

FLAGSHIP RETAIL STOREFRONT CONDO IN CHICAGO'S GOLD COAST NEIGHBORHOOD

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110 E Pearson Street  
Chicago, IL, 60611  
Value-Add Trophy Opportunity



# RETAIL PROPERTY FOR SALE

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PROPERTY INFORMATION



### Offering Summary

Sale Price:	Subject to Offer
Property Address:	110 E. Pearson Street, Chicago, Illinois, 60611
APN #:	17-03-225-066-0000
Storefront Size:	9,492 SF
Frontage:	72 Feet, 6 Inches
1st Floor SF:	7,515 SF
Mezzanine SF:	1,977 SF
Year Built:	1969
Zoning:	DX-12
Submarket:	Gold Coast

### Property Overview

Rare opportunity to acquire a trophy retail storefront along East Pearson Street in Chicago's Gold Coast neighborhood, steps from the iconic Water Tower and Michigan Avenue, the northern gateway to the Magnificent Mile. The property offers direct exposure to one of the most visited retail corridors in the country, surrounded by world-class retailers, luxury hotels, and cultural institutions. Notably, the Candy Hall of Fame Experience, the largest retail lease on Michigan Avenue since 2015 at 60,000 square feet, is set to open in 2027 adjacent to the subject property, expected to drive significant new foot traffic to the immediate block. The trade area ranks among the most affluent in the Midwest, with 366,186 residents and an average household income of \$187,276 within a three (3) mile radius. Nearby retailers include Louis Vuitton, Gucci, H&M, Neiman Marcus, Ralph Lauren, Rolex, Saks Fifth Avenue, Zara, Cartier, Kate Spade, J Crew, Lululemon, American Girl Store, 360 Chicago, Harry Potter Shop, Chicago Sports Museum, Chanel, Moncler, Candy Hall of Fame (2027), Canada Goose, & Patagonia, among others.

### Property Highlights

- Trophy retail storefront with significant foot traffic, steps away from Michigan Avenue in Chicago's premier retail corridor
- Surrounded by world-class hotels including The Peninsula, Four Seasons, The Ritz Carlton and luxury retailers such as Louis Vuitton, Gucci, Canada Goose, Kate Spade, Burberry, Chanel, Neiman Marcus, and Saks Fifth Avenue
- Recorded easement package benefits the premises with loading dock, ingress/egress, utility/HVAC/kitchen exhaust, and potential signage rights
- Unobstructed Michigan Avenue visibility protected by the historic Water Tower amid an affluent trade area of 366,186 residents averaging \$187,276 household income, with corridor momentum building from the Candy Hall of Fame

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# LOCATION INFORMATION

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## LOCATION DESCRIPTION



### Location Description

110 East Pearson Street occupies a premier position in Chicago's Gold Coast along Pearson Street, between Michigan Avenue and Rush Street, just steps from the iconic Water Tower at the northern gateway to the Magnificent Mile. Situated within one of the Midwest's most dynamic and affluent retail corridors, the Property benefits from immediate access to Chicago's leading luxury retailers, flagship hotels, tourist attractions, and cultural destinations. The Magnificent Mile draws millions of visitors annually and remains one of the nation's most recognized shopping and tourism districts. Surrounding retailers include Louis Vuitton, Gucci, Chanel, Neiman Marcus, Saks Fifth Avenue, Ralph Lauren, Rolex, Cartier, Moncler, Kate Spade, Lululemon, J.Crew, H&M, Zara, and Patagonia, among many others.

The surrounding trade area is among the most affluent in the Midwest, with 366,186 residents and an average household income of \$187,276 within a three-mile radius. The Property is exceptionally well connected, located within two blocks of the CTA Red Line at Chicago Avenue, providing direct access to the Loop and the broader transit network, while I-90 and I-94 are accessible approximately one (1) mile to the southwest via the Ontario Street on-ramp. Positioned along East Pearson Street, which carries approximately 13,800 vehicles per day, the Property benefits from strong vehicular exposure in addition to heavy pedestrian traffic in one of the Gold Coast's most prominent cross-street locations.

This concentration of luxury and mass-market brands generates consistent foot traffic year-round, drawing both destination shoppers and a steady base of nearby residents and office workers. Anchoring tenants such as Water Tower Place, the 900 North Michigan Shops, and the recently reimagined former Macy's site at 835 N. Michigan Avenue continue to reinforce the corridor's standing as Chicago's premier high-street retail destination. The surrounding hospitality base, including the Park Hyatt, Ritz-Carlton, Four Seasons, and Peninsula, drives a continuous flow of affluent visitors and convention traffic into the immediate trade area, supplementing an already robust local consumer base. This depth and diversity of demand drivers has historically supported premium rents and strong tenant performance, making the corridor one of the most resilient retail submarkets in the country.



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## Market Insights

- The Candy Hall of Fame Experience recently signed a 60,000-square-foot, 20-year lease at 830 N. Michigan Avenue adjacent to the Property, the largest deal on the corridor by square footage since 2015, reflecting long-term confidence in the submarket trajectory.
- The attraction will span three floors and marks the first-ever permanent physical location for the Candy Hall of Fame, featuring multiple ticketed experiences and a dedicated retail component.
- Tenants signed more than 80,000 square feet on the Magnificent Mile in just the first 3.5 months of 2026, with corridor vacancy projected to fall to 23.5% by year-end from a peak of 33.9%.
- American Eagle signed a 14,182 SF flagship at 600 N. Michigan, Garage signed 3,500 SF at 625 N. Michigan at \$315 net, Levi's signed ~9,000 SF at 663 N. Michigan, and Uniqlo has returned to the avenue.
- Gap is in advanced talks to re-enter after a five-year absence, and additional national tenants are reportedly evaluating flagship opportunities on the corridor.
- Water Tower Place secured approval of a \$200M capital improvement budget, reinforcing institutional confidence in the corridor.
- For available storefronts in the immediate trade area, including the Property, this momentum strengthens the leasing outlook and supports near-term tenant absorption at competitive rental rates.



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# RETAIL PROPERTY FOR SALE

## RETAILER MAP



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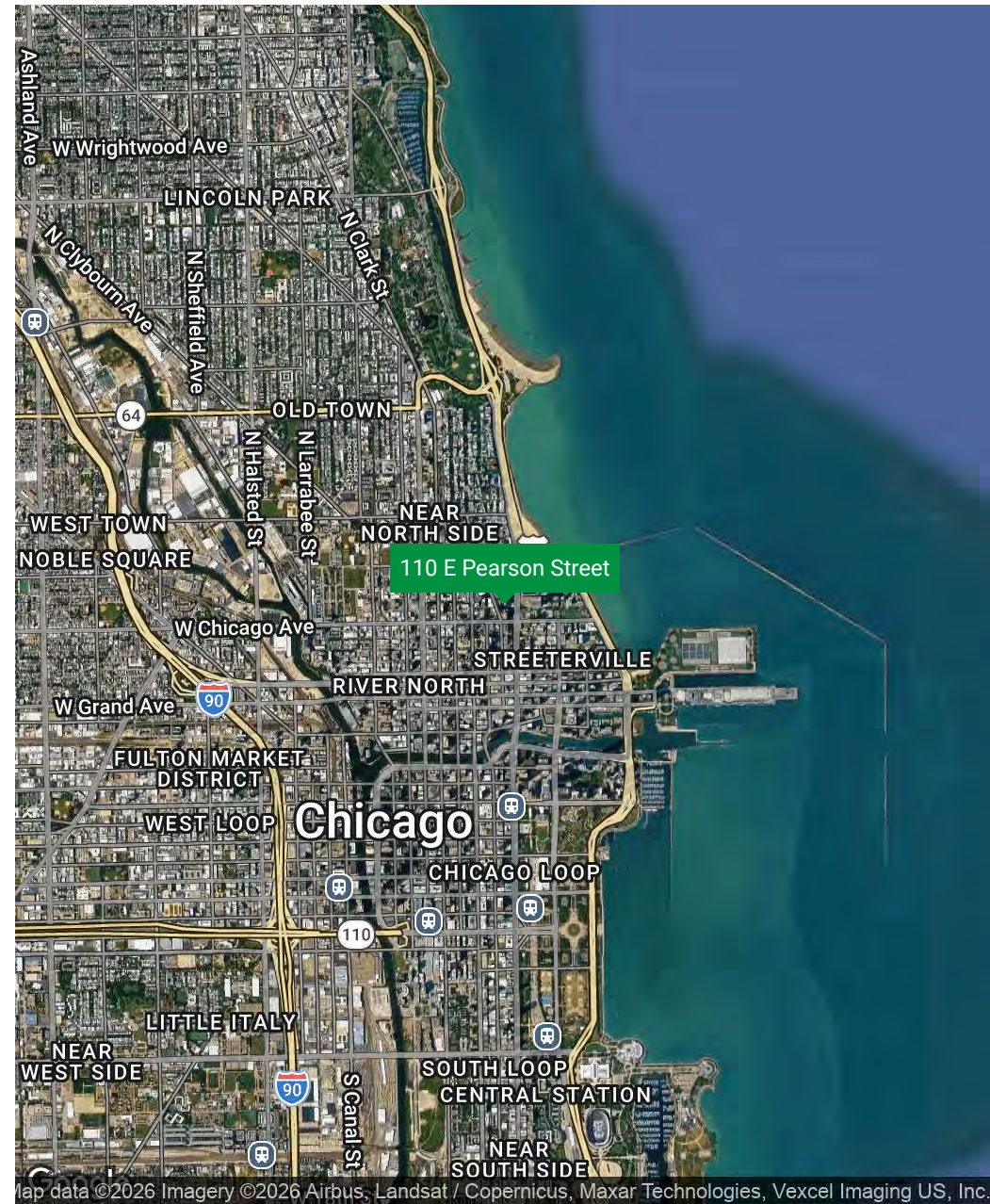
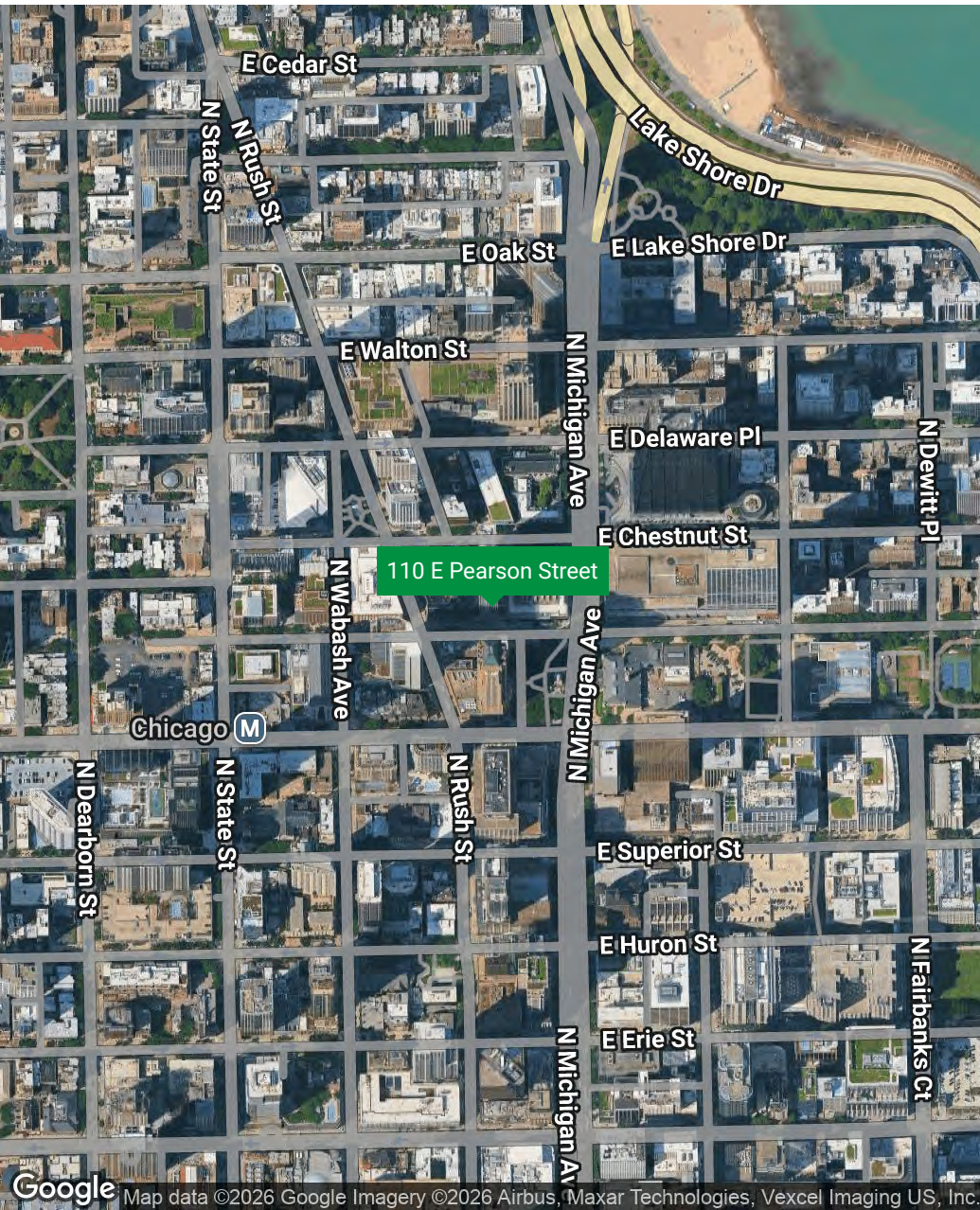
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**FOR SALE**

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