



HILLCREST
SHOPPING CENTER

CBRE

1701 N Larkin Ave
Crest Hill, IL 60403



THE OFFERING

2

CBRE's National Retail Partners is pleased to present as the exclusive advisor, **HILLCREST SHOPPING CENTER**, a 253,138 square foot grocery-anchored center located in Crest Hill, IL, a southwest suburb just north of Joliet and 40 miles from downtown Chicago. The Property is anchored by Food 4 Less (a Kroger concept), and home to national tenants such as Dollar Tree, Harbor Freight Tools and Citi Trends. The Property also features a diverse mix of specialty tenants. Hillcrest Shopping Center features value-add opportunities with significant value coming from the ability to mark rents to market on expiring tenants. The Property also contains 9,775 square feet of vacancy, allowing a future owner to step in and lease-up available space. The Property has experienced significant leasing momentum, with the most recent example being Smoothie King signing a 10-year lease in 2025.

Hillcrest Shopping Center is highly visible from the signalized intersection of Larkin Road and Plainfield Avenue with traffic counts exceeding 47,500 VPD. The Property is also approximately 3 miles south of Interstate 55 which sees over 60,000 vehicles per day. The Property serves a dense trade area with over 142,000 residents earning an average household income of \$86,808. According to Placer.ai, Hillcrest Shopping Center ranked in the top 25 percent of shopping centers nationwide with over 2 million visits in 2024. Furthermore, Harbor Freight is the #1 store within a 15-mile radius and Dollar Tree is in the 30th percentile for its chain nationwide.



PROPERTY NAME

Hillcrest Shopping Center
1701 North Larkin Avenue
Crest Hill, IL 60403



TOTAL SF

253,138



% LEASED

96.1%



ANCHOR TENANTS

Food 4 Less, Harbor Freight Tools,
Charter Fitness, Citi Trends,
Dollar Tree



YEAR BUILT

1960/1994



SITE AREA

27.21 Acres



PARKING

+/-1,075 spaces
(4.4 per 1,000 SF of GLA)



YEAR 1 NOI

\$2,774,997



5-YEAR NOI CAGR

3.80%

SITE PLAN

VACANT
LEASED

SUITE	TENANT	SF
100	Food 4 Less	65,000
100 (A)	Disc Replay(Storage)	6,700
101	Playtime	6,940
101B	Superior Auto Reconditioning	5,336
102	H&R Block	1,578
103	VACANT	1,170
104	ClearStaff	1,170
105	Pearle Vision	2,319
113	Freeway Insurance	1,500
203	VACANT	1,434
204	Farmhouse Academy	4,240
301	VACANT	750

SUITE	TENANT	SF
302	CICI Beauty Bar	2,000
303	First Class Barber Studio	2,900
304	Kate's Unique Boutique	2,000
305	Home Essential Furniture	6,425
306	Beauty Supply	6,000
307	Citi Trends (Modified Cross)	11,900
308	Sneaker Villa	6,000
309	Charter Fitness	19,365
311	Radhika Salon	950
312	Dollar Tree	13,677
313	Hair Cuttery	1,632
314	Ever Nails	2,016
315	VACANT	750
316	VACANT	1,648
317	Tacos before Vatos	875
318	VACANT	700
400	Harbor Freight Tools	15,253
400A	Disc Replay	4,000
400B	Bargain Bliss	7,435
501	EDO Japanese Restaurant	2,262
502	US Tobacco	1,200
503	One Main Financial	1,815
504	Dental Starz	2,142
505	Los Mangos	2,145
600	La Chinita Bakery	3,840
601	City Sports	6,400
603	Sharks Fish & Chicken	2,500
604	Mobile Generation	2,240
605	Crest Hill Pawn & Jewelry	1,600
606	ATI Physical Therapy	2,923
700	Mickey's Gyros (GROUND)	1,800
800A	New Hillcrest Currency	1,500
800B	VACANT	2,448
800C	Stella's	2,552
800D	Smoothie King	1,428
900	Subway	1,500
901	Cricket Wireless	1,200
1000	US Army Corp of Engineers	6,660
1004	Sumerce Coffee	1,320



PRIMARY CONTACTS

RICHARD FROLIK

Executive Vice President
+1 312 560 2014
richard.frolik@cbre.com

MICHAEL WILSON

Vice President
+1 847 370 2034
michael.wilson7@cbre.com

CHRISTIAN WILLIAMS

Executive Vice President
+1 773 610 2977
christian.williams@cbre.com

OLMAN CHAHEINE

Financial Analyst
+1 708 270 4077
olman.chaheine@cbre.com

FINANCE CONTACT

STEVE KUNDERT

Senior Vice President
+1 312 213 8757
steven.kundert@cbre.com

CBRE, INC.

700 Commerce Drive
Suite 200
Oak Brook, IL 60523

FOR MORE INFORMATION, PLEASE VISIT:
WWW.HILLCRESTSHOPPINGCENTER-CBRE.COM

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.



CBRE



HILLCREST SHOPPING CENTER

1701 N Larkin Ave
Crest Hill, IL 60403