

JEFFERSON PLACE

PRIME RETAIL | RESTAURANT

25 -27 W. JEFFERSON AVE., DOWNTOWN NAPERVILLE, IL 60540



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SAMUEL L. RUBIN COMPANY, L.L.C.
DEVELOPER

JEFFERSON PLACE

Shop | Dine | Work | Play

RETAIL SPACE: 27 W. - 1,842 SF

25 W. - 1,784 SF

As a destination, Jefferson Place is unsurpassed. Ideally located in highly desirable downtown Naperville, on the historical Jefferson Avenue. Jefferson Place offers excellent visibility, easy access, and frontage on the main walking destination for the downtown.

Surrounded by an affluent population base and home to a plethora of national retailers and restaurants including Alo Yoga, Birkenstock, Ramsay's Kitchen, Hugo's Frog Bar, Nike, Lush, Kendra Scott, Sweetgreen, Anthropologie and The Apple Store to highlight a few. Vuori, Free People and more coming soon!

Downtown Naperville is nestled among numerous parks and steps from the famed Naperville Riverwalk, North Central College, Wentz Concert Hall and several other entertainment venues, drawing hundreds of thousands of attendees and visitors each year.

- Located at 'Main & Main' of downtown Naperville
- Highly sought-after downtown retail corridor
- Exterior building renovation nearly completed
- Outdoor patio with covered trellis, landscaping, and upscale amenities
- Dual entry on Jefferson Ave (front) and via the city's free surface parking lot on Van Buren (rear)
- Prominent signage available

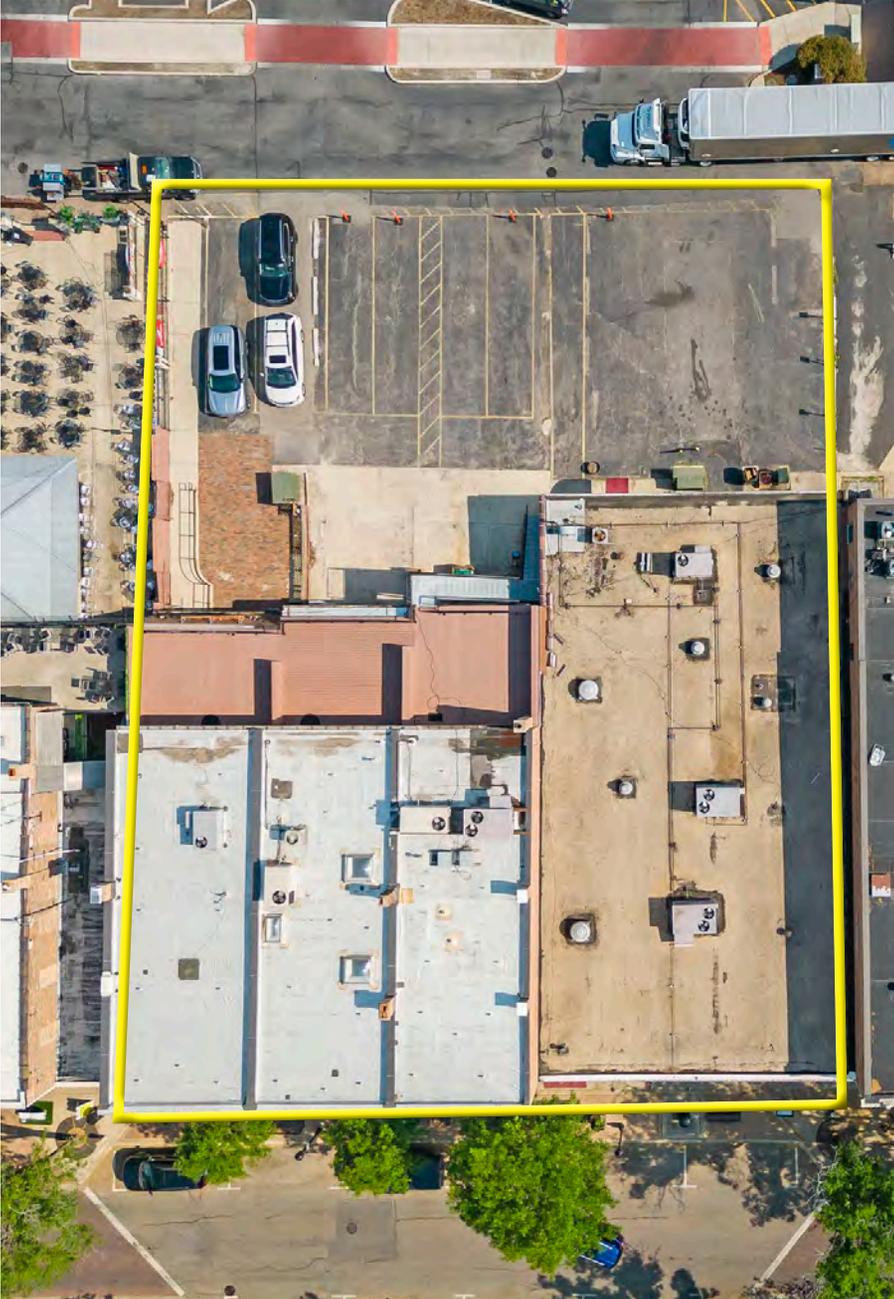
WALK SCORE: 94 of 100

PARKING: 4,000 FREE SPACES (WITHIN 5 BLOCK RADIUS)



New Neighbor - alo

RETAIL SPACE





NORTH ELEVATION RENOVATION

RENOVATION HIGHLIGHTS

NORTH ELEVATION

- Patios with covered trellis
- New landscaping, trees
- Upscale amenities
- Private parking
- North elevation signage opportunities
- Direct access to Van Buren parking lot
- Delivery and loading access
- Secondary customer entrance



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.

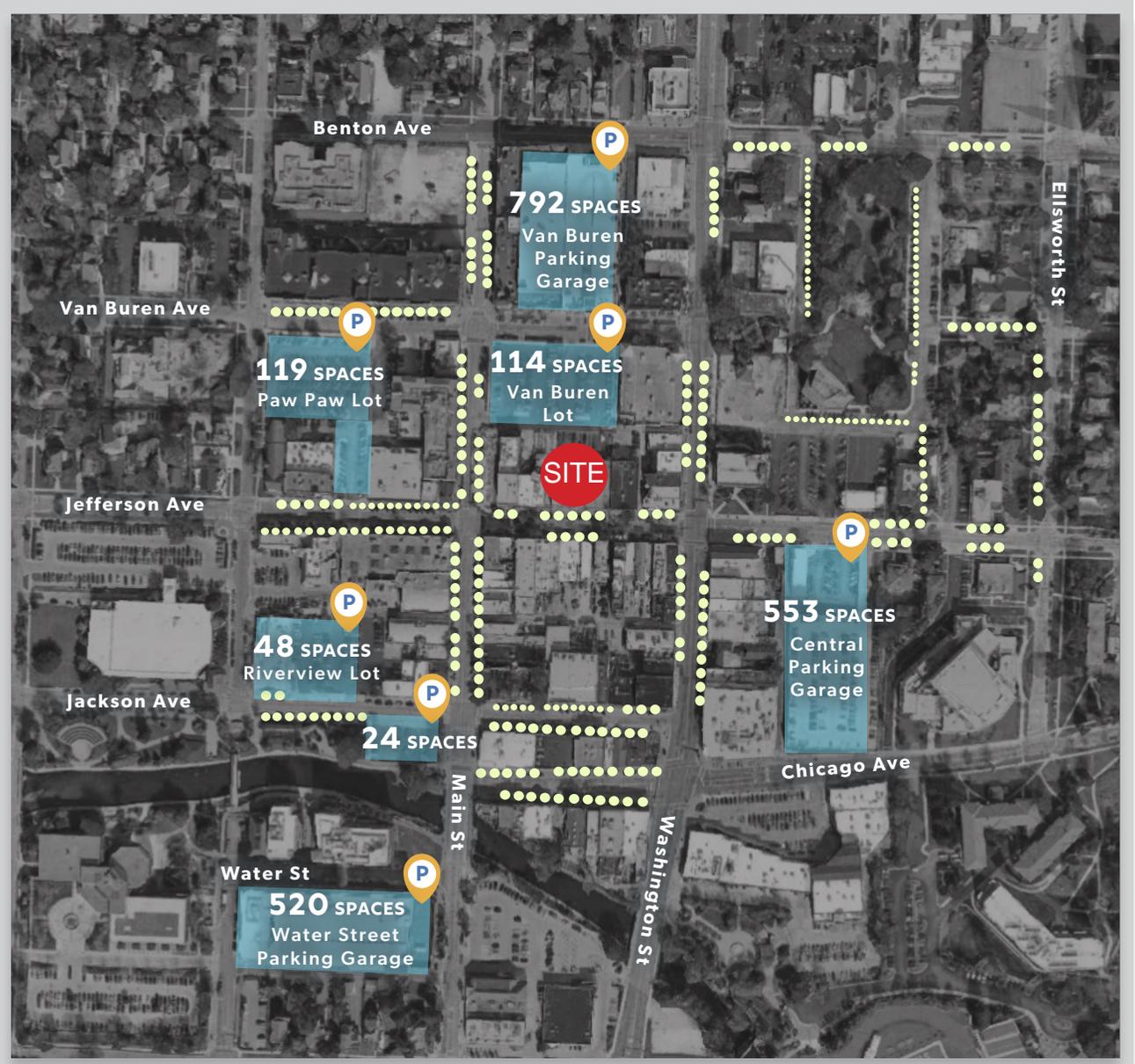


DOWNTOWN PARKING

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



THE CITY OF NAPERVILLE

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 (2021, 2022)
- No. 1 Best Cities to Live in America (Niche, 2024)
- No. 1 Best City to Raise a Family in America (Niche, 2024)
- No. 3 Best City to Buy a House in America (Niche, 2024)
- No. 5 Best Place to Live in the U.S. (Livability, 2024)
- No. 1 Safest Cities to Raise a Child (SafeWise, 2020)
- City with Best Public Schools in America (Niche, 2024)
- 3rd Best Place in the Nation to Live if You Work from Home (Money Magazine, 2021)
- Named in “Top Earning Towns” (Money Magazine)

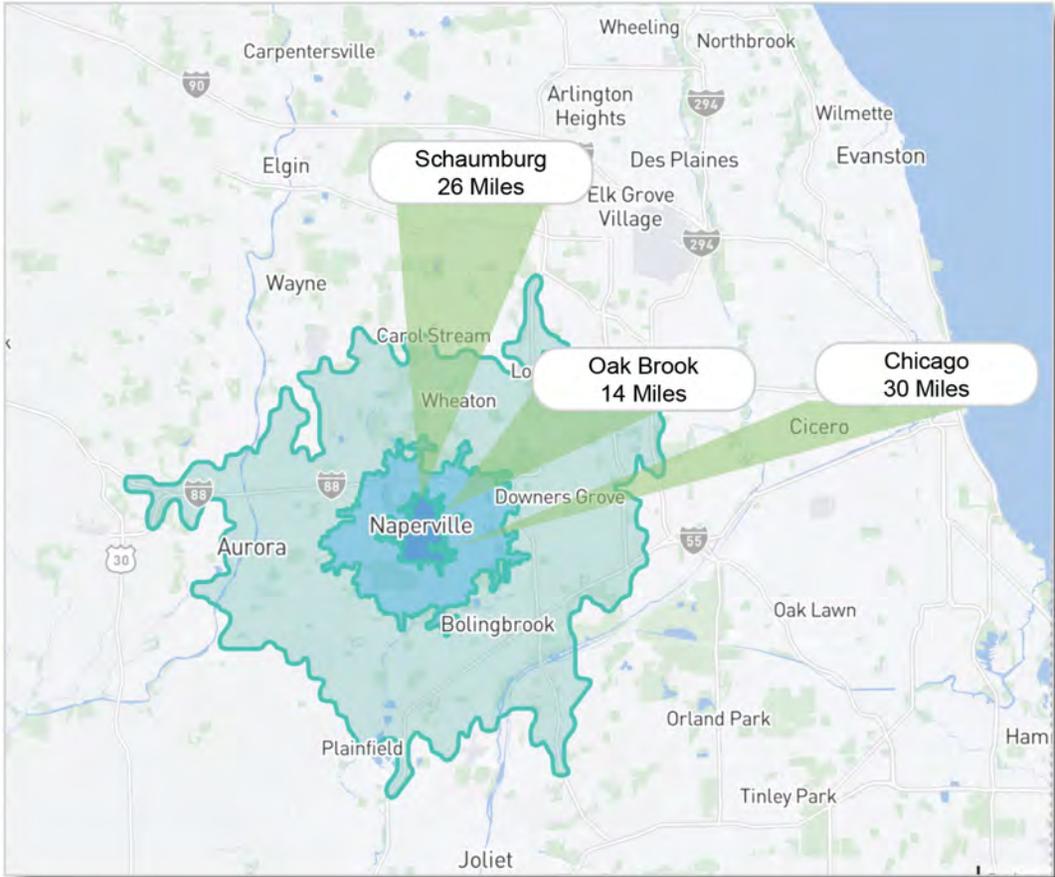


***NAPERVILLE ACHIEVES RECORD \$4.6 BILLION IN RETAIL SALES, BEATING OUT ALL OTHER SUBURBS WITH THE HIGHEST CUMULATIVE RETAIL SALES EVERY YEAR SINCE 2016.**



*SOURCE: MELANIPHY & ASSOCIATES

REGIONAL MAP



Drive Time



HIGHLIGHTS

- 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. | 13,796 | 92,744 | 215,064 |
| Average Age | 36.2 | 40 | 39.9 |
| Ave. HH Income | \$149,557 | \$141,141 | \$133,583 |
| Ave. House Value | \$503,732 | \$403,170 | \$358,140 |

CONTACTS



Christina Caton Kitchel
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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, Naperville Development Partnership (NDP) Executive Board Member, Family Business RoundTable, Legacy Circle, and sits on the steering committee for the NACC Legislative Forum.

With her primary specialty in retail leasing and investment sales, Christina has experience in both landlord and tenant representation allowing for a deep understanding of the deal points from both sides of the table. Some of her clients include Two Bostons, Avram Builders, T2 Capital Management Group, Village of Winfield, Paramount Theater, City of Aurora, Millennium Pediatrics, Nothing Bundt Cakes, Loaves & Fishes, Molly's Cupcakes, Dunkin' Donuts, Shyft Pilates, Ben & Jerry's, Sweetwater Coffee & Tea, and Tapville Social, as well as several medical practice expansions.



Autumn Psaros
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Autumn Psaros is an experienced commercial real estate broker with an extensive and successful history of managing relationships and executing transactions for national, regional, and local clients. After graduating from Michigan State University with a degree in Finance, Autumn Psaros worked as a securitization analyst for a financial institution in the capital equipment financing division.

Autumn is responsible for leasing, sales, and development consulting. She specializes in both Landlord/Seller and Tenant/Buyer representation, with a focus on new business development, lease negotiation, and financial analysis. She works with her clients through all facets of the lease, purchase, and disposition process from full-market analysis to negotiation and execution.

Prior to Caton Commercial, Autumn spent 13 years at CBRE. She built the dedicated agency representation team and more than tripled retail agency representation work in northern Indiana in less than two years. She was consistently in the top five producers during her tenure at CBRE South Bend. She is proficient in all facets of the lease, purchase and disposition process, from the development of merchandising plan and prospecting to lease negotiation and execution. Autumn's practical and strategic understanding and management of client assets consistently produces increases in her clients' returns and overall portfolio value.

As a member of the Caton Commercial Real Estate team, Autumn continues to utilize her 20+ years of retail leasing, disposition/acquisition and consulting experience coupled with her background in banking and finance to help clients meet and exceed their property and portfolio objectives.