

Willow Street District

1800 N. Clybourn Avenue
Lincoln Park, Chicago

CRM
PROPERTY GROUP, LTD.

CONTENTS

01 RETAIL RENDERINGS

- AERIAL VIEW
- BOULEVARD VIEW
- CLYBOURN VIEW

02 CONCEPT PLANS

- SITE PLAN
- LEVEL 2 PARKING PLAN
- TYPICAL RESIDENTIAL PLAN

CLYBOURN AVENUE

NORTH AVENUE

SHEFFIELD AVENUE

SITE



WILLOW STREET DISTRICT

Roughly four decades ago, the west end of Lincoln Park began its transformation from an industrial district into a thriving retail hub that we now call the Clybourn Corridor. The area was destined for retail growth due to its proximity to wealthy surrounding neighborhoods, access to the Kennedy Expressway and major thoroughfares like North Avenue and Clybourn Street, and oversized land parcels which catered to larger retail developments with abundant parking. CRM Properties Group was among the pioneers in the area, developing for Whole Foods, Athleta, and Williams Sonoma, while other developers brought REI, the British School, and Northwestern Medicine to the area.

The Clybourn Corridor continues to be among the strongest retail submarkets in the country, with companies like Whole Foods who consider its store in the area among the best out of 600 stores nationally. The Clybourn Corridor is now beginning its next transformation. Due to its underlying zoning, the strong retail core, its proximity to other affluent neighborhoods, and its prime access, the area has become a mecca for residential development, with more than 9,000 multifamily units in the pipeline.

Introducing Willow Street District, CRM's latest development, located at the prominent intersection of Clybourn Avenue, Sheffield Avenue and Willow Street, in the distinguished neighborhood of Lincoln Park, Chicago.

Willow Street District will be a mixed-use, retail and multifamily development with both a nod to the industrial past and a look towards the vibrant future of the Clybourn Corridor. Spread across a 3-acre site, the project will include:

- **More than 70,000 square feet of upscale retail space**
- **Up to 500 luxury apartment units in a single tower**
- **Water features and green spaces throughout**
- **Parking for 447 spaces, resulting in a parking ratio of 3.5/1,000 square feet of retail**

The development will span both the north and south sides of Willow Street with a boulevard running through the center, creating a pedestrian-friendly campus with opportunities for community events within the interior drive. The buildings will be constructed of only high-end materials, including masonry, metal and glass.

The project will be able to accommodate a wide variety of tenants, ranging in sizes from just over 32,000 square feet down to as small as 1,000 square feet. The goal is to provide the neighborhood with a comprehensive offering of products and services and a place for people to live, gather, shop, dine and relax.

The site boasts some of the strongest demographics in Chicago:

- **An average household income of \$208,000 in a 0.5 mile radius**
- **80,000 households within a 1.5 mile radius**
- **A daytime population of 152,000 in a 1.5 mile radius**
- **Among the top retail corridors in the country in terms of sales per square foot**

CRM Properties Group is currently in the entitlement phase on Willow Street District, with the expectation to start delivering this brand-new project in the 1st Quarter of 2026. For leasing inquiries, please contact:

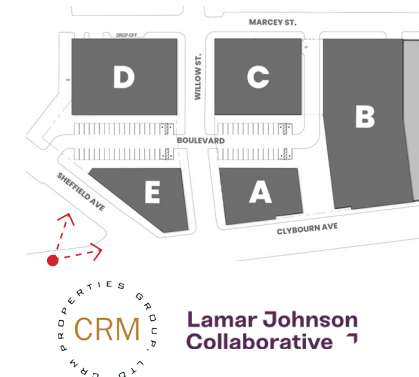
Chris Siavelis
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Jeffrey Malk
jmalk@crmproperties.com
847-707-5679

Note: The contents of this package contain plans and specifications which are still subject to the procurement of entitlements and further subject to withdraw without notice.

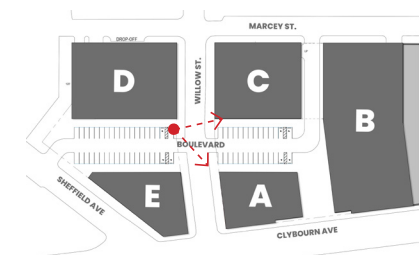


RETAIL CONCEPT | RETAIL RENDERING - AERIAL



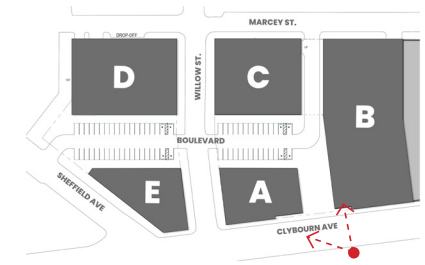


RETAIL CONCEPT | RETAIL RENDERING - BOULEVARD





RETAIL CONCEPT | RETAIL RENDERING - CLYBOURN AVE



SITE PLAN



RETAIL

North Parcel = 53,955 sf total
 South Parcel = 16,920 sf total

Total Retail = 70,875 sf total



RESIDENTIAL LOBBY/AMENITY



RESIDENTIAL UNITS

Total Building Height = 520'
 Residential levels = 42 Levels
 Total Units (800 Sf/Unit Avg) = **500 Units**



CORE(S)



BACK OF HOUSE/MECHANICAL



PARKING

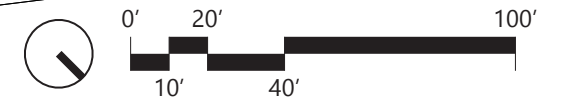
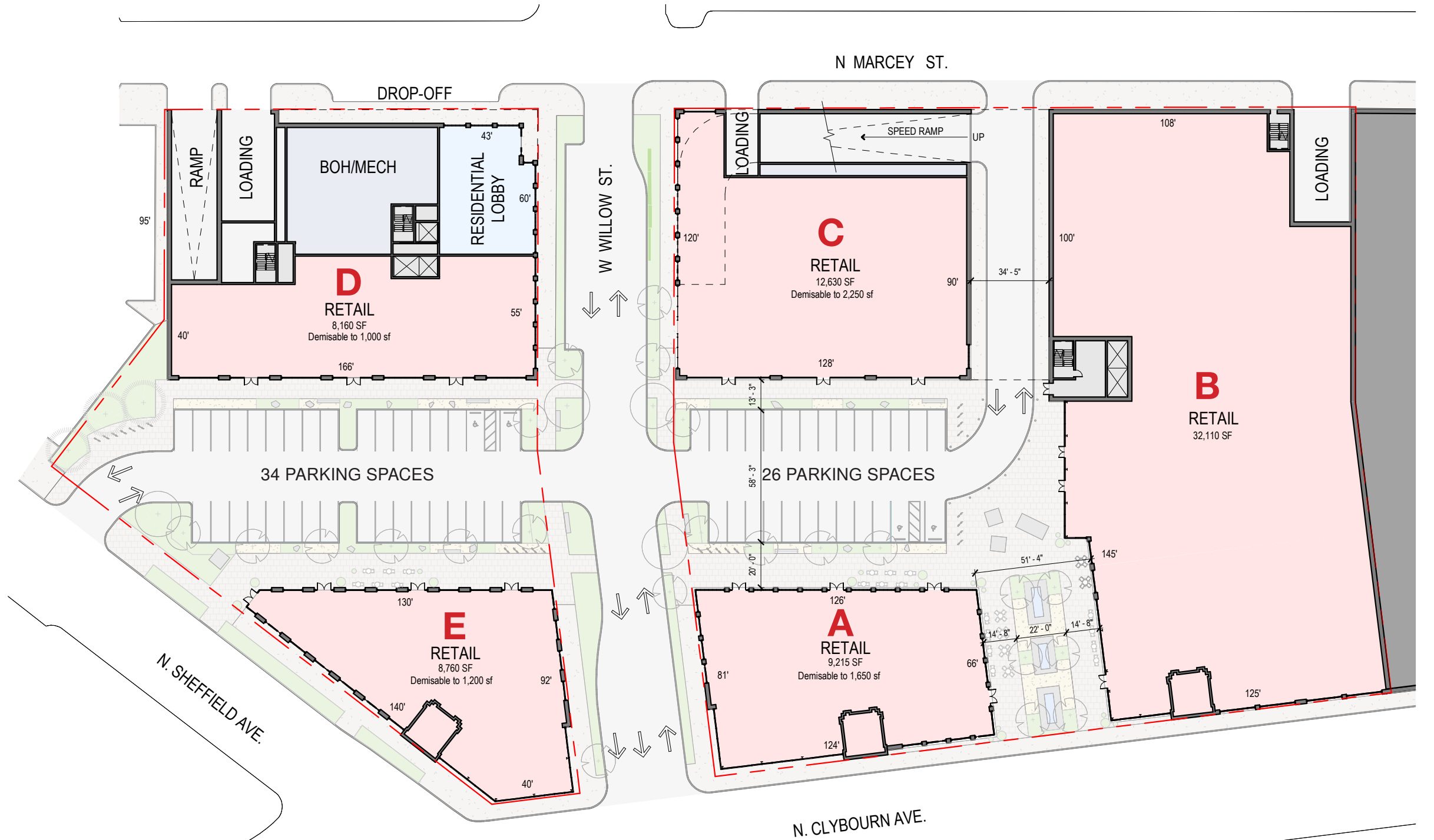
North Parcel:

Ground Level = 26 spaces
 Parking Garage (2 levels) = 162 spaces

South Parcel:

Ground Level = 34 spaces
 Parking Garage (5 Levels) = 225 spaces

Total Spaces = **447 spaces**



LEVEL 2 PARKING PLAN



RETAIL

North Parcel = 53,955 sf total
 South Parcel = 16,920 sf total

Total Retail = 70,875 sf total



RESIDENTIAL LOBBY/AMENITY



RESIDENTIAL UNITS

Total Building Height = 520'
 Residential levels = 42 Levels
 Total Units (800 Sf/Unit Avg) = **500 Units**



CORE(S)



BACK OF HOUSE/MECHANICAL



PARKING

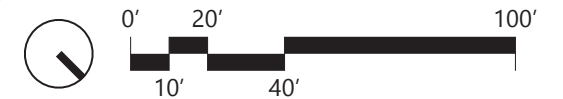
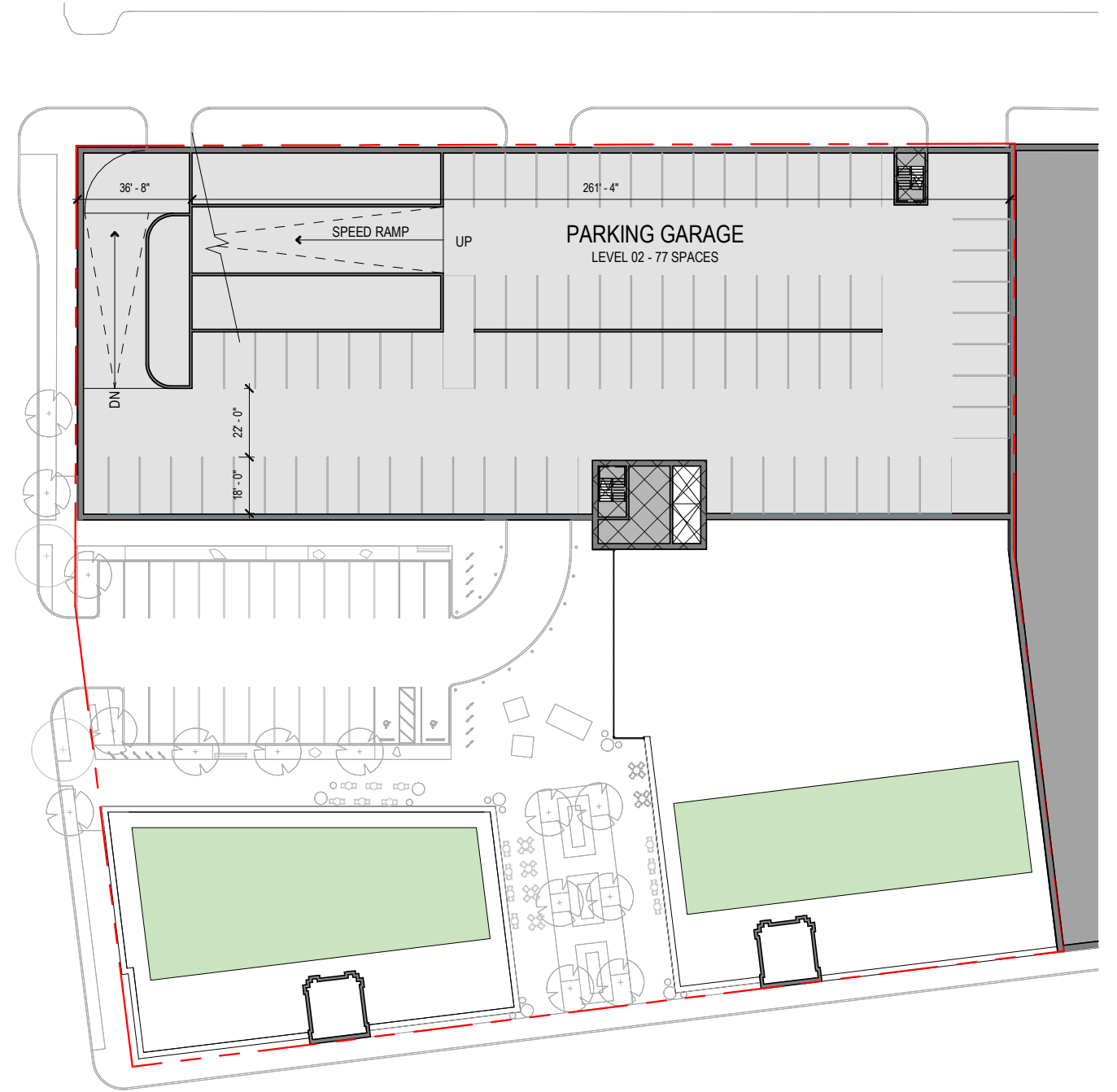
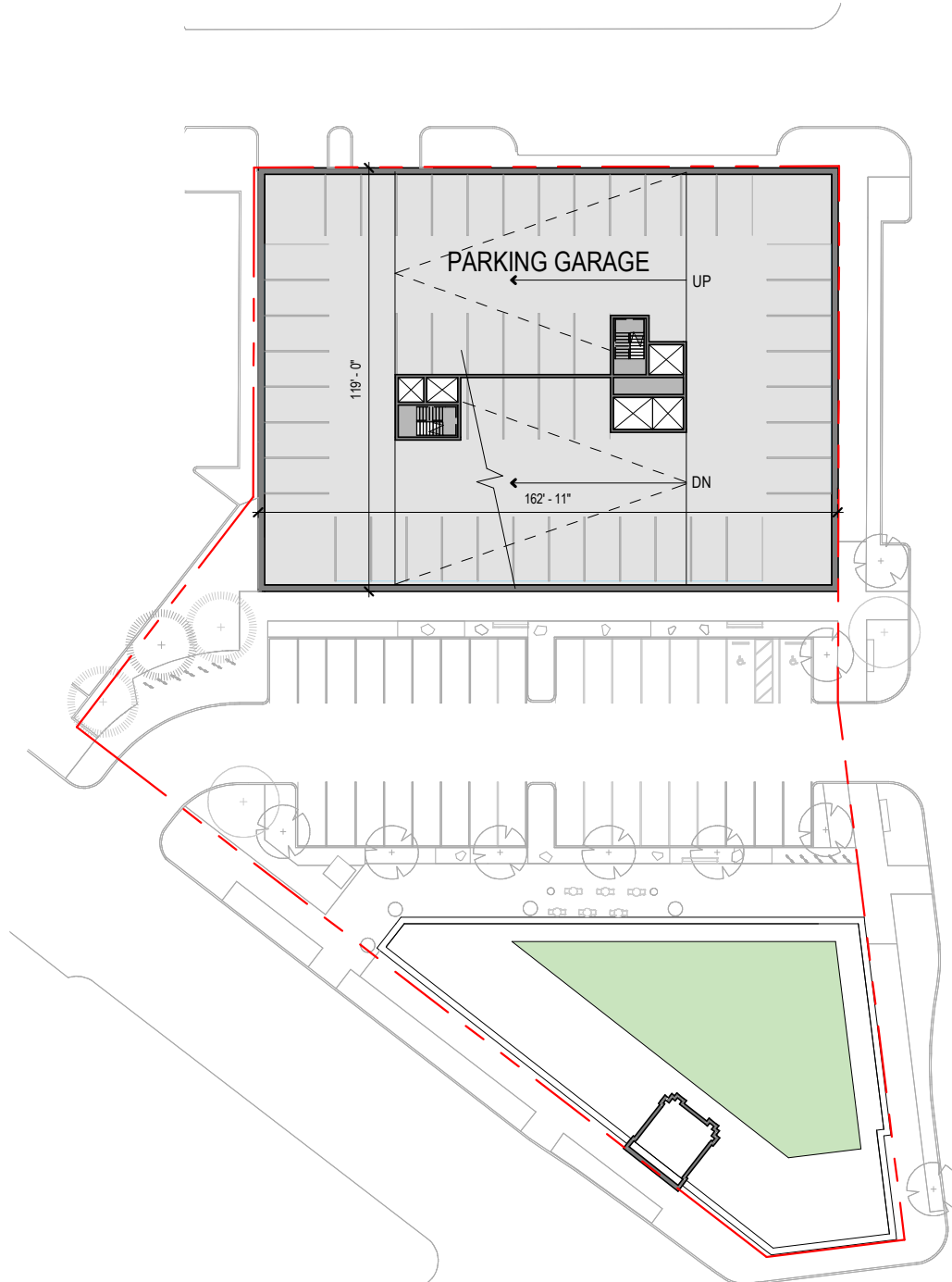
North Parcel:

Ground Level = 26 spaces
 Parking Garage (2 levels) = 162 spaces

South Parcel:

Ground Level = 34 spaces
 Parking Garage (5 Levels) = 225 spaces

Total Spaces = **447 spaces**



TYPICAL RESIDENTIAL PLAN



RETAIL

North Parcel = 53,955 sf total
South Parcel = 16,920 sf total

Total Retail = 70,875 sf total



RESIDENTIAL LOBBY/AMENITY



RESIDENTIAL UNITS

Total Building Height = 520'
Residential levels = 42 Levels
Total Units (800 Sf/Unit Avg) = **500 Units**



CORE(S)



BACK OF HOUSE/MECHANICAL



PARKING

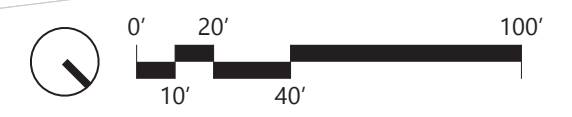
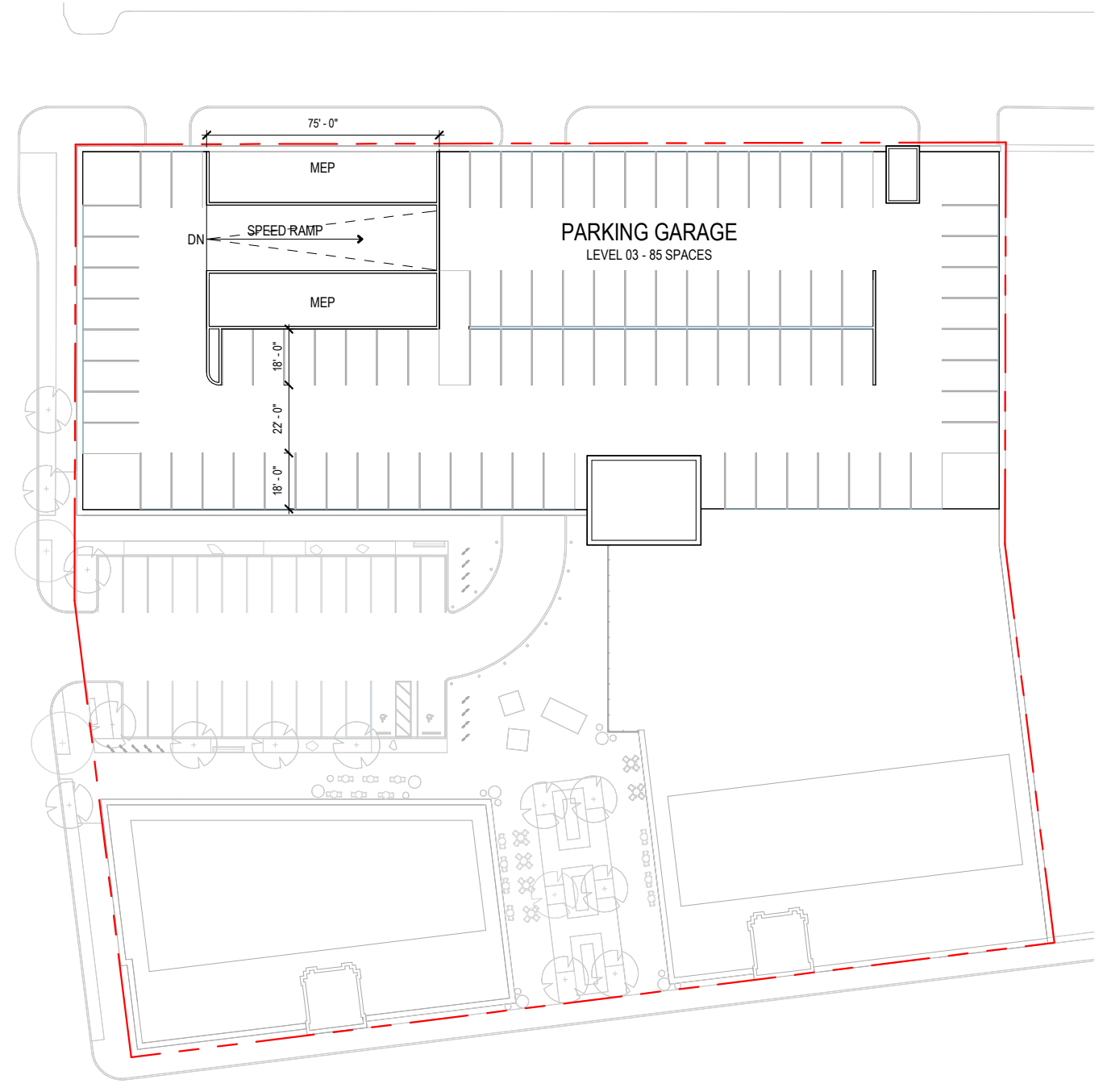
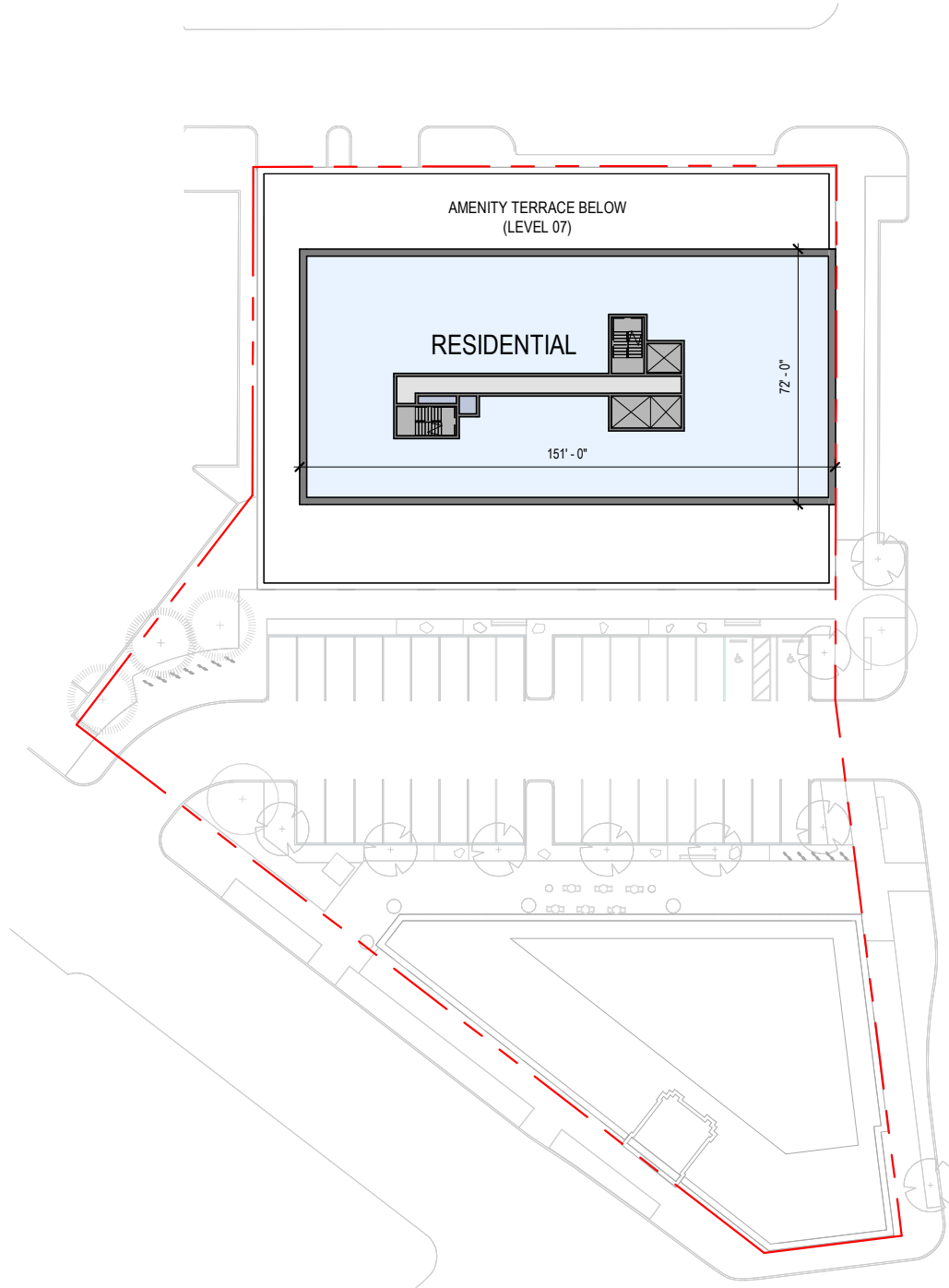
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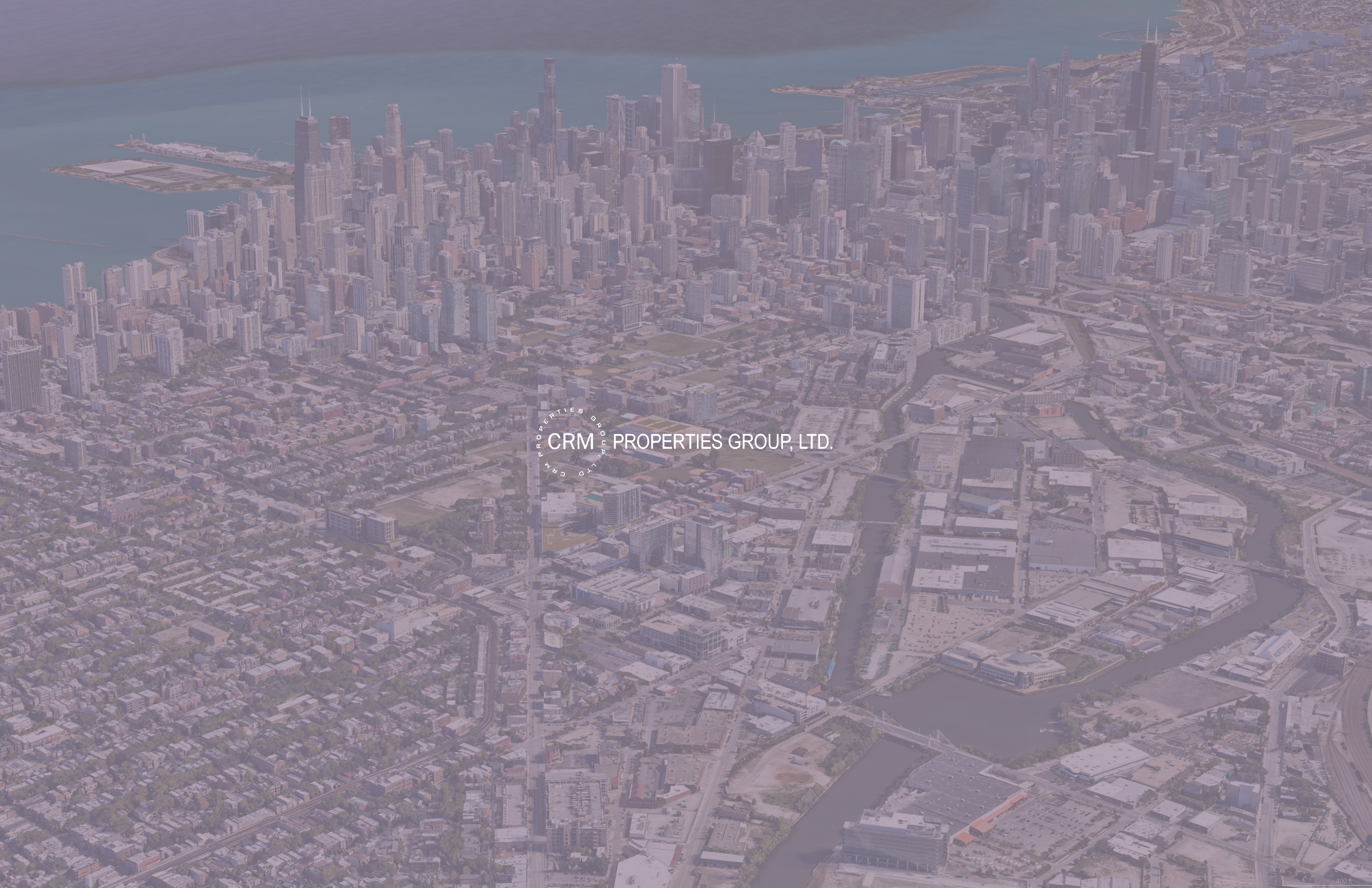
Ground Level = 26 spaces
Parking Garage (2 levels) = 162 spaces

South Parcel:

Ground Level = 34 spaces
Parking Garage (5 Levels) = 225 spaces

Total Spaces = **447 spaces**





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