300-18,850 SF FOR LEASE

THE CENTURY SHOPPING CENTRE

2828 N CLARK STREET | CHICAGO, IL | LAKE VIEW EAST





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PROPERTY HIGHLIGHTS





300-18,850 SF prime space (retail, office, medical office, entertainment, and classroom) in Lake View East neighborhood



1 mile from Diversey Driving Range & Mini Golf and Diversey Harbor



Only property in the neighborhood with an attached garage (400+ spaces)



1.2 miles from DePaul University

5.4 miles from Loyola University

7.4 miles from U of I Chicago



Multi-million dollar interior and exterior renovations



1 mile to Wrigley Field5.3 miles from Downtown Chicago



20+ million people visit nearby Lincoln Park annually



Clark Street: 11,600 VPD

Diversey Parkway: 14,500 VPD

N Broadway: 7,400 VPD



High household income (\$179,000+) in surrounding areas



0.7 mile from Advocate Illinois Masonic Medical Center

0.6 miles from Ascension Saint Joseph Hospital

	0.25 MILE	0.5 MILE	1 MILE
ESTIMATED POPULATION	7,613	31,794	85,980
# OF HOUSEHOLDS	5,093	23,684	53,511
HOUSEHOLD INCOME	\$175,851	\$157,769	\$178,296
DAYTIME POPULATION	3,993	17,182	43,871

CLICK HERE TO VIEW FULL DEMOGRAPHICS REPORT

CUSTOMER PROFILE DEMOGRAPHICS



533.7K

Annual Visits

3.05

Annual Visits PSF

+100,000

Visits Longer than 150 Minutes

+6.2%

Visits YoY

+31.2%

Visits Yo2Y

+52.5%

Visits Yo3Y

90

Average Dwell Time (Minutes)

76.8%

Bachelor's Degree+

32.5

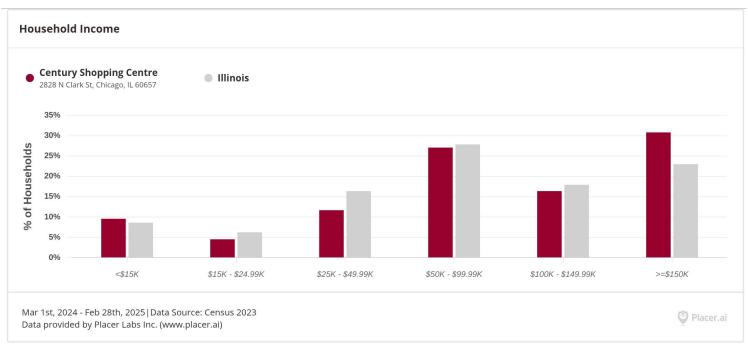
Median Age (Years)

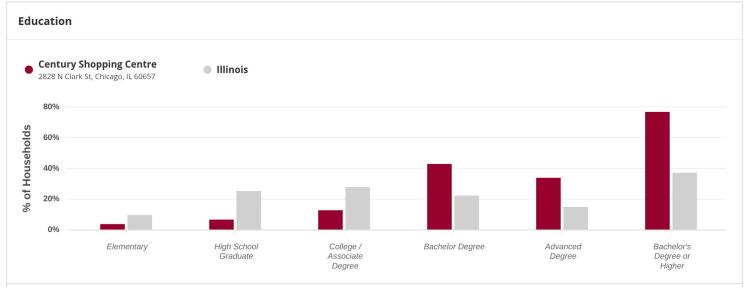
\$94.5K

Median HH Income

CUSTOMER PROFILE DEMOGRAPHICS







PROPERTY OVERVIEW

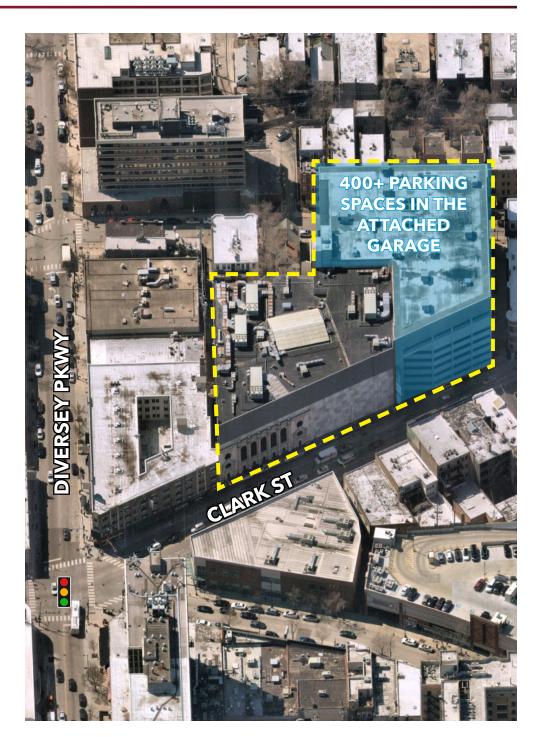


Lee & Associates is pleased to present for lease The Century, a 175,000 square foot vertical mall in the Lake View East Neighborhood. Spread across 8 levels, with an attached 408 parking garage, available spaces range in size from 197 - 18,850 square feet and can accommodate a plethora of retail, entertainment, education, medical, and office users. Anchored by LA Fitness, Landmark Theatres, and Aveda Institute, a multitude of others call this historic piece of Chicago real estate home.

The Century was originally opened July 30, 1925 as the Diversey Theatre for vaudeville and photoplay theater for live acts, it was renovated in 1930 in the art deco style and renamed the Century Theatre, to commemorate the Century of Progress World's Fair that was to be held in Chicago during 1933 and 1934. The Century Theatre closed in 1973, was completely gutted, and rebuilt as The Century Shopping Centre we see today. In 1985 a Bally's health club was built on top of the parking garage, adding the 7th and 8th level to the center. In 2011, Bally's was converted to an LA Fitness when the later bought out the former, and has remained so ever since. In 1999, A theatre returned to the Century, with Landmark Theatres taking over the entire 5th and 6th floors, and adding a bar to part of the 4th.

For nearly one hundred years, The Century has been at the center of an exceptional retail and dining corridor. Surrounded by high density retail and residential, just off the three-way intersection of Clark, Broadway, and Diversey, this property offers ease of access for all who visit with a 400+ parking garage, numerous CTA routes, and 3 L stations all within walking distance. The property is also less than a mile from Lake Shore Drive, and less than 3 miles from I-90.

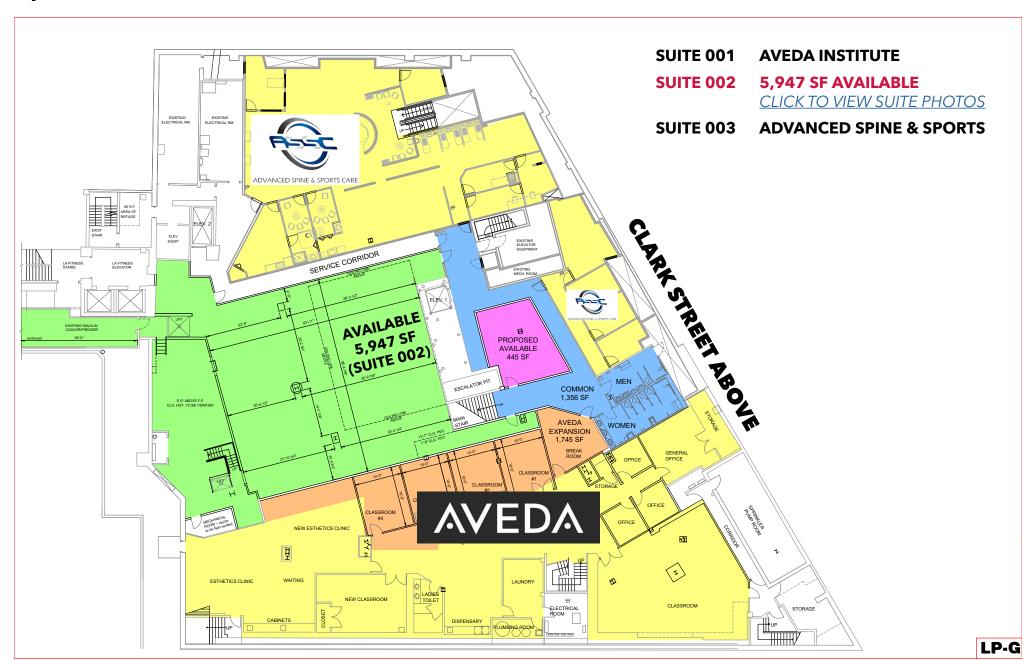
Located in the Lake View East neighborhood, bordering Lincoln Park, the property is surrounded by affluent demographics of the North Shore neighborhoods. Shadow anchors include Trader Joe's, Dom's Fresh Market, TJ Maxx, and Target, and a short distance away, Wrigley Field.



GARDEN LEVEL FLOOR PLAN



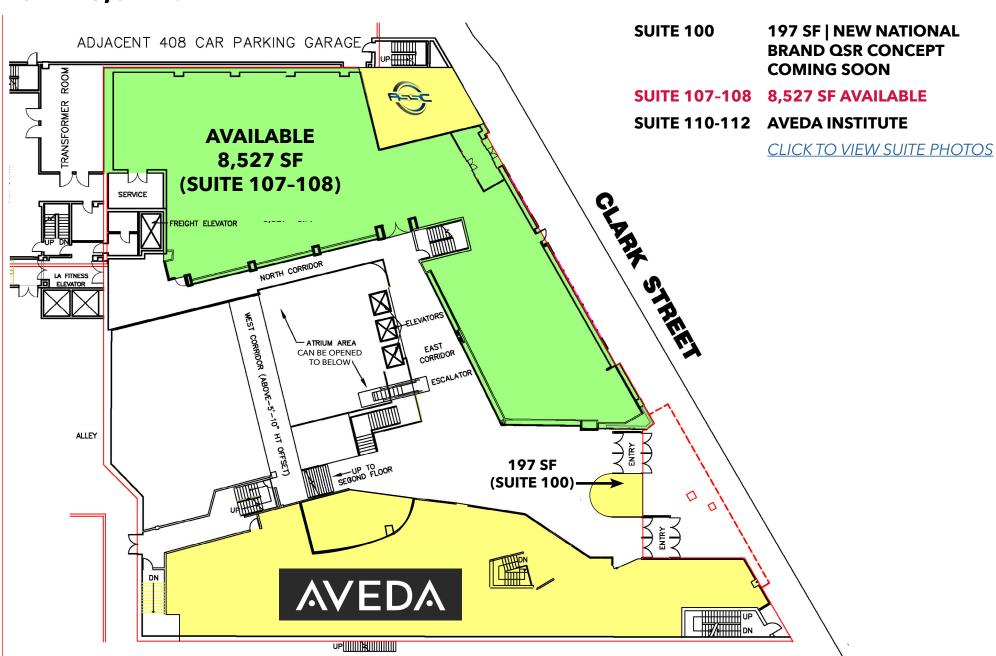
5,947 SF AVAILABLE



FIRST LEVEL FLOOR PLAN



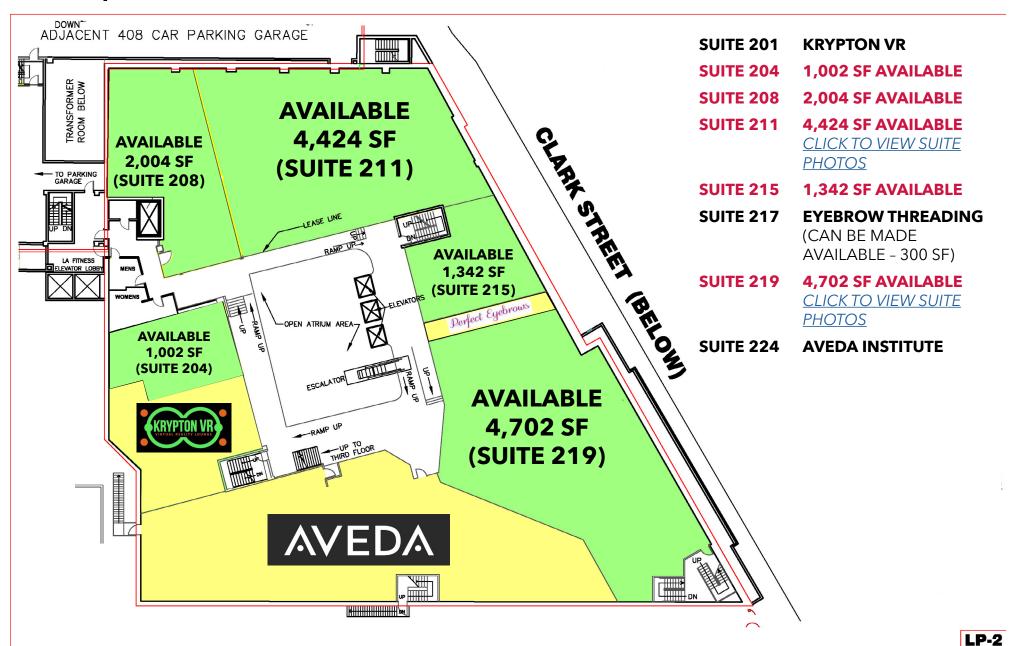
432 & 8,527 SF AVAILABLE



SECOND LEVEL FLOOR PLAN



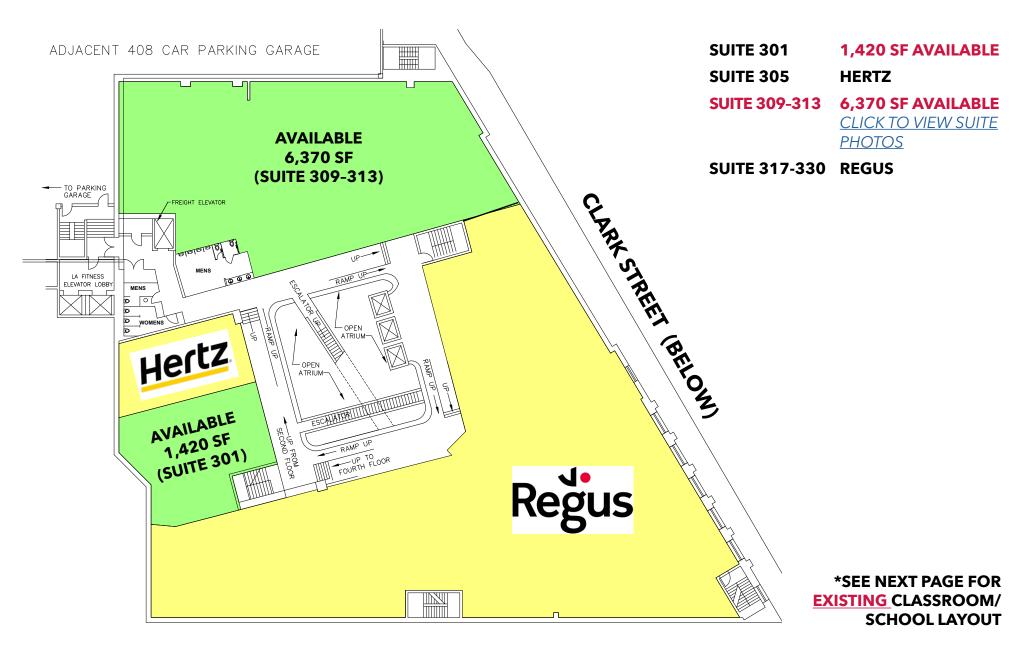
300-15,263 SF AVAILABLE



THIRD LEVEL FLOOR PLAN



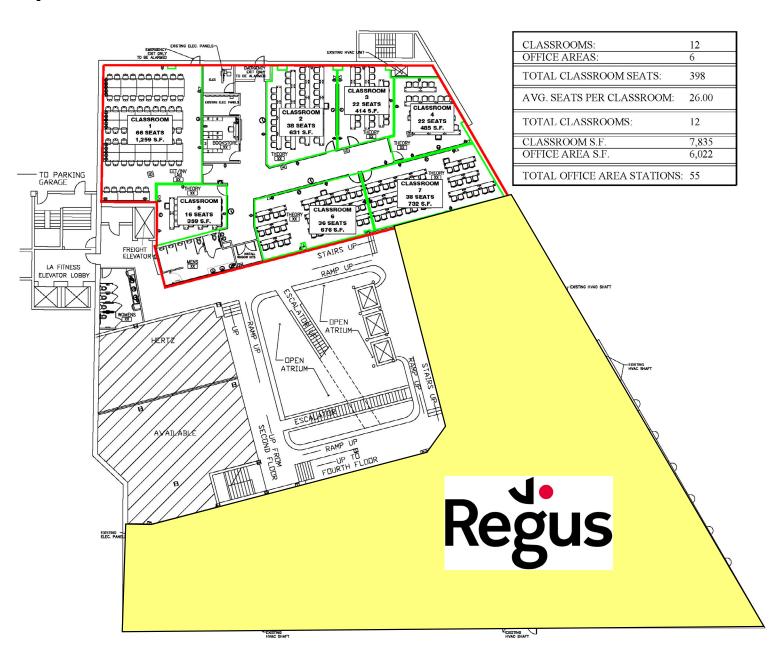
1,189-18,850 SF AVAILABLE



THIRD LEVEL CLASSROOM



1,189-18,850 SF AVAILABLE



FOURTH LEVEL FLOOR PLAN



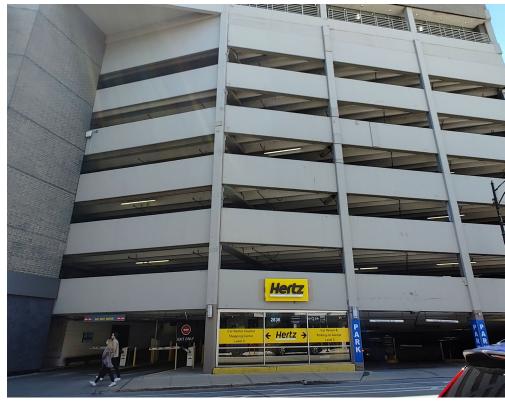
2,156-6,245 SF AVAILABLE



PROPERTY PHOTOS











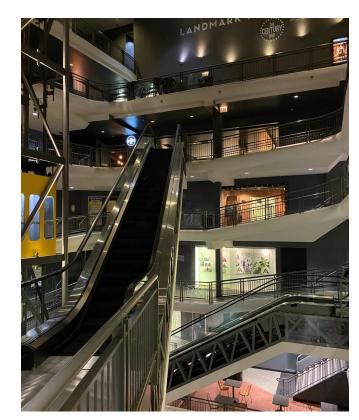




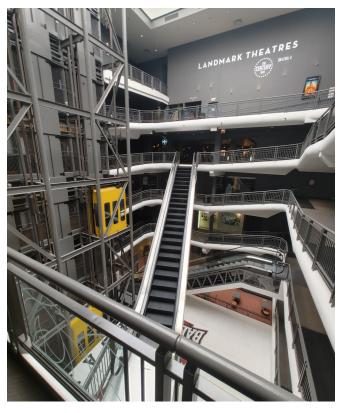


PROPERTY PHOTOS













TENANT OVERVIEW





LA Fitness is an American gym chain with more than 550 clubs across the US and Canada with over 5 million members. The company was founded in 1984 and is based in Irvine, CA. In early 2020, LA Fitness launched their new downmarket Esporta Fitness brand (intended to compete with high-volume, low-price gyms like Planet Fitness).



Landmark Theatres is a movie theatre chain founded in 1974 in the United States. It was formerly dedicated to exhibiting and marketing independent and foreign films. It is known for both its historic and newer, more modern theatres. Landmark consists of 34 theatres with 176 screens in 24 markets across the United States. The Chicago location has 7 screens.



Regus is part of a collective of global and regional workspace brands that form the IWG network. For more than 30 years, they've helped businesses find and create the perfect workspace for their people. Their extensive network of locations enables companies of all sizes to work wherever and however they need.



Advanced Spine & Sports Care is a rehabilitation and chiropractic care office in Chicago. Their highly qualified team of licensed therapists and chiropractors is dedicated and passionate about the work that they do. Each member of the skilled team provides a non-surgical treatment option to relieve pain & immobility.



Aveda Institute is an educator for cosmetology, esthiology, and massage therapy programs. The Chicago location had 117 students enrolled as of 2021. The educational company teaches their programs with salon quality Aveda products that are all-natural and organic. The students can learn specialized skills like hair extensions or lash extensions and the latest hairstyling techniques.



Game Night Out offers a new opportunity to connect with family, friends, or co-workers. It's a chance to showcase your knowledge, compete head-to-head, work as a team, make new friends, and uncover inside-jokes. You will compete head-to-head, in teams, during a private 2-hour experience of all original party games.



Pefect Eyebrows is a local eyebrow threading business. By using a piece of thread, hair can be removed swiftly yet meticulously from the most delicate areas of the face. Facial threading is the best alternative to waxing and tweezing, especially for sensitive skin.



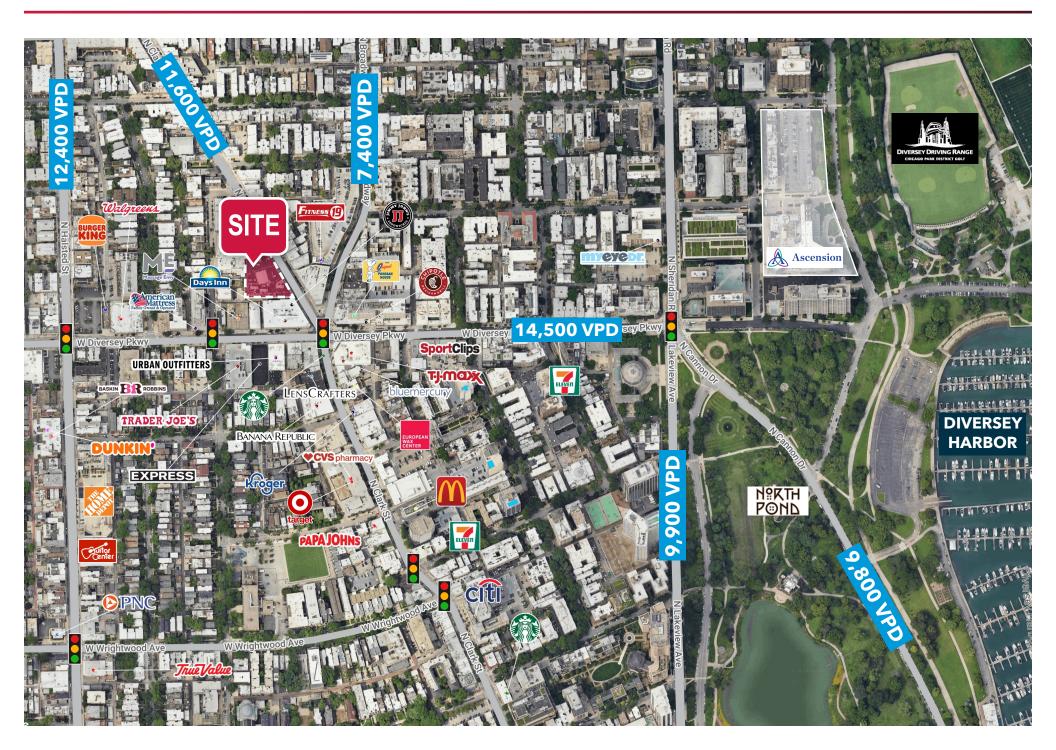
Real Estate Institute, founded in 1992, has provided high-quality professional education to more than 195,000 alumni nationwide. In addition to real estate, the company also provides education to meet the regulatory requirements for insurance, mortgage brokerage, and lending professionals.



Hertz is an American car rental company based in Estero, FL. The company operates its namesake Hertz brand, along with the brands Dollar Rent A Car, Firefly Car Rental and Thrifty Car Rental. It is one of the three big rental car holding companies in the United States, holding a 36% market share.

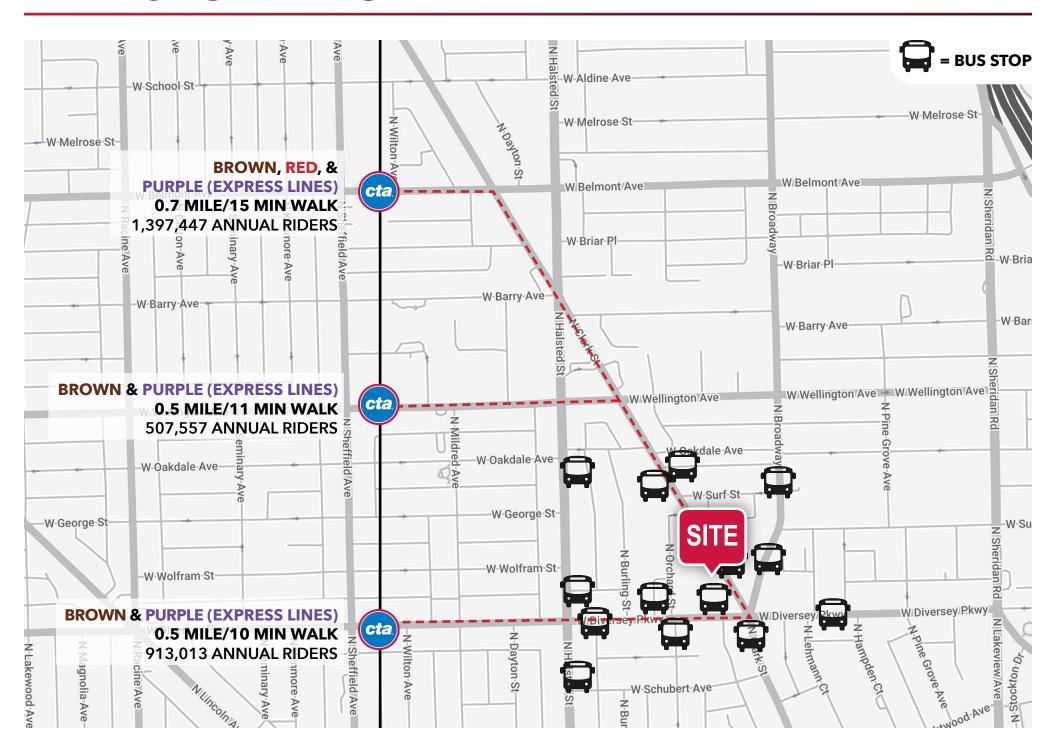
RETAILER AERIAL





TRANSPORTATION





DEMOGRAPHICS



0.25 MILE

0.5 MILE

1 MILE

7,613
Estimated
Population

31,794
Estimated
Population

85,980 Estimated Population

5,093Number of Households

23,684

Number of Households

53,511 Number of Households

\$175,851 Household Income \$157,769 Household Income \$178,296 Household Income

3,993
Daytime
Population

17,182

Daytime
Population

43,871

Daytime
Population

