

Six Corners

4730 W. Irving Park Road
Chicago, IL 60641



NEW DEVELOPMENT STORES FOR LEASE

161,549 SF OF RETAIL
556 RESIDENTIAL UNITS
870 PARKING SPACE

FEATURES

Space Available

- Anchor Space
- Small Shops
- Restaurant Space
- Join Jewel-Osco, Marshalls & Petsmart

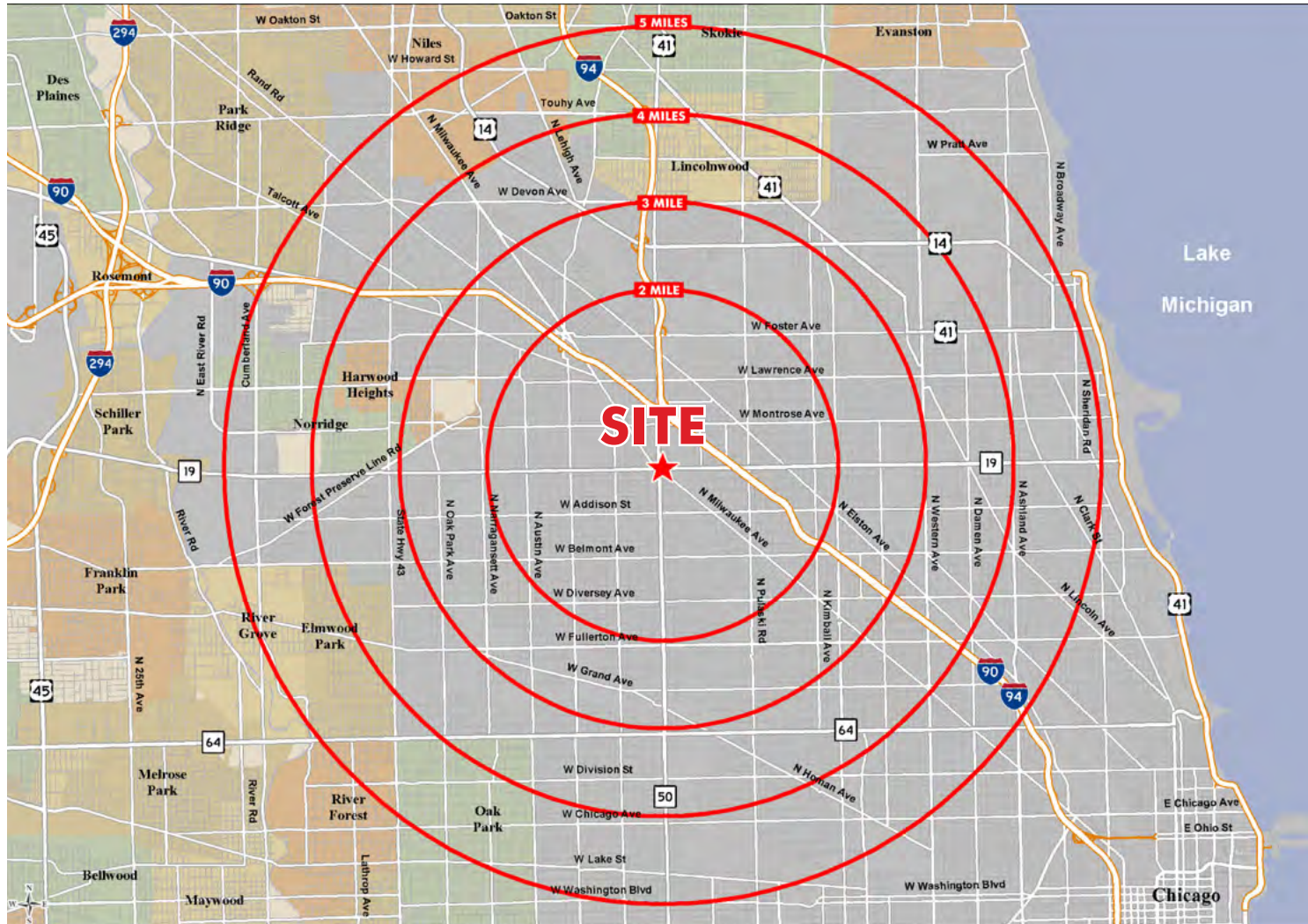
Neighborhood

- Iconic Six Corners Shopping District
- Home to 150+ Businesses
- Nationally Recognized Main Street Community
- 454,000 People Within 3 Miles
- \$76,000 + Average HH Income

High Traffic

- Irving Park Rd. - 33,000
- Cicero Ave. - 16,000
- Milwaukee Ave. - 8,200
- Total VPD - 57,200

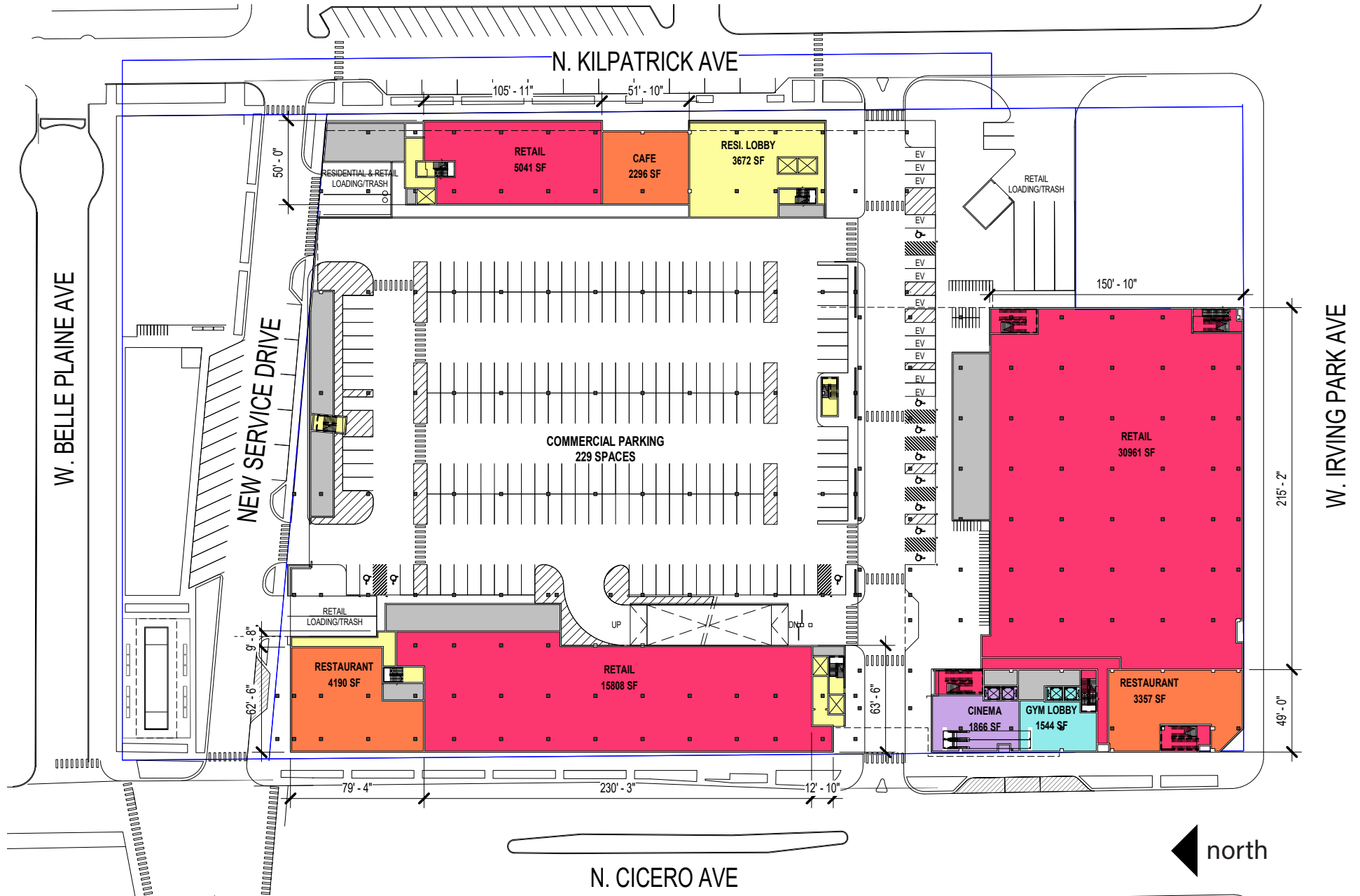




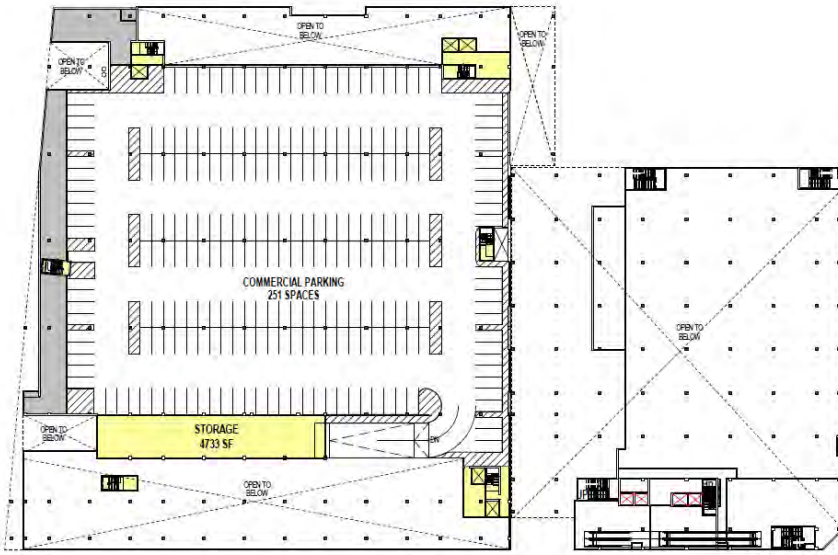
Estimated Demographics	2 miles	3 miles	4 miles	5 miles
POPULATION	221,467	454,429	758,448	1,128,439
AVG. HOUSEHOLD INCOME	\$74,230	\$75,441	\$81,558	\$87,286
MEDIAN AGE	35.2	34.8	35.1	35.2



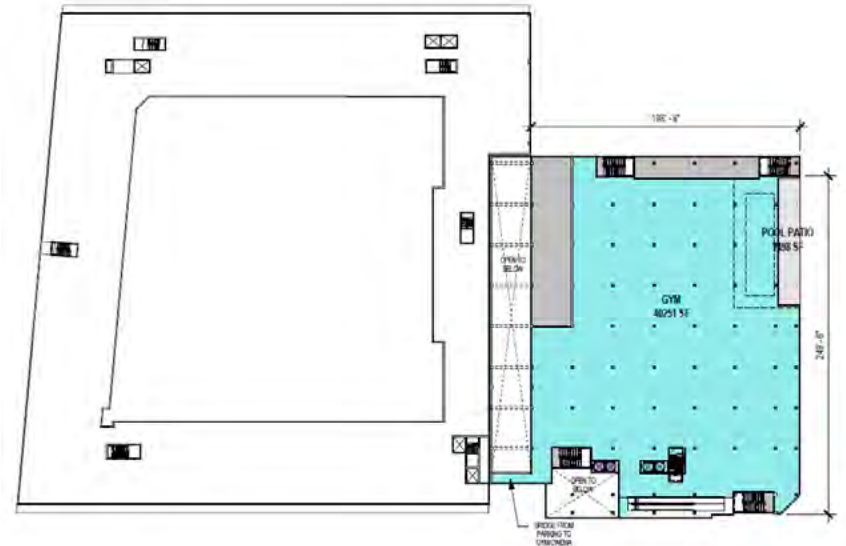
Ground Floor Site Plan



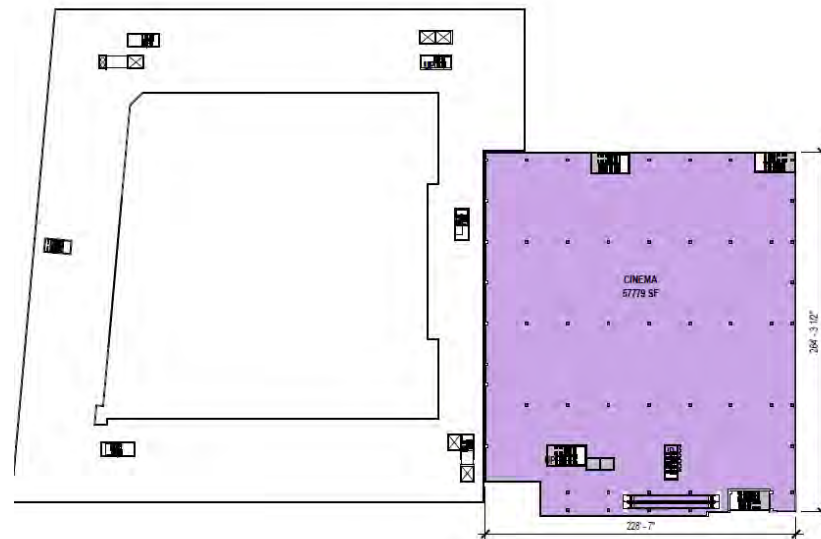
First Mezzanine Floor Site Plan



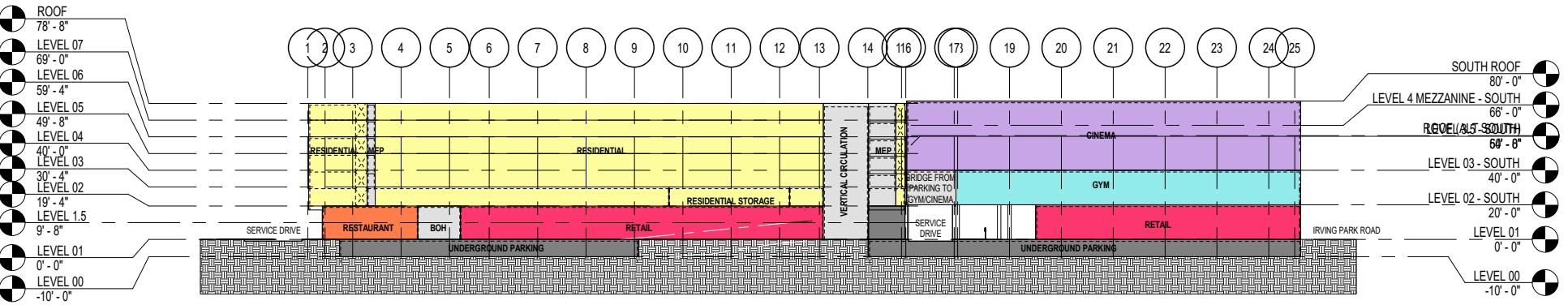
Second Floor Site Plan



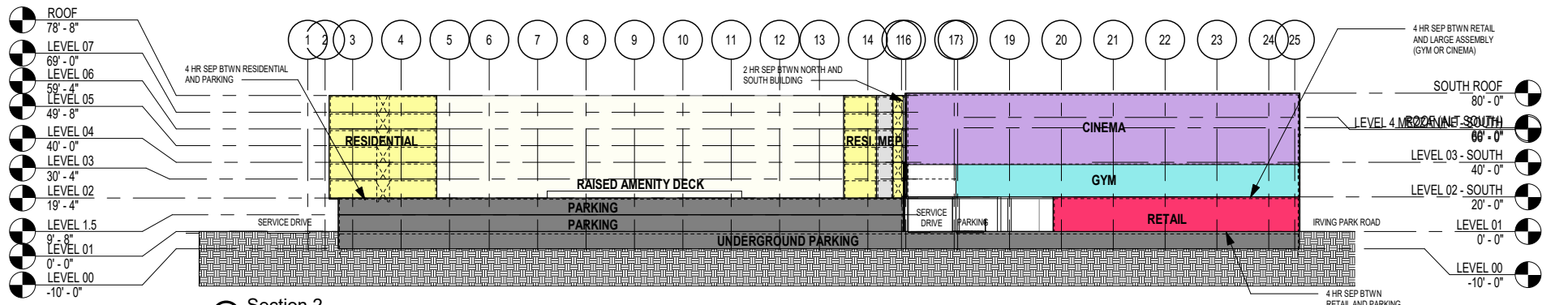
Third Floor Site Plan



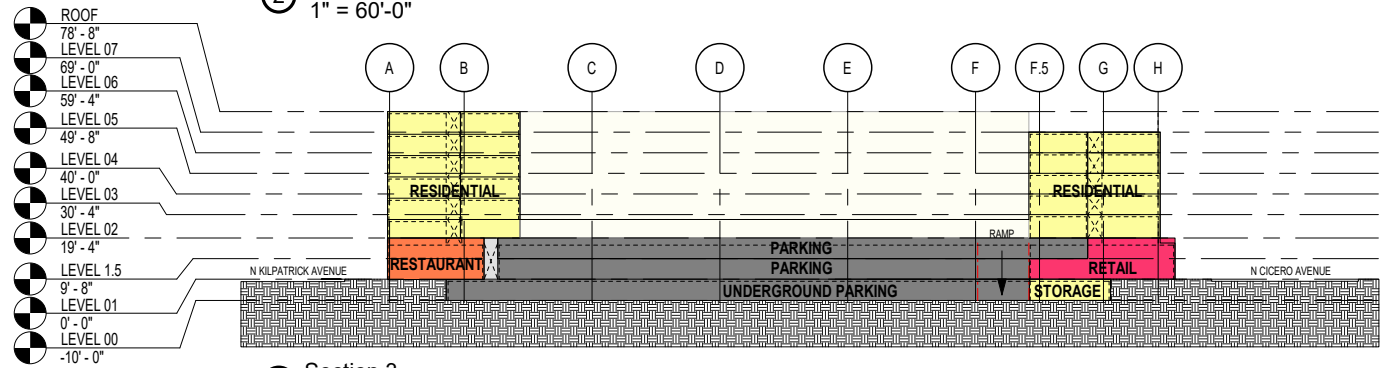




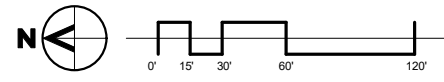
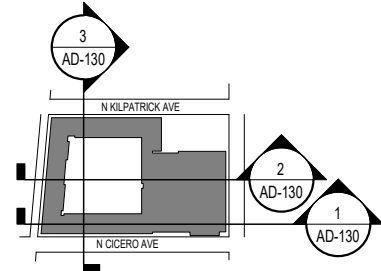
1 Section 1
1" = 60'-0"



2 Section 2
1" = 60'-0"



3 Section 3
1" = 60'-0"



First Floor			Occupancy
Retail Anchor	30,827 SF		
Restaurants/Café	9,843 SF		
Health Club Lobby	1,546 SF		
Cinema Lobby		1,864 SF	
Retail	20,865 SF		
Second - Third Floors			
Health Club (2nd)	40,242 SF		1,006
Cinema (3rd)		57,680 SF	
Total	103,323 SF	59,544	

40 SF/PERSON

Parking Required (*1) Zoning Cinema	250 spaces	Parking Group P (B5-2 or B5-3): 1 space per 10 seats
Parking Required (*2) Zoning Code	253 spaces	Parking Group M (B5-2): None for first 4,000 SF then 2.5 spaces / 1,000SF (Retail) + 10% of Health Club Occupancy (105)
Parking Required (*3) Zoning Code	176 spaces	Parking Group M (B5-3): None for first 10,000 SF then 2.5 spaces / 1,000SF (Retail) + 10% of Health Club Occupancy (105)
Parking Required (*4) Zoning Code	142 spaces	Parking Group M (B5-5): None for first 35,000 SF then 1.33 spaces / 1,000SF (Retail) + 10% of Health Club Occupancy (105)

Bike Parking (Group C - Residential)	190 1 per 2 auto spaces
Bike Parking (Group P - Cinema)	25 1 per 10 auto spaces
Bike Parking (Group M - Retail/Health Club)	51 1 per 5 auto spaces

Site Area (Plat required to verify)	242,850 SF
Zoning Classification	B2-1, B5-2, per PD #617 7/10/1996
Max FAR Proposed	3.00
Max Area Proposed (B5-3)	728,550 SF

Parking Required Retail/Health Club	253 spaces
Parking Required Cinema	250 spaces
Total Parking Retail & Cinema Required (B5-2)	503 spaces
Total Retail & Cinema Parking Provided	513 spaces
	3.15 Spaces per 1000sf

Proposed Retail & Cinema Parking Ratio	380 spaces	Parking Group C (B5-2 and B5-3): 1 space per unit
Parking Provided Residential	0.89 Spaces/Unit	

Proposed Resi Parking Ratio	
FAR CALCULATION	
Residential Area Proposed (Approx)	387,836 SF
Retail	162,867 SF
Total	550,703 SF
Proposed FAR	2.27
Max FAR (B5-2)	2.20
Max FAR (B5-3)	3.00
Max FAR (B5-5)	5.00

PARKING	Resi	Retail
Basement	380	0
Surface Parking	0	33
First Floor	0	229
First Floor (Mezzanine)	0	251
Second Floor	0	0
Parking Totals	380	513

893 Total Spaces

28' DEEP UNITS

RESIDENTIAL UNITS	Units	Gross Area	Rentable Area
First Floor	0	0	-
Second Floor (4 units as Amenity)	71	68,229	53,977
Third Floor	75	67,314	56,441
Fourth Floor	75	67,314	56,441
Fifth Floor	75	67,314	56,441
Sixth Floor	75	67,314	56,441
Seventh Floor	55	50,351	42,352
TOTAL* Includes areas below	426	387,836	322,093

Typical Floor				Total Bldg	
Unit Type	Avg Area	Unit Mix	Count	Unit Mix	Count
Studio	542 SF	36%	27	37%	156
1 Bed	728 SF	43%	32	42%	177
2 Bed	1,092 SF	17%	13	18%	76
3 Bed	1,390 SF	4%	3	4%	17
		100%	75	100%	426








Typical Floor Unit Area Average **753 RSF**

83%

Typical Floor Efficiency Factor **84%**

*Circulation, MECH + BOH 16% 10,873 GSF

Six Corners
Demographic Brief

	2 miles		3 miles		4 miles		5 miles	
	POPULATION							
2018 Population	221,467		454,429		758,448		1,128,439	
2023 Population	221,777		456,548		761,694		1,134,395	
2010 Population	218,848		446,724		746,652		1,110,079	
2000 Population	229,964		473,542		795,331		1,179,126	
2010-2018 Annual Population Growth Rate	0.14%		0.21%		0.19%		0.20%	
2018-2023 Annual Population Growth Rate	0.03%		0.09%		0.09%		0.11%	
	AGE							
2018 Median Age	35.2		34.8		35.1		35.2	
2018 Average Age	36.7		36.5		36.8		37.2	
	HOUSEHOLDS							
2018 Households	75,449		155,513		270,990		427,577	
2023 Households	75,476		156,119		271,916		429,744	
2010 Households	74,547		152,791		266,481		419,949	
2000 Households	77,284		156,757		271,970		427,409	
2010-2018 Annual Household Growth Rate	0.15%		0.21%		0.20%		0.22%	
2018-2023 Annual Household Growth Rate	0.01%		0.08%		0.07%		0.10%	
Average Household Size	2.9		2.9		2.8		2.6	
	INCOME							
2018 Median Household Income	\$55,727		\$55,656		\$57,590		\$59,409	
2018 Average Household Income	\$74,230		\$75,441		\$81,558		\$87,286	
2018 Captia Income	\$25,426		\$26,102		\$29,420		\$33,517	
	HOUSING UNITS							
2018 Housing Units	82,581		169,437		297,244		469,007	
2018 Occupied Housing Units	75,448		155,513		270,990		427,576	
2018 Vacant Housing Units	7,132		13,924		26,254		41,430	
2018 Owner-Occupied Housing Units	34,372		71,398		126,454		194,959	
2018 Renter-Occupied Housing Units	41,076		84,115		144,536		232,617	
	EDUCATION							
2018 Population Age 25 and Over	147,177		300,699		510,421		776,055	
High School thru Associates	74,031	50.3%	144,633	48.1%	237,932	46.6%	339,653	43.8%
Bachelors Degree	29,451	20.0%	63,317	21.1%	118,428	23.3%	202,131	26.0%
Graduate Degree	15,155	10.3%	32,652	10.9%	66,005	12.9%	118,863	15.3%
	PLACE OF WORK							
Total Businesses	5,079		10,115		18,818		30,645	
Total Employees	45,518		101,149		183,882		314,437	

WWW.CBRE.COM/SIXCORNERS

SERITAGE
GROWTH PROPERTIES

Exclusive Agents

JOE PARROTT, CRX, CLS

Senior Vice President
+1 312 297 7680
joe.parrott@cbre.com

SEAN MCCOURT

Vice President
+1 312 297 7688
sean.mccourt@cbre.com

CBRE | 321 N Clark | Suite 3400 | Chicago, IL 60654