



# HYDE

*Retail Portfolio*

# PARK

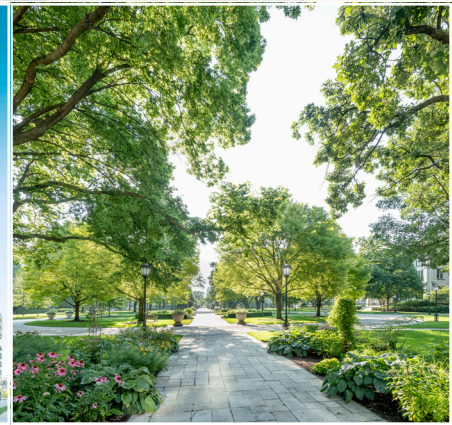


# Welcome to Hyde Park...

**Hyde Park** is one of Chicago's **most diverse and historic** neighborhoods. Since 1892, Hyde Park has been home to **The University of Chicago**. The university encompasses some 200 acres, features an enrollment of 16,445 students, and employs approximately 22,000 people, many living in the immediate neighborhood.

In addition to the University, public uses in the area include the **Museum of Science and Industry**, two large **public parks**, and recently there has been a recent push for the location of the Obama Presidential Library to reside in Jackson Park. The Hyde Park area was also the site for the 1892 Columbian Exposition/World's Fair.

**The University and the City of Chicago** have collaborated to create a revitalization program to energize the neighborhood. **Much of this program is focused on the 53rd Street Business District**. The development of the mixed-use Harper Court is the cornerstone of this revitalization. The commitment shown by the university in developing and occupying this new development is critical to the continued expansion and revitalization of the neighborhood. **The University has called this revitalization a "once-in-a-generation" opportunity for improvement.**



# HYDE PARK

Retail Portfolio

E MADISON PARK

THE UNIVERSITY OF CHICAGO | Commercial Real Estate Operations



Hyde Park Shopping Center

CBRE



# HYDE

*Retail Portfolio*

# PARK



Office  
DEPOT

ACE  
The Tool King of Chicago

POPELLE  
ESTABLISHED 1924

HYDE PARK  
SHOPPING CENTER

TRADER  
JOE'S

W

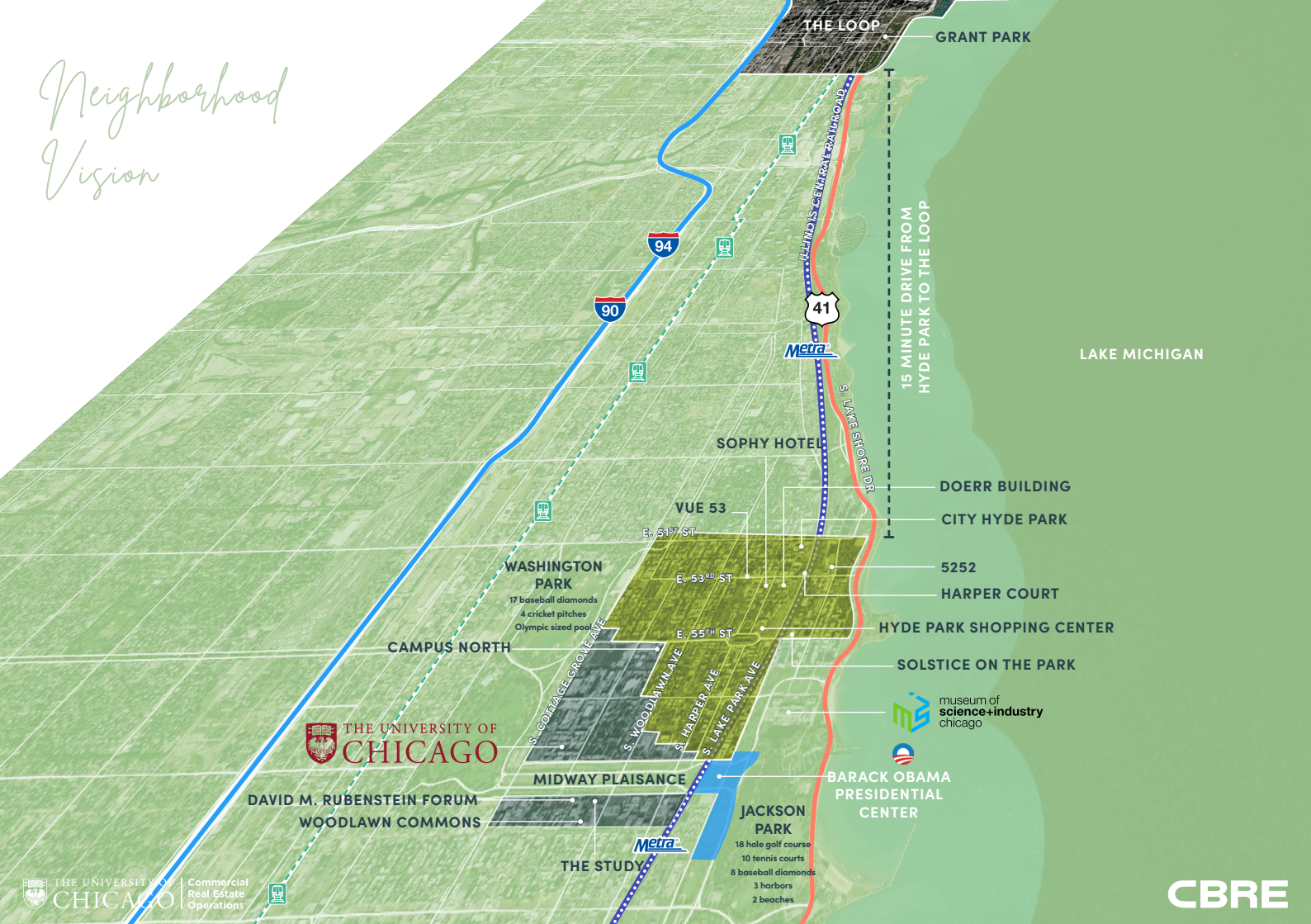


# Hyde Park Shopping Center

- The Hyde Park Shopping Center is truly irreplaceable real estate located at the hard NWC of 55th & Lake Park Avenue. Its one of the highest performing shopping centers anywhere in Chicago.
- Join new Trader Joe's and other very successful national tenants Potbelly, Walgreen's, Office Depot and many others
- Major investments recently made to the Courtyard providing for great outdoor amenity area
- Second Gen Restaurant space that includes black iron venting.



# Neighborhood Vision



THE LOOP

GRANT PARK

94

90

41

Metra

15 MINUTE DRIVE FROM  
HYDE PARK TO THE LOOP

LAKE MICHIGAN

SOPHY HOTEL

DOERR BUILDING

CITY HYDE PARK

5252

HARPER COURT

HYDE PARK SHOPPING CENTER

SOLSTICE ON THE PARK

museum of  
science+industry  
chicago

BARACK OBAMA  
PRESIDENTIAL  
CENTER

JACKSON  
PARK  
18 hole golf course  
10 tennis courts  
8 baseball diamonds  
3 harbors  
2 beaches

THE STUDY

MIDWAY PLAISANCE

THE UNIVERSITY OF  
CHICAGO

DAVID M. RUBENSTEIN FORUM  
WOODLAWN COMMONS

WASHINGTON  
PARK  
17 baseball diamonds  
4 cricket pitches  
Olympic sized pool

VUE 53

E. 51<sup>ST</sup> ST

E. 53<sup>RD</sup> ST

E. 55<sup>TH</sup> ST

CAMPUS NORTH

S. COTTAGE GROVE AVE

S. WOODLAWN AVE

S. HARPER AVE

S. LAKE PARK AVE



# A Look at the Numbers

## AREA DEMOGRAPHICS

2019 POPULATION

1 MILE	3 MILES	5 MILES
<b>40,505</b>	<b>198,531</b>	<b>506,189</b>

## DIVERSITY

### RACE DISTRIBUTION

41.2%	WHITE
37.4%	BLACK
14.3%	ASIAN
6.4%	HISPANIC
37.8%	WHITE NON-HISPANIC
2.0%	OTHER
4.5	TWO OR MORE RACES

### AGE DISTRIBUTION

10.3%	>14
19.7%	15-24
20.8%	25-34
11.3%	35-44
9.8%	45-54
11.6%	55-64
16.6%	65+

MEDIAN  
AGE  
**34.6**

UNDERGRADUATE,  
GRADUATE AND  
PROFESSIONAL STUDENT

**17,599**

## FACULTY

**16,000**

STAFF MEMBERS,  
UNIVERSITY,  
MEDICAL CENTER,  
NATIONAL LABS

**24,000**

TOTAL SPECIFIC  
CONSUMER  
EXPENDITURES

**\$3.7**  
BILLION

## AVERAGE HOUSEHOLD INCOME

**\$86,444**

## MEDIAN HOUSEHOLD INCOME

**\$53,629**

## AVERAGE HOME VALUE

**\$457,881**







THE UNIVERSITY OF  
**CHICAGO**

**99**

NOBEL PRIZE WINNERS

**160,000**

ALUMNI  
\$8.5 BILLION ENDOWMENT

**17,599**

STUDENTS

**24,000**

FACULTY & STAFF

**6<sup>TH</sup>**

LARGEST EMPLOYER  
IN CHICAGO

*53<sup>rd</sup> Street Performance*

**1000**

NEW MULTIFAMILY UNITS  
WITHIN WALKING DISTANCE

**88%**

DAILY OCCUPANCY FOR  
53<sup>RD</sup> STREET HOTELS

**31**

NEW RESTAURANTS &  
RETAILERS HAVE OPENED  
SINCE 2013

**3 MILLION**

TOURISTS ANNUALLY

"I LOVE THE  
FACT THERE  
IS SO MUCH  
NEIGHBORHOOD  
PRIDE."

- Eric Williams,  
owner of The Silver Room



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