



XQUINA INCUBATOR & CAFÉ™



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 \$6.5 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.

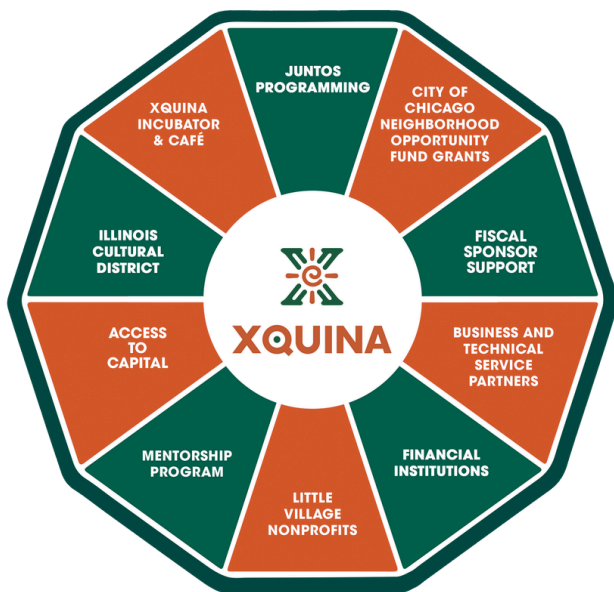
Per annum, the Xquina Incubator & Café™ project aims to equip an estimated 40 new businesses with expanded access to valuable resources and infrastructure, while also maintaining strong community engagement through the delivery of thousands of hours of robust entrepreneurial programming and mentorship.

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)

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





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XQUINA

ABOUT XQUINA

The Xquina Incubator & Café serves as a catalytic hub for inclusive economic growth in Little Village, aligning the Foundation of Little Village’s impact model with clear community benefit outcomes. By activating a historic building as a bilingual entrepreneurship center, the building is projected to support 40+ new businesses annually, engage over 5,000 visitors, and deliver thousands of hours of training, mentorship, and community programming . Through integrated services—cohort-based training, access to capital, and shared kitchen and workspace—it reduces barriers for immigrant and low- to moderate-income entrepreneurs while strengthening the 26th Street corridor. Ultimately, Xquina advances community wealth building by creating jobs, recirculating local dollars, and ensuring residents lead and benefit from neighborhood revitalization.



COMMUNITY IMPACT & BENEFIT PROJECTIONS

- **40+** New Businesses (per year)
- **5000+** Visitors (per year) (96 a week for 52 weeks)
- **2500+** Workforce Program Hours (per year)
500 Visitors = 5 hours per visitor
- **4** Juntos Entrepreneurship cohorts (per year)
(Lanzamos, Emprendemos, Avanzamos)
- **2500+** Mentorship Hours (per year) 500 visitors = 5 Hours per visitor
- **2500+** Community engagement and collaboration Hours (per year)
- **36** Professional workshops (per year) (3 workshops a month)
- **15+** New Incubator Partnerships (per year)

THE FOUNDATION'S IMPACT SINCE 2018



2,134

local entrepreneurs have been served across all program and service areas



33

financial literacy cohorts have taken place since Juntos programming began



445

entrepreneurs have participated in at least one Juntos Entrepreneurial Class



\$893,000

in micro-grants & loans have been distributed to 305 local small businesses



SCAN AND LEARN MORE!