



2035 W. Irving Park

**New Ground-Floor Retail
in the Heart of North Center**

CBRE



Property Highlights

- **±3,000 SF brand-new retail** on Irving Park Road in a modern mixed-use building
- **Corner location at Irving Park & Seeley** with strong daily traffic (29,000 VPD) and visibility
- **Built-in customer base:** 37 residential units above and surrounded by 300+ new residential units recently delivered or underway nearby
- **Walkable North Center location** near Irving Park, Damen & Lincoln retail corridor
- **Transit-served site with CTA bus** routes within a stone's throw, and nearby **Brown Line** access ¼ mile east.
- **Perfect for food, service, medical, fitness, or boutique users**

North Center

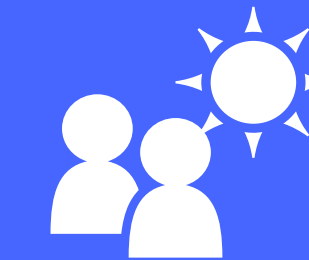
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Area Demographics

1-Mile Radius



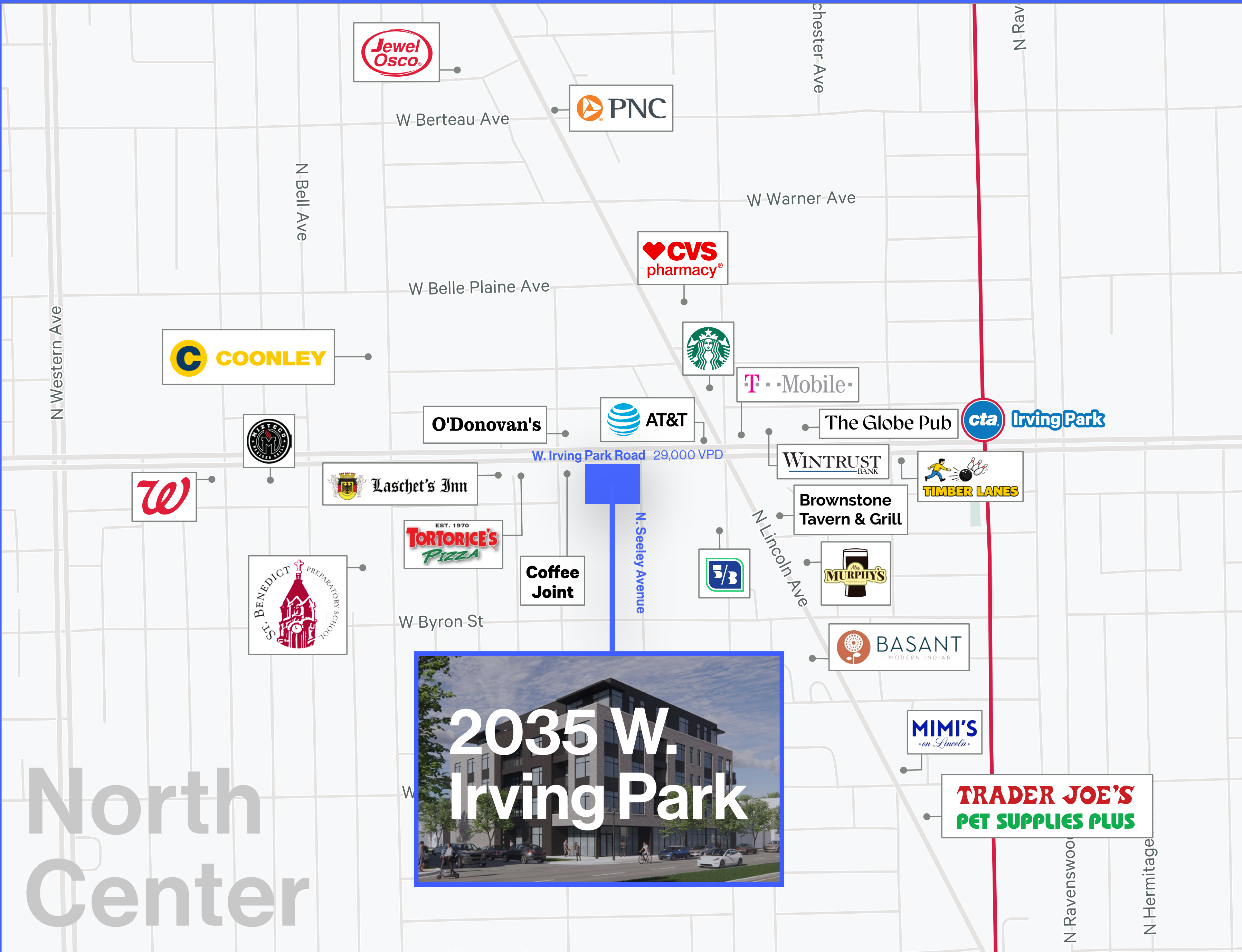
Residential Population
57,665



Daytime Population
48,794

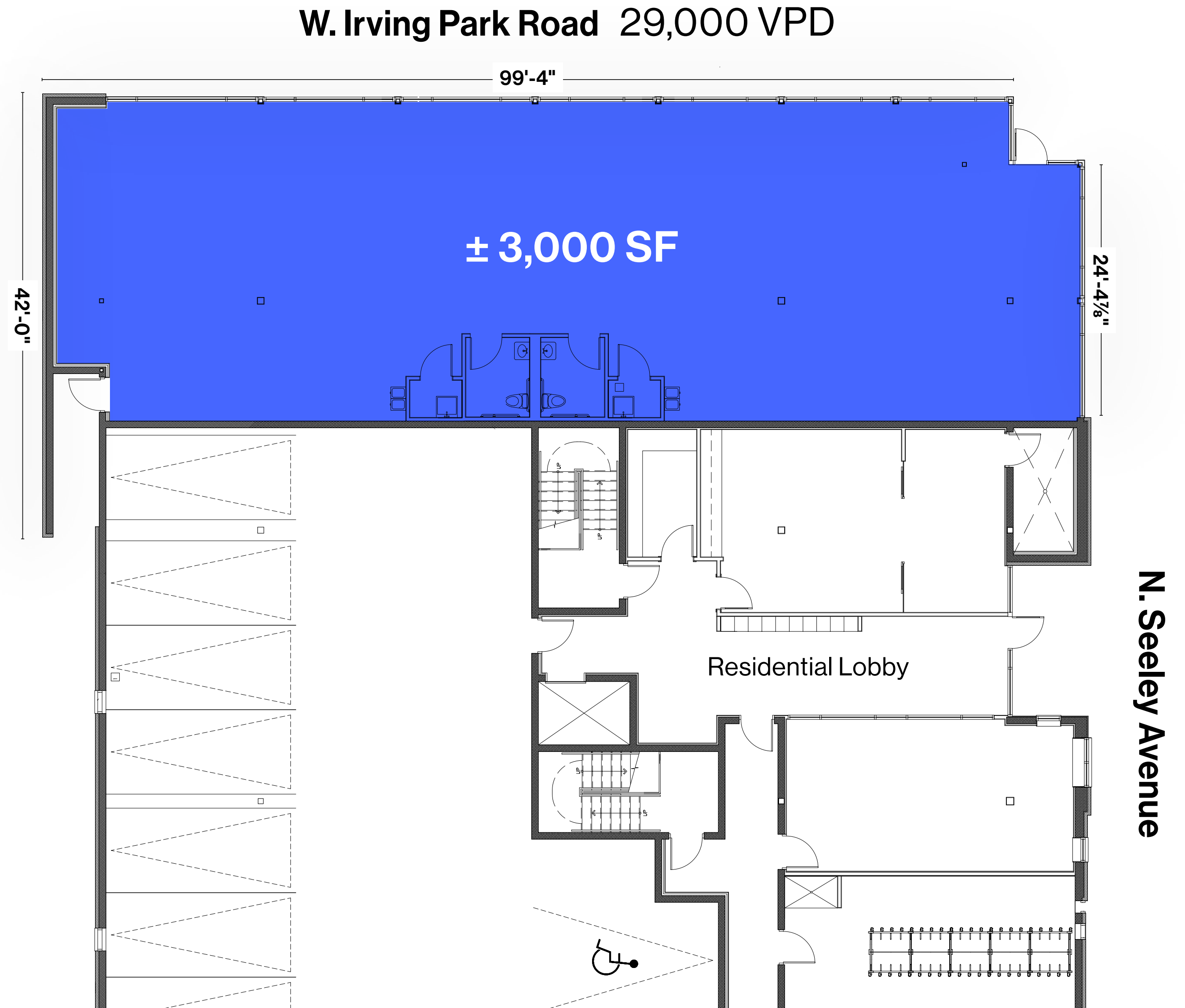


Avg. Household Income
\$192,993



Site Plan

- ±3,000 SF of new retail in a contemporary mixed-use building on Irving Park Road
- Corner location at Irving Park & Seeley with excellent visibility and 29,000 VPD
- September 2026 Delivery



2035 W. Irving Park



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