00 SF/Year/NNN
Frontage	190' on Washington St.
Parking Spaces	3.33/1,000 SF; 20 Surface Spaces



Property Details

Land Area	0.86 AC (37,462 SF)	Zoning	Unincorporated Lake Count
Building FAR	0.16	Parcel	07-19-401-422

For Lease Summary

Number of Spaces	1	Asking Rent	\$15.00 SF/Year
Smallest Space	1,500 SF	Service Type	Triple Net
Max Contiguous	1,500 SF	CAM	\$2.75/SF
Vacant	6,000 SF	Office/Retail Available	1,500 SF
% Leased	0.0%		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	C/D	Office/Retail	Direct	1,500	1,500	1,500	\$15.00 NNN	Vacant	Negotiable

For Sale Summary

Asking Price	\$1,025,000 (\$170.83/SF)	Land	0.86 AC
Status	Active	Built	2004
Cap Rate	8.3%	On Market	328 Days
Sale Type	Investment or Owner User	Last Update	March 11, 2026

Transportation

Parking Details	3.33/1,000 SF; 20 Surface Spaces		
Traffic Volume	19,805 on Old Walnut Cir (2025); 6,895 on Cascade Way (2024); 19,751 on Almond Rd (2025); 19,972 on Almond Rd (2023); 6,749 on Julie Ln (2025); 737 on Almond Rd (2025); 19,805 on Cty A22 (2025); 5,168 on Julie Ln (2025); 19,675 on W Cottage Ave (2024); 19,424 on W Cottage Ave (2024)		
Frontage	190' on Washington St.		
Commuter Rail	Washington St (Grayslake) Station (NCS)		8 min drive
	Prairie Crossing Station (MD-North)		8 min drive





34498 N Old Walnut Cir

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Retail

Transportation (Continued)

Airport	Chicago O'Hare International	45 min drive
Pedestrian Friendly	30 - Car-Dependent	
Cycling Friendly	33 - Somewhat Bikeable	
Transit Friendly	28 - Some Transit	

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Ce Wurzer Buildings	1	1,200	-	Nov 2015	-
Allstate	1	1,142	6	Apr 2015	-
C&E Wurzer Construction	1	-	2	Oct 2018	-
Callan's Financial Svc	1	-	4	Jul 2016	-

Showing 4 of 4 Tenants

Contacts

Type	Name	Location	Phone
Recorded Owner	Sachs Christine Y	Gurnee, IL 60031	(847) 543-7263
True Owner	Sachs Christine Y	Gurnee, IL 60031	(847) 543-7263



7680 Grand Ave

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Retail

Property Summary

GLA	7,052 SF
Built	1990
Tenancy	Single
Asking Rent	Withheld
Frontage	228' on Grand Avenue
Parking Spaces	9.49/1,000 SF; 74 Surface Spaces







Property Details

Land Area	0.94 AC (40,946 SF)	Zoning	C-2
Building FAR	0.17	Parcel	07-07-407-017

For Sale Summary

Asking Price	Withheld	Built	1990
Status	Active	On Market	110 Days
Sale Type	Investment	Last Update	March 11, 2026
Land	0.94 AC		

Transportation

Parking Details	9.49/1,000 SF; 74 Surface Spaces		
Traffic Volume	16,406 on Vineyard Dr (2025); 901 on N Linda Ln (2025); 32,872 on Almond Rd (2025); 32,872 on Grand Ave (2025); 33,276 on Almond Rd (2023); 16,260 on N Knowles Rd (2025); 22,528 on Scarborough Dr (2025); 901 on N Grand Oaks Ct (2025); 1,515 on N Grand Oaks Ct (2025)		
Frontage	228' on Grand Avenue		
Commuter Rail	Round Lake Beach Station  		9 min drive
	Washington St (Grayslake) Station (NCS)  		11 min drive
Airport	Chicago O'Hare International		44 min drive
Pedestrian Friendly	45 - Car-Dependent		
Cycling Friendly	42 - Somewhat Bikeable		
Transit Friendly	28 - Some Transit		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Salutos Pizza & Pasta	1	7,052	-	Mar 2025	-

Showing 1 of 1 Tenants





7680 Grand Ave

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Retail

Contacts

Type	Name	Location	Phone
Recorded Owner	Melody P Bode	Gurnee, IL 60031	-
True Owner	Melody Bode	Gurnee, IL 60031	(847) 828-6655



6050 Gurnee Mills Cir E

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Retail

Property Summary

GLA	44,885 SF
Built	1992
Tenancy	Single
Asking Rent	Withheld
Frontage	Gurnee Mills Cir
Frontage	387' on Gurnee Mills Circle East
Parking Spaces	6.42/1,000 SF; 288 Surface Spaces



Property Details

Land Area	2.34 AC (101,830 SF)	Zoning	C-6 PUD
Building FAR	0.44	Parcel	07-16-201-008

For Sale Summary

Asking Price	\$7,530,000 (\$167.76/SF)	Built	1992
Status	Active	On Market	34 Days
Cap Rate	7.0%	Last Update	February 18, 2026
Sale Type	Investment	Sale Conditions	Investment Triple Net
Land	2.34 AC		

Previous Sale

Sale Date	7/11/2019	Sale Type	Investment
Sale Price	\$2,700,000	Comp Status	Research Complete
Comp ID	4833817	Sale Conditions	Redevelopment Project

Transportation

Parking Details	6.42/1,000 SF; 288 Surface Spaces		
Traffic Volume	42,433 on Tri State Pkwy (2024); 41,434 on Tri State Pkwy (2025); 2,157 on Not Available (2020); 70,951 on Grand Ave (2025); 2,890 on Grand Ave (2025); 2,930 on Grand Ave (2023); 41,434 on I- 94 (2025); 42,433 on Tri State Pkwy (2024); 41,877 on I- 94 (2023)		
Frontage	387' on Gurnee Mills Circle East		
Commuter Rail	Round Lake Beach Station		13 min drive
	Washington St (Grayslake) Station (NCS)		15 min drive
Airport	Chicago O'Hare International		42 min drive
Pedestrian Friendly	43 - Car-Dependent		
Cycling Friendly	38 - Somewhat Bikeable		
Transit Friendly	28 - Some Transit		





6050 Gurnee Mills Cir E

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Retail

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Ashley	1	40,000	-	Apr 2025	-

Showing 1 of 1 Tenants

Contacts

Type	Name	Location	Phone
Recorded Owner	Crd Gurnee li Llc	-	-
Recorded Owner	Joycemark Llc	-	-



34491 N Old Walnut Cir - Delaware Commons

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Retail

Property Summary

Center Type	Strip Center
GLA	10,000 SF
Built	1998
Tenancy	Multiple
Asking Rent	Withheld
Frontage	99' on Old Walnut
Parking Spaces	6.00/1,000 SF; 60 Surface Spaces



Property Details

Land Area	1.41 AC (61,420 SF)	Zoning	Unincorporated Lake Count
Building FAR	0.16	Parcel	07-19-401-280

For Sale Summary

Asking Price	\$1,890,000 (\$189.00/SF)	Built	1998
Status	Active	On Market	713 Days
Cap Rate	7.7%	Last Update	March 11, 2026
Sale Type	Investment	Sale Conditions	1031 Exchange
Land	1.41 AC		

Previous Sale

Sale Date	7/27/2021	Sale Type	Investment
Sale Price	\$1,640,000	Comp Status	Research Complete
Comp ID	5712778	Actual Cap Rate	8.8%

Transportation

Parking Details	6.00/1,000 SF; 60 Surface Spaces		
Traffic Volume	19,805 on Old Walnut Cir (2025); 19,751 on Almond Rd (2025); 6,895 on Cascade Way (2024); 19,972 on Almond Rd (2023); 6,749 on Julie Ln (2025); 737 on Almond Rd (2025); 5,168 on Julie Ln (2025); 19,805 on Cty A22 (2025); 19,675 on W Cottage Ave (2024); 19,424 on W Cottage Ave (2024)		
Frontage	99' on Old Walnut		
Commuter Rail	Washington St (Grayslake) Station (NCS)		8 min drive
	Prairie Crossing Station (MD-North)		8 min drive
Airport	Chicago O'Hare International		45 min drive
Pedestrian Friendly	29 - Car-Dependent		
Cycling Friendly	32 - Somewhat Bikeable		



34491 N Old Walnut Cir - Delaware Commons

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Retail

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Moshi's Tobacco	1	2,500	-	Jan 2023	-
Gurnee Dental Care	1	1,500	5	Jul 2016	-
Leo's Chicago Grill	1	1,500	-	Dec 2018	Dec 2028
Liberty Cleaners	1	1,500	3	Oct 2009	-
Eye Level Education	1	1,000	-	Oct 2013	-

Showing 5 of 7 Tenants

Contacts

Type	Name	Location	Phone
Recorded Owner	De Commons Llc	Ladera Ranch, CA 92694	-
True Owner	Tarkan Dogan	Ladera Ranch, CA 92694	(314) 304-1121