

NORTH & CLYBOURN

855 W NORTH AVENUE

LINCOLN PARK | CHICAGO, IL

FLAGSHIP
OPPORTUNITY



MARKET AERIAL

NORTH & CLYBOURN
855 W NORTH AVENUE
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WILLIAMS
SONOMA
CALIFORNIA

PORCELANOSA

REJUVENATION

POTTERY BARN

west elm

lululemon
athletica

SEPHORA

The Container Store®

KING LIVING
COMING SOON
10,000 SF

Crate
& Barrel

sweetgreen®

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CB2

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PROPERTY DETAILS

Currently a single-tenant, single-level 11,280 SF (divisible) building on 26,250 SF of developable land

Highly visible flagship property available for lease or redevelopment fronting North Avenue, the market's main throughfare

Dedicated surface parking lot accommodates in excess of 32 spaces, offering a competitive advantage for tenants and their customers

Featuring two-full access points for ingress/egress, and prominent pylon signage

Available immediately

MARKET & SITE POSITION DETAILS

A top retailing market globally and featuring over 2.5M SF of retail, the North & Clybourn Corridor is located on Chicago's north side and serves the city's densest and most affluent residential neighborhoods

Anchoring the prestigious Lincoln Park neighborhood, the heavily trafficked intersection features significant vehicular counts of over 57,100 cars per day. (North Avenue: 32,500 cars per day | Clybourn Avenue: 11,000 cars per day | Halsted Street: 13,600 cars per day)

The North & Clybourn Corridor is the epicenter of retailer flagships and showrooms such as Apple, Crate & Barrel, CB2, Container Store, Design Within Reach, Ethan Allen, Athleta, Rejuvenation, Sephora, Williams Sonoma, West Elm, Lululemon, and Whole Foods; and first-to-market concepts such as Australian-based King's Living (Under Construction)

Complemented by the nearby Armitage Corridor, a heavily coveted collection of boutique retail storefronts and a hub for digitally native brands home brands including Interior Define, Serena & Lily, Parachute, and Jenni Kayne Home

Accessible from all major modes of transportation including multiple ramps on/off the Kennedy Expressway (I-90/94), two CTA "L" Stations, and numerous CTA bus routes

The closest access includes the I-90/94 North Avenue ramp and the CTA's North & Clybourn Red Line Station, 1 block away and serving 1.8 million riders annually

DEMOGRAPHICS

1 MILE

Total Population
61K

Average Household Income
\$190K

Daytime Population
43K

Average Home Value
\$731K

Average Annual Spend on Apparel & Services
\$134M

Average Annual Spend on Home Furnishings
\$165M

Average Annual Spend on Dining Out
\$220M

2 MILES

Total Population
283K

Average Household Income
\$183K

Daytime Population
212K

Average Home Value
\$688K

Average Annual Spend on Apparel & Services
\$654M

Average Annual Spend on Home Furnishings
\$808M

Average Annual Spend on Dining Out
\$1B

3 MILES

Total Population
520K

Average Household Income
\$173K

Daytime Population
380K

Average Home Value
\$643K

Average Annual Spend on Apparel & Services
\$1B

Average Annual Spend on Home Furnishings
\$1.5B

Average Annual Spend on Dining Out
\$2B

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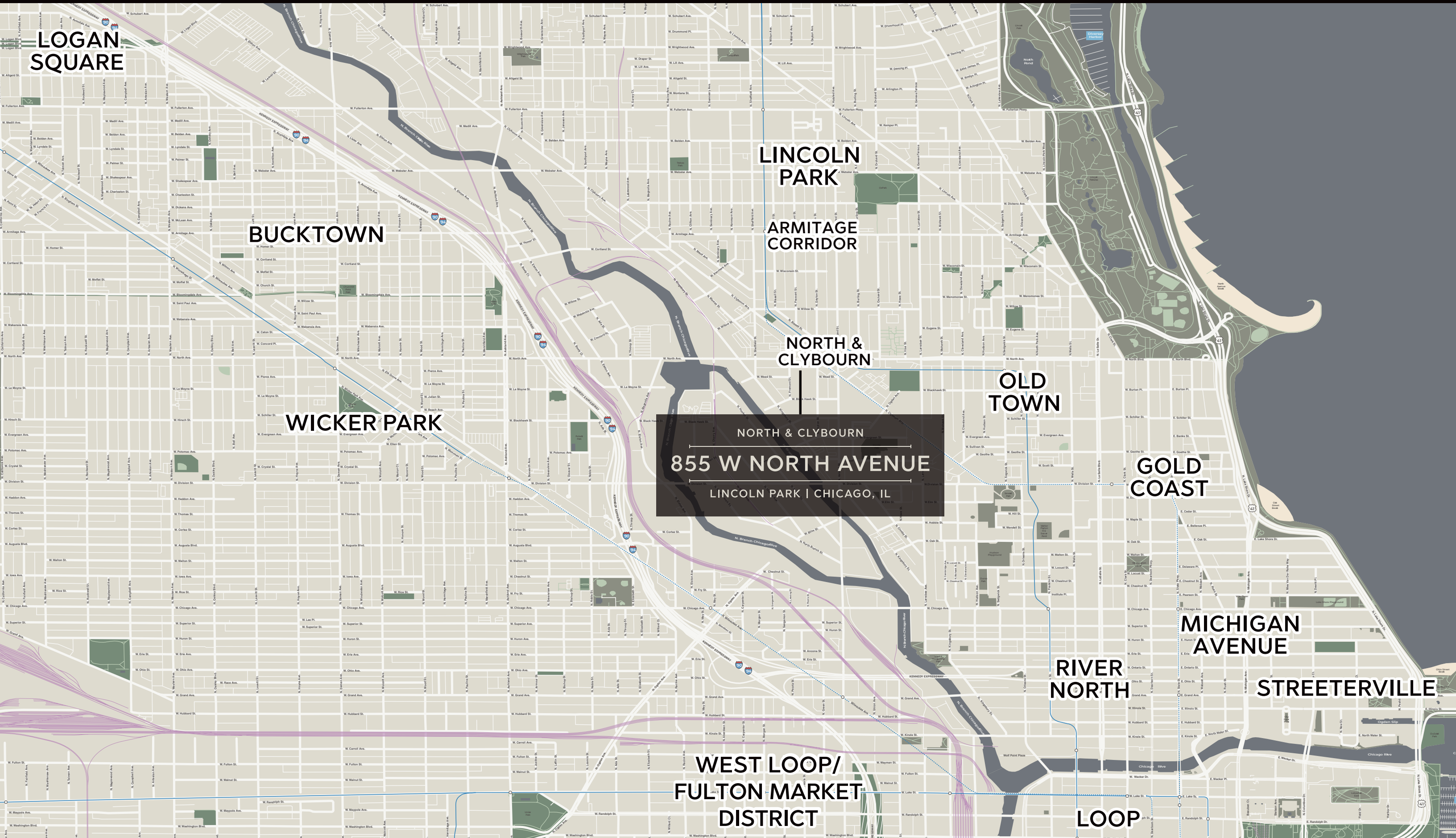
1 MILE

2 MILES

3 MILES

THE LOCATION

NORTH & CLYBOURN
855 W NORTH AVENUE
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LOGAN SQUARE

BUCKTOWN

WICKER PARK

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**WEST LOOP/
FULTON MARKET
DISTRICT**

LOOP

LINCOLN PARK

ARMITAGE CORRIDOR

**NORTH &
CLYBOURN**

OLD TOWN

GOLD COAST

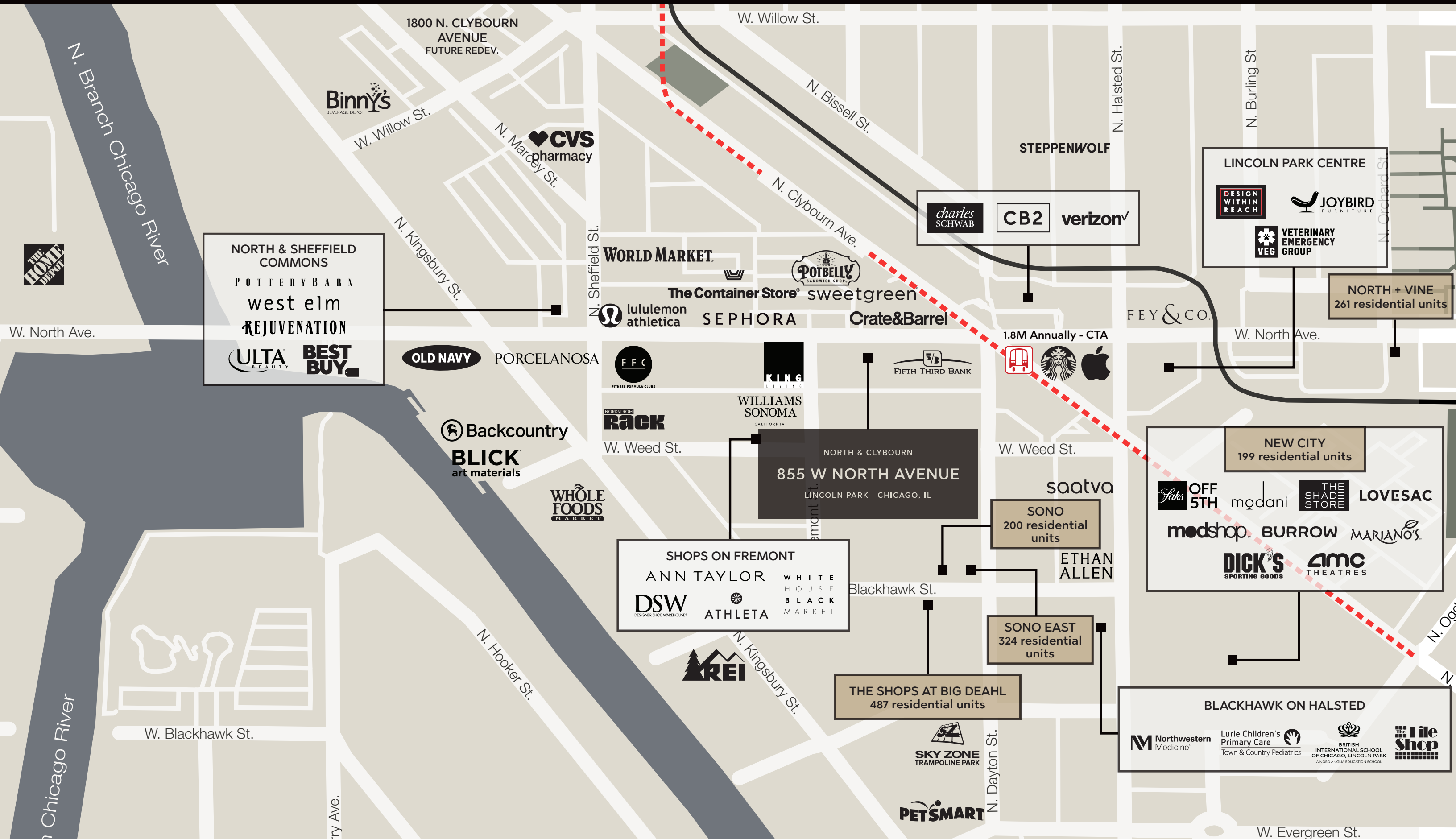
MICHIGAN AVENUE

STREETERVILLE

RIVER NORTH

THE INTERSECTION

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NORTH & SHEFFIELD COMMONS
POTTERY BARN
west elm
REJUVENATION
ULTA BEAUTY
BEST BUY

charles SCHWAB
CB2
verizon

LINCOLN PARK CENTRE
DESIGN WITHIN REACH
JOYBIRD FURNITURE
VETERINARY EMERGENCY GROUP
VEG

NORTH + VINE
261 residential units

855 W NORTH AVENUE
LINCOLN PARK | CHICAGO, IL

NEW CITY
199 residential units
Saks OFF 5TH
modani
THE SHADY STORE
LOVESAC
modshop
BURROW
MARIANO'S
DICK'S SPORTING GOODS
AMC THEATRES

SHOPS ON FREMONT
ANN TAYLOR
WHITE HOUSE BLACK MARKET
DSW
ATHLETA

saatva
SONO
200 residential units

SONO EAST
324 residential units

THE SHOPS AT BIG DEAHL
487 residential units

BLACKHAWK ON HALSTED
Northwestern Medicine
Lurie Children's Primary Care
Town & Country Pediatrics
BRITISH INTERNATIONAL SCHOOL OF CHICAGO, LINCOLN PARK
A NORD ANGLIA EDUCATION SCHOOL
The Tile Shop

N. Branch Chicago River

Chicago River

SITE PLAN

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