

3030 N Broadway

CHICAGO (LAKEVIEW), ILLINOIS



N Broadway Street

W Wellington Avenue

N Clark Street

N Halsted Street

W Barry Avenue

Northwest Corner of North Broadway Street & West Wellington Avenue



MID-AMERICA®

INVESTMENT HIGHLIGHTS

Mid-America Real Estate Corporation has been retained by the owner to sell the 100% fee simple interest in 3030 North Broadway, a premier grocery-anchored urban retail center serving the affluent Chicago Neighborhoods of Lakeview and Lincoln Park.

Location:	Northwest Corner of North Broadway Street and West Wellington Avenue Chicago, Illinois
GLA:	131,748
Anchors:	Mariano's (Kroger Co.) (BBB:S&P), Club Studio (Fitness International)
Occupancy:	100%
WALT:	13.5 Years
Year Built:	2016
Acres:	1.72 AC
Parking:	271 spaces (enclosed structured garage) (2.06 spaces per 1,000 square feet)



3030 N Broadway



KEY FEATURES



Irreplaceable Trophy Asset

3030 North Broadway is Lakeview's premier grocery-anchored shopping destination, featuring best-in-class tenants including Mariano's (Kroger Co.) and a newly executed agreement with Club Studio (Fitness International). Ideally located along Broadway Street between Wellington and Barry Avenues, the center anchors the Lakeview East retail market with seamless access to major interior roadways including Halsted and Clark Streets, with an interchange between Belmont Avenue and Lake Shore Drive just one-half mile east. The property serves two of Chicago's most sought-after residential neighborhoods—Lakeview and Lincoln Park—and benefits from exceptional population density and one of the strongest demographic profiles in the Midwest.



Dominant, High Performing Grocery Anchor

Anchored by Mariano's, a wholly-owned subsidiary of The Kroger Company, who operates 2,750 supermarkets across the country and is ranked #27 on the Fortune 500. Kroger operates 44 Mariano's stores in the Chicago metropolitan area and is the #2 traditional grocer in terms of market share: 3030 N Broadway is one of the highest performing stores in the chain.



High-End Fitness Operator | 18-Year Lease Extension

The gym at the subject property is currently being upgraded to LA Fitness' flagship concept, Club Studio, replacing the former XSport Fitness, who they acquired in 2024. Club Studio offers upscale wellness and training, including personalized strength training courses, HIIT, boxing, hot yoga, Pilates, cryotherapy, infrared saunas, and whirlpool saunas for comprehensive rest and recovery. As a part of the conversion at 3030 North Broadway, Club Studio has extended the existing lease for an additional 18 years, with term through 2045. This long-term lease commitment and substantial financial investment in the renovations reflects the operator's dedication to the location and the area's strong demand for premium fitness and wellness offerings.



3030 N Broadway



DEMOGRAPHIC PROFILE (1 MILE)



90,593

Population



68,171

Daytime Population



54,625

Households



\$154,895

Average Household Income



\$514,200

Median Home Value



\$102,675

Median Household Income



31.8

Median Age

Source: Arcgis (2025)

KEY FEATURES



Premier Chicago Neighborhoods

Lakeview and Lincoln Park, two of Chicago's most affluent neighborhoods, provide an ideal customer base for high-end grocery and health & wellness offerings like Mariano's and Club Studio. The area offers incredible proximity to Downtown Chicago, Lake Michigan, 1,200-acre Lincoln Park, The Lincoln Park Zoo (one of the nation's few remaining free zoos), and bustling commercial districts with world-class shopping, dining and entertainment venues along the neighborhood's major arterial routes. The area boasts an excellent stock of luxurious single-family homes, with the average list price of a 4-bedroom home approaching \$1 million, and a healthy stock of condominiums and high-rise apartment units.



Dense & Affluent Demographic Profile

The neighborhoods surrounding 3030 North Broadway are extremely infill in nature, with tenants benefitting from a population within a one-mile radius of 91,000 residents boasting average household incomes of \$155,000. Lakeview and Lincoln Park offer residents unparalleled access to transportation, retail shops, and restaurants, some of the highest priced residential homes and recognized as two of Chicago's wealthiest neighborhoods. 3030 North Broadway features a Walk Score of 96 (out of 100), Biker's Score of 91, and Transit Score of 83, with the CTA Brown/Purple line stop only one-half mile away.



Dynamic, National Credit Tenant Mix

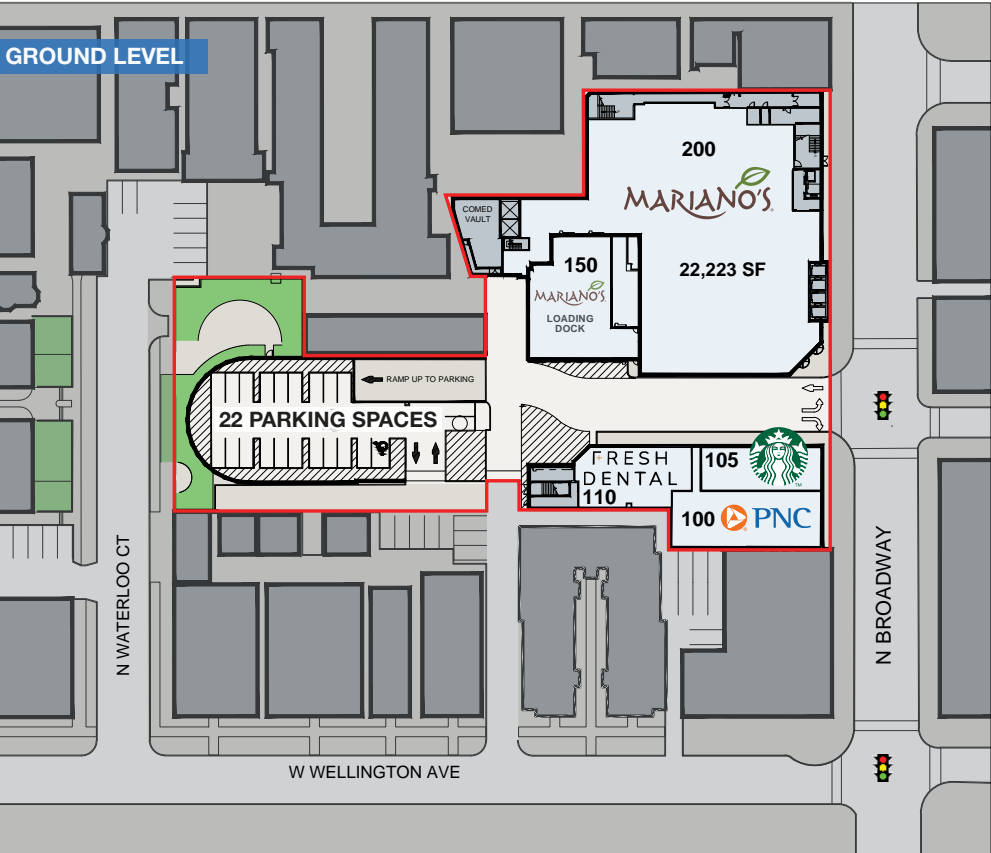
3030 North Broadway is 100% leased to a strong roster of national tenants that drives consistent customer traffic, generating over 1.1 million annual customer visits (Placer.ai). National brands Mariano's (Kroger), Club Studio (Fitness International), Starbucks, and PNC Bank contribute approximately 98% of the property's total gross revenue, underscoring the stability and credit quality of the rent roll.



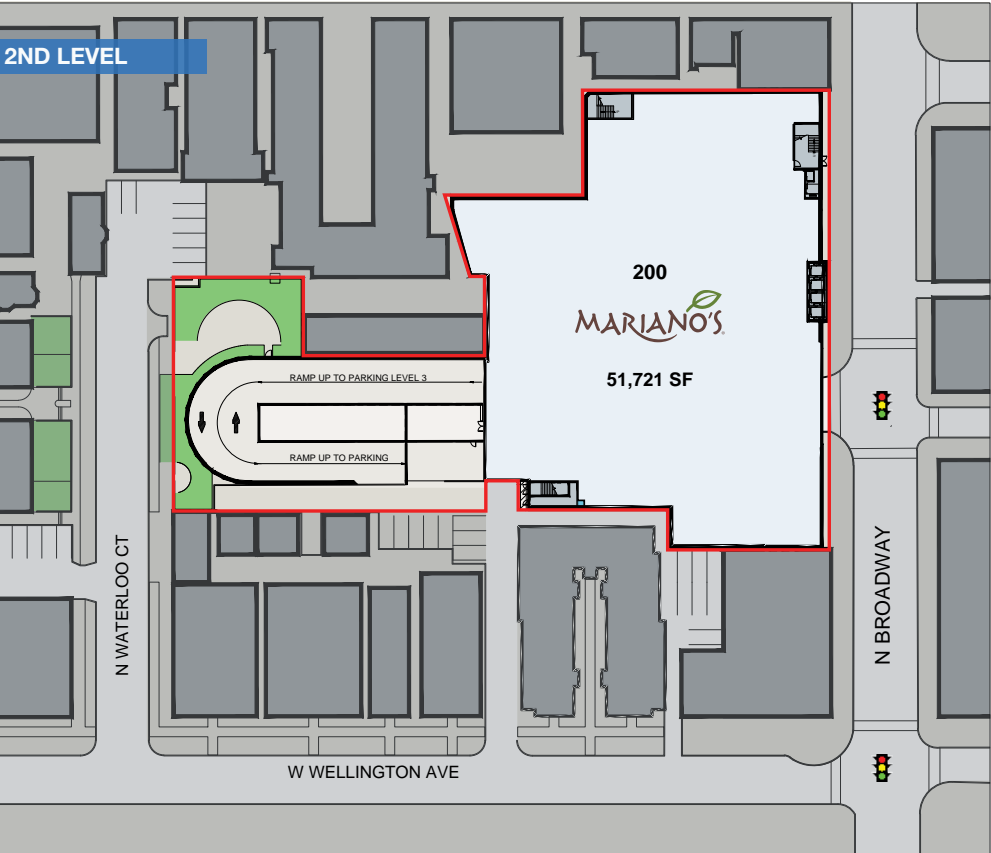
LEASING PLAN



GROUND LEVEL



2ND LEVEL



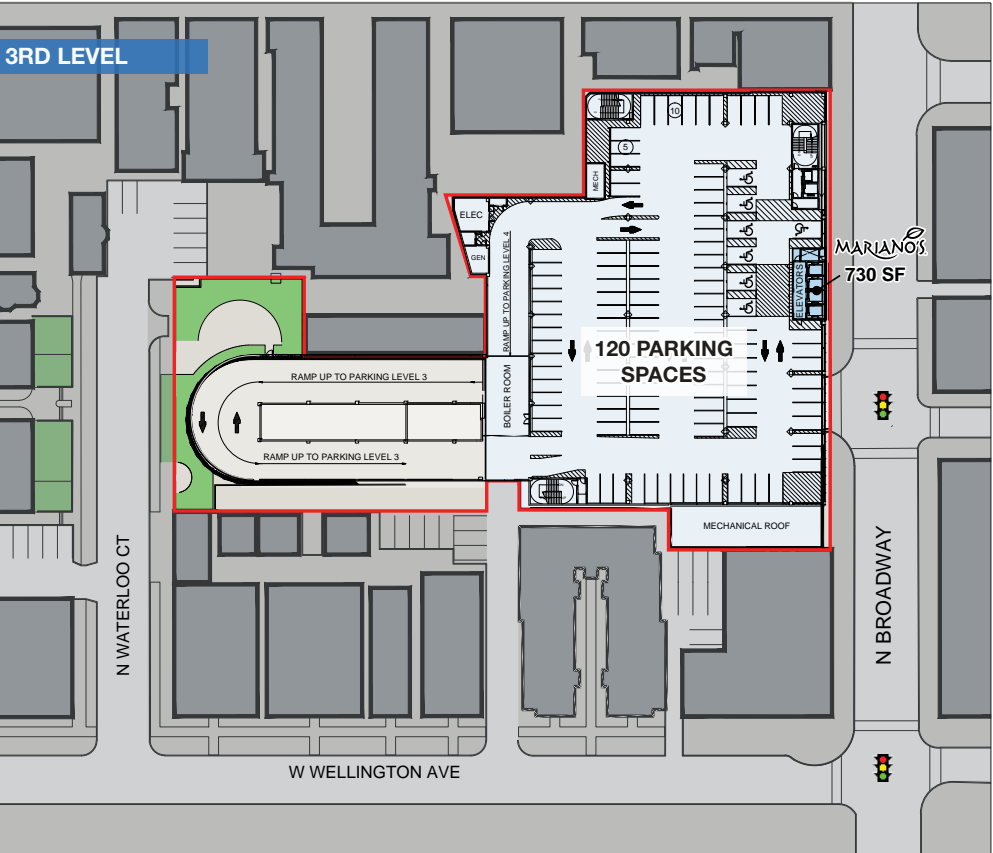
- SUBJECT OFFERING
- NOT A PART OF SUBJECT OFFERING

TENANT	UNIT	SQUARE FEET
PNC Bank	100	3,333
Starbucks	105	2,000
Fresh Dental	110	2,538
Mariano's Loading Dock	150	3,859
Mariano's	200	75,518
Club Studio	500	44,500
Total		131,748

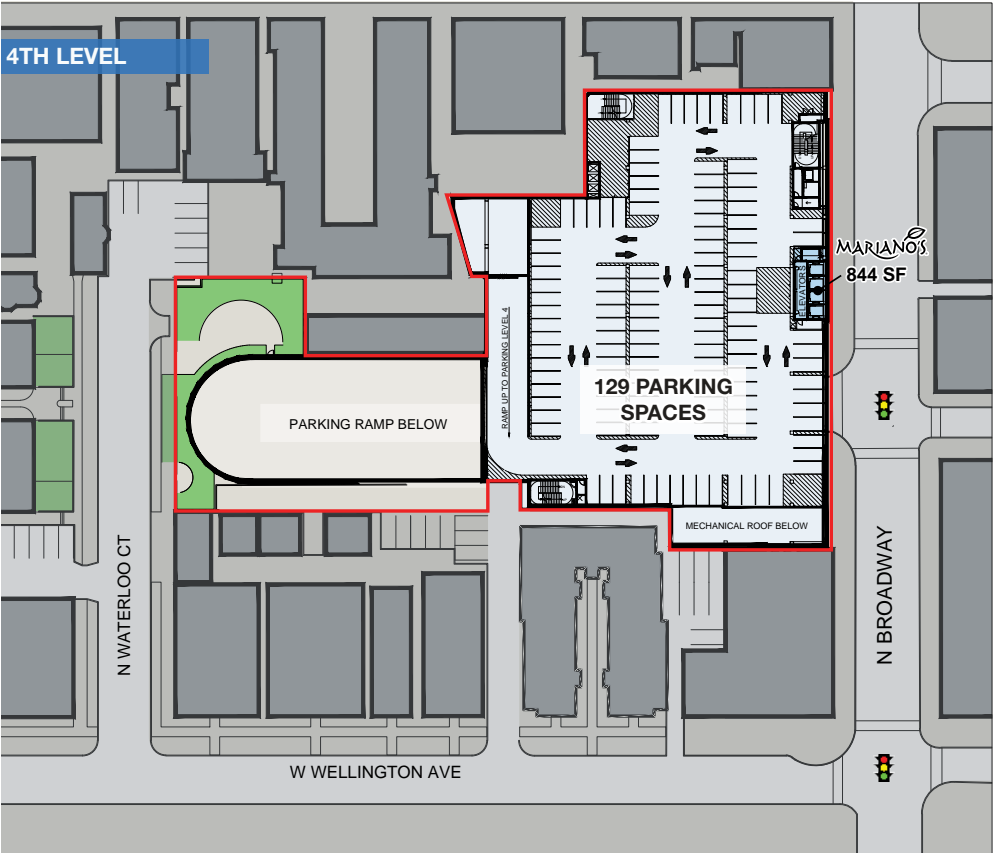
LEASING PLAN



3RD LEVEL



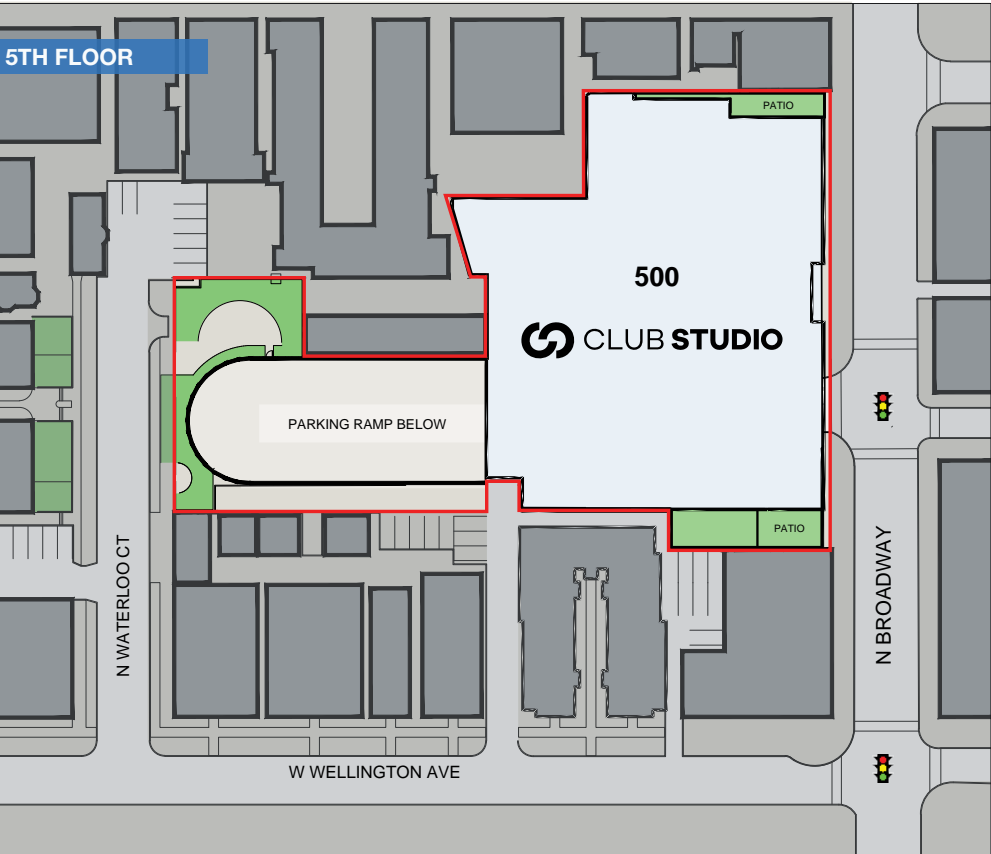
4TH LEVEL



- SUBJECT OFFERING
- NOT A PART OF SUBJECT OFFERING

TENANT	UNIT	SQUARE FEET
PNC Bank	100	3,333
Starbucks	105	2,000
Fresh Dental	110	2,538
Mariano's Loading Dock	150	3,859
Mariano's	200	75,518
Club Studio	500	44,500
Total		131,748

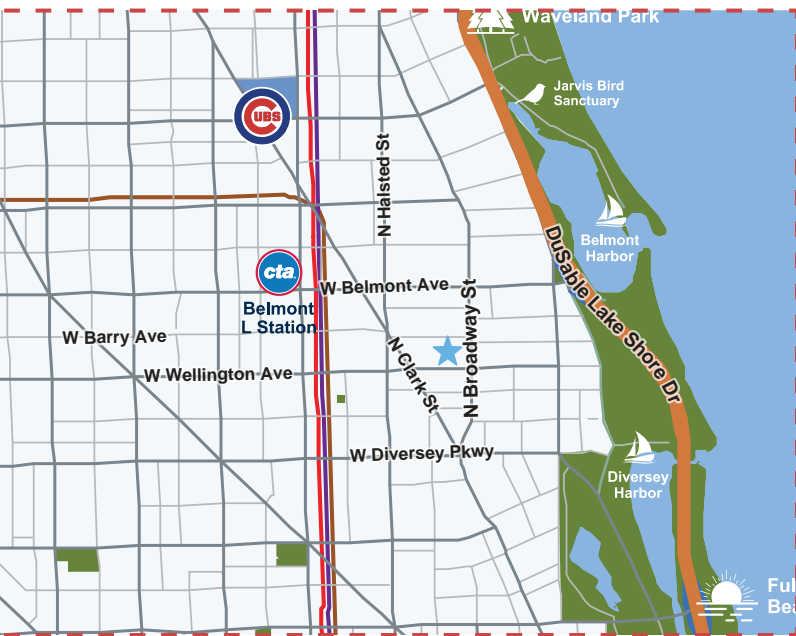
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LOCATION & MARKET

- The demographic profile surrounding 3030 North Broadway is unrivaled by much of the Midwest, drawing on Chicago's vibrant and affluent Lakeview and Lincoln Park neighborhoods, which have long been established as highly desirable residential areas with strong retail and dining scenes.
- The subject offering benefits from a strong population of 37,730 residents with an average household income of \$134,619 within a ½-mile radius—underscoring the dense and affluent nature of the customer base the center serves.
- 3030 North Broadway is located at the northwest corner of Broadway Street and Wellington Avenue, with Barry Avenue running along the north boundary of the subject property. Wellington and Barry Avenues provide access to two of Lakeview's most travelled interior roadways Clark (11,600 VPD) and Halsted Streets (12,400 VPD), less than ¼ mile east. The offering also benefits from access to Lakeshore Drive, which is located two blocks north and four blocks east. Lakeshore Drive is the most prominent north/south thoroughfare in the city of Chicago, facilitating the flow of 107,000 vehicles per day between the city's north and south neighborhoods.



3030 N Broadway



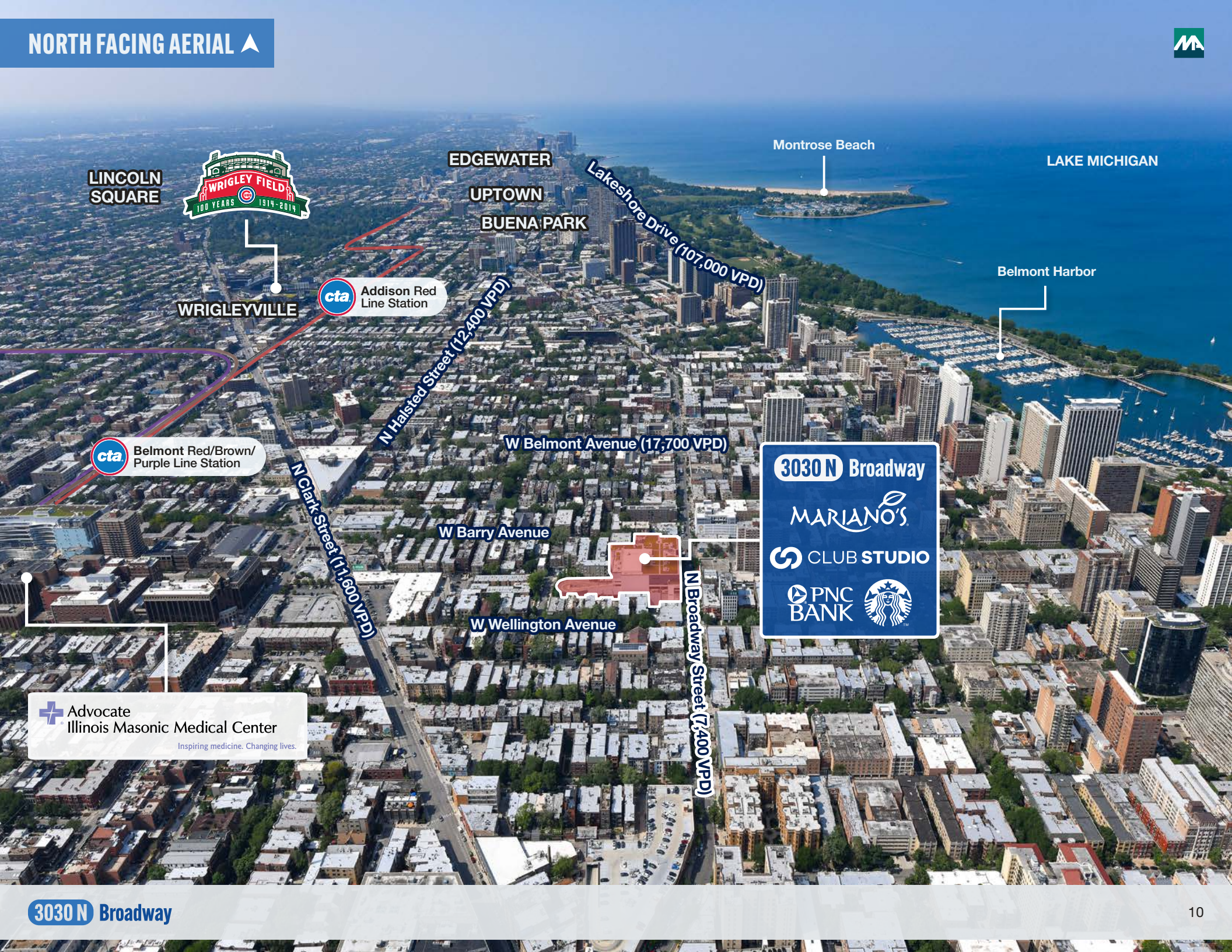
LOCATION & MARKET

- The subject property is situated within a dynamic retail corridor anchored by the prominent intersections of Broadway/Diversey/Clark to the south and Halsted/Clark/Barry to the north. The corridor encompasses over 1.5 million square feet of retail space, serving as a vital commercial hub in Chicago's Lakeview neighborhood. Major retailers in the corridor include Target, Trader Joe's, LA Fitness, Marshalls, TJ Maxx, Michaels, Ulta Beauty, CVS, and Walgreens.
- The Mariano's at 3030 North Broadway is the **only traditional grocer in the corridor, creating a highly captive customer base**. The number of grocery operators within a ½-mile radius is extremely limited—Trader Joe's and The Fresh Market are located to the south along Diversey Parkway and Target to the north on Belmont, while the nearest competing stores, Whole Foods and Jewel-Osco, sit approximately ¾ of a mile to the north. New grocery development between Belmont Avenue and Diversey Parkway and the area east of Broadway Street is unlikely due to the existing dense construction and limited availability of retail space.



DEMOGRAPHIC PROFILE

Distance from Subject:	0.5 miles	1 mile	1.5 miles
2024 Population	37,730	90,593	155,414
2024 Households	24,711	54,625	86,910
2024 Median Home Value	\$439,472	\$514,200	\$560,370
2024 Daytime Demographics	32,099	68,171	116,514
2024 Average Household Income	\$134,619	\$154,895	\$167,823
2024 Median Household Income	\$90,897	\$102,675	\$110,473
2024 Per Capita Income	\$87,544	\$93,700	\$93,746
2024 Median Age	32.4	31.8	31.8



LINCOLN SQUARE



WRIGLEYVILLE

cta Addison Red Line Station

cta Belmont Red/Brown/Purple Line Station

EDGEWATER

UPTOWN

BUENA PARK

Lakeshore Drive (107,000 VPD)

Montrose Beach

LAKE MICHIGAN

Belmont Harbor

N Halsted Street (12,400 VPD)

W Belmont Avenue (17,700 VPD)

W Barry Avenue

W Wellington Avenue

N Broadway Street (7,400 VPD)

3030 N Broadway

MARIANO'S

CLUB STUDIO

PNC BANK

Starbucks

Advocate Illinois Masonic Medical Center
Inspiring medicine. Changing lives.

PROPERTY DESCRIPTION

- The subject property is situated along North Broadway Street between Barry Avenue to the north and Wellington Avenue to the south. Additionally, the site features two signalized pedestrian walkways on Broadway Street, allowing for seamless customer access from both sides of the street.
- Originally constructed in 2016, 3030 North Broadway features 131,748 square feet of retail space and is located on 1.72 acres of land. In total, the structure contains five floors, with three levels (1st, 2nd, and 5th) dedicated to retail and two levels (3rd and 4th) reserved for parking. A portion of the ground level contains parking spaces for customer use.
- Storefronts and customer entrances are located on the first floor along Broadway Street, with Mariano's, Club Studio, Starbucks, and PNC each having separate entrances fronting Broadway Street. Fresh Dental is accessible via an entrance between Starbucks and Mariano's.
- The offering features ample customer parking facilities with covered parking located between the ground floor (22 spaces), third floor (120 spaces), and fourth floor (129 spaces), totaling 271 spaces. The center provides a generous parking ratio of 2.1 spaces per 1,000 SF, a rarity for urban retail.
- The center benefits from excellent visibility given its prominent positioning along Broadway Street and generous tenant signage on the north, east, and west facades of the building. 3030 North Broadway features an attractive brick, glass, and aluminum construction, providing excellent curb appeal given the structure's modern design.



3030 N Broadway



TENANCY

- 3030 North Broadway is a 100% leased core grocery-anchored urban shopping center featuring Mariano's, the #2 market share grocer in Chicago with 44 locations in the MSA. The grocer operates in 75,518 square feet (plus a 3,859 square foot loading area) on a long-term lease through 2036.
- Mariano's was acquired by The Kroger Co. in 2015, further strengthening the credibility and attractiveness of 3030 North Broadway. Kroger (NYSE: KR), the largest traditional grocery retailer in the United States, operates approximately 2,750 supermarkets and multi-department stores under well-known banners such as Metro Market, Harris Teeter, King Soopers, Fred Meyer, Fry's, Pick 'n Save, and others. The company holds a solid BBB credit rating from S&P, demonstrating the tenant's exceptional financial strength.
- Mariano's is one of the top performing locations in the chain with \$62.4 million in annual sales (\$826 PSF).
- Club Studio (Fitness International) recently executed an 18-year lease extension, with term through 2045. Club Studio is the premier offering from Fitness International, rivaling existing high-end fitness operators Equinox, LifeTime, and Formula Fitness Club. The flagship concept is one of two locations in Chicago, with the second under construction in the Streeterville Neighborhood.
- The subject offering features a complementary tenant lineup with a stable mix of national and regional brands including Mariano's, Club Studio, Starbucks, PNC Bank, and Fresh Dental. Each of the tenants at 3030 North Broadway have operated since original construction in 2016 (Suite 110 - Fresh Dental opened in 2018) underscoring the tenants' dedication to the site and the center's excellent positioning.



LAKE MICHIGAN

Diversey Harbor

Downtown
Chicago



Lakeshore Drive (107,000 VPD)

3030 N Broadway

MARIANO'S

CLUB STUDIO

PNC BANK

Starbucks

W Diversey Pkwy (14,500 VPD)

W Wellington Avenue

N Broadway Street (7,400 VPD)

W Barry Avenue

N Clark Street (11,600 VPD)

N Halsted Street
(12,400 VPD)

For further information contact owner's exclusive representatives.



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