

CBRE + FOCUS

1221 W. Washington

PRIME NEW RETAIL OPPORTUNITY IN
THE HEART OF THE WEST LOOP





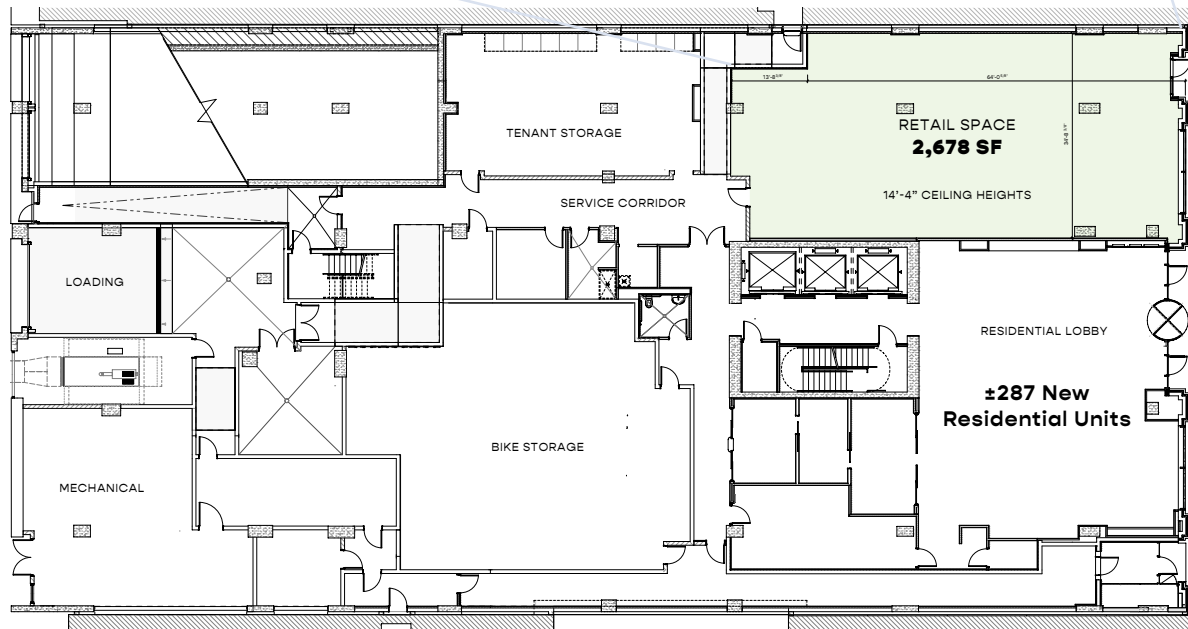
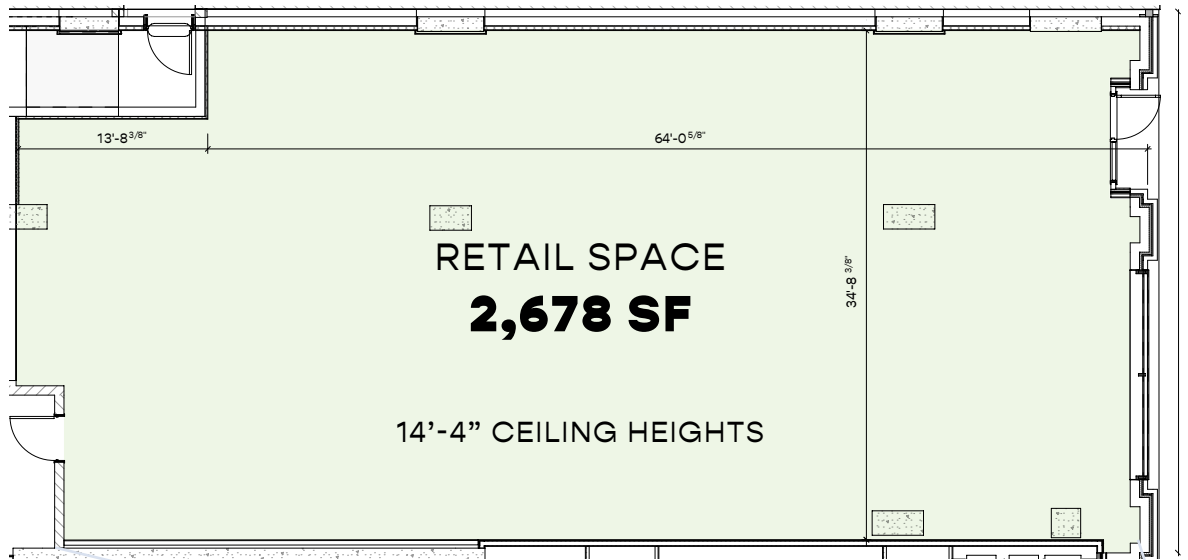
RETAIL OPPORTUNITY IN THE CORE OF CHICAGO'S MOST DESIRABLE MARKET



The Opportunity

- **±2,678 SF of Prime Ground-Floor Retail at the base of a 287-unit Residential Tower**
- **Prominent Washington Boulevard Presence with Exceptional Visibility**
- **Excellent Access to CTA Transit, Embedded Within a Best-in-Class Mix of Office, Dining, Hospitality, and Residential**
- **Outstanding Branding & Signage Opportunity**
- **Strategically Positioned in Chicago's Hottest Submarket**
- **Q1 2027 Delivery: Residential tower totaling approximately 285K SF**

The Plan



1221 W. WASHINGTON

Washington Boulevard

Washington Boulevard

The retail space is anchored by a dense daytime audience and ±287 residential units, providing consistent and built-in demand.

Area Demographics

(2-Mile Radius)



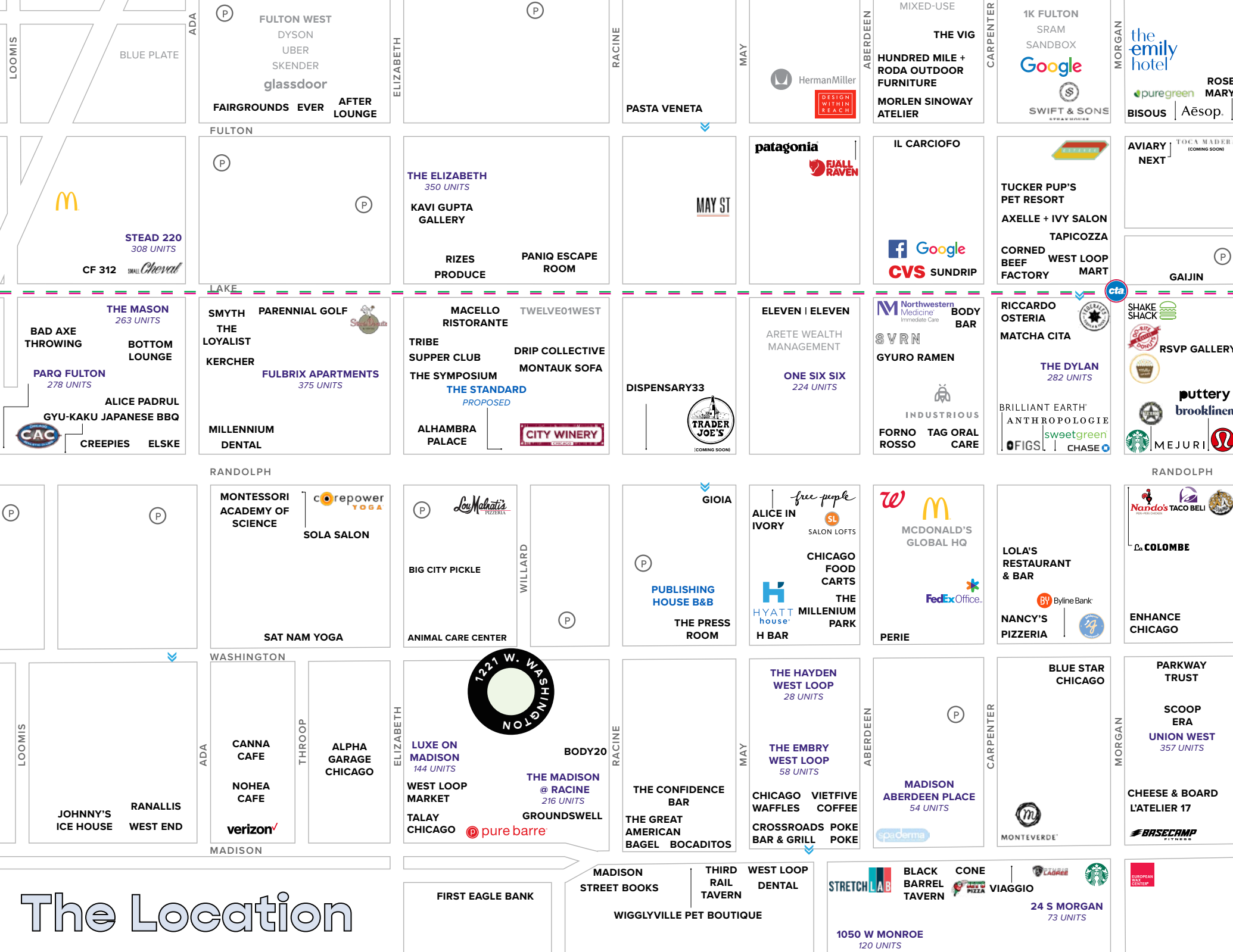
461,491
Daytime Population



286,187
Residential Population



\$192,962
Average Household Income



The Location

1221 W. Washington

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