

15 NORTH DAMEN AVE

20



Premier Retail Space Across from
Wicker Park with On-Site Customer Parking
FOR LEASE

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15
WEST DAMEN
20

DAMEN
BLUE LINE



BIGSTAR

WICKER
PARK

SIX-
CORNERS

SUITE 1520

ASKING RENT:	\$70/SF NNN
EST. NNNs:	\$14/SF
SPACE AVAILABLE:	3,702 SF*

*Additional Storage/Office Space Available

SUITE B

ASKING RENT:	\$55/SF NNN
EST. NNNs:	\$14/SF
SPACE AVAILABLE:	1,997 SF

CEILING HEIGHT:	20'
ZONING:	C1-2
DATE AVAILABLE:	Now
PARKING:	Onsite
SUB-MARKET:	Wicker Park
ALDERMANIC WARD:	01 LaSpata

The property is owned by an Illinois licensed real estate broker

15
NORTH
DAMEN
AVE 20

SUITE 1520



click for video tour



SUITE B



click for video tour



ABOUT THE SPACES



3,702 SF Second-Generation Restaurant Space
Existing black iron infrastructure, expansive 20' ceilings, and potential for additional storage or office space.



Additional 1,997 SF Retail Space Available
Flexible in-line retail opportunity suitable for a variety of concepts.



Turnkey Hospitality & Service Retail Potential
Ideal for restaurant, bar, entertainment, café, fitness, beauty, and other service-oriented uses.



On-Site Customer Parking
Convenient parking available for patrons and visitors.



Favorable C1-2 Zoning
Supports a wide range of retail and hospitality uses.

JOIN ESTABLISHED RETAIL CO-TENANCY



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15
NORTH
DAMEN
AVE **20**



ABOUT THE LOCATION

Directly Across from
Wicker Park

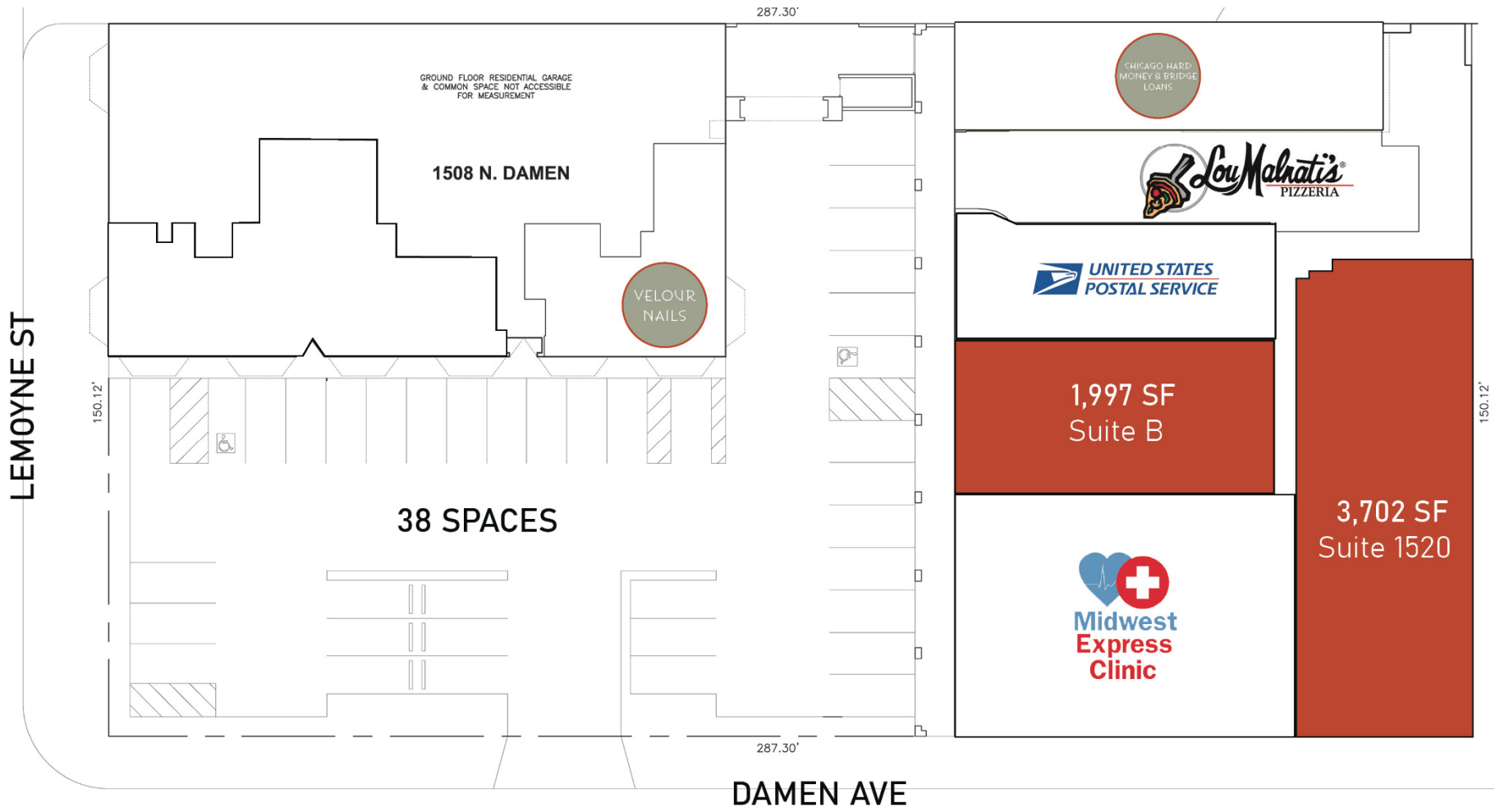
Walkable to The 606 Trail
with +2M annual visitors

1 Block from Damen CTA
Station | 1.2M annual riders

68,680 Residents
Within 1 Mile

Steps from Wicker Park's
6-Corners Intersection
+46,000 VPD

\$207,000+ Average
Household Income



WICKER PARK

Wicker Park is one of Chicago's most dynamic and trend-forward neighborhoods, known for its high pedestrian traffic, creative energy, and strong dining and nightlife scene. Anchored by the Milwaukee, Damen, and North Avenue corridors, the area attracts a dense mix of young professionals, creatives, and visitors drawn to its eclectic blend of chef-driven restaurants, boutique retailers, music venues, and nationally recognized brands. Immediate access to the CTA Blue Line at Damen and Division, along with constant vehicular and bike traffic, makes Wicker Park a proven destination for experiential retail and restaurant concepts seeking visibility, energy, and a built-in customer base.



AREA DEMOGRAPHICS

1-MILE



ESTIMATED POPULATION

65,380



MEDIAN HOUSEHOLD INCOME

\$143,989



ESTIMATED HOUSEHOLDS

31,440



ESTIMATED DAYTIME POPULATION

30,272



TOTAL BUSINESSES

3,030



TOTAL EMPLOYEES

20,591

AREA DRIVERS

Van Leeuwen

La COLOMBE
COFFEE ROASTERS

BIGSTAR



CAVA

jenis's



sweetgreen



Goddess
AND GROCER

**BARNES
& NOBLE**



SHINOLA

CLUB MONACO

SALOMON



Supreme



BARRY'S



bluemercury
makeup • skincare • spa



crumbl
cookies



TREK

Aēsop

verizon



T-Mobile

credo
BEAUTY

THURSDAY
BOOT CO.

THE
ROBEY
CHICAGO

one medical



CHASE

Dentologie



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