

GATEWAY TO
LINCOLN PARK

444

West Fullerton
Parkway

NWC FULLERTON & CLARK | CHICAGO, IL
RETAIL CONDOMINIUM

OFFERING
MEMORANDUM

Colliers

Confidentiality & Disclaimer Statement

This Offering Memorandum contains select information pertaining to the business and affairs of the property at 444 W Fullerton Parkway, Chicago, IL 60614. It has been prepared by Colliers. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Colliers International. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by Peter Block & Christian Pera from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum from Colliers, you agree: 1) The Offering Memorandum and its contents are confidential; 2) You will hold it and treat it in the strictest of confidence; and 3) You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Colliers expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered. If you wish not to pursue negotiations leading to the acquisition of the properties or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Colliers or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

Table Of Contents

- Executive Summary 3
- Offering Highlights 4
- Investment Details..... 6
- Location Overview 8
- Lincoln Park 9
- Demographics 11

CONTACT

Peter Block
 Executive Vice President
 +1 847 384 2840
 peter.block@colliers.com

Christian Pera
 Senior Associate
 +1 847 384 2844
 christian.pera@colliers.com

Executive Summary

Colliers has been retained on behalf of the Owner to sell the 100% fee simple interest in a 2 level retail condominium at Fullerton Parkway & Clark Street in Chicago's Lincoln Park. The property, 444 Fullerton Parkway, is located at the North West Corner in an irreplaceable location with huge barriers to entry.

This asset provides a new owner a well maintained property to impart their vision into the next stage of its redevelopment. The first floor has been home to some notable restaurants for more than 20 years. The plaza level has also housed a fitness center and Chinese restaurant for many years. Plaza level offers additional rentable area that does not count against the FAR.

The approximate 11,300 square foot property is presented subject to offer.



Retail only, residential not included.



Offering Highlights

Vibrant Neighborhood

444 W Fullerton Parkway is at main and main of Chicago's Lincoln Park neighborhood. The 60 acres that make up Lincoln Park was set aside by the City of Chicago in the 1860's. As the City grew, the land area grew to more than 1,200 acres. Lincoln Park sees more than 20,000,000 visitors a year making it the second most visited park in America. Other notable cultural sites include the Lincoln Park Zoo, The Peggy Notebaert Nature Museum, The Lincoln Park Conservatory, The Chicago History Museum, and so many more. As like any City, the area is densely populated with many high rises, low rises and single family residences. The retail ranges from areas with luxury brands, destination retail, experiential retail and many local restaurants and shops that give it its character.

Major Tenants and Attractions

The immediate area boasts such notable retail names as Five Guys, New Balance, Taco Bell Cantina, Egg Tuck, Walgreens, Starbucks, Subway, Title Boxing Club, and more.



Convenient Transit

The CTA – Chicago's major bus line runs down both Fullerton Parkway and Clark Street. Lincoln Park is served by three "L" lines including the Brown, Red and Purple. Further, Fullerton Avenue leads you from the I-94 expressway due East into Lincoln Park while Lake Shore Drive runs parallel to Lake Michigan and provides access from the East.

Premier Location

444 W. Fullerton Parkway is situated less than 3.5 miles from the center of the Loop – Downtown Chicago. There are many access points to the location. If coming from the South, LaSalle Street leads you right into Clark St just 1 mile south of the site. Traveling from DuSable Lake Shore Drive, the site is 1/2 mile straight West on Fullerton Pkwy. If coming from I-90, a 2 mile drive straight East leads you right to the property. Many option are available if coming from within the City North of the site. The most trafficked approach will be a drive straight down Clark Street where one will pass many stores, restaurants and historic Wrigley Field.



69,099
TOTAL POPULATION



\$134,277
MEDIAN HH INCOME



#14
BEST NEIGHBORHOODS TO LIVE IN CHICAGO

LINCOLN PARK

Demographic Source: niche.com



Investment Details

Property Address	444 W. Fullerton Parkway Chicago, IL 60614
Offering Price	Subject to Offer
Building Size	Approximately 11,300 SF; 5,300 SF on the 1st floor & 6,000 SF on the plaza level
APN	14-28-317-064
Lot Size	34,848SF (.80 acres)
Year Built / Renovated	1977 / 2014
Zoning	B1-2



Location Overview

The City of Chicago

Chicago is the third-largest city and economy in the U.S., known for its diverse economy, robust infrastructure, and strategic location as a transportation and logistics center. The city's retail market benefits from a large and growing population, with over 2.7 million residents in the city proper and more than 9.5 million in the metropolitan area. Chicago attracts a wide range of consumers, including affluent professionals, tourists, and college students, providing strong demand for retail spaces.

Key retail districts like the Magnificent Mile, State Street, and neighborhoods such as Wicker Park and Lincoln Park offer high foot traffic and premium leasing opportunities.

The city's economic recovery post-pandemic, combined with ongoing urban development projects, makes it an attractive market for retail investment, especially in mixed-use developments, experiential retail, and emerging areas with gentrifying neighborhoods. Chicago also benefits from a well-developed public transportation system, making retail locations easily accessible.

2,746,388 CITY OF CHICAGO POPULATION

9,500,000 METROPOLITAN AREA



13TH MOST SUSTAINABLE CITY IN THE U.S. *RE Journals (April 2023)*

100+ NEIGHBORHOODS IN CHICAGO



BEST BIG CITY **2024** *Conde Nast Traveler*



1,179,081 TOTAL HOUSEHOLDS



2ND LARGEST PUBLIC TRANSPORTATION SYSTEM IN THE U.S.



26 MILES OPEN LAKEFRONT

600 PARKS
29 BEACHES



8 MAJOR LEAGUE SPORTS TEAMS

200+ THEATERS

74 MUSIC FESTIVALS

40+ FILM FESTIVALS



Lincoln Park

Lincoln Park is a vibrant and affluent neighborhood in Chicago, known for its mix of historic charm and modern development. With its proximity to downtown and Lake Michigan, it attracts a diverse demographic, including young professionals, families, and college students, thanks to the presence of DePaul University. Retailers benefit from high foot traffic, a well-established residential base, and a mix of high-end and boutique shopping, restaurants, and entertainment options.



Demographics (1 mile radius)

54,778
TOTAL POPULATION

45,720
DAYTIME POPULATION

\$178,664
AVERAGE HH INCOME

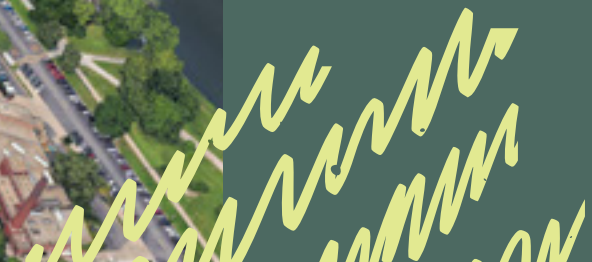
29,890
TOTAL HOUSEHOLDS

\$617,347
MEDIAN HOME VALUE

31.6
MEDIAN AGE

AVERAGE VEHICLES PER DAY

- W FULLERTON PKWY: 8,571 VPD
- N CLARK ST: 8,958 VPD
- DUSABLE LAKE SHORE DR: 79,603 VPD





CONTACT

Peter Block

Executive Vice President
+1 847 384 2840
peter.block@colliers.com

Christian Pera

Senior Associate
+1 847 384 2844
christian.pera@colliers.com

6250 N. River Road
Suite 11-100
Rosemont, IL 60018
colliers.com

Colliers

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.