



# PRIME DOWNTOWN NAPERVILLE RESTAURANT FOR LEASE

Fully Remodeled  
2-story+  
Outside Patio



6 W. Jefferson Avenue | Naperville, IL

# FOR LEASE

## HIGHLY SOUGHT AFTER DOWNTOWN CORRIDOR

Located in the heart of downtown Naperville, 6 W Jefferson Ave offers a rare opportunity to secure a fully operational, modern restaurant space in one of the region’s most sought-after dining corridors. The building features a beautifully renovated interior (2016), complete with an efficient kitchen layout, elevator access, prominent signage, and a coveted covered outdoor patio that enhances guest experience. Surrounded by high-end retailers, thriving restaurants, strong pedestrian traffic, and an affluent customer base, this location places operators at the center of Naperville’s vibrant commercial district—making it ideal for concepts seeking visibility, volume, and long-term success.



## PROPERTY OVERVIEW

Address	6 W. Jefferson Ave. Naperville, IL
Building Size	4,280 SF
Land Size	.09 acres
Current Use	Retail/Restaurant
PIN	07-13-430-019
Taxes	\$32,484.86
Zoning	B-4
Lease Rate	Contact Broker

*Existing tenant is current on rent and has lease term remaining. Please do not disturb operating tenant.*



# FULLY RENOVATED SPACE

Positioned just one building west of the signalized intersection at Jefferson & Washington—often regarded as the main and main of downtown Naperville—this restaurant space offers unmatched visibility and accessibility in one of the most desirable dining corridors in the western suburbs. The property features alley access for seamless deliveries, high ceilings, a roll-up front façade door that opens the dining room to the street, and both lower-level and first-floor rear access for operational efficiency. Multiple restrooms on the first and second floors, along with elevator access to all floors, further support guest flow and staff convenience.

The interior is designed to elevate the dining experience with a modern, vibrant aesthetic blended with rich natural brick and wood elements, creating a warm yet contemporary atmosphere. The basement level provides valuable back-of-house functionality, including a freezer, walk-in cooler, ample storage, and a dedicated manager's office—making this space exceptionally well-equipped for operators seeking a turnkey opportunity in a premier location.



# TURNKEY RESTAURANT OPPORTUNITY



Expansive private outdoor patio with built-in seating and overhead lighting—ideal for seasonal dining or events.

# DOWNTOWN NAPERVILLE

Over 100 stores and 70 restaurants, from local boutiques and eateries to national favorites downtown Naperville is a shopper's paradise and dining destination.

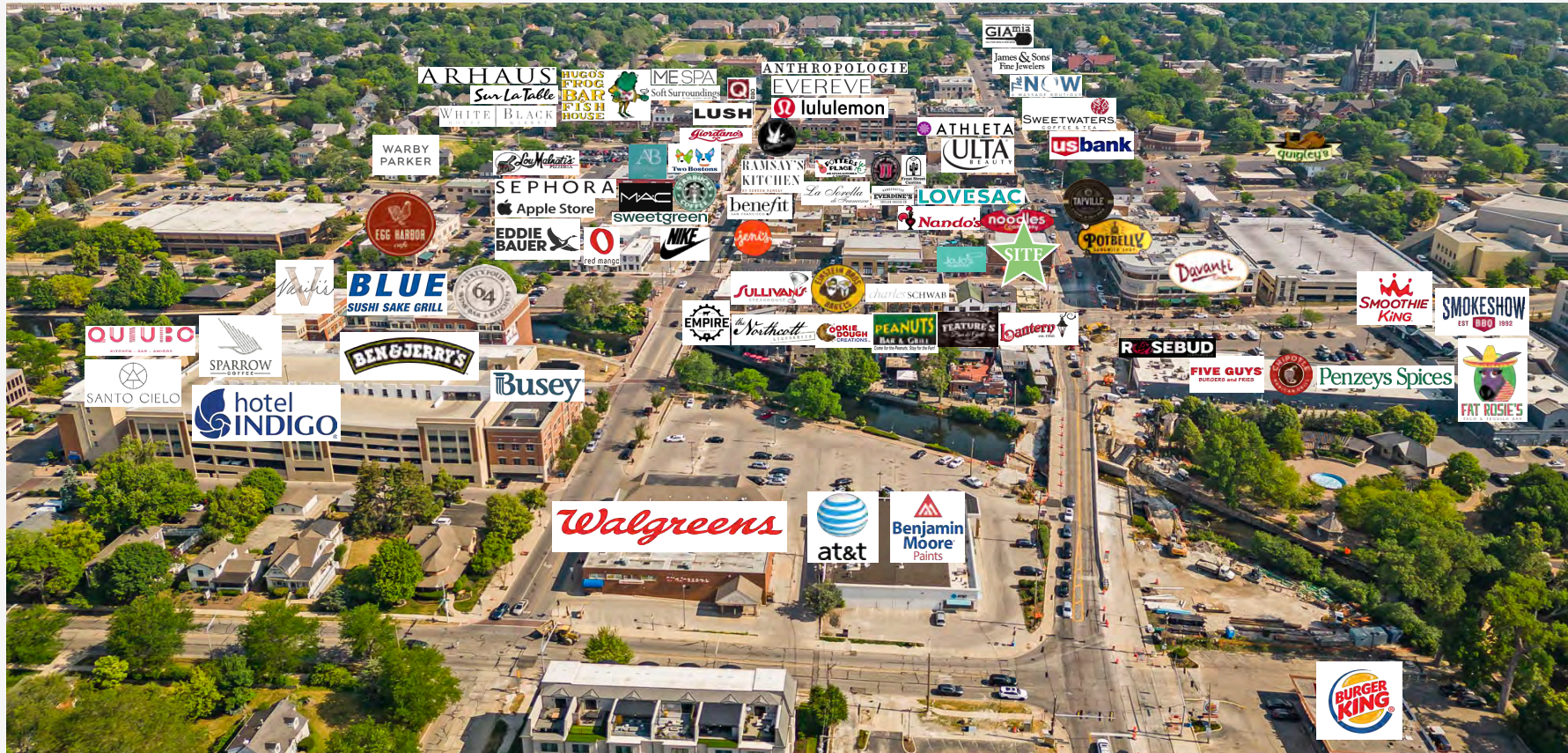


Apple Store



ATHLETA

ANTHROPOLOGIE



sweetgreen





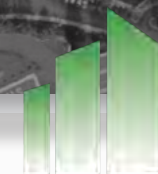
# DOWNTOWN PARKING

Prime Restaurant Space For Lease

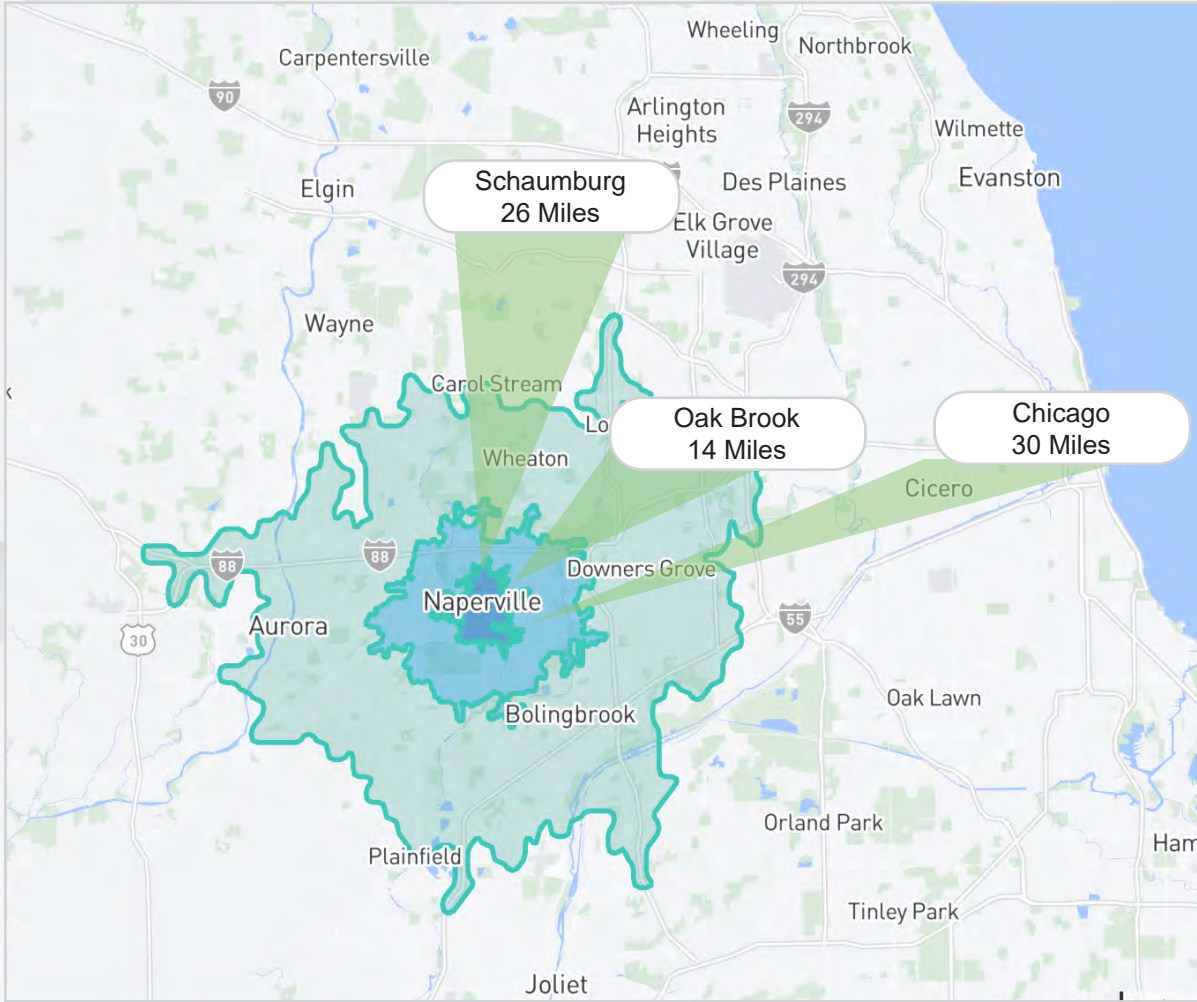
Multiple parking garages and lots offer approximately 4,000 free parking spaces within a five block radius for employees and customers.

## Parking

-  Street Parking Space
-  Parking Lot/Garage



# REGIONAL MAP



Drive Time



## HIGHLIGHTS

- Traffic count of 28,899 vpd on Washington Street - just around the corner
- Walk Score of 97
- Centrally located in the Midwest
- Naperville is the fifth largest city in Illinois
- Adjacent to Interstate 88, easy access to Interstates 55, 355, and 290
- Chicago O’Hare International Airport (ORD), 28 miles northeast
- Chicago Midway Airport (MDW), 30 miles east
- Two Metra commuter train stations
- North Central College consistently ranks as one of “America’s Best Colleges” by U. S. News and World Report
- Edward Hospital & Health Services is located in the heart of the city

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Pop.	11,454	93,014	218,674
Average Age	37.7	40.7	39.9
Ave. HH Income	\$133,177	\$134,213	\$124,691
Ave. House Value	\$503,732	\$403,170	\$358,140

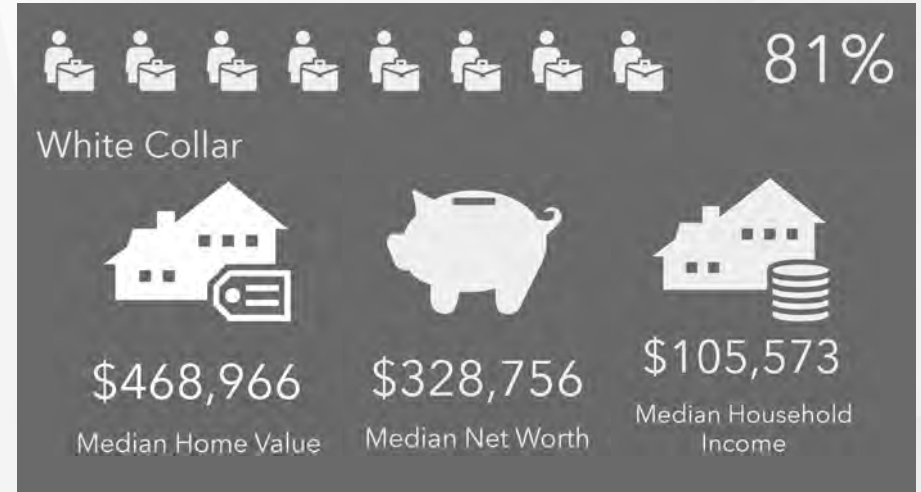


# BUILDING FEATURES

## AN AWARD WINNING COMMUNITY

Naperville combines values and charm with the vibrancy of a modern thriving economy making it a powerhouse in the Chicago area. The City is recognized nationally and internationally; making headlines often. Most recently but also historically and consistently, Naperville is the highest ranking suburb in retail sales in the restaurant and bar, automotive and gas, grocery and home improvement industries.

- Top IL Suburb in Retail, Restaurant Sales EVERY YEAR since 2016
- Best City to Live in America (Niche, 2024)
- Best City to Live in Illinois (24/7 Wall Street, 2018)
- Best City to Raise a Family in America (Niche, 2021)
- Cities Where Millennials are Purchasing Homes (SmartAsset's, 2019)
- One of America's "Coolest Suburbs" (Apartment Therapy, 2019)
- 3rd Best Place to Visit (Livability, 2018)
- No. 1 Safest Cities to Raise a Child (SafeWise, 2020)
- City with Best Public Schools in America (Niche, 2021)
- 3rd Best Place in the Nation to Live if You Work from Home (Money Magazine, 2021)
- Named in "Top Earning Towns" (Money Magazine)



**NAPERVILLE ACHIEVES RECORD \$4.6 BILLION IN RETAIL SALES, BEATING OUT ALL OTHER SUBURBS WITH THE HIGHEST CUMULATIVE RETAIL SALES EVERY YEAR SINCE 2016.**



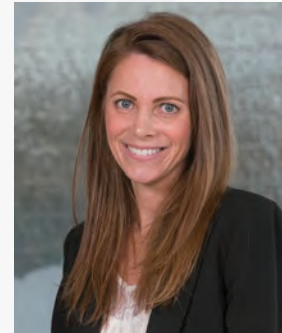
# CONTACTS



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Christina Caton Kitchel is the CEO of Caton Commercial Real Estate Group, with over 15 years of experience in commercial real estate, retail leasing, investment sales, and ground-up, multi-use commercial property development; including navigation of municipal approvals. Christina is actively involved in site selection, evaluation of product, and lead generation for the brokerage team. Christina is an active member of the International Council of Shopping Centers (ICSC), a Certified Commercial Investment Member (CCIM) candidate, and participates in many national industry conferences and events.

Christina served as Chair of the Board of Directors for the Naperville Area Chamber of Commerce from 2020 to 2022, and is active in NACC B2B, NACC Political Action Committee, Family Business RoundTable, Legacy Circle, and sits on the steering committee for the NACC Legislative Forum.



**Autumn Psaros**  
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Autumn Psaros is a Senior Vice President at Caton Commercial, with an extensive and successful history of managing relationships and executing transactions for national, regional, and local clients. Autumn has worked as a securitization analyst for a financial institution within the capital equipment financing division.

Autumn specializes in tenant and landlord representation, with a focus on new business development, lease negotiation, and financial analysis. Autumn has a successful history of managing client relationships and executing real estate transactions. She works with her clients through all facets of the lease, purchase, and disposition process from full-market analysis, to negotiation and execution.

