



addison & clark

Wrigleyville - Chicago, IL



Located in the shadows of iconic Wrigley Field in the historic neighborhood of “Wrigleyville”, Addison & Clark is a once in a generation opportunity. Ideal market demographics and a densely populated residential base, superior mass-transit, 6+ million annual visits and strong year-round traffic distinguishes Addison & Clark from any other location.



LUCKY STRIKE

SHAKE  SHACK



UFC GYM



Few locations across the country enjoy the market dynamics and demand drivers experienced in Wrigleyville!

MARKET DEMOGRAPHICS



Total Population

2-MILE RADIUS

231,416

4-MILE RADIUS

751,327



Population: Age 18-39

55,408 (24%)

185,719 (25%)



Household Count

123,750

357,427



Average Household Income

\$149,845

\$138,521



Adult: Bachelor's Degree+

76.9%

65.2%

MAJOR TRAFFIC DRIVERS

3.1M baseball fans visited Wrigley Field in 2019 with an average attendance of 38,208 fans per game

4TH highest attendance in Major League Baseball

10+ major concerts attracting an additional 500,000 people per year

3M riders per year at adjacent train stop

YEAR AROUND

events at Cubs Plaza including a very successful winter/holiday festival, concerts, movies and Big Ten football games. Wrigleyville is also home to the most successful pub crawls in Chicago.

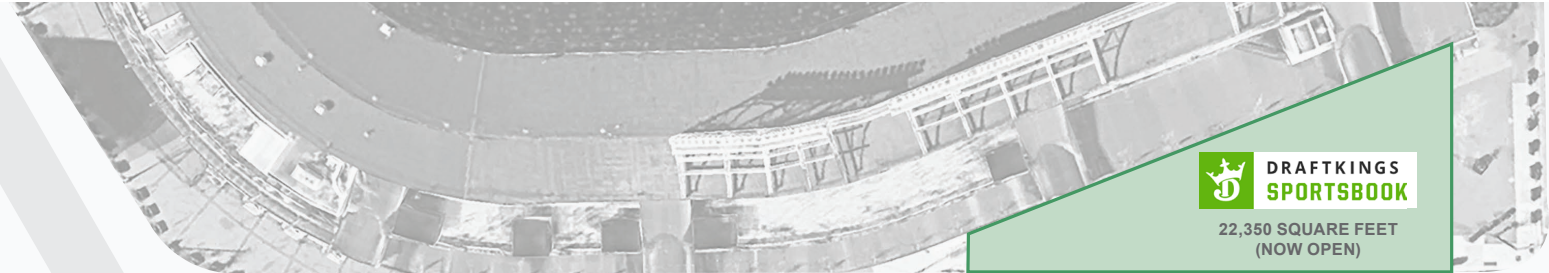
CURRENT TENANTS AT ADDISON & CLARK

- Alamo Drafthouse Cinemas – “Coolest Movie Theater in the World” – Wired Magazine
- Lucky Strike Social – 30,000 square feet
- UFC Signature Gym – 32,000 square feet
- Tin Roof “A Live Music Joint” – 10,000 square feet
- Starbucks, Chipotle, Do-Rite Donuts, Shake Shack, Insomnia Cookies
- Rally House, LIDS and Baseballism
- 148 Upscale Apartments

NEARBY ATTRACTIONS/BUSINESS

- Iconic Wrigley Field
- DraftKings Sportsbook (now open)
- Upscale 175-Room Hotel Zachary
- Movement Rock Climbing Gym – 40,000 square feet
- Sunnyside Dispensary
- FoxTrot, Small Cheval, Big Star Tacos, Cubby Bear
- CVS, Chick-fil-A

Wrigleyville has transformed into a 365-day a year market



DRAFTKINGS SPORTSBOOK

22,350 SQUARE FEET (NOW OPEN)

WRIGLEY FIELD HOME OF THE CHICAGO CUBS

W. ADDISON ST.

W. ADDISON ST.

LUCKY STRIKE
LOCATED ON THE SECOND FLOOR



ADDISON RED LINE STATION

CLARK ST.

N. SHEFFIELD AVE.

SPORTSWORLD CHICAGO
NOT PART OF PROJECT

CVS/pharmacy
NOT PART OF PROJECT

7 ELEVEN

RESIDENTIAL LOBBY

BASEBALLISM

CHIPOTLE

STARBUCKS

COFFEE COMPANY

Lids

RALLY HOUSE
LOCAL STUFF



UP TO 8,250 SF AVAILABLE (DIVISIBLE)

SHAKE SHACK

Tin Roof
A LIVE MUSIC JOINT

UP TO 6,216 SF AVAILABLE (DIVISIBLE)

7 ELEVEN

UPPER LEVEL GARAGE ENTRY

LOWER LEVEL GARAGE ENTRY

UPPER LEVEL GARAGE ENTRY

LOADING DOCK

PUBLIC ALLEY

SERVICE CORRIDOR

PARKING LOBBY



addison & clark

ALAMO
DRAFTHOUSE CINEMA

LOCATED ON THE THIRD FLOOR

UFC GYM

LOCATED ON THE SECOND FLOOR



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