

CENTRAL BUSINESS DISTRICT

CCA DETROIT



RETAIL AVAILABLE: POTENTIAL MARKETPLACE

Located in the Central Business District at the corner of Park Avenue and Washington Boulevard, the marketplace is surrounded by entertainment and sports venues, such as Comerica Park, Ford Field, Grand Circus Park, Little Caesars Arena, Detroit Opera House and The Fox Theatre. In addition, the Cultural Hub includes Detroit Institute of Arts, Michigan Science Center, Detroit Historical Museum and Eastern Market.

CBD Detroit City Club Apartments will contain 288 apartments, penthouses, a fitness center, indoor/outdoor pool and spa, 24/7 valet parking, green technology, business conference room, boutique lobby, fiber technology, residential movie theatre and 24/7 concierge service. Another feature: unique extra wide sidewalks for shopping and patio dining. City Club's planned restaurant will feature an international chef and private dining indoors and outdoors.

In addition to the apartments, City Club Apartments contains 4,500 s.f. of first-floor retail space, with outdoor patio, which the developer desires to lease to grocery operator. The marketplace will serve the building residents as well as the residents and daytime workers in Downtown Detroit.

The retail space offers unparalleled visibility and access to Downtown Detroit.





8,959

TOTAL BUSINESSES

\$32,103,573

2017 TOTAL SALES

195,855

2017 TOTAL EMPLOYEES

158K

LIVE OUTSIDE,
WORK IN DETROIT

\$14.7

MILLION SPENT ON ENTERTAINMENT IN DETROIT

112K

LIVE IN DETROIT,
WORK OUTSIDE



RESIDENTIAL POPULATION

1 MILE | 14,176



AVERAGE HOUSEHOLD INCOME

1 MILE | \$44,078



DAYTIME POPULATION

1 MILE | 90,898



DOWNTOWN DETROIT TOP EMPLOYERS

ROCK VENTURES	14,237 EMPLOYEES
DETROIT MEDICAL CENTER	9,184 EMPLOYEES
CITY OF DETROIT	8,918 EMPLOYEES
HENRY FORD HEALTH SYSTEM	8,790 EMPLOYEES
ILITCH COMPANIES	7,616 EMPLOYEES
GENERAL MOTORS CO.	7,371 EMPLOYEES
U.S GOVERNMENT	6,427 EMPLOYEES
DETROIT PUBLIC SCHOOLS DISTRICT	6,300 EMPLOYEES
WAYNE STATE UNIVERSITY	5,806 EMPLOYEES
BLUE CROSS BLUE SHIELD	5,775 EMPLOYEES
DTE ENERGY CO.	3,916 EMPLOYEES

TOP TEN DESTINATIONS WITHIN WALKING DISTANCE

AT&T HEADQUARTERS	.2 MILES
DAVID WHITNEY BUILDING	.2 MILES
BOOK TOWER	.2 MILES
DAVID BRODERICK TOWER	.2 MILES
WESTIN BOOK HOTEL	.2 MILES
DAVID STOTT BUILDING	.3 MILES
DETROIT BREWING CO.	.3 MILES
QUICKEN LOANS	.3 MILES
WALBRIDGE	.4 MILES
CHRYSLER HOUSE	.4 MILES

CITY CLUB
APARTMENTS

SPORTS ZONE

FORD FIELD

65K SEATS | 8 HOME GAMES

COMERICA PARK

41K SEATS | 83 HOME GAMES

LITTLE CAESARS

20K SEATS | 134 HOME GAMES

*BASED ON 2017 YEAR

CULTURAL HUBS

DETROIT INSTITUTE OF ARTS

MICHIGAN SCIENCE CENTER

DETROIT HISTORICAL MUSEUM

EASTERN MARKET

EVENT VENUES

FOX THEATER

5K SEATS | 106 EVENTS

DETROIT OPERA HOUSE

2.7K SEATS | 33 EVENTS

COBO CENTER

12K SEATS | 50 EVENTS

MAX FISHER CENTER

2K SEATS | 100 EVENTS

CITY CLUB
APARTMENTS

DOWNTOWN DETROIT

195,855 EMPLOYEES

32M SF OF OFFICE SPACE

79,529 RESIDENTS

11,543 RESIDENTIAL UNITS

5,300 HOTEL ROOMS

MIDTOWN



PARKS & ENTERTAINMENT

- LITTLE CAESARS ARENA
- FORD FIELD
- COMERICA PARK
- DETROIT OPERA HOUSE
- GRAND CIRCUS PARK
- MGM GRAND CASINO
- CAMPUS MARTIUS PARK
- HART PLAZA
- GREEKTOWN CASINO
- EASTERN MARKET

CORKTOWN

COBO CENTER

Hart Plaza

GM RENAISSANCE CENTER

ERNST & YOUNG

COMPUWARE

BLUE CROSS BLUE SHIELD

QUICKEN LOANS

DAVID WHITNEY BUILDING

BOOK TOWER

WESTIN BOOK HOTEL

CITY CLUB APARTMENTS

FOX THEATER

DETROIT ATHLETIC CLUB

DETROIT OPERA HOUSE

COMERICA PARK

FORD FIELD

MASONIC TEMPLE

Cass Technical High School

Masonic Temple Theater

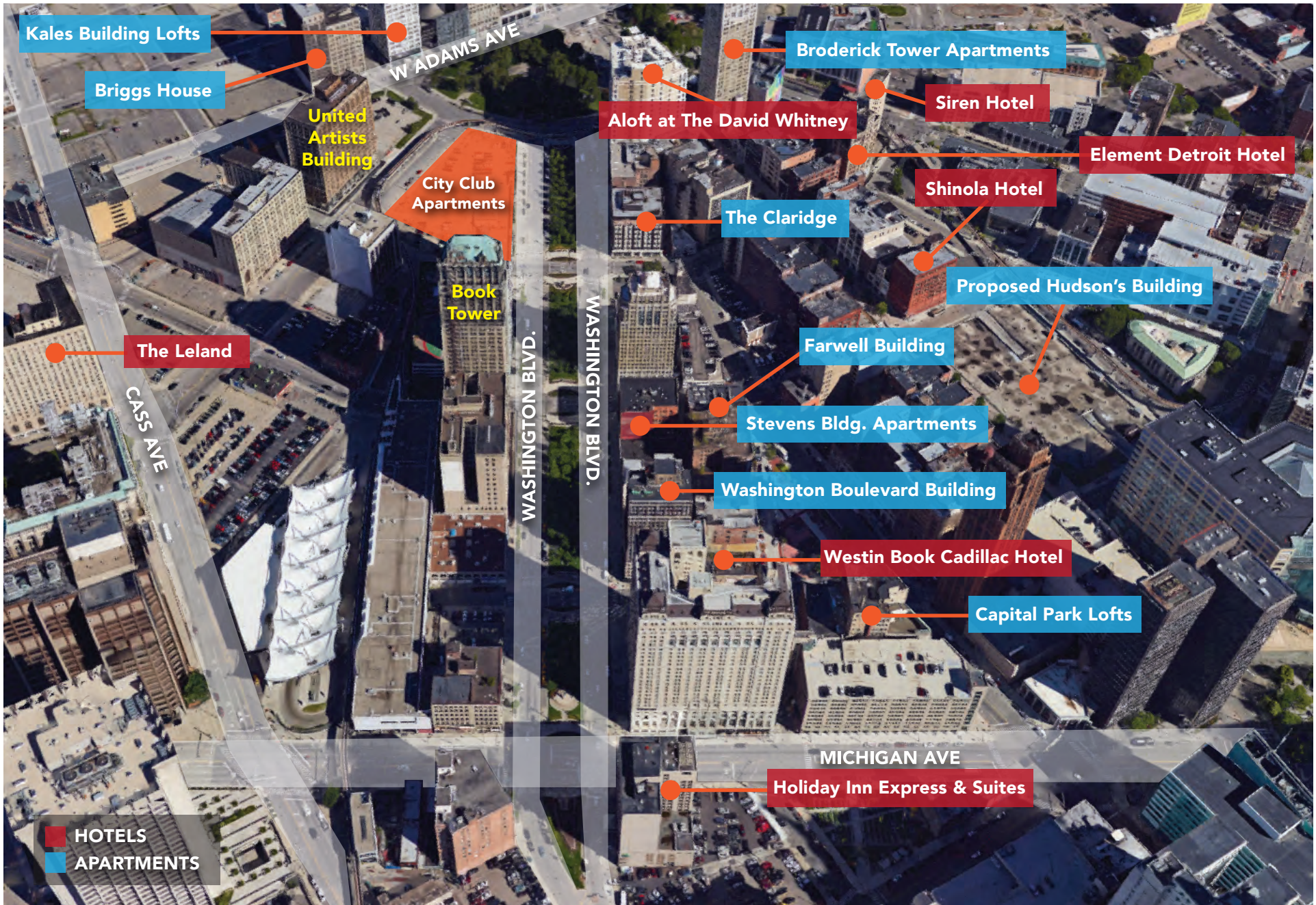
UPCOMING DEVELOPMENTS IN DOWNTOWN DETROIT

APARTMENTS / RESIDENCES

MONROE BLOCK / HUDSONS	482 UNITS MAR. 2018
BRUSH PARK- CITY MODERN	410 RESIDENCES 2018
28 GRAND	218 UNITS DEC.. 2017
THE AMERICAN	163 UNITS JAN. 2018
120 HENRY / ARENA LOFTS	153 UNITS MID 2018
150 BAGLEY / UNITED ARTISTS	148 UNITS OCT. 2017
BRUSH PARK SOUTH	125 UNITS MAR. 2018
1201 GRISWOLD ST.	110 UNITS NOV. 2017
THE ASHTON DETROIT	96 UNITS AUG. 2018
EDDYSTONE	96 UNITS JAN. 2018
RUSSELL FLATS	82 UNITS MAR. 2018
ONE ELEVEN WEST	80 UNITS OCT. 2017

HOTELS

THE DISTRICT DETROIT HOTEL	350 ROOMS 2019
SHINOLA HOTEL	130 ROOMS 2018
WEST ELM HOTEL	120 ROOMS 2018
DETROIT WURLITZER BUILDING	100 ROOMS 2018
FOUNDATION HOTEL	100 ROOMS OPEN 2017



Kales Building Lofts

Briggs House

United Artists Building

City Club Apartments

Book Tower

The Leland

CASS AVE

WASHINGTON BLVD.

WASHINGTON BLVD.

Broderick Tower Apartments

Aloft at The David Whitney

Siren Hotel

Element Detroit Hotel

Shinola Hotel

The Claridge

Proposed Hudson's Building

Farwell Building

Stevens Bldg. Apartments

Washington Boulevard Building

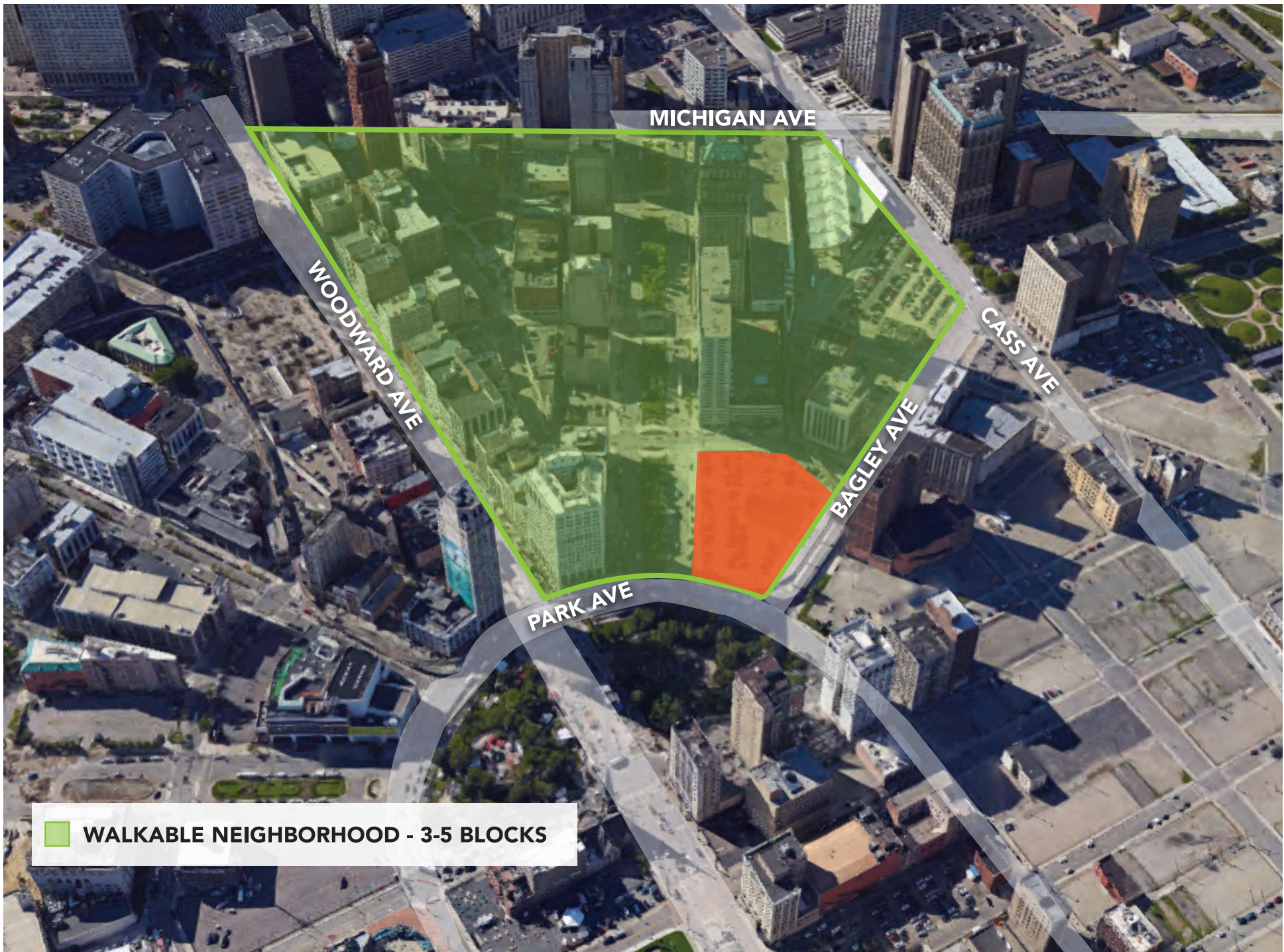
Westin Book Cadillac Hotel

Capital Park Lofts

MICHIGAN AVE

Holiday Inn Express & Suites

■ HOTELS
■ APARTMENTS




MICHIGAN AVE

WOODWARD AVE

CASS AVE

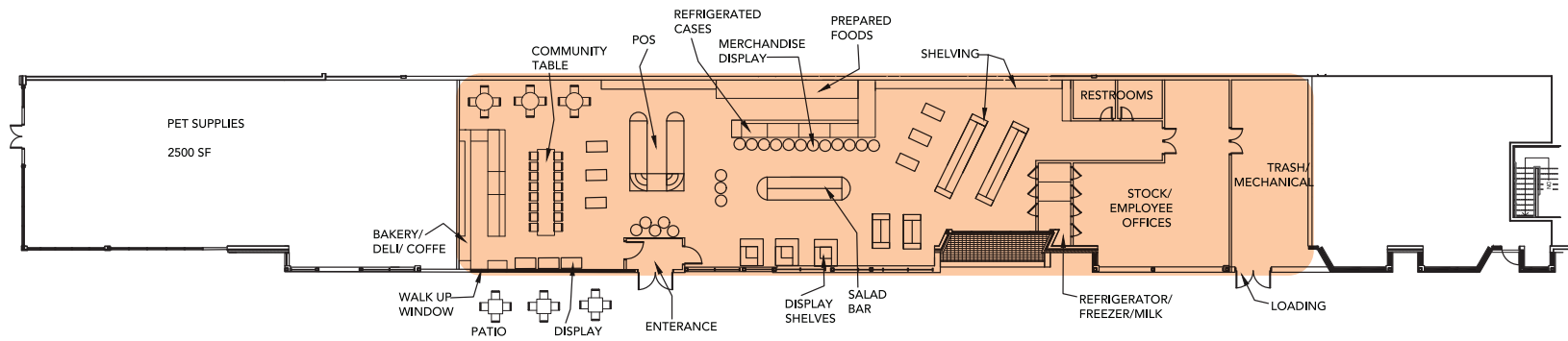
BAGLEY AVE

PARK AVE

 WALKABLE NEIGHBORHOOD - 3-5 BLOCKS

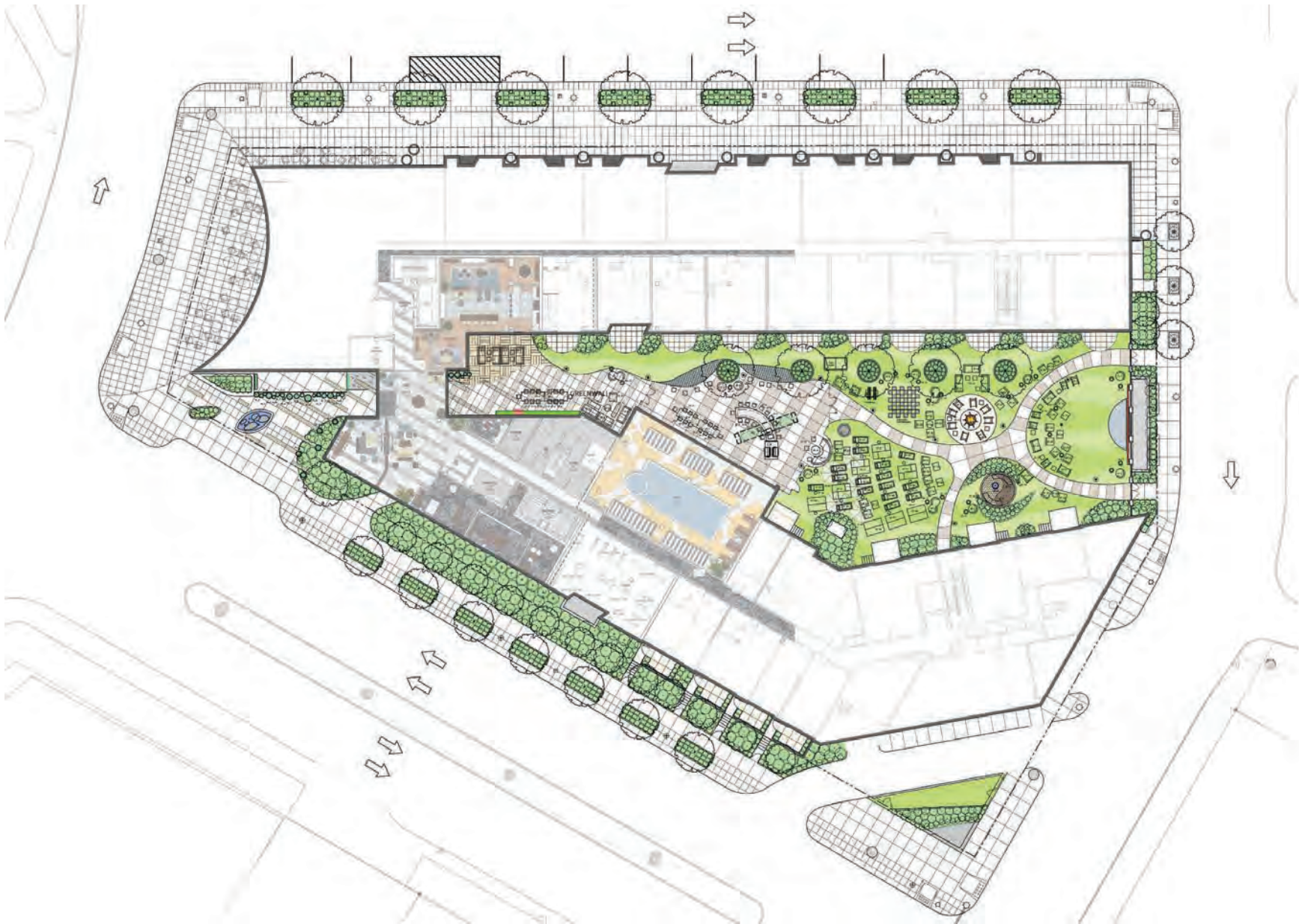


Gourmet Market



4,500 SF

Potential Gourmet Marketplace



CITY CLUB APARTMENTS
CBD DETROIT

LANDSCAPE FFE 11.14.2016

DF/

September 2017



COURTYARD

CITY CLUB APARTMENTS
CBD DETROIT

LANDSCAPE FFE 11.14.2016

DF/

September 2017



Work all day

Play all night





ABOUT

CITY CLUB APARTMENTS

City Club Apartments develops, owns and manages luxury urban apartment and penthouse mixed-use communities in CBD locations within vibrant and growing urban cores. These attract a cross-generational demographic that includes millennials, career professionals, empty nesters and baby boomers all seeking the energy, excitement and lifestyle of 24/7 city living.

The company owns more than 10,000 apartments in 30 communities totaling more than \$2 billion in real estate assets. City Club Apartments also has more than \$500 million under development in Cincinnati, Detroit, Chicago, Pittsburgh, Minneapolis, Louisville and the east coast.

Each CCA community embodies a unique and immersive design, green technology, integrating thoughtfully and purposefully into its urban environment. Whether new construction, redevelopment or the next evolution of a historic or iconic gem, each community offers time-saving services and resort-class amenities that rival the world's finest boutique hotels and exclusive clubs.

The results are communities that expand the imagination; invite social connectivity and drive civic and economic performance.

CITY CLUB
APARTMENTS

(734) 632-0333



FOR MORE INFORMATION

ERIC D. BANKS

WORK 248.399.999 EXT. 102

CELL 248.765.2525

EMAIL EDB@COREPARTNERS.NET

