Restaurant / Entertainment Venue for Sale or Lease

FORMER LASALLE GRILL
115 W. COLFAX AVE. | SOUTH BEND, IN 46601

Rare opportunity to acquire or lease one of South Bend, Indiana's most recognizable historic commercial properties in the heart of Downtown. The property is surrounded by more than $500 million in recent and planned investment.

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Property Overview

Originally constructed in 1868 as the Second St. Joseph Hotel, the property is the oldest existing commercial building in South Bend and the second-oldest building in all of the downtown area. The approximately 11,327-square-foot, three-story Class A restaurant building sits on 0.18 acres and is directly adjacent to the Morris Performing Arts Center, placing it within the center of South Bend's vibrant dining, entertainment, business, and residential district.

Distinctive for its Federal-style brick architecture and gabled roof, the building is listed on the National Register of Historic Places and has served a variety of commercial uses since its days as a hotel. Significant renovations were completed during the 1990s and 2000s, helping transform the historic structure into a premier hospitality destination.

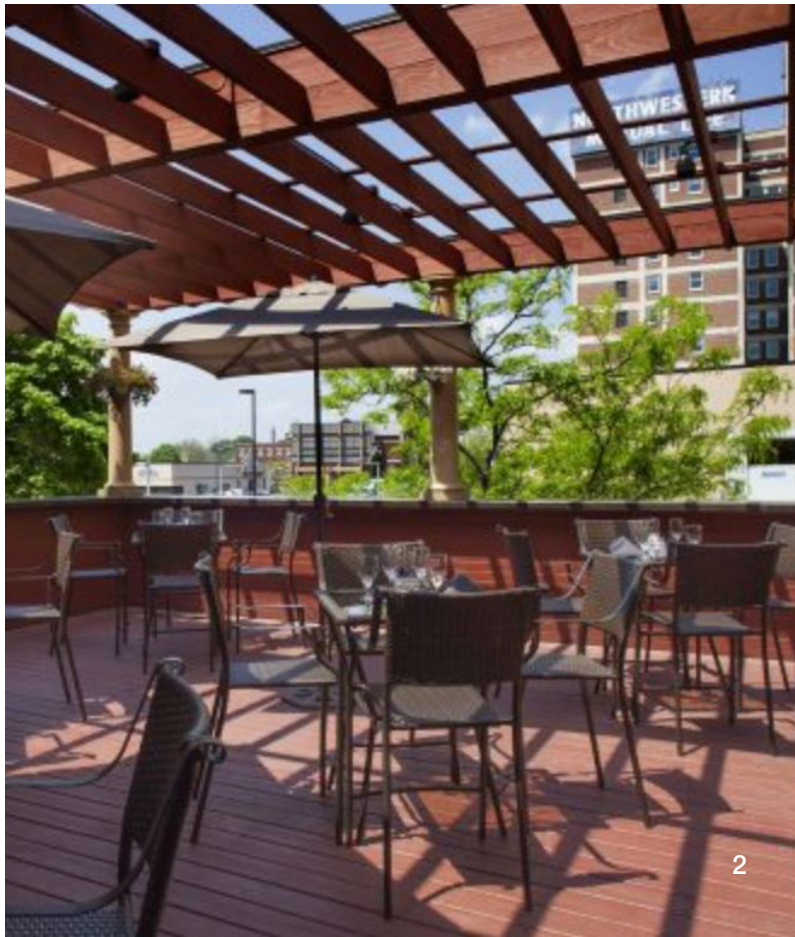
In 1991, the LaSalle Grill opened it's doors, establishing an upscale, fine-dining restaurant that became a cornerstone of downtown South Bend's culinary scene. For more than three decades, LaSalle Grill earned a reputation for exceptional food, sophisticated dining, artful presentation, and an elevated guest experience. Its longevity and reputation made it an important part of South Bend's identity and a destination for diners throughout the region. Although LaSalle Grill has recently closed its doors, the property retains the distinctive character, infrastructure, and history that made it an iconic downtown destination.

The building offers an exceptional configuration for a restaurant, hospitality, event, or other adaptive reuse concept. The first floor includes a 1,558-square-foot dining room, two restrooms, and a commercial kitchen. The second floor includes a restroom and a 26' x 22' wood deck with wood pergola, providing an attractive setting for outdoor dining or private events. The third floor features a 54-foot built-in oak bar with stainless steel counter, two restrooms, and a second commercial kitchen. The basement includes built-in walk-in coolers/freezers. Two stairwells provide access throughout the building, complemented by a 400-pound elevator/lift serving all three floors.

Abundant parking exists including approximately 2,500-square-foot paved and landscaped area north of the building, a nearby existing garage, a new city-owned garage adjacent as part of the Seven Diamonds mixed-use development, and common street parking for drive up convenience to the building.

VIEW LISTING ONLINE





Space Available:
11,327 SF Across Three Stories

Land:
0.18 Acres

Year Built:
1868, Renovated in the 1990s and 2000s.

Zoning:
DT-Downtown

Property Type:
Class A Retail/Entertainment Space

Parking:
Abundant parking including approximately 2,500 SF paved and landscaped area north of the building, a nearby existing garage, a new city-owned garage adjacent as part of the Seven Diamonds development, and common street parking.

List Price:
$1,750,000

Lease Rate:
$15.00 / SF NNN







Property Photos









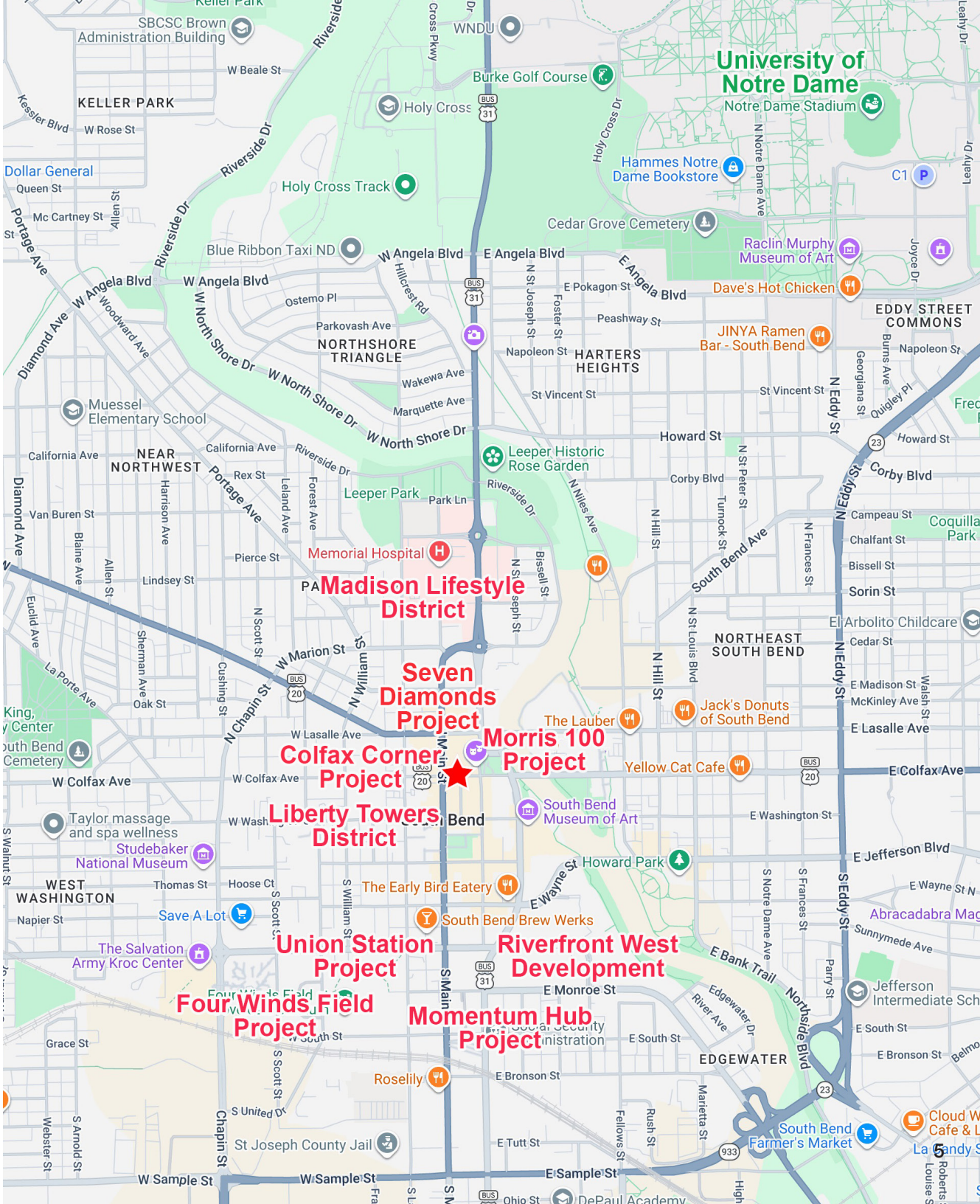


Location Overview

The property is prominently located in the heart of downtown South Bend's Central Business District and Riverfront Development District, surrounded by restaurants, entertainment venues, offices, residential developments, cultural attractions, and major community destinations. Its location adjacent to the Morris Performing Arts Center places it within one of downtown's most active entertainment and hospitality corridors, with convenient access to nearby public parking, including the Main & Colfax Garage and new a public parking garage to be built adjacent just west of the building.

The area is poised for significant additional investment with the development of Colfax Corner, a transformative research, innovation, and mixed-use project at the intersection of Colfax Avenue and Lafayette Boulevard. The surrounding corridor is also benefiting from Colfax Avenue streetscape improvements, including upgraded sidewalks, pedestrian safety improvements, a shared-use pedestrian/bicycle path, street trees, pedestrian-scale lighting, benches, and bike racks. These improvements are intended to encourage investment, enhance connectivity, and create a more walkable and inviting downtown environment.

With continued residential, commercial, entertainment, and institutional investment, the area surrounding 115 W. Colfax Avenue is evolving into an increasingly vibrant downtown destination. The combination of historic character, major entertainment venues, new innovation and employment centers, walkable amenities, and ongoing public and private investment provides a strong foundation for the continued growth of restaurant, hospitality, entertainment, and adaptive-reuse opportunities at the property.



SOUTH BEND, IN NAMED ONE OF THE "BEST PLACES TO LIVE 2024/2025"

- US NEWS & WORLD REPORT

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Area Amenities

South Bend, Indiana boasts a mix of established attractions and exciting new developments that are revitalizing the area into a lively hub for both residents and visitors. Here are some of the standout attractions that shape South Bend into a top destination for living, working, and entertainment.



University of Notre Dame

Founded in 1842, the University of Notre Dame continues to be one of the nation's leading undergraduate institutions. It is ranked 12th in the country by College Consensus and with landmarks such as the Grotto of Our Lady of Lourdes, the Golden Dome, and The Word of Life Mural ("Touchdown Jesus"), visitors flock to get a look at this iconic institution. It has a $3.3B annual economic impact on the region.



Downtown South Bend

Downtown South Bend is home to a diverse array of retailers, attractions, entertainment venues, and more. Featuring over 50 restaurants, bars, and cafes; there is something for everyone.

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Howard Park & East Bank Village

Just minutes from the property, Howard Park is a popular year-round destination featuring an ice ribbon, splash pad, playground, community center, green space, and areas for concerts and community events. Nearby East Bank Village adds to the neighborhood's appeal with a growing collection of locally owned shops, restaurants, cafés, and pubs, creating a vibrant, walkable district that attracts residents, visitors, and downtown employees throughout the year.



Eddy St. Commons & Trader Joe's

Located less than three miles from the subject property and across from the University of Notre Dame, Eddy Street Commons is home to restaurants, shopping, nightlife, and hotel options: Brothers Bar & Grill, 5-Guys, Bru Burger, O'Rourke's Public House, Chipotle, Urban Outfitter, Starbucks, Dave's Hot Chicken, and more.



University Park Mall and Grape Road Major Retail Corridor

This area is the second largest retail corridor in the state of Indiana.



South Bend Farmer's Market

This landmark was founded in 1911 and has remained a popular destination for residents and visitors. It offers fresh, home-grown produce, meats, poultry, eggs, artwork, jewelry, gift items, and many more unique items. This community asset is within walking distance to downtown South Bend.



South Bend International Airport

South Bend International Airport has non-stop flights to popular destinations and also is home to the South Shore Rail Line which will take you into downtown Chicago, IL.



Indiana Toll Road (Interstate 80/90)

A 9-minute drive to the transcontinental US Interstate that connects to Chicago in 90 minutes.

Area Development



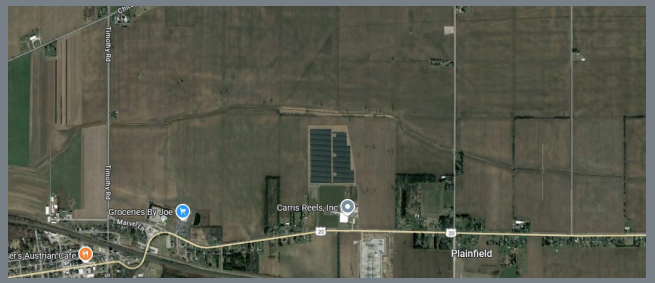
GM/Samsung Plant Rendering



Amazon Web Services (AWS) Data Center



Microsoft Data Canter Campus



Possible Additional Data Center



Madison Lifestyle District Rendering



Four Winds Field

Downtown South Bend Developments

Madison Lifestyle District and Beacon Memorial Health System: $330M Investment. The new District calls for the construction of 240 new apartments, a 100-plus-room hotel, 40,000 SF of commercial space, and 900+ parking spaces. The hospital is building a new 10-story tower which is expected to create more than 500 new jobs.

Four Winds Field: $48M Investment. The aim is to expand the ballpark capacity to 10,000, making it one of the largest stadiums in the Midwest league.

Riverfront West Development: $61.5M Investment. Plans are on the table for a new 291-unit apartment complex on the St. Joseph River.

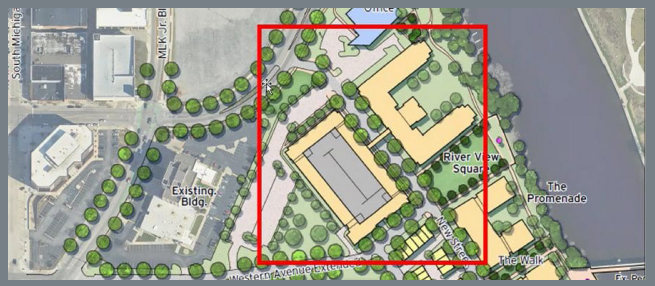
Colfax Corner: Holy Cross College, through a collaboration with the University of Notre Dame, will be building a Center for Leadership and Professional Excellence in downtown South Bend. It will include renovated research and innovation space centered in the historic former South Bend Tribune building, about two miles south of campus. Estimated $130M.

Morris 100 Project: This is a three-phase expansion project to the historic Morris Performing Arts Center. Phase 1 totaling $10M, was completed in September 2022, and included renovations o the center itself. Phase 2 is the development of The Raclin Murphy Encore Center, a $16.7 million, 20,000 SF expansion serving as an additional lobby space and a hub for local art programs. This opened in January 2026. Phase 3 is the construction of an attached garage adding 473 additional parking spaces.

Seven Diamonds Project: Seven Diamonds is planning a nearly $25 million mixed-use housing and parking garage project behind the Morris Performing Arts Center in downtown South Bend.

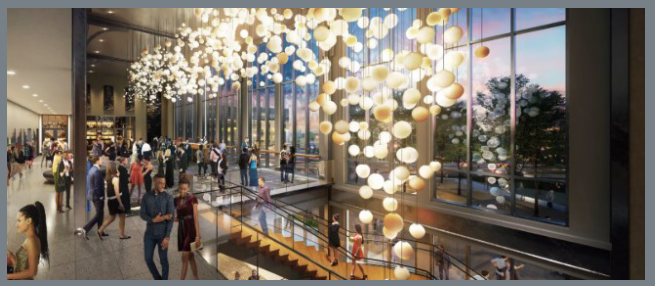
The Liberty Towers: 90 apartments that will take over the top 9 floors above the Aloft Hotel that currently reside on the lower levels. Estimated $14.7M.

Area Development



Riverfront West Development


Colfax Corner


Raclin Murphy Encore Center Rendering


The Liberty Towers


Momentum Entrepreneurship Hub Rendering



Union Station

Downtown South Bend Developments (Continued)

fifteenfortyseven Critical Systems Realty ("1547"): Situated in the historic Union Station in Northern Indiana, the South Bend data center is ranked among the top U.S. carrier hotels and critical network hubs, offering access to over 20 unique telecommunication network service providers. Estimated $50M expansion project

Amtrak Station: A $3.8 million grant from the Federal Railroad Administration is helping move South Bend's Amtrak Train Station to historic Union Station downtown.

Momentum Entrepreneurship Hub: Just opened! Provides workshops, mentorship, and investment opportunities for startup businesses. Estimated $6.3M.

Major Area Developments

GM/Samsung SDI EV Battery Plant: $3.5B Investment. The most significant single EV investment in the State of Indiana and largest project investment in St. Joseph County in the past 75 years.

Amazon Web Services (AWS) Data Center: $11B Investment. Single largest capital investment project in Indiana's history and is expected to create up to 1,000 jobs.

Microsoft Data Center Campus: Microsoft purchased more than 900 acres of land at the historic St. Joe Farm paying a total of $77.5M for the farmland and is estimated to be a $3B project.

Possible Additional Data Center: Another data center could be heading to Saint Joseph County. Developers are eyeing over a thousand acres just north of downtown New Carlisle for a potential data center campus The buyer is believed to a significant player in the tech industry on par with AWS, Meta, Microsoft & Google.

River West Development Area TIF District

The purpose of the River West Development Area Plan is to provide a broad vision and strategy for the economic and physical revitalization of the River West Development Area, and to establish a framework for ongoing collaborative planning efforts involving residents and other property owners, business owners, civic associations, institutional partners, and local government.

Goals and Objectives

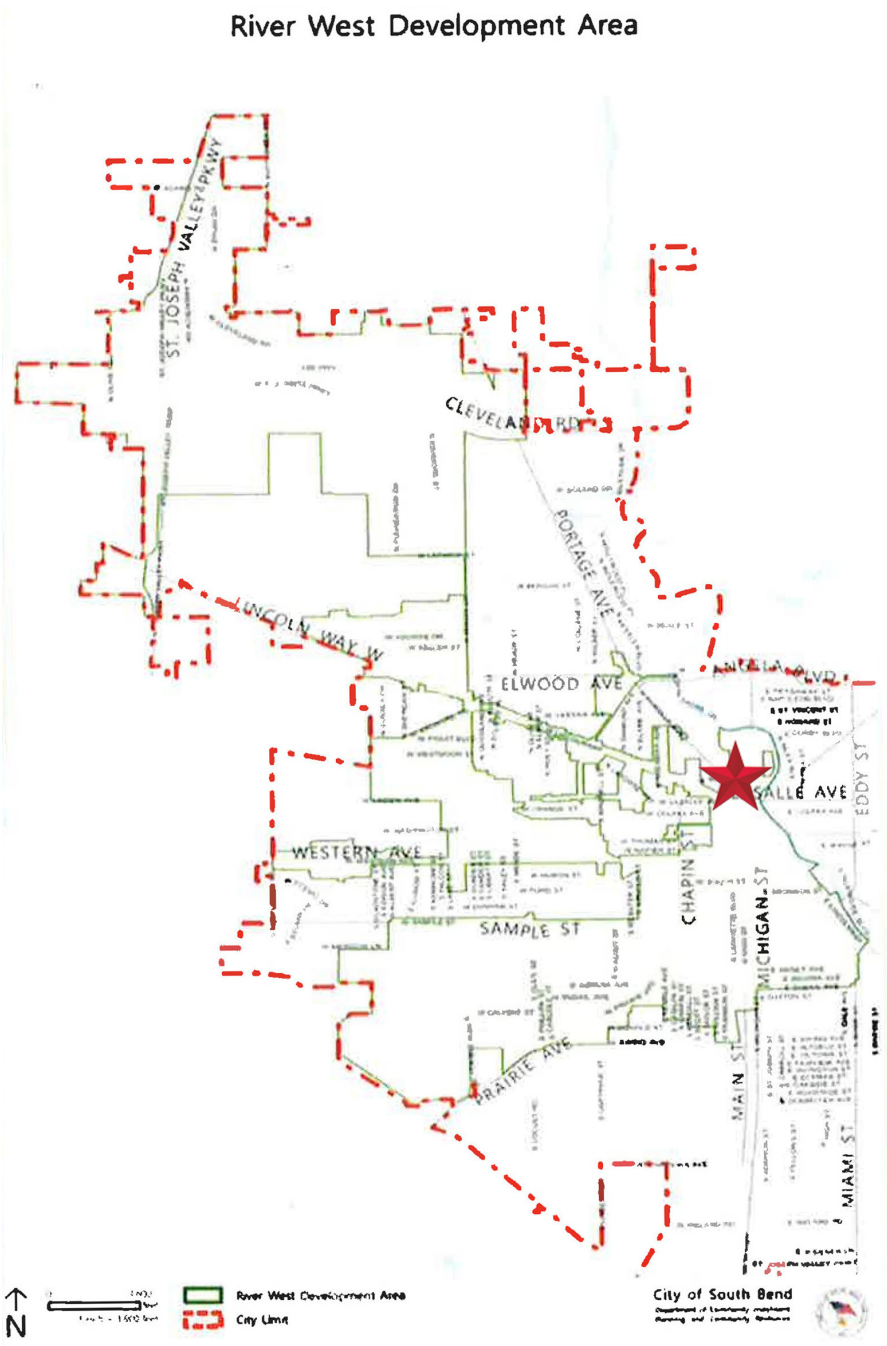
- Encourage sustainable land use and growth.
- Provide a balanced transportation system.
- Provide efficient and progressive public infrastructure and facilities.
- Achieve a thriving housing market.
- Promote a healthy and diversified economy.
- Promote sustainable environmental management.
- Promote an attractive public realm that preserves and enhances the City's history and environment.
- Provide educational and training opportunities.

Tax Increment Financing ("TIF") District

TIF districts target blighted areas in order to transform them into viable areas making the community more appealing and attractive for economic development, which creates a better quality of life for the districts' residents. TIF districts are powerful and effective tools that may provide financing for infrastructure improvements within redevelopment projects which may, in turn, entice market dollars back into abandoned and dilapidated areas.

TIF creates revenues for improvements without raising taxes, offers incentives for businesses and developers, and builds communities. TIF works by capturing additional property tax revenue due to the revitalization of a designated area. The assessment rate of the year in which the TIF is established is used as the base year, and tax revenues generated due to the increase in assessment over the base year assessment of properties within the TIF district are set aside for use in that TIF district. Thus, no new taxes or increases in tax rates occur, rather TIF funds are generated when property values improve due to the overall improvement of the TIF district.

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Transportation Development

A transformative transportation opportunity is taking shape just blocks from 115 W. Colfax as South Bend moves forward with plans to return intercity passenger rail to the historic Union Station in the heart of downtown. **In August 2026, the City of South Bend was awarded a $3.8 million Federal Railroad Administration grant** to advance planning and design for the relocation of Amtrak service.

The significance extends well beyond a new train station. Union Station would place intercity passenger rail within walking distance of downtown jobs, housing, restaurants, entertainment, educational institutions and major redevelopment projects. The historic 1929 station is also approximately one block from South Bend's South Street transit center, creating the potential for a more integrated connection between Amtrak, local bus service and downtown destinations.

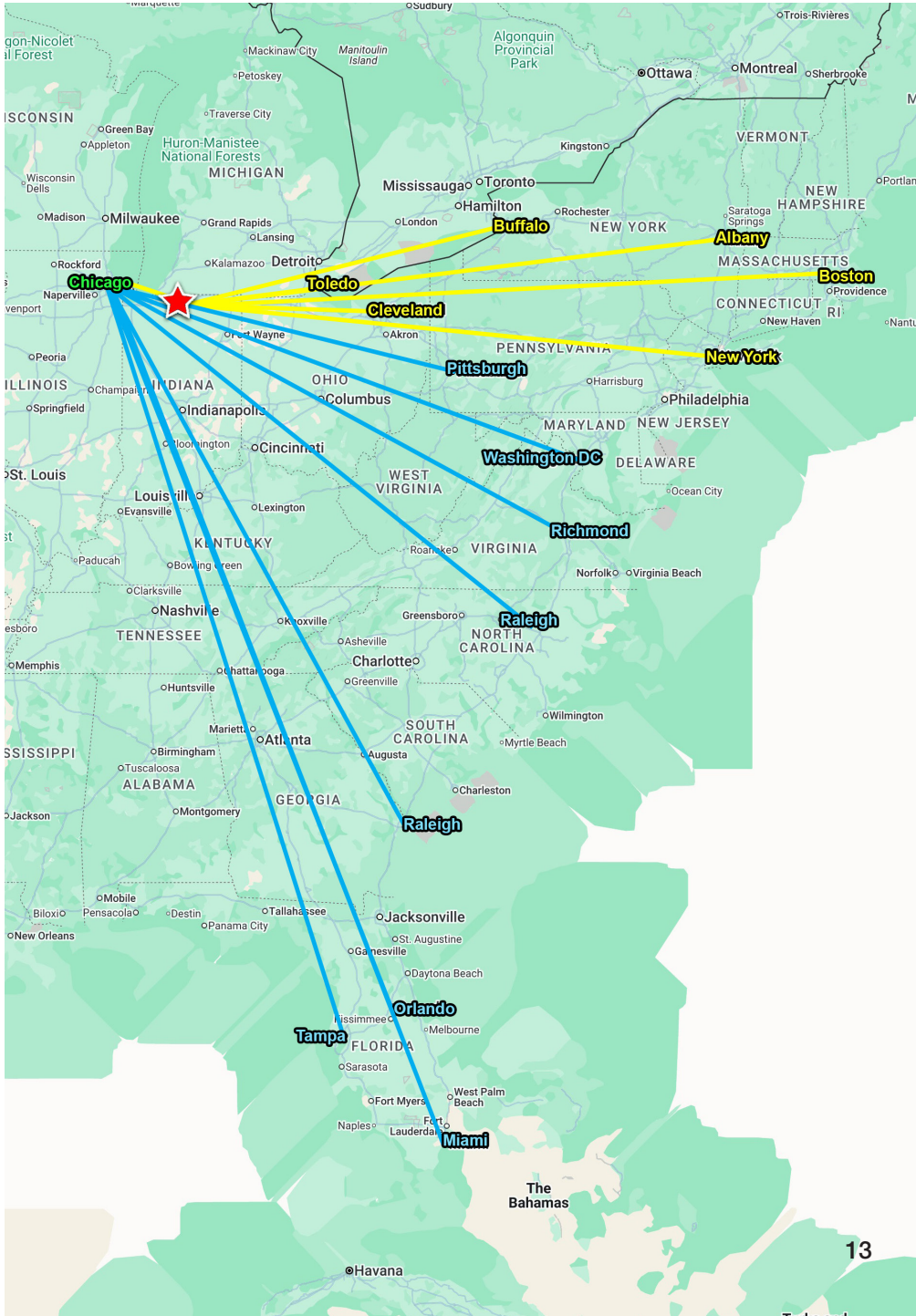
A Direct Connection to Chicago and Beyond

For South Bend, the connection to Chicago is particularly significant. The existing South Shore Line already provides commuter rail service between South Bend and Chicago's Millennium Station, with the current schedule offering express service in approximately 109 minutes.

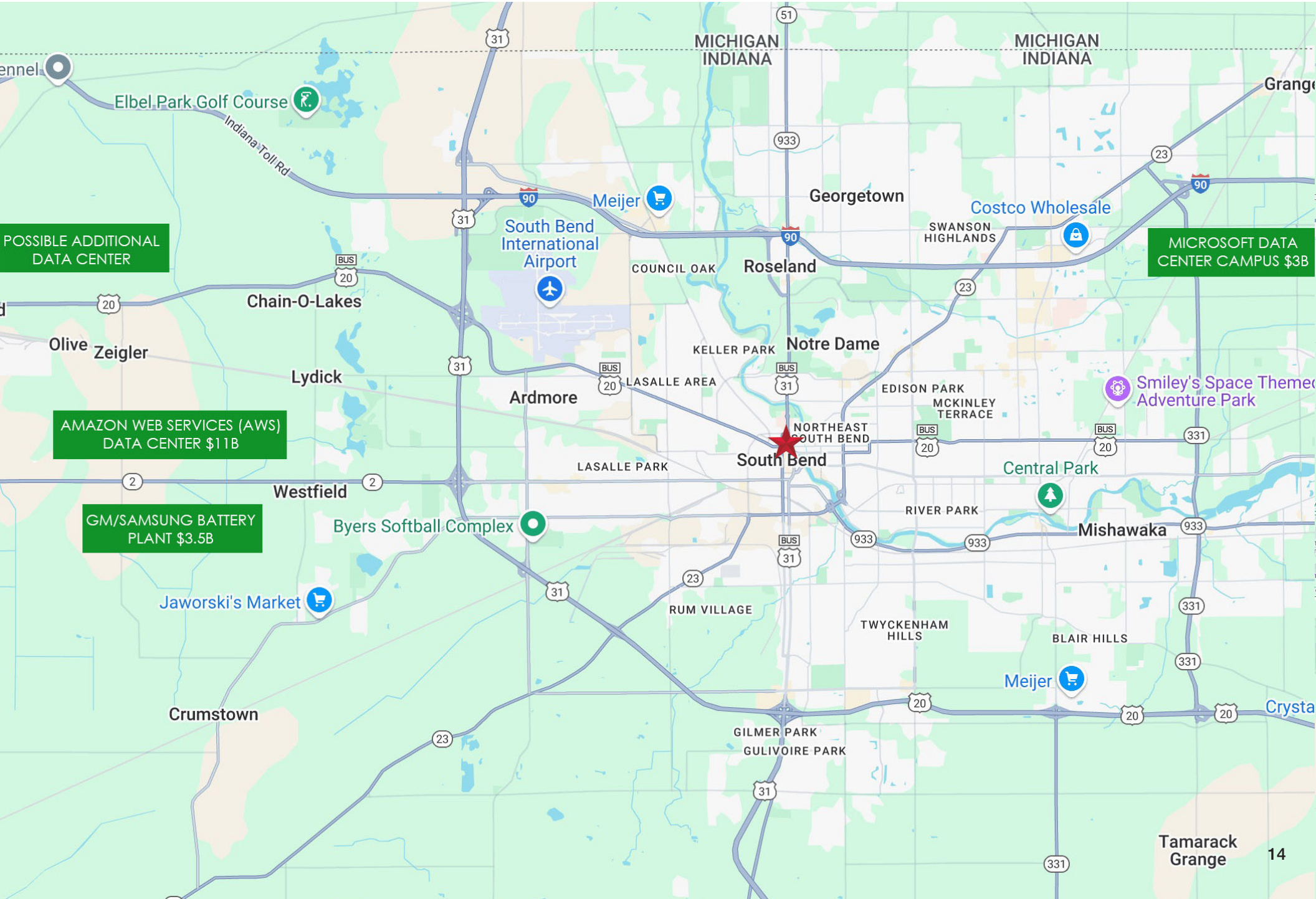
Restoring Amtrak service at Union Station would add a different dimension to that connectivity. Current Amtrak service through South Bend includes the Lake Shore Limited, connecting Chicago with Cleveland, Toledo, Buffalo, Albany and New York/Boston, as well as the Floridian, which currently connects Chicago with Toledo, Cleveland, Pittsburgh, Washington, D.C., Richmond, Raleigh, Savannah, Orlando, Tampa and Miami.

Together, the South Shore Line and Amtrak create the potential for downtown South Bend to function not simply as a local destination, but as a regional transportation gateway linking Northern Indiana to Chicago and major markets throughout the Midwest, Northeast and Southeast. The City itself has identified the return of passenger rail as a way to reconnect South Bend to economic and recreational opportunities throughout the national rail network.

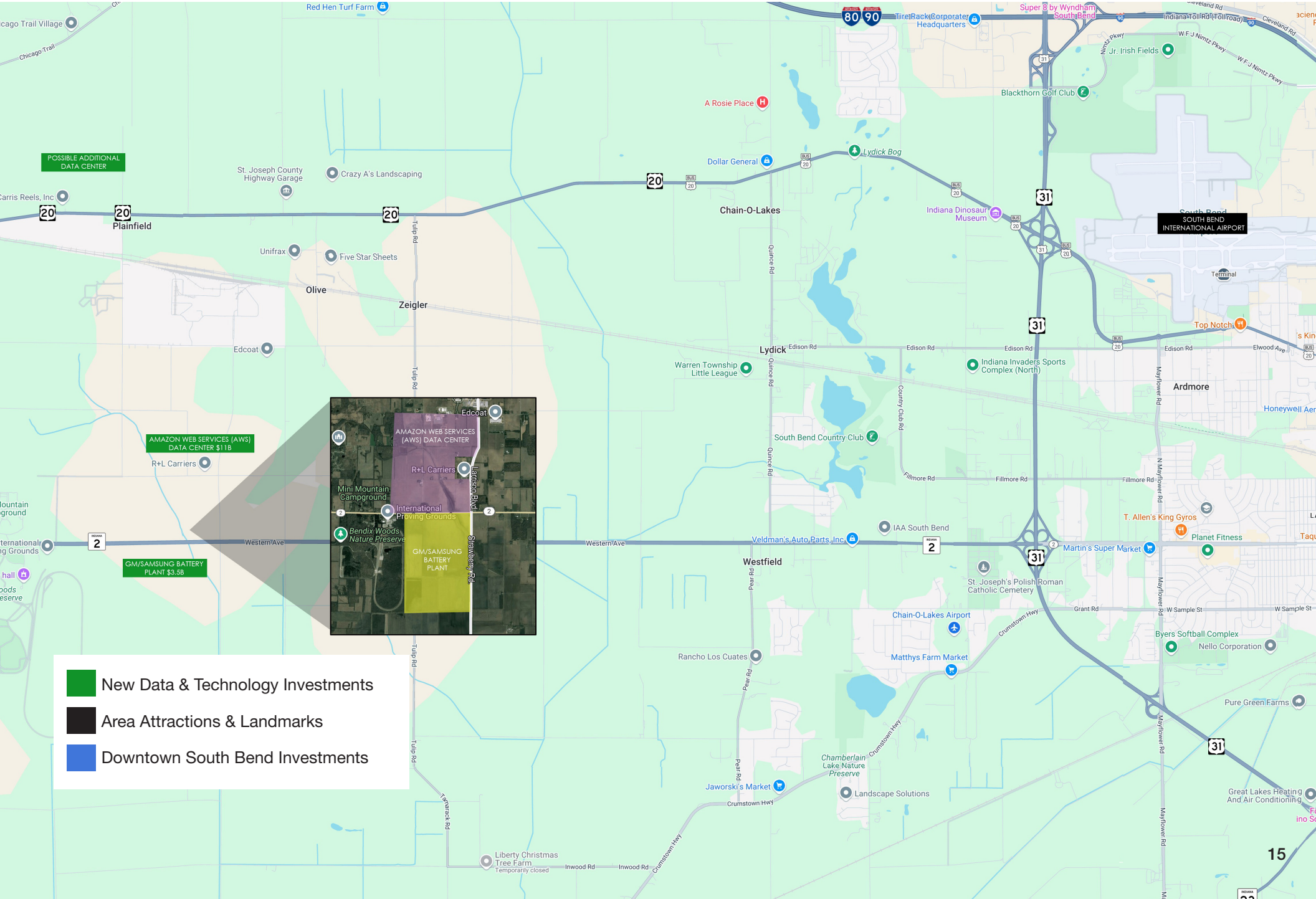
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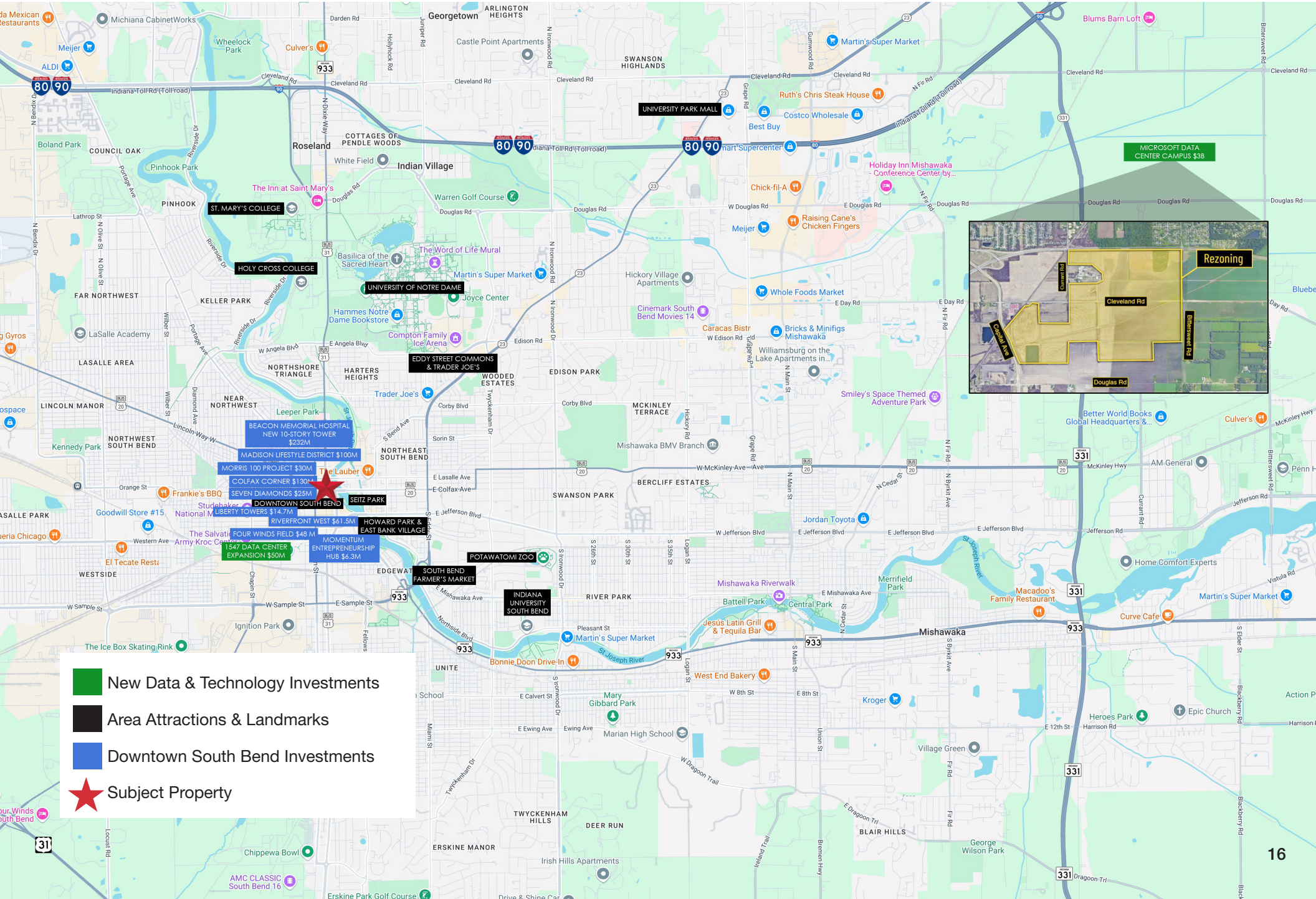
Proximity to New Energy & Tech Developments



St. Joseph County, West



St. Joseph County, East



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