



Ironwood

PALATINE

A NEW VISION FOR COMMUNITY RETAIL.

Ironwood is a newly re-envisioned retail destination that brings together a fun and vibrant mix of entertainment, dining, and everyday stops, blending heritage with a modern approach. Grounded in being a place for authentic connections to be made, it gathers the community together through the thoughtful curation of elevated experiences alongside nature, while creating a sense of home that feels both endearing and enduring.



True Value

RENTAL

True Value

RENTAL

TRAERGER
weber
YETI COOLERS

Benjamin Moore
TORO
STIHL

790

CAUTION
MOVING
TRAFFIC
AHEAD

FITZGERALD





748-790 W Euclid Ave.

706-730 W Euclid Ave.

PIN: 02273010090000

Outlet 2
702-704 W Euclid Ave.
PIN: 02273010080000

Outlet 1
700 W Euclid Ave.
PIN: 02273010090000

Project
Ironwood Palatine
(Formerly Regency Plaza)

Address
700-790 W. Euclid Ave.
Palatine, IL 60067

Intersection
Euclid Ave. / Quentin Rd.

Land Area **15.78 AC**

GLA **138,457 SQ FT**
Inclusive of Out-Lots

Total Buildings **3**

Total Parcels **3**

Year Built **2000**

Total Parking **746**

Zoning B-3 Central Business District

The Future of Community Retail

REIMAGINED FOR GATHERING, DINING,
ERRANDS, AND EVERYDAY LIFE



- Exciting new experiences tailored for families, gathering, entertainment, dining, and college students.
- Strong national-credit tenancy balanced with authentic, coveted restaurant brands across F&B, retail, and service.
- Re-energizing a prime, well-located center into an everyday destination.



Ironwood Palatine in the Regional Landscape

A BRIEF OVERVIEW OF IRONWOOD PALATINE'S ACCESSIBLE AND STRATEGIC LOCATION.



Demographics

1 Mile

3 Miles

5 Miles

Population

2020 Population	11,519	80,299	248,087
2024 Population	11,308	79,410	246,024
2029 Population	10,957	77,065	238,934
Annual Growth 2020-2024	-0.5%	-0.3%	-0.2%
Annual Growth 2024-2029	-0.6%	-0.6%	-0.6%
Median Age	42.8	41.8	41.6
Bachelor's Degree or Higher	62%	52%	49%

Population by Race

White	6,921	50,834	151,677
Black	223	1,923	6,625
American Indian / Alaskan Native	14	323	1,549
Asian	3,220	15,652	44,338
Hawaiian & Pacific Islander	0	27	87
Two or More Races	931	10,650	41,478
Hispanic Origin	708	9,542	40,116

Income

Avg Household Income	\$155,065	\$126,868	\$122,596
Median Household Income	\$129,831	\$101,399	\$95,935

Signature Anchors + Visionary Concepts

SETTING THE TONE FOR
IRONWOOD PALATINE.



Featuring...

Popular, Elevated Grocery and Convenience Store



Themed Playground Incorporating International IP



Well-Known Asian Bakery and Eatery



Coffee & Specialty Beverage



Fast Casual & Quick Bites



Experiential Dining



Beauty & Grooming



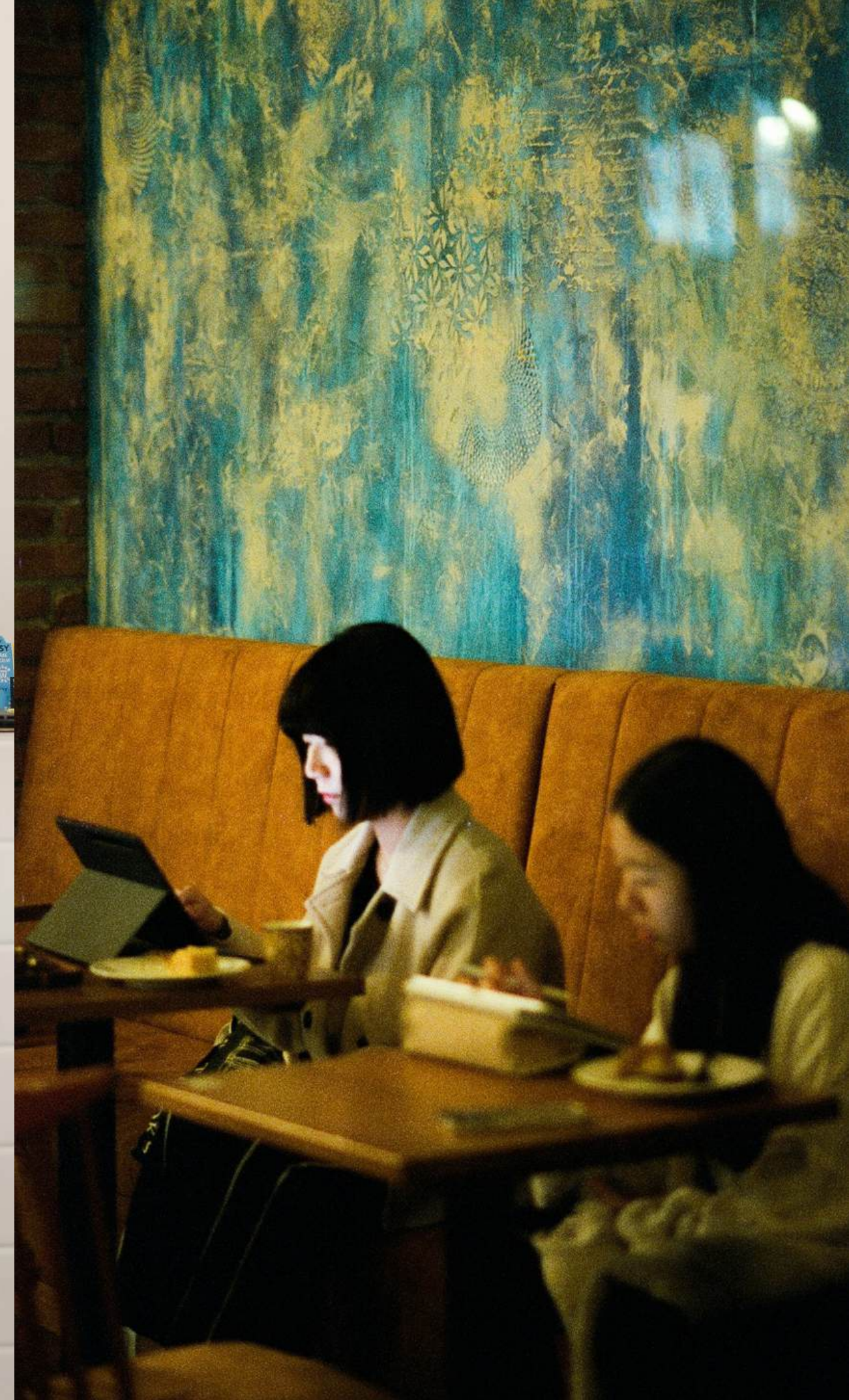
Wellness & Fitness



Boutique Retail
(Apparel, Home Goods)

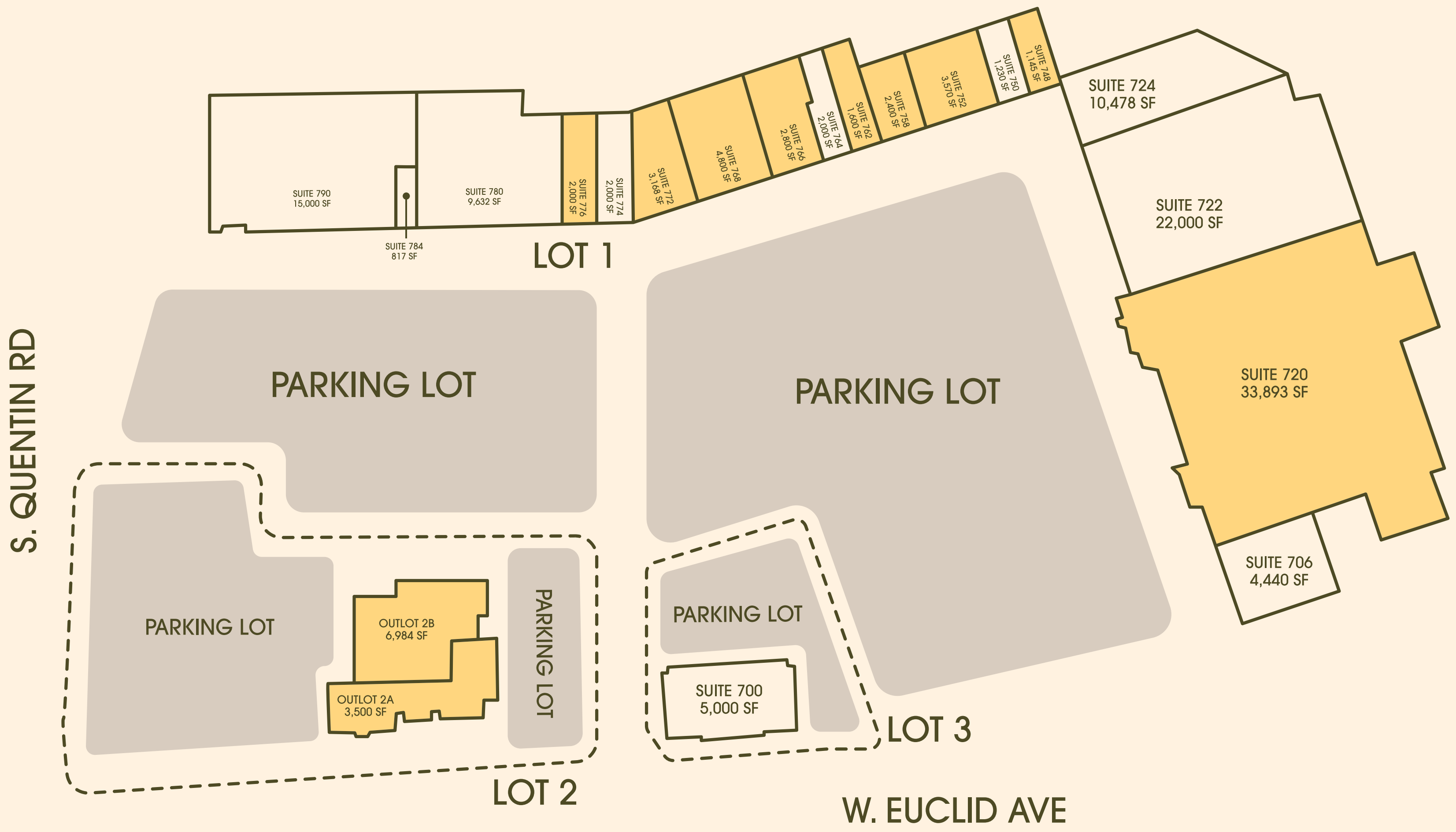


Essential Services
(Banking, Pet Care,
Business Services, etc.)



Daytime / Student-
Oriented Shops

Site Map



Available Suites

SUITE	SQ FT	TENANT NAME	TYPE
700	5,000 SQ FT	FIFTH AVENUE BANK	PAD
702-704 (OUTLOT 2B)	10,484 SQ FT	VACANT	PAD
706	4,440 SQ FT	LEASE PENDING	IN-LINE
720	33,893 SQ FT	VACANT	ANCHOR
722	22,000 SQ FT	CRUNCH FITNESS	ANCHOR
724	10,478 SQ FT	LEASE PENDING	IN-LINE
748	1,145 SQ FT	VACANT	IN-LINE
750	1,230 SQ FT	STATE FARM	IN-LINE
752	1,170 SQ FT	VACANT	IN-LINE
754	1,200 SQ FT	VACANT	IN-LINE
756	1,200 SQ FT	VACANT	IN-LINE
758	1,200 SQ FT	VACANT	IN-LINE
760	1,200 SQ FT	VACANT	IN-LINE
762	1,600 SQ FT	VACANT	IN-LINE
764	2,000 SQ FT	DOCTORS OF PHYSICAL THERAPY	IN-LINE
766	2,800 SQ FT	VACANT	IN-LINE
768-770	4,800 SQ FT	VACANT	IN-LINE
772	3,168 SQ FT	VACANT	IN-LINE
774	2,000 SQ FT	JIMMY JOHN'S	IN-LINE
776	2,000 SQ FT	VACANT	IN-LINE
780-782	9,632 SQ FT	DOLLAR TREE	ANCHOR
784	817 SQ FT	THE NAIL SPA	IN-LINE
790	15,000 SQ FT	TRUE VALUE	ANCHOR

TOTAL GLA 138,457 SQ FT

The Ever-Changing Landscape Ahead

A NEW REGIONAL LANDMARK AND
GROWING COMMUNITY FUELING DEMAND.

The Chicago Bears Stadium Project



2.3 Miles Away
5 Minute Drive Time



Ironwood Palatine

Prospective Chicago Bears Stadium

Quentin Rd.

Euclid Ave.



Harper College

Accredited public community college serving 26,500 students annually.

56.5k Statewide construction jobs created during construction

9,000 Permanent statewide jobs created after project completion

Scale & Program

- Stadium projected for 2028-2029 opening
- 1,150+ residential units (apartments + townhomes)
- 300,000 SF retail & entertainment
- 200,000 SF office
- 2 Hotels (400 rooms)
- Major civic/open-space spine to anchor festivals, hospitality, and community events

Regional Impact

- The largest mixed-use redevelopment in the Northwest Suburbs in 50+ years
- Expected to pull 10-12 million annual visits once stabilized (game days, concerts, festivals, daily retail traffic)
- Creates an entirely new east-west economic corridor along Euclid and Northwest Highway

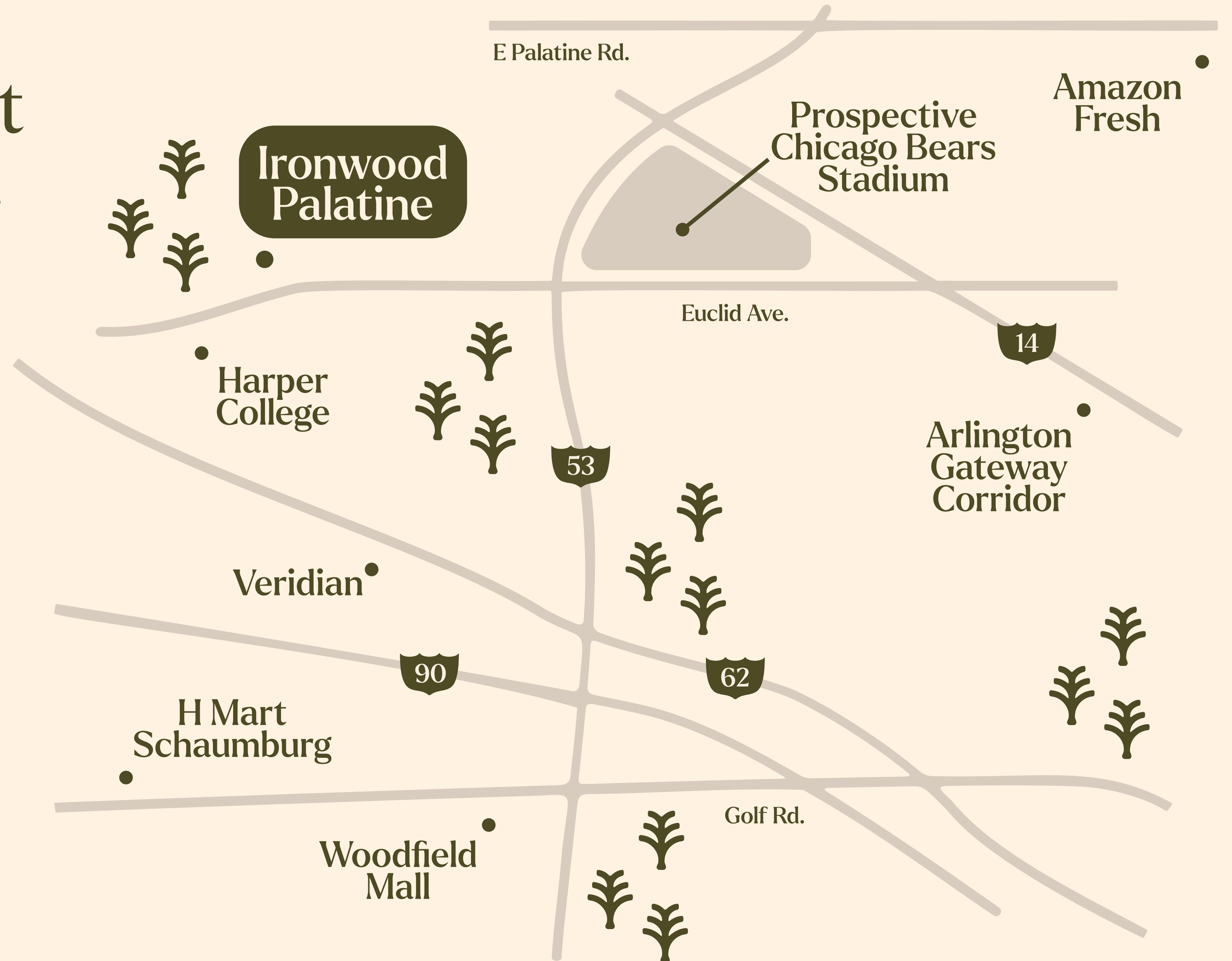
Residential & Retail Expansion Throughout the Region Featuring...

Arlington Gateway Corridor

- 10-12 Minutes from Ironwood Palatine
- Includes two major projects; Arlington Med & Arlington Gateway Mixed-Use.
- Arlington Med: 150,000 SF medical campus, former Daily Herald printing redeveloped, high-income patient base, permanent workforce.
- Arlington Gateway Mixed-Use: 301 residential units, 24-25k SF retail / restaurant, project massing >100,000 SF, phased completion 2026-2027.

Veridian

- Schaumburg's 225-Acre Flagship Redevelopment
- 12-14 minutes from Ironwood Palatine
- Element at Veridian (260 units) - delivered
- Algonquin at Old Plum Grove (373 units, 444,000 SF)
- The District at Veridian (321 units + 60,000 SF retail) - approved
- Creates a second regional downtown for Schaumburg
- Diversifies from retail-only (Woodfield) into a full live-work-play ecosystem





SUSHI AI


Ironwood
PALATINE

 FITNESS

True Value HARDWARE RENTAL

IMAGE OPTICS

W. KIM TAEKWONDO

SUSHI AI

STOP

Join us at the Ironwood Palatine.

LEASING OPPORTUNITIES AVAILABLE.

[IRONWOODCENTERS.COM](https://ironwoodcenters.com)

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PALATINE

THANK YOU.