

# FULLERTON PLAZA



## Foundry Park (Proposed)

- 4,500 apartments
- 300 condos
- 530,000 SF commercial spaces

## Webster Place

- CHASE
- REGAL
- Advocate Health Care

DEPAUL UNIVERSITY  
21,200 students

Clybourn Avenue (10,300 VPD)

Metra  
The way to really fly.

Union Pacific  
North Line

Downtown  
Chicago

Triangle Square  
370 units

BEST BUY

MARIANO'S

KOHL'S

FULLERTON PLAZA

- planet fitness
- PGA TOUR SUPERSTORE
- urbanAir ADVENTURE PARK
- OfficeMax
- vitalant Blood Donation
- McDonald's

Interstate 90/94 (210,100 VPD)

Elston Avenue (8,250 VPD)

Fullerton Avenue (17,600 VPD)

## Riverpoint Center

- Marshalls
- Jewel Osco
- OLD NAVY
- FIVE BELOW

## 2025 Façade and Signage Renovations



SOUTHWEST CORNER OF FULLERTON AVENUE & CLYBOURN AVENUE | LINCOLN PARK, CHICAGO

# INVESTMENT HIGHLIGHTS

Mid-America Real Estate Corporation has been retained on behalf of the owner to sell the 100% fee simple interest in Fullerton Plaza, an institutional-quality shopping center in Chicago's affluent Lincoln Park neighborhood featuring a dynamic rent roll of health & wellness, sporting goods, entertainment, and dining tenants operating on long-term leases.



West Building Renovation Rendering

<b>Location:</b>	1737-1829 W Fullerton Avenue Lincoln Park, Chicago, Illinois 60614
<b>Traffic Count:</b>	Fullerton Avenue (17,600 VPD) Elston Avenue (8,250 VPD) Clybourn Avenue (10,300 VPD) Ashland Avenue (26,200 VPD) Interstate 90/94 (210,100 VPD)
<b>Subject GLA:</b>	126,463 SF
<b>Lot Size:</b>	8.85 AC
<b>Anchors:</b>	PGA Tour Superstore, Urban Air, Planet Fitness (lease pending), OfficeMax
<b>Occupancy:</b>	100%
<b>Year Built:</b>	1997; Renovated 2025
<b>WALT:</b>	7.6 Years 9.3 Years (Excl. OfficeMax 2028 expiration, which is a value add and repositioning opportunity)
<b>NOI:</b>	\$2,429,626





## Unbeatable Lincoln Park Location

Fullerton Plaza is ideally situated in Lincoln Park, one of Chicago's most affluent and desirable neighborhoods, and adjacent to the vibrant and upscale Bucktown, Avondale, Lake View, Avondale, and Logan Square neighborhoods. There are more than 141,200 residents within a 1.5-mile radius of the offering enjoying a high standard of living given an average household income of \$211,900 and median home values of \$676,900, providing one of Chicago's most desirable customer bases.



## Value-Add and Repositioning Opportunities

OfficeMax is operating on a lease for 29,962 SF that expires in 2028 with no options to renew and is currently paying a significantly below market rent. An investor can reposition the center by re-leasing the space at the market rent. There are many smaller format gourmet grocers looking to establish a presence within Lincoln Park, and the tight supply of box spaces makes Fullerton Plaza an immediate choice. Additionally, the freestanding, separately parceled McDonald's operating on a long-term lease presents a cap-rate arbitrage opportunity.



## Top Retail Corridor

Located in Lincoln Park, the subject offering enjoys proximity and exposure to Fullerton, Elston, and Clybourn Avenues, which are among Chicago's top performing retail corridors and feature national retailers such as Marshalls, HomeGoods, Costco, Binny's, Target, Ross, Fresh Thyme Market, Jewel-Osco, and others. Retailers in the area are some of the highest ranked locations within their respective chains and perform extremely well given the trade area's wide draw across Chicago's North Side communities and the surrounding upper income demographics. Target is ranked #1 in IL, Marshalls #2 in IL, Old Navy #4 in IL, HomeGoods #2 in IL, Costco #5 in IL, Burlington #8 in IL, and PetSmart #3 in IL.



## Vibrant Tenancy

Fullerton Plaza boasts a diverse, traffic-driving tenancy with dining, entertainment, health & wellness, and sports & entertainment draws that complement the surrounding Lincoln Park demographics. The offering has experienced recent leasing velocity with PGA Tour Superstore, Vitalant, Urban Air, and Fullerton Nail Spa all signing new long-term leases in the past two years. McDonald's features a drive through and renovated its space in 2021 to the latest concept and design. Additionally, Planet Fitness is negotiating a brand-new 12-year lease, bolstering the offering's desirable 7.6 year in-place weighted average lease term. When excluding OfficeMax, which expires in 2028 and offers repositioning opportunities, Fullerton Plaza boasts an incredible 9.3 year weighted average lease term.



## Long-Term Densification

The dense infill characteristics of the surrounding Lincoln Park market high barriers to entry and contribute to a lack of high-traffic sites for new development. Situated on approximately 8.85 acres, Fullerton Plaza provides an investor with future retail and non-retail development opportunities while enjoying strong in-place cash flow backed by national retailers operating on long-term leases.



## High Traffic Location

Fullerton Plaza is located adjacent to the intersections of Fullerton and Elston, Clybourn, and Ashland Avenues in Chicago's affluent Lincoln Park neighborhood. These intersections see 25,850 and 54,100 vehicles per day, respectively, and serve as the primary thoroughfares for residents of Chicago's North Side communities. The offering is also located less than one-half of a mile east of Interstate 90/94, which sees 210,100 vehicles per day and provides local and regional access to Downtown Chicago and its north and northwest suburbs.

## 1 MILE DEMOGRAPHIC PROFILE



53,211

Population



48,572

Daytime Population



23,958

Households



\$223,280

Average Household Income



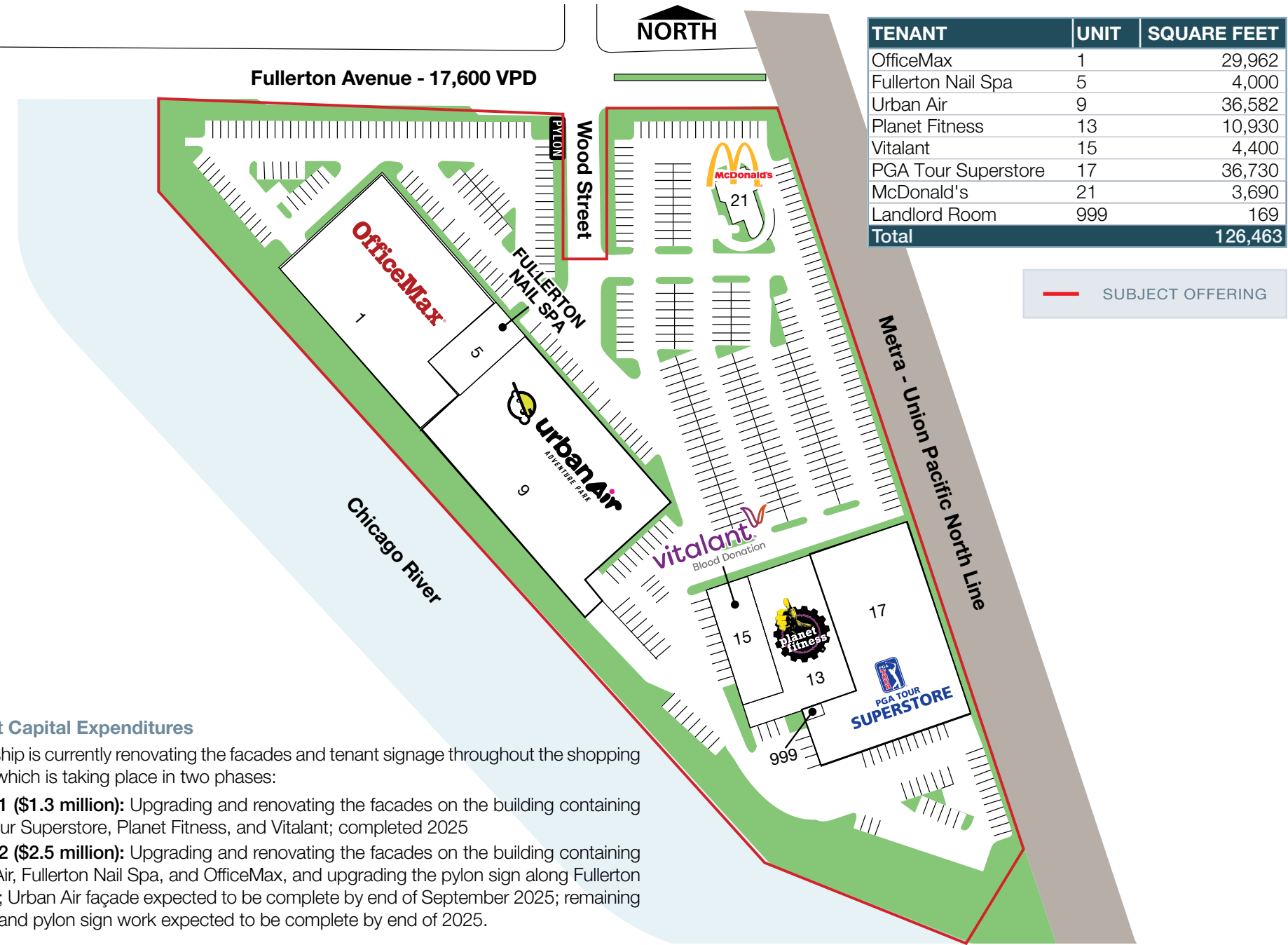
\$710,246

Median Home Value



3.0%

Projected 5-Year Households Increase



### Recent Capital Expenditures

Ownership is currently renovating the facades and tenant signage throughout the shopping center which is taking place in two phases:

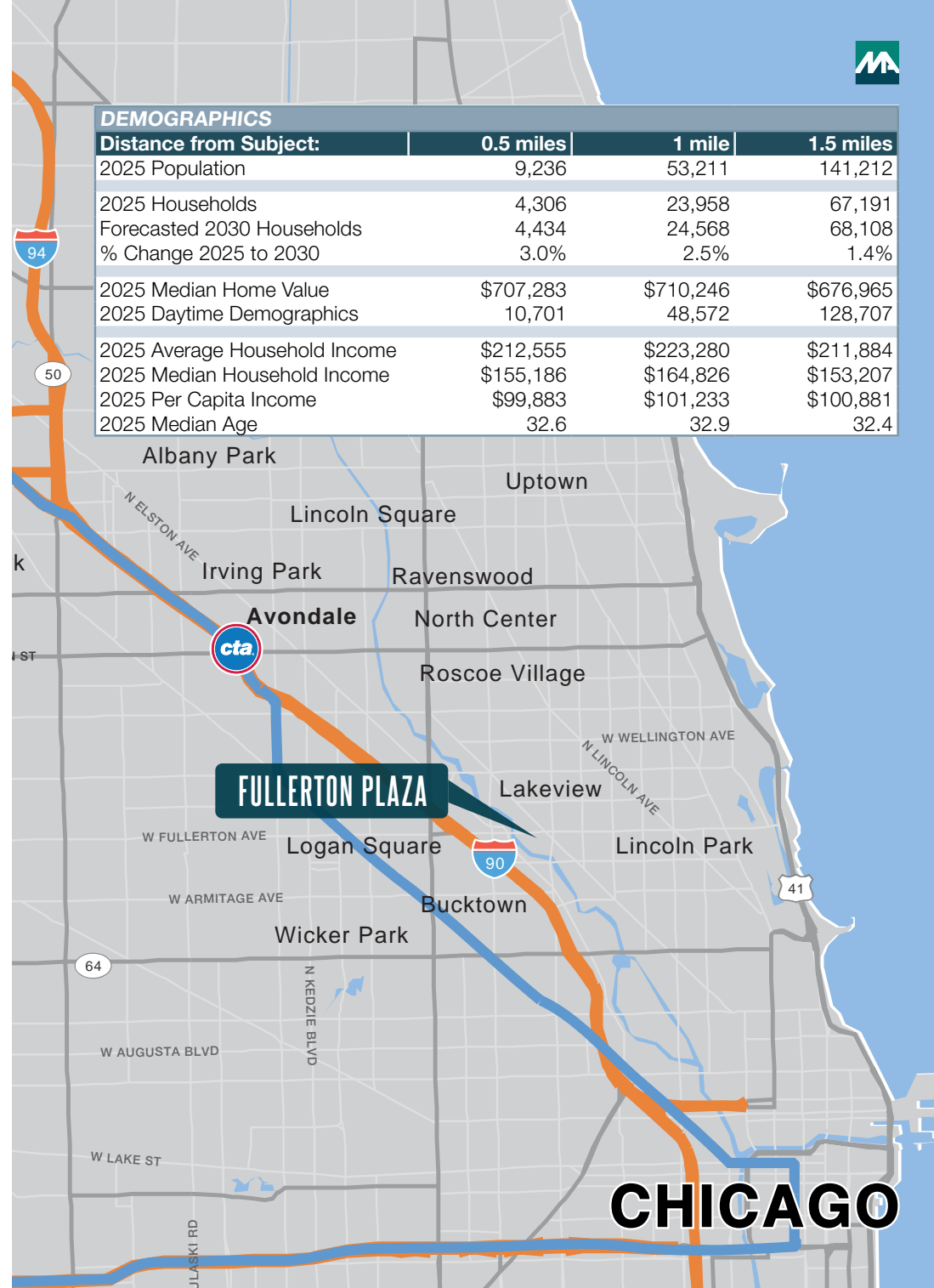
**Phase 1 (\$1.3 million):** Upgrading and renovating the facades on the building containing PGA Tour Superstore, Planet Fitness, and Vitalant; completed 2025

**Phase 2 (\$2.5 million):** Upgrading and renovating the facades on the building containing Urban Air, Fullerton Nail Spa, and OfficeMax, and upgrading the pylon sign along Fullerton Avenue; Urban Air façade expected to be complete by end of September 2025; remaining façade and pylon sign work expected to be complete by end of 2025.

# LOCATION & MARKET

## LINCOLN PARK

- Fullerton Plaza is located at the southwest corner of Fullerton Avenue (17,600 VPD) and Clybourn Avenue (10,300 VPD) in Chicago's Lincoln Park neighborhood. Lincoln Park is one of Chicago's most affluent neighborhoods and features dense, upper-income demographics that range from young professionals to established families and long-standing residents.
- The center is situated in Lincoln Park and adjacent to the high performing Elston, Clybourn, and Fullerton Avenue retail corridors, which draw on Chicago's desirable Lincoln Park, Bucktown, Lake View, Roscoe Village, Avondale, and Logan Square neighborhoods. These communities are noted for their affluent demographics, diverse architecture, rich public amenities and resources, and one of Chicago's highest concentrations of national and local, boutique retailers.
- The retail corridors are among Chicago's highest performing trade areas on account of the proximity to dense and affluent neighborhoods, convenient local and regional access via Interstate 90/94, and an unbeatable lineup of national retailers. Lincoln Park is home to one of only two Costco's serving Downtown Chicago and the #1 ranked Target in Illinois, according to Placer.ai.
- Additional draws within the surrounding area include Midtown Athletic Club, a 575,000-square-foot premium lifestyle and athletic club that recently completed an \$80 million renovation that features a wellness-focused hotel, Venus Williams designed facilities, an extensive spa and aquatics facility, full-service restaurant, and three stories of fitness space. The athletic club has a waitlist for new members and membership dues in excess of \$250 per month.
- Foundry Park is a 51-acre mixed-use project that local developer, JDL Development, recently announced. The project is located less than one mile southeast of Fullerton Plaza and will be one of Chicago's largest mixed-use projects consisting of 4,500 apartment units, 300 condos & townhomes, 530,000 SF of commercial space, and 15 acres of open space.
- Additional development activity in the area includes Triangle Square (Elston & Webster Avenues; 370 units), Southport Lofts (Southport Avenue & Kingsbury Street; 56 units), The Ludlow (2032 N Clybourn; 121 units), 2323 N Damen (30 units), and 2500 N Clybourn (27 units). These projects underscore the density and continued attraction of the surrounding neighborhood and support the potential for long-term densification of the subject offering.





**THE HOME DEPOT**

**STARBUCKS**

**VCF VALUE CITY FURNITURE**

**MIDTOWN ATHLETIC CLUB**

- 575,000 SF boutique health club
- 55-room hotel
- \$80 million 2017 renovation

**Elston Logan Plaza**

**HomeGoods** **SKECHERS**

**EUROPEAN WAX CENTER** **verizon**

**Clybourn Square**

**CHASE** **ULTA BEAUTY**

**2614 N Clybourn (61 units)**

**Downtown Chicago**

**target**

**LAIFITNESS.**

**Riverfront Plaza**

**PETSMART** **DOLLAR TREE**

**ROSS DRESS FOR LESS** **MICRO CENTER**

**COSTCO WHOLESALE**

**ALDI**

**MENARDS**

**Midtown Shopping Center**

**Michaels** **FRESH THYME MARKET**

*Made by you*

**Chick-fil & Panera BREAD**

**Endeavor Health.**

**Lathrop (414 units)**

**Fullerton Avenue (17,600 VPD)**

**Riverpoint Center**

**Marshalls. OLD NAVY**

**Jewel Osco. five BELOW**

**goldfish swim school**

**Elston Avenue (8,250 VPD)**

**Vienna Beef Plaza**

**Binnys**

**FULLERTON PLAZA**

**planet fitness** **PGA TOUR SUPERSTORE**

**OfficeMax** **McDonald's**

**vitalant Blood Donation** **urbanAir**

**Metra** **Union Pacific North Line**

*The way to really fly.*

**Chicago River**

# PROPERTY DESCRIPTION



- Constructed in 1997 and renovated in 2025, Fullerton Plaza is a 126,463 square foot shopping center situated on approximately 8.85 acres in Chicago's Lincoln Park neighborhood.
- The subject offering features a generous parking lot with 424 spaces, a rare and competitive leasing advantage for an urban shopping center.
- Fullerton Plaza features a thoughtful layout consisting of two buildings measuring 70,544 SF and 52,060 SF, respectively, and a freestanding, separately parceled McDonald's. Large storefronts and recently updated elevations and facades support tenant signage and visibility throughout the center.
- A fully signalized entrance along Fullerton Avenue features dedicated left turn lanes and a generous pylon sign featuring tenant signage. All tenant storefronts and facades are visible from Fullerton Avenue, providing excellent wayfinding and customer accessibility.



Facade Renovation Rendering



## FULLERTON PLAZA

## TENANCY

- Fullerton Plaza is a 100% leased shopping center occupied by a diverse array of health & wellness, entertainment, personal services, and dining tenants that include PGA Tour Superstore, Planet Fitness (lease pending), Urban Air, and others.
- With a weighted-average lease term of more than 7.6 years, Fullerton Plaza offers stable and predictable cash flows backed by prominent national brands.
- The center has enjoyed excellent recent leasing velocity with Planet Fitness negotiating a brand-new 12-year lease and PGA Tour Superstore, Urban Air, Vitalant, and Fullerton Nail Spa having recently signed new long-term leases.
- OfficeMax is operating on a lease that expires in 2028 with no options to renew at a significantly below market rent. An investor can mark the lease to market or re-lease the endcap anchor space to one of several smaller format gourmet grocers looking to enter the Chicago market.



**THE HOME DEPOT** **STARBUCKS**  
**VCF** VALUE CITY FURNITURE

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 • 575,000 SF boutique health club  
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**Chick-fil-E** **Panera** BREAD  
**Endeavor Health.**

**Vienna Beef Plaza**  
**Binny's** SAUSAGE DEPOT

**COSTCO** WHOLESALE

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**FULLERTON PLAZA**  
**planet fitness** **PGA TOUR SUPERSTORE**  
**OfficeMax** **McDonald's**  
**vitalant** Blood Donation **urbanAir** ADVENTURE PARK

*For further information contact owner's exclusive representatives.*



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