

# OptimaLakeview®

EXPECT THE EXTRAORDINARY

# 3460

North  
Broadway



## Dynamic Ground Floor Retail Space **For Lease**

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# Property Overview

ASKING RENT:	\$38/SF NNN
EST. NNNs:	±\$14/SF
SPACE AVAILABLE:	±6,074 SF
MIN DIVISIBLE:	1,917 SF
FRONTAGE:	±140' (BROADWAY)
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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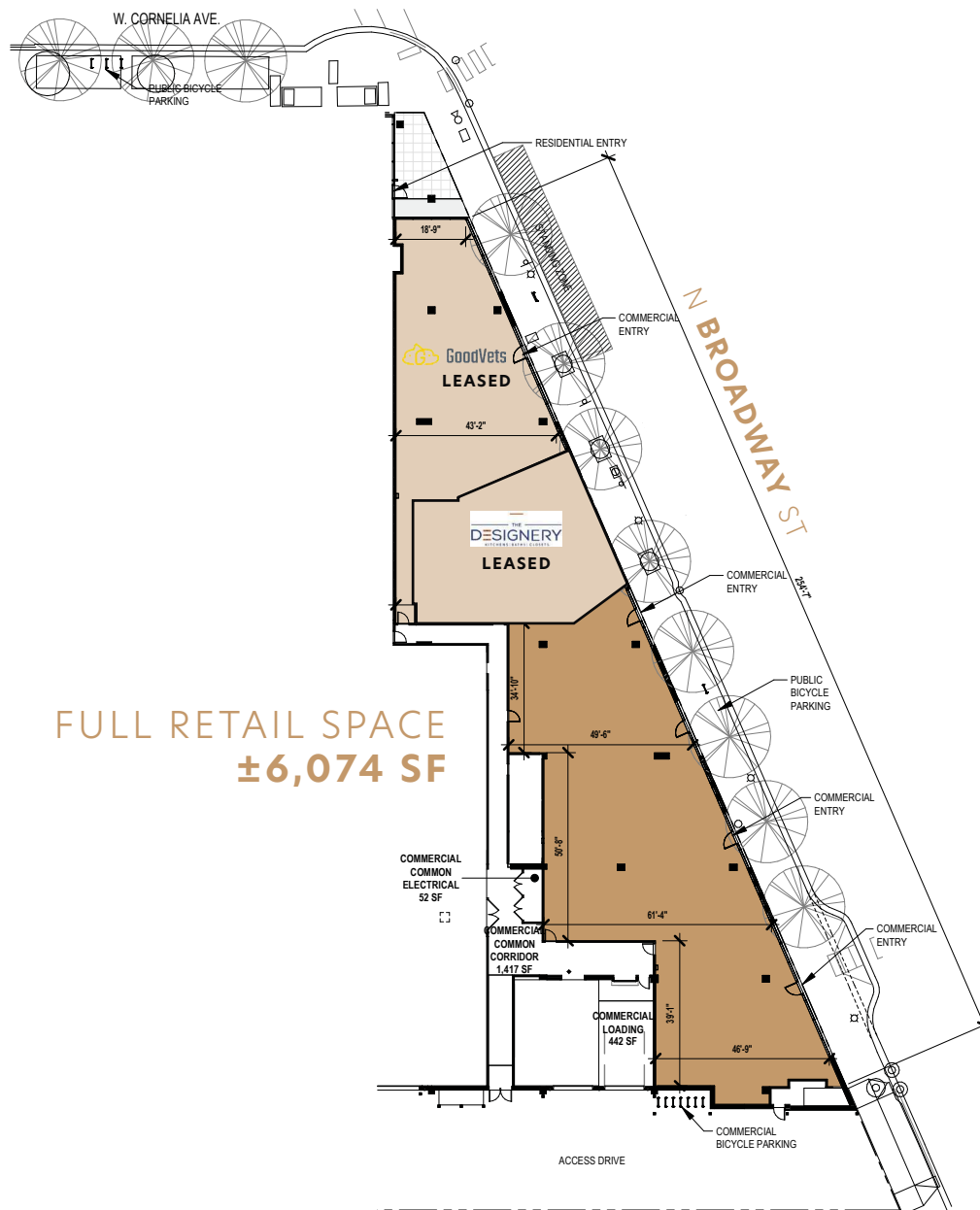
- » Optima Lakeview's ±6,074 SF of remaining retail is ideal for a wide range of uses, including food and beverage, service-oriented, fitness, and soft goods businesses.
- » Available retail space features ~140' of frontage on North Broadway and contains an in-place shaft for black iron installation.
- » 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 and The Designery.
- » 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

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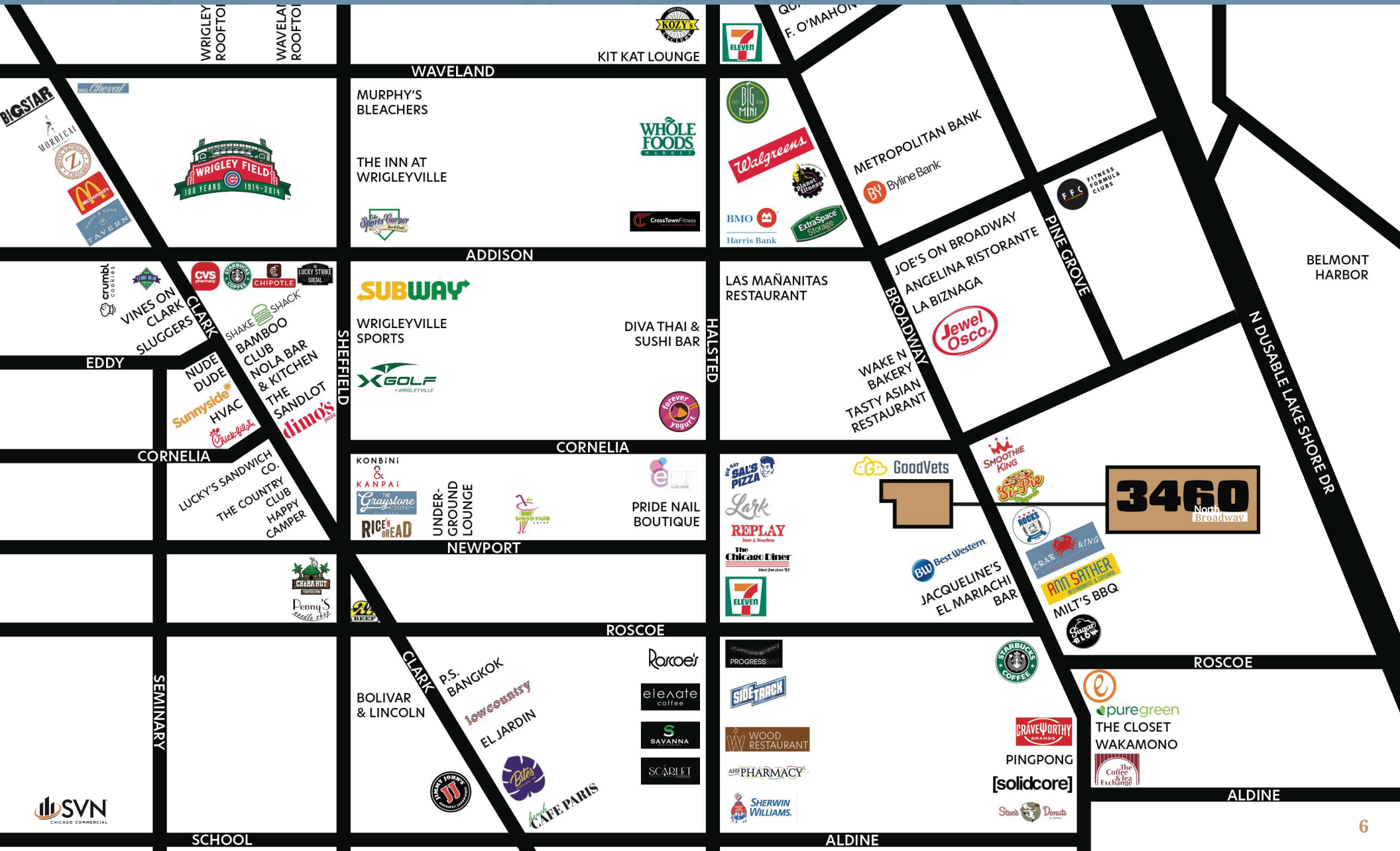




# Area Map

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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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