

Only 2 Spaces Left!

Optima Lakeview[®]

EXPECT THE EXTRAORDINARY

3460

North
Broadway



**Dynamic Ground Floor Retail Spaces
For Lease**



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Property Overview

ASKING RENT:	\$38/SF NNN
EST. NNNs:	±\$14/SF
RETAIL SUITE 3:	1,321 SF
RETAIL SUITE 5:	1,747 SF
CEILING HEIGHT:	+13'
ZONING:	PD 1469
DATE AVAILABLE:	IMMEDIATE
CONDITION:	NEW CONSTRUCTION
SUB-MARKET:	LAKEVIEW
WARD/ALDERMAN:	44TH/LAWSON



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Leasing Highlights

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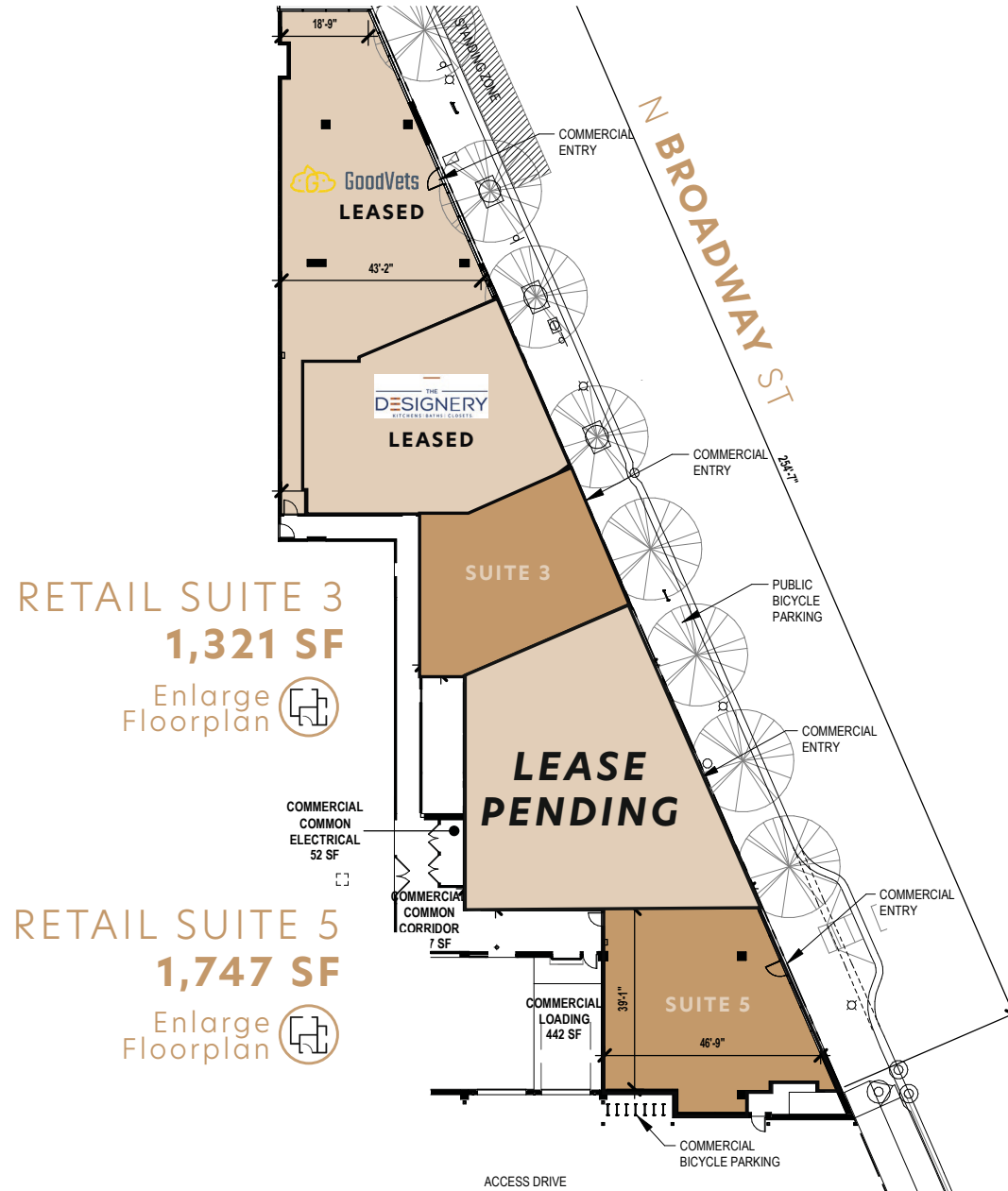
- » Optima Lakeview's last remaining retail spaces (Suite 3, 1,321 SF and Suite 5, 1,747 SF) are ideal for a wide range of uses, including service-oriented, fitness, and soft goods businesses.
- » Available retail space features excellent frontage on North Broadway.
- » Located on North Broadway, the retail provides excellent exposure and prominent frontage on a highly trafficked corridor in the heart of Chicago's Lakeview neighborhood.
- » The retail sits at the base of Optima Lakeview, an award-winning, 200-unit luxury multifamily development.
- » Alongside the built-in customer base directly above, the Lakeview neighborhood provides a high-income, dense, and diverse consumer base for retailers.
- » Nearby national retailers include Whole Foods, Target, Starbucks, CorePower Yoga, and retail cotenants GoodVets, The Designery and another lease pending with a national QSR concept.
- » Beloved nearby local retailers include Ann Sather, Chicago Diner, The Laugh Factory, and Bib Gourmand recipient Chilam Balam.
- » Property is situated just 4 blocks from Wrigley Field, 3 blocks from the Addison Red Line CTA L Station and benefits from easy on/off access to DuSable Lake Shore Drive.

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Floor Plans

3460

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RETAIL SUITE 3
1,321 SF

Enlarge Floorplan 

RETAIL SUITE 5
1,747 SF

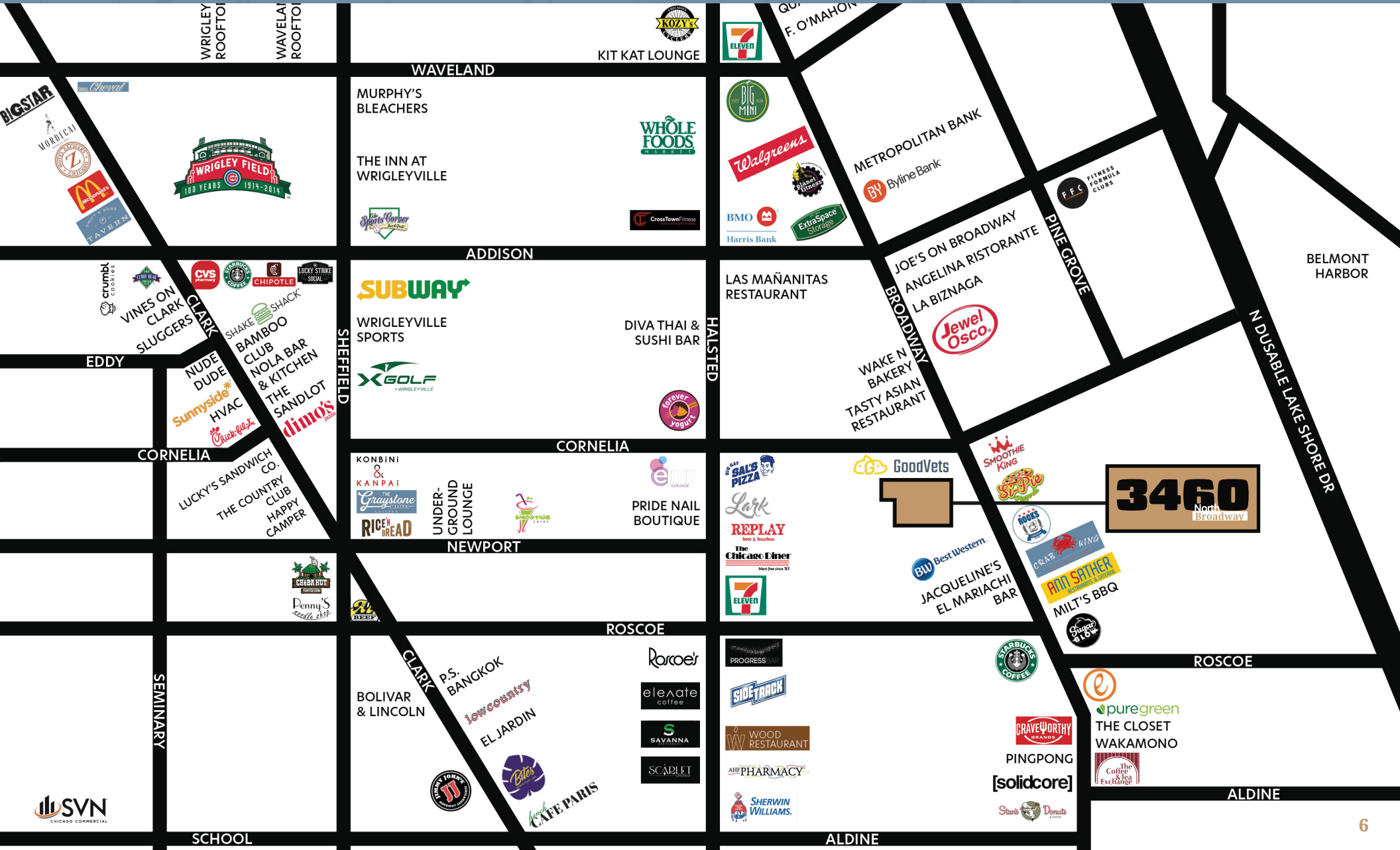
Enlarge Floorplan 



Area Map

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Area Description

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Lakeview is located in the city's North Side bordered by West Diversey Parkway on the south, West Irving Park Road on the north, North Ravenswood Avenue on the west, and the shore of Lake Michigan on the east. The 2020 population of Lakeview was 103,050 residents, making it the second-largest Chicago community area by population.

Lakeview includes West Lakeview and Lakeview East. In 2013, Money Magazine named Lakeview number three in its top ten big-city neighborhoods in its Best Places to Live rankings. As one of Chicago's most vibrant neighborhoods Lakeview offers an exceptional blend of residential charm and commercial opportunity. With its proximity to Lake Michigan, scenic parks, and a dynamic dining and entertainment scene, Lakeview attracts a diverse demographic, including young professionals and families. The area boasts a robust foot traffic, fueled by popular attractions like Wrigley Field and the bustling Belmont Avenue corridor.

Sources: ChatGPT & Wikipedia



1-Mile Radius Demographics



MEDIAN AGE

33.6



AVERAGE INCOME
PER HOUSEHOLD

\$142,230



EST. DAYTIME
POPULATION

41,271



ESTIMATED
POPULATION

89,386



MONTHLY HH
CONSUMER
EXPENDITURE

\$7,684



NEARBY PUBLIC
TRANSPORTATION

36 Bus 0.1 mi
Addison Red Line
0.5 mi

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