



**33,140 SF 91.2% OCCUPIED  
UNANCHORED STRIP CENTER  
IN CHICAGO'S PREMIER  
LINCOLN PARK NEIGHBORHOOD**

**ADJACENT TO \$1B+  
DEVELOPMENT PROJECT**

**PREMIER LINCOLN PARK LOCATION**

**DIRECT BENEFICIARY OF \$1B+  
FOUNDRY PARK DEVELOPMENT (+3,700 HOUSING UNITS)**

**HIGHLY VISIBLE, STREET-FRONT RETAIL  
WITH 86 SURFACE LEVEL PARKING SPOTS**

**56,696 POPULATION AND AN AVG. HHI OF \$235,061 WITHIN 1-MILE**

**RESILIENT, MEDICAL-ANCHORED TENANT MIX**

**38% OF GLA IS OCCUPIED BY MEDICAL TENANTS**

**RECENT LEASING MOMENTUM  
AND IMMEDIATE UPSIDE**

**THREE NEW LEASES EXECUTED  
IN 2025, TOTALING ~20% OF GLA**

**2,908 SF OF VACANT SPACE ACROSS TWO SUITES**

**6.2% 5-YEAR CAGR**



# CLYBOURN CENTER



**physicians**  
immediate care

 **Premier  
ALLERGY, ASTHMA  
& SINUS CARE**

**MIC** | METRO INFUSION CENTER

**Tooth Fairy World**  
PEDIATRIC DENTISTRY & ORTHODONTICS

 **KRISER'S  
NATURAL PET**

 **KidStrong**

 **MATTRESS  
FIRM**

# THE OFFERING

## PROPERTY ADDRESS:

**2029 – 2073 N CLYBOURN AVE,  
CHICAGO, IL 60614**

PROPERTY SIZE (GLA):  
**33,140 SF**

YEAR BUILT:  
**1989**

OCCUPANCY:  
**91.2%**

YEAR 1 NOI:  
**+/- \$1,170,000**

5-YEAR CAGR:  
**6.2%**

WALT:  
**5.8 YEARS**

PARKING SPACE COUNT: **86** PARKING SPACE RATIO:  
**2.60**

## TENANTS:

**physicians**  
immediate care

**Premier**  
ALLERGY, ASTHMA  
& SINUS CARE

Tooth Fairy  World  
PEDIATRIC DENTISTRY & ORTHODONTICS

**MIC** METRO INFUSION CENTER  **KRISER'S** NATURAL PET  **KidStrong** 

**BÜNDA**

 **palm beach tan.**

**MATTRESS**  
**FIRM**

CLUB  **PILATES**<sup>®</sup>

 **Colorway Nail Salon**



## UNANCHORED STRIP CENTER - INVESTMENT COMMITTEE THESIS

ABR (>\$30/PSF)	DENSITY POPULATION	AHHI (>\$220,000)	DAILY NEEDS DRIVERS	AMPLE PARKING:	NATIONAL TENANCY	TRAFFIC COUNTS	RENT GROWTH POTENTIAL	POPULATION GROWTH
✓	✓	✓	✓	✓	✓	✓	✓	✓

# INVESTMENT HIGHLIGHTS

## PREMIER INFILL LOCATION WITH UNMATCHED ACCESS IN CHICAGO'S PREMIER LINCOLN PARK NEIGHBORHOOD

- Highly visible, street-front retail on Clybourn Avenue (10,600+ VPD), less than 5 miles from downtown and 5 minutes from I-90/I-94
- Unanchored strip center with rare surface level parking (86 spaces)
- Dense and affluent trade area with a population of 56,696 and an average household income of \$235,061 within 1-mile



## DIRECT BENEFICIARY OF \$1B+ FOUNDRY PARK REDEVELOPMENT

- Positioned directly across from Foundry Park, a transformational mixed-use project reshaping the corridor, delivering:
  - ~3,700 new residential units, ~350,000 SF of office space, ~420,000 SF of retail, ~250,000 SF of hospitality and 12 acres of open space



## DEMONSTRATED LEASING MOMENTUM WITH VALUE-ADD OPPORTUNITIES

- Three recently executed leases (2025), totaling 6,762 SF (~20% of GLA)
- Immediate value-add potential through the lease-up of two vacant suites (1,607 SF & 1,301 SF) to generate a 6.2% 5-year CAGR
- Mark-to-Market opportunity with asking rents of \$48 PSF within 1-mile

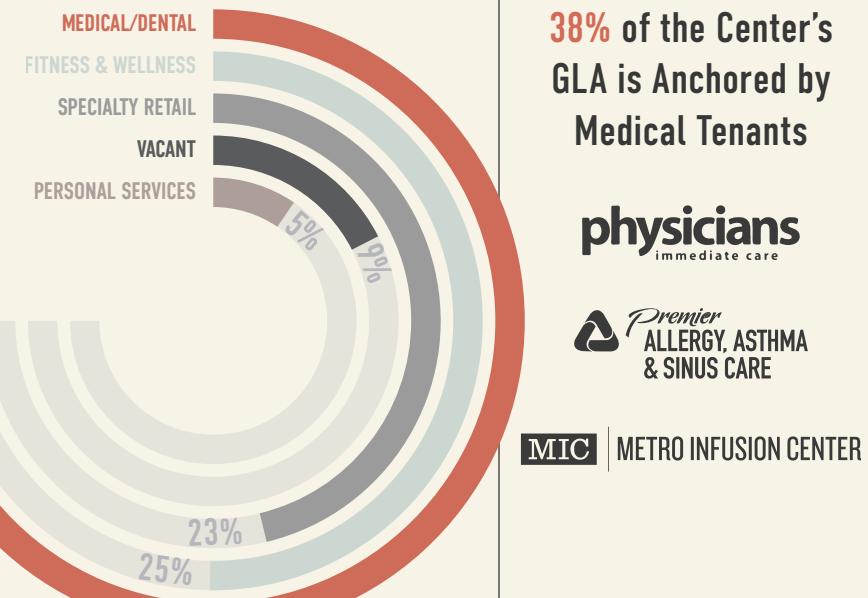


## DIVERSIFIED INCOME STREAM WITH CONTRACTUAL RENT GROWTH

- No single tenant contributes more than 17% of income
- Weighted average contractual rent increase of 2% across all in-place tenants



## RESILIENT MEDICAL & SERVICE-ORIENTED TENANT MIX



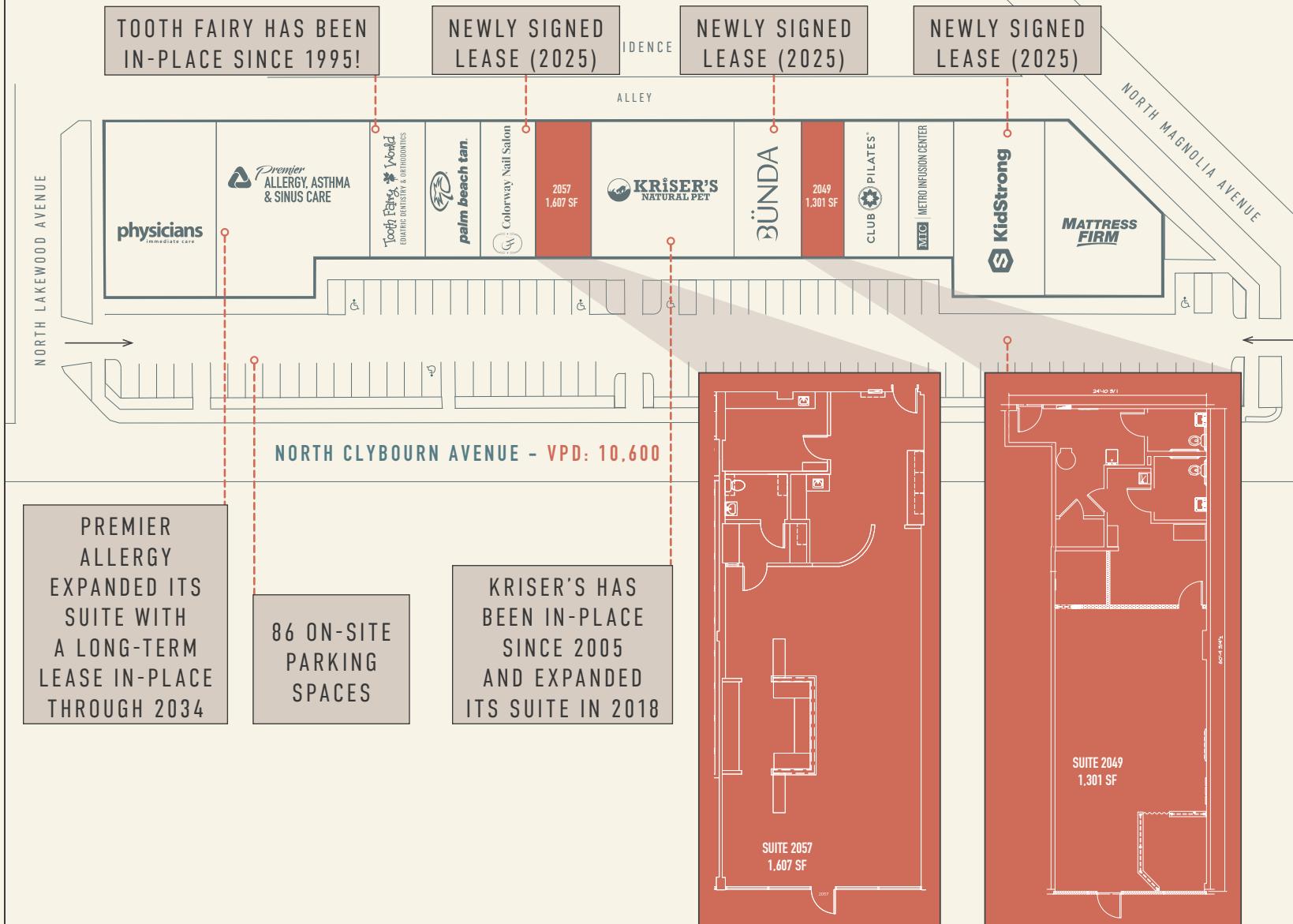
**38%** of the Center's GLA is Anchored by Medical Tenants

**physicians**  
immediate care

**Premier**  
ALLERGY, ASTHMA  
& SINUS CARE

**MIC** | METRO INFUSION CENTER

# SITE PLAN



# TENANT ROSTER

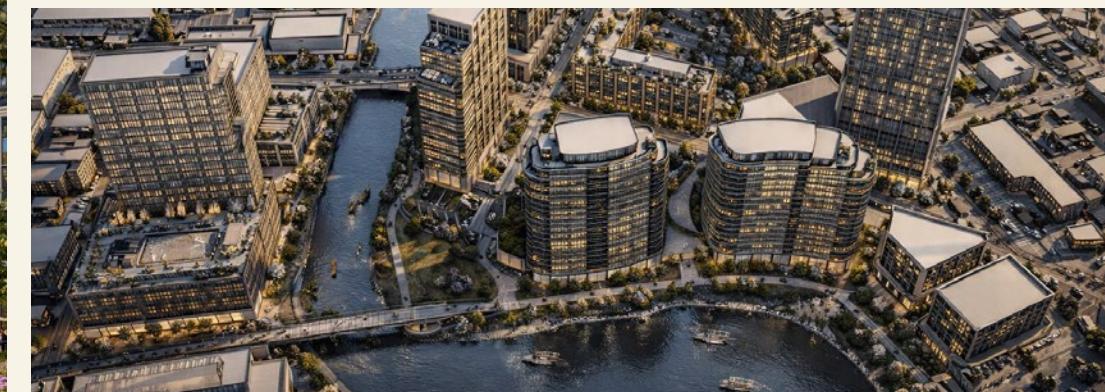
TENANT	SUITE	AREA
PHYSICIANS IMMEDIATE CARE	2077	4,444
PREMIER ALLERGY	2073 & 2071	4,871
TOOTH FAIRY	2069	1,607
PALM BEACH TANNING	2065	1,607
COLORWAY NAIL SALON	2061	1,607
VACANT	2057	1,607
KRISE'S	2055 & 2053	4,127
BUNDA FITNESS	2051	1,936
VACANT	2049	1,301
AMP PILATES	2047	1,607
METRO INFUSION	2037	1,607
KIDSTRONG	2031	3,219
MATTRESS FIRM	2029	3,600
<b>TOTAL</b>		<b>33,140</b>

# FOUNDRY PARK (FORMER LINCOLN YARDS)

## \$1B+ MIXED-USE MEGA DEVELOPMENT

Foundry Park is a proposed \$1B+ multi-phase, waterfront redevelopment that will replace the stalled northern portion of the former Lincoln Yards site along the North Branch of the Chicago River. Led by JDL Development in partnership with Kayne Anderson Real Estate and designed by Hartshorne Plunkard Architecture, the plan is positioned as a new “walkable neighborhood” featuring a major open-space network, riverwalk frontage, and a mix of high-rise, mid-rise, and for-sale housing formats.

The project is advancing through the City approval process (Plan Commission and subsequent city steps), with reporting indicating the approvals could wrap in Spring 2026 and initial construction potentially starting Fall 2026 (subject to approvals).



**\$1B+**  
TOTAL PROJECT COST

**~28 - 34 ACRES**  
TOTAL SITE AREA

**~3,700**  
HOUSING UNITS

**~420,000 SF**  
RETAIL

**~350,000 SF**  
OFFICE

**~250,000 SF**  
HOSPITALITY

# CLYBOURN CENTER TRADE AREA

WITHIN  
1-MILE

**56,696**  
POPULATION

**26,515**  
HOUSEHOLDS

**\$235,061**  
AVG. HHI

WITHIN  
3-MILES

**539,701**  
POPULATION

**298,317**  
HOUSEHOLDS

**\$178,083**  
AVG. HHI

## LINCOLN PARK'S STRAIGHT A'S

NICHE<sup>®</sup> 

**A+**

OVERALL GRADE GOOD FOR FAMILIES

**A**

NIGHTLIFE

**A+**

OUTDOOR ACTIVITIES

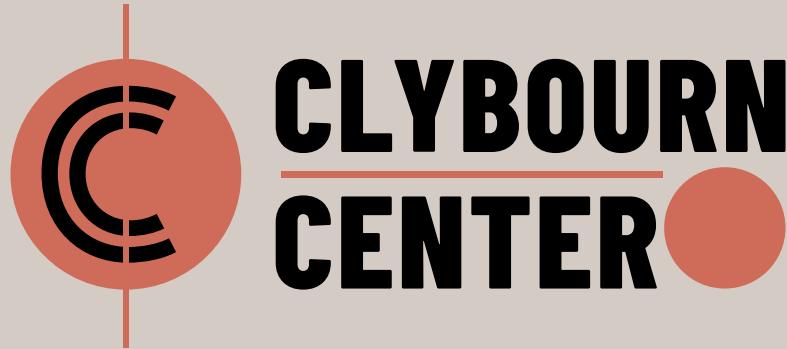
**A+**

HEALTH & FITNESS

**A-**

COMMUTE





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