



## Offering Summary

Lease Rate:	Negotiable
NNN's:	Approx. \$27.64 PSF
Available SF:	Up to 26,412 SF
Available Date:	February 2026
Building Size:	32,000 SF
Zoning:	C2-2
Year Built:	1999
Renovated:	2017
Cross Streets:	North Avenue & Sheffield Avenue
VPD:	Approx. 35,500 VPD

## Property Overview

Flagship retail opportunity, with parking garage on-site, at the northeast corner of North Avenue and Sheffield Avenue within Chicago's dynamic North and Clybourn retail corridor. The 26,412-square-foot space (divisible) is currently occupied by Lululemon and features exceptional visibility along one of the city's highest-profile shopping corridors. At the hard corner of the signalized intersection, the location benefits from strong pedestrian traffic, proximity to the North/Clybourn Red Line station, and exposure to more than 35,500 vehicles per day. The building is surrounded by some of Chicago's most notable retailers, including Apple, Crate & Barrel, The Container Store, Pottery Barn, Anthropologie, West Elm, REI, Ulta, and Whole Foods Market, among many others. The location draws from the dense and affluent customer base of Lincoln Park, Old Town, Wicker Park, and the Near North Side.

## Property Highlights

- Prime 26,412 SF flagship retail space (divisible) with parking garage on-site
- Located at the northeast corner of North Avenue and Sheffield Avenue in Chicago's affluent Lincoln Park neighborhood
- Located steps from the North/Clybourn Red Line station and less than 1/2 mile from Interstate 94 (I-94)
- Excellent branding opportunity with visibility and exposure to over 35,500 vehicles per day, along with heavy pedestrian traffic
- Existing buildout includes a kitchen, bar area, locker-rooms, and studio space on the second floor

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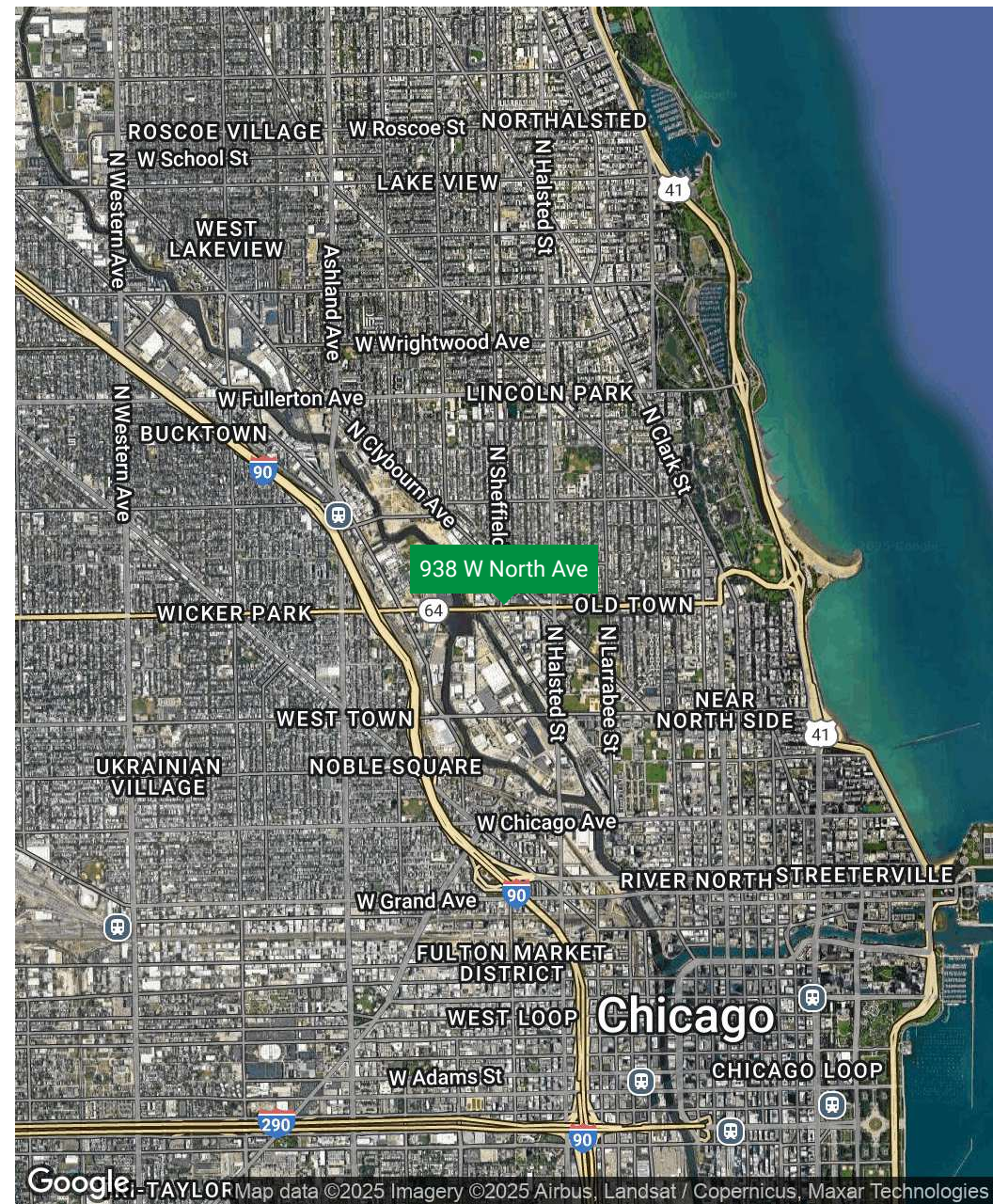
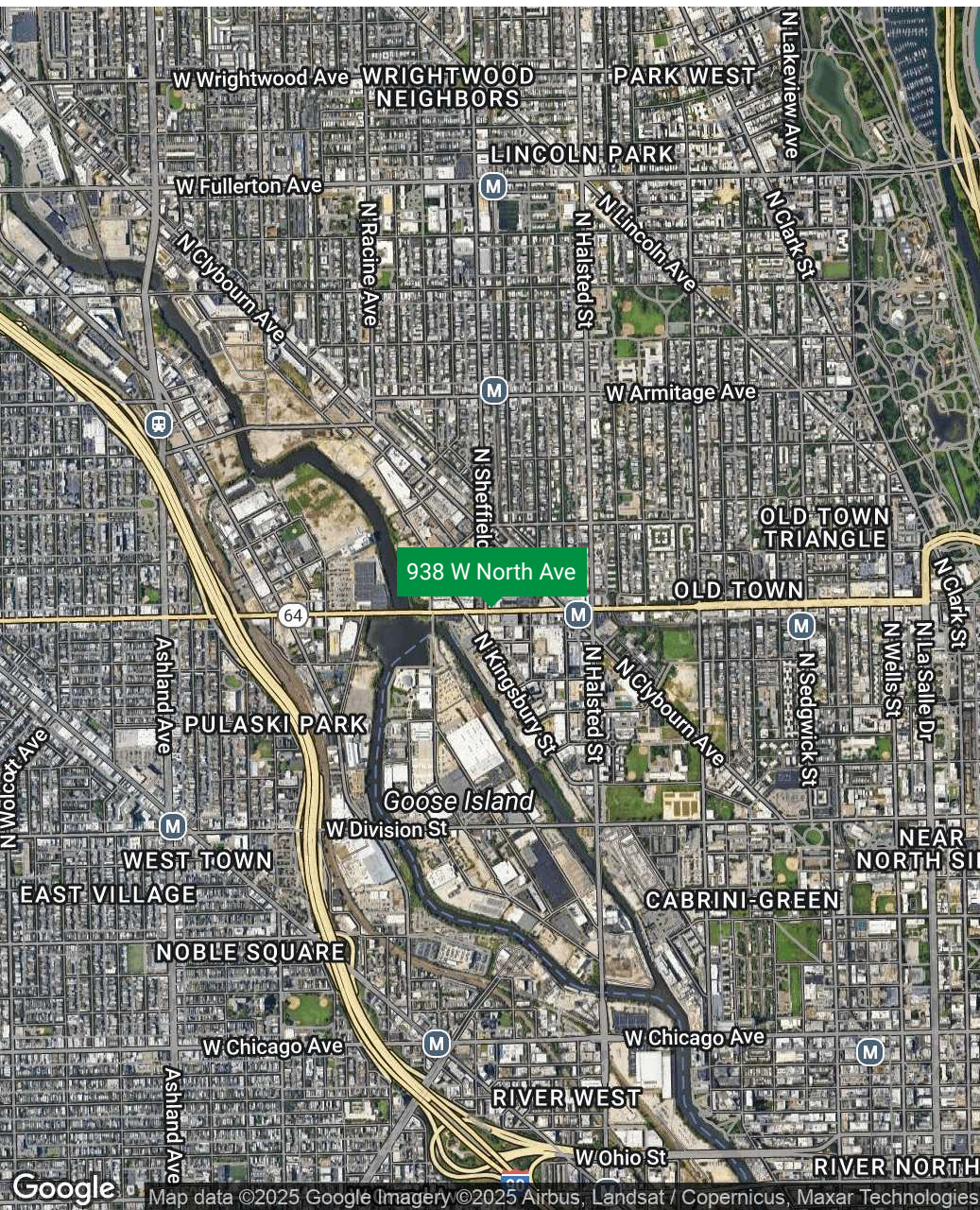
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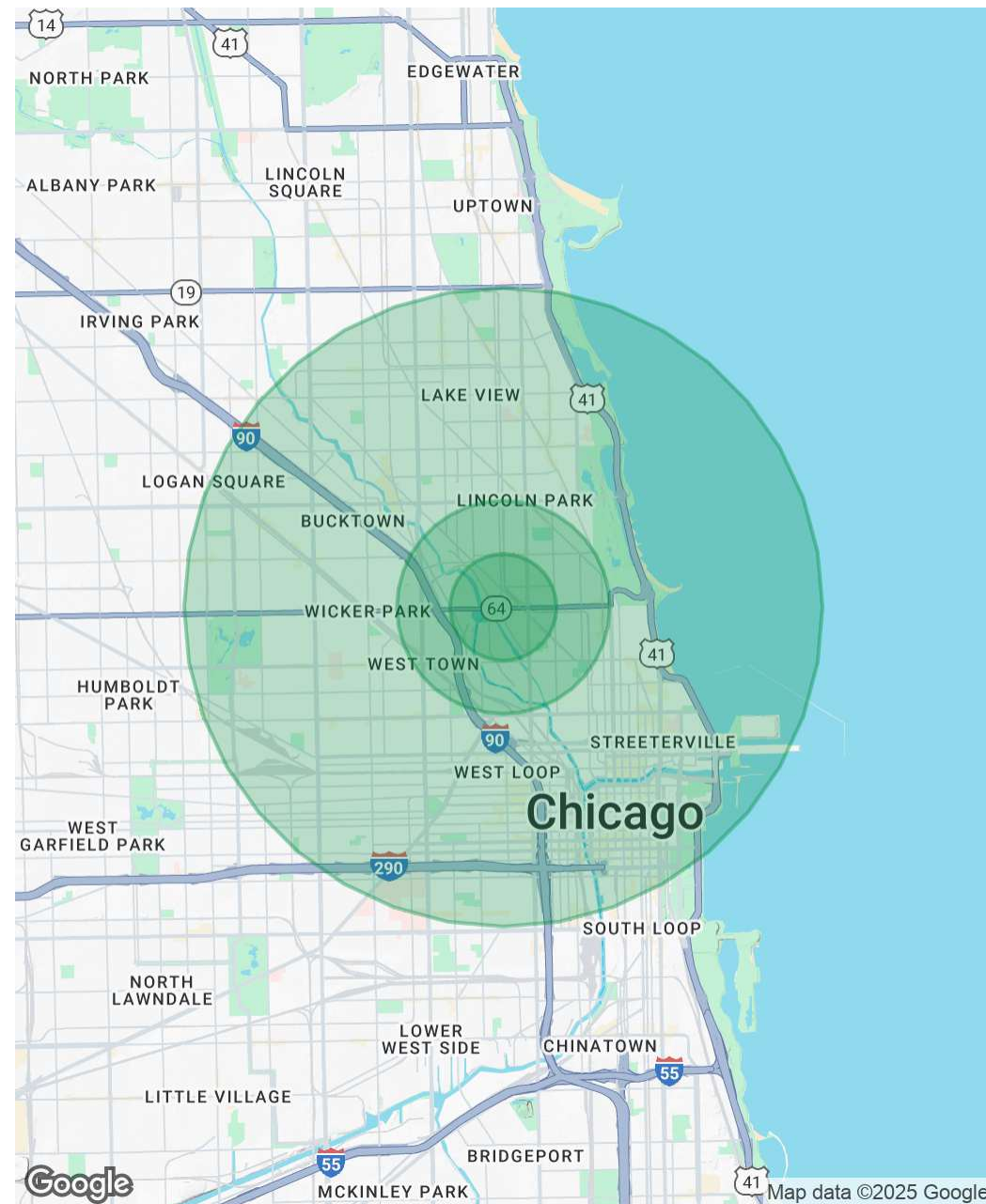
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Population	0.5 Miles	1 Mile	3 Miles
Total Population	7,571	58,019	511,392
Average Age	36	35	37
Average Age (Male)	36	35	37
Average Age (Female)	36	35	37

Households & Income	0.5 Miles	1 Mile	3 Miles
Total Households	3,732	28,532	276,145
# of Persons per HH	2	2	1.9
Average HH Income	\$224,643	\$197,661	\$173,523
Average House Value	\$951,337	\$905,688	\$746,934

Demographics data derived from AlphaMap



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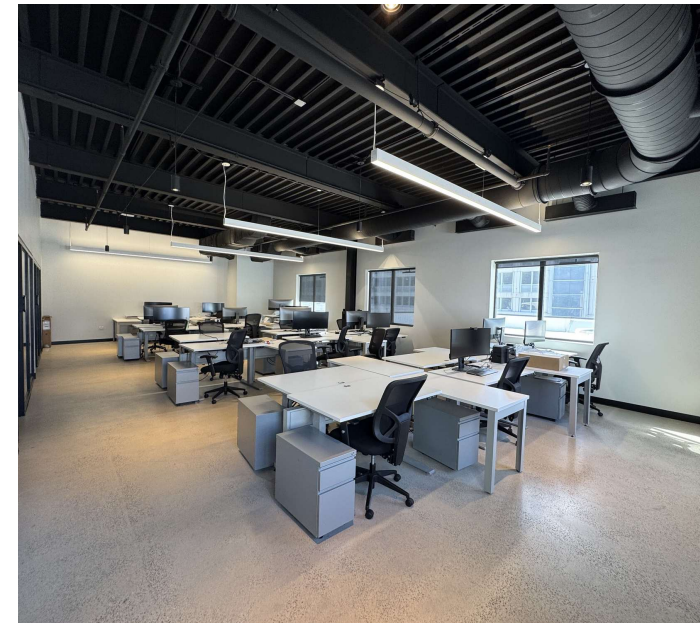
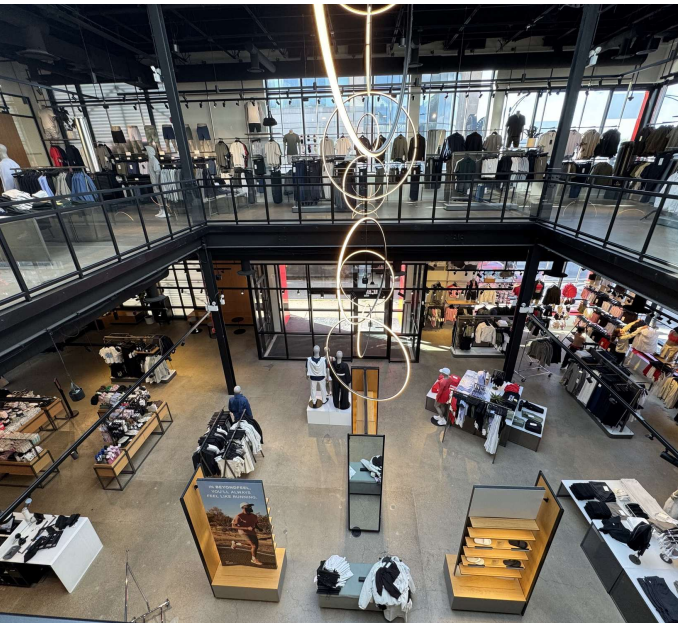
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