

north+vine

633 West North Avenue



EAST RETAIL

Click For Virtual Walk-Thru



WEST RETAIL

Click For Virtual Walk-Thru

Wayne Caplan
312.529.5791
wayne.caplan@svn.com

Adam Thomas
847.219.6383
adam.thomas@svn.com





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LIVENORTHVINE.COM

EAST RETAIL OUTDOOR PATIO SPACE



EAST RETAIL FRONTING NORTH AVENUE



WEST RETAIL FLAGSHIP OPPORTUNITY

Leasing Summary

ASKING RATE:	\$35-40/SF NNN
EST. PASS THRU:	~\$13/SF
AVAILABLE SPACE:	26,109 SF
MINIMUM DIVISIBLE:	2,972 SF
DEDICATED PARKING:	~50 Spaces
SUB-MARKET:	Lincoln Park
WARD/ALDERMAN:	2/Hopkins

Leasing Highlights

- Premier Lincoln Park/Clybourn Corridor location with captive audience
- Located on the ground floor of a 261-unit luxury apartment development
- Dynamic restaurant space available with outdoor seating
- Dedicated retail parking of ~50 spaces
- Excellent exposure with over 300 feet of frontage along North Avenue and ceiling heights ranging from 17-19 feet
- High daily vehicle count of over 31,000 along North Avenue
- Steps to North/Clybourn Red Line CTA Station
- Surrounded by notable retailers including Apple, Dick's Sporting Goods, Crate & Barrel, REI, Mitchell Gold and The Container Store
- Dense high-end demographics with average household income above \$134,000 and average home values of over \$615,000.
- Immediately available.



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Floor Plan

GROUND FLOOR RETAIL



West Retail

ASKING RATE: \$35/SF NNN
EST. PASS THRU: ~\$13/SF
AVAILABLE SPACE: 11,507 SF

East Retail

ASKING RATE: \$35/SF NNN
EST. PASS THRU: ~\$13/SF
AVAILABLE SPACE: 14,602 SF



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EAST RETAIL
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Retail Merchandising Plan

POTENTIAL SPACE SUB-DIVISION

Spaces A-B

ASKING RATE: \$40/SF NNN

EST. PASS THRU: ~\$13/SF

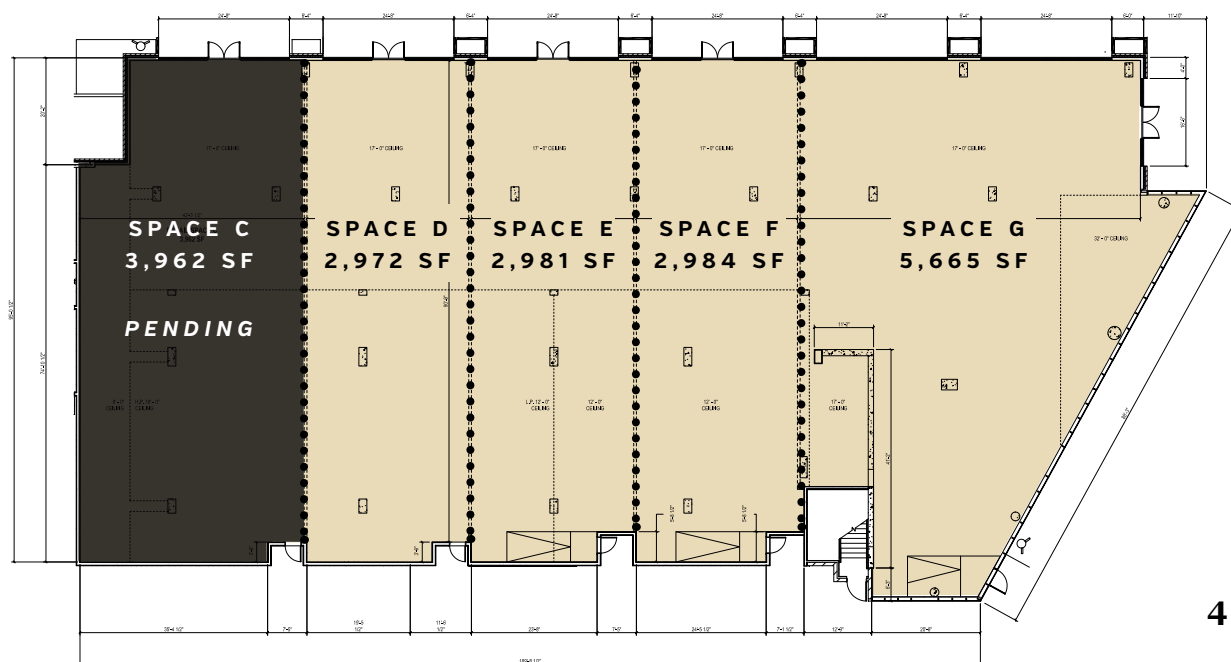
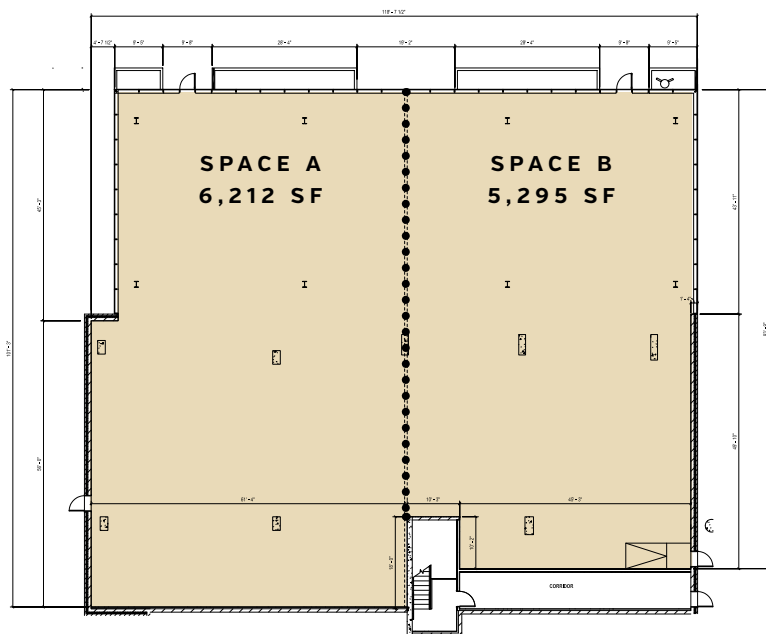
AVAILABLE SPACE: 5,295 SF

Spaces C-G

ASKING RATE: \$40/SF NNN

EST. PASS THRU: ~\$13/SF

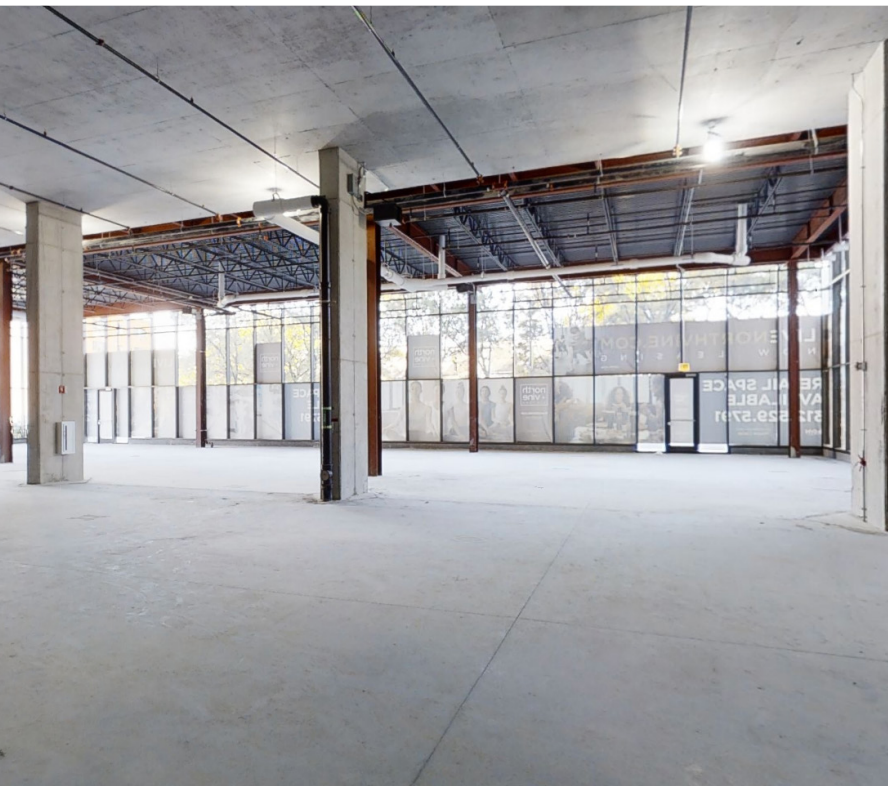
AVAILABLE SPACE: 2,972 SF





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Interior Photos



Lincoln Park Information

CLYBOURN CORRIDOR | DEMOGRAPHIC SNAPSHOT



Lincoln Park is among Chicago's most affluent, established, and sought-after neighborhoods to live in and for national, regional and local retailers of all shapes and sizes. With extremely high population density, high income levels and housing values, as well as every possible means of public transportation available to its residents, Lincoln Park has been a long-time destination for people to live, shop, eat, drink and play.

The Clybourn Corridor, adjacent to the subject property, is one of the marquee shopping districts in the entire Chicago metro area, has been a targeted destination for high profile national credit retail tenants for decades.

Every retail tenant sector imaginable is represented in the Clybourn Corridor. Notable area tenants include Apple, Crate & Barrel, Dick's Sporting Goods, The Container Store, Anthropologie, Banana Republic, CB2, REI, Saks Off Fifth, Forever 21, Best Buy, Williams Sonoma, Z Gallerie, Mitchell Gold, Natuzzi Leather Gallery, Arhaus Furniture, Pier 1 Imports, Bed Bath & Beyond, Nordstrom Rack, Petco, Mariano's, Trader Joes and Whole Foods. Additionally, The Clybourn Corridor also boasts notable food users as tenants such as Uncle Julio's, Starbucks, LYFE Kitchen, Yard House and Nando's Peri-Peri. The Clybourn Corridor's strong tenant mix and convenient location attracts shoppers from all over the city of Chicago and suburbs.

Lincoln Park has broad based and varied demographics, with a substantial amount of young urban professionals, recent college graduates, young families, middle aged and more established affluent residents.

Demographic Snapshot - 1 Mile Radius

TOTAL
HOUSEHOLDS



27,331

MEDIAN
AGE



33

ESTIMATED
POPULATION



53,784

AVERAGE INCOME
PER HOUSEHOLD



\$136,343

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Property Aerial





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Retail Map

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North & Clybourn
El Station
Red Line
5,736 Riders/Day

Sedgwick
El Station
Brown Line
Purple Line
3,789 Riders/Day

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633 West North Avenue



SVN® CHICAGO COMMERCIAL

940 West Adams Street, 2nd Floor

Chicago, Illinois 60607

All SVN® Offices Independently Owned & Operated.

The information listed in this proposal has been obtained from sources we believe to be reliable,
however we accept no responsibility for its correctness.

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