



## XQUINA INCUBATOR & CAFE™ 2024 - 2025 OVERVIEW

### PROJECT SUMMARY

The Foundation of Little Village purchased a historic, 1880s-era building on the 26th Street Corridor that will be restored, modernized, and reintroduced as a spacious business incubator and inclusive community hub.

Total project costs are estimated at \$4.8 million in public and private funding. Investment sources include but are not limited to the City of Chicago Neighborhood Opportunity Fund (NOF), the State of Illinois Capital Bill, and a Latino-led initiative from Old National Bank.

Per annum, the Xquina Incubator & Café™ project aims to equip an estimated 40 new businesses with expanded access to valuable resources and infrastructure, while also maintaining strong community engagement through the delivery of thousands of hours of robust entrepreneurial programming and mentorship.



### IMPACT INVESTMENT IN REAL ESTATE

The Xquina Incubator & Café™ is a partnership-driven, commercial and cultural amenity designed to enhance the socioeconomic livelihood of the Little Village community. Located on 26th Street in the heart of the commercial corridor, this iconic piece of Little Village's vibrant architectural history serves as a tangible symbol of a community rich in culture, spirit, and entrepreneurial drive.

Conceived of and developed by P3 Markets, LLC in collaboration with DesignBridge Ltd, the two-phase restoration process will transform three adjoining structures into one spacious, fully functional, mixed-use building. The revitalized, 13,000-square-foot interior will feature a local café, retail hospitality space, office space (shared and private), and a shared commercial kitchen.

The business incubator is strategically designed to drive impact into the community by providing local entrepreneurs—both current and emerging—with convenient access to an inclusive co-working space dedicated to delivering culturally relevant Spanish-language programming and coaching.

### PHASE 1 - FIRST FLOOR

- Business Incubator
- Local Café (with Wi-Fi)
- Multipurpose Media Room
- Shared Commercial Kitchen
- Corporate Sponsorships

### PHASE 2 - SECOND & THIRD FLOORS

#### SECOND FLOOR

- Co-Working Office
- Private Office(s)
- Podcasting Room
- Video Production Room

#### THIRD FLOOR

- Local Artist Gallery
- Event Space
- Workforce Training Room(s)

### XQUINA TIMELINE

- Community Introduction - Fall 2022
- Phase 1 - Spring 2025
- Phase 2 - Summer 2025



For more information, contact Kim Close.  
kim@lvfcchicago.org | 773-621-8245