

**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

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
PEDIATRIC DENTISTRY & ORTHODONTICS

METRO INFUSION CENTER

KRISER'S
NATURAL PET

KidStrong

BÜNDA

palm beach tan.

MATTRESS
FIRM

CLUB PILATES®

Colorway Nail Salon



UNANCHORED STRIP CENTER - INVESTMENT COMMITTEE THESIS

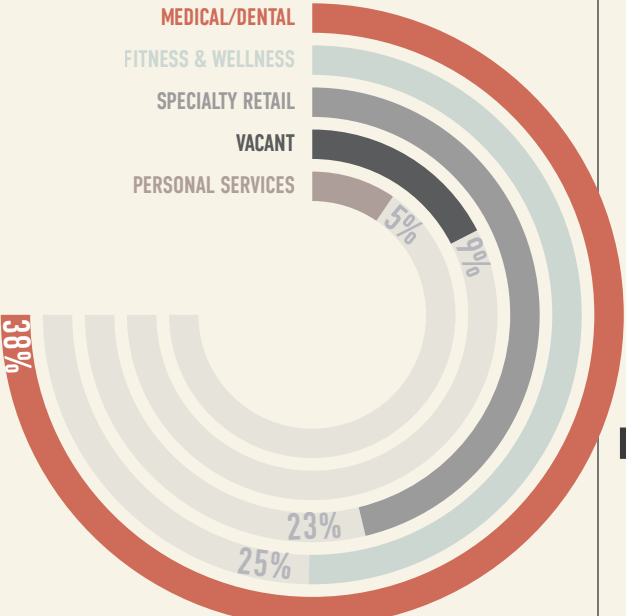
ABR (>\$30/PSF)	DENSITY POPULATION	AHHI (>\$220,000)	DAILY NEEDS DRIVERS	AMPLE PARKING:	NATIONAL TENANCY	TRAFFIC COUNTS	RENT GROWTH POTENTIAL	POPULATION GROWTH
✓	✓	✓	✓	✓	✓	✓	✓	✓

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



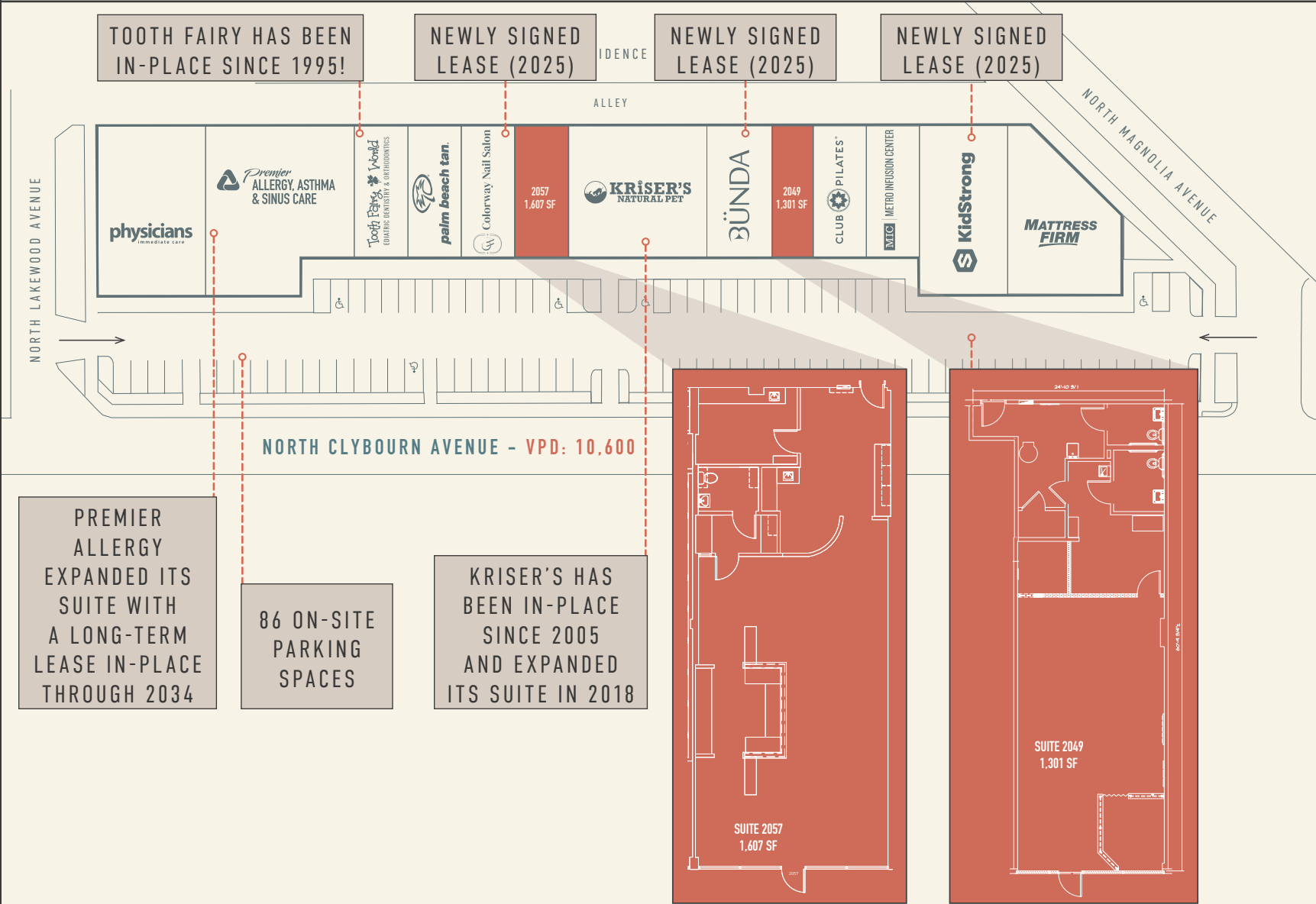
38% of the Center's GLA is Anchored by Medical Tenants

physicians
immediate care

Premier
ALLERGY, ASTHMA
& SINUS CARE

MIC | METRO INFUSION CENTER

SITE PLAN



TENANT ROSTER

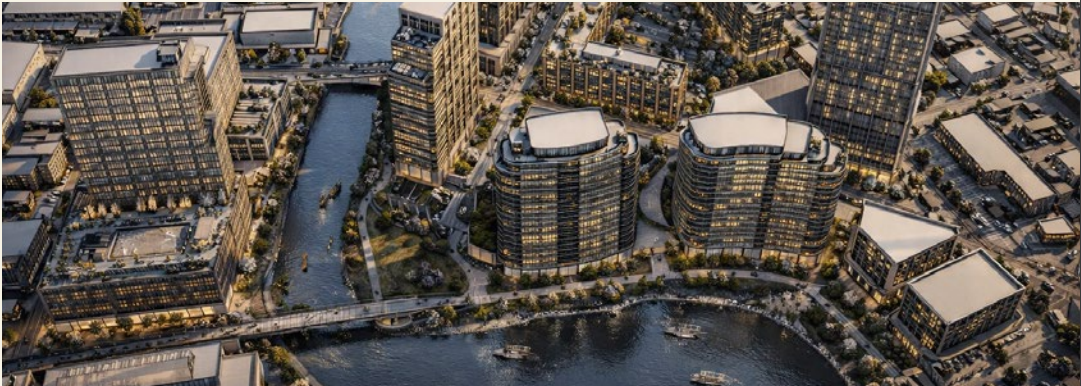
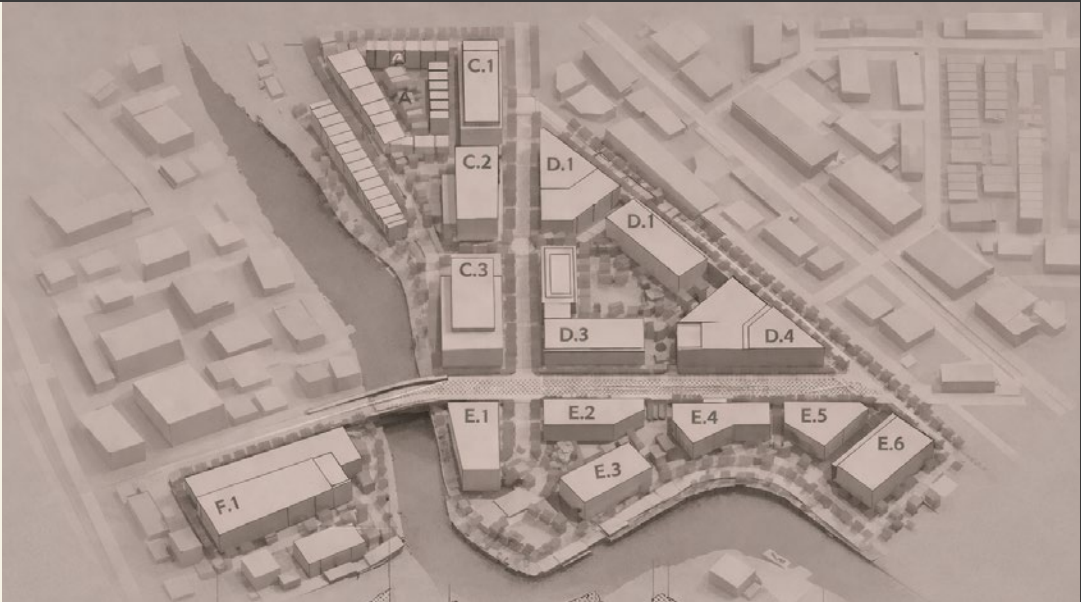
TENANT	SUITE	AREA
PHYSICIANS IMMEDIATE CARE	2077	4,444
PREMIER ALLERGY	2073 & 2071	4,871
TOOTH FAIRY	2069	1,607
PALM BEACH TANNING	2065	1,607
COLORWAY NAIL SALON	2061	1,607
VACANT	2057	1,607
KRISER'S	2055 & 2053	4,127
BUNDA FITNESS	2051	1,936
VACANT	2049	1,301
AMP PILATES	2047	1,607
METRO INFUSION	2037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

FOUNDRY PARK (FORMER LINCOLN YARDS)

\$1B+ MIXED-USE MEGA DEVELOPMENT

Foundry Park is a proposed \$1B+ multi-phase, riverfront 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+	~28 - 34 ACRES	~3,700	~420,000 SF	~350,000 SF	~250,000 SF
TOTAL PROJECT COST	TOTAL SITE AREA	HOUSING UNITS	RETAIL	OFFICE	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®

A+

OVERALL GRADE

A

GOOD FOR FAMILIES

A+

NIGHTLIFE

A

OUTDOOR ACTIVITIES

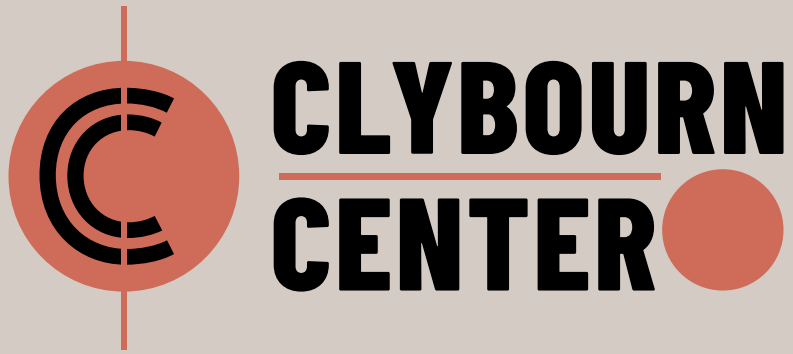
A+

HEALTH & FITNESS

A-

COMMUTE





RETAIL INVESTMENT ADVISORY

MICHAEL NIEDER

Managing Director

+1 312 300 7291

michael.nieder@jll.com

BRIAN PAGE

Director

+1 630-234-8664

brian.page@jll.com

LEASING

STEVE SCHWARTZ

Senior Vice President

+1 312 228 2157

steve.schwartz@jll.com

DEBT AND EQUITY PLACEMENT

CHRISTOPHER KNIGHT

Managing Director

+1 312 980 3603

christopher.knight@jll.com

MATT MAKSYMEC

Director

+1 312 957 4826

matt.maksymec@jll.com



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