

3,316 SF | Built-Out Restaurant or Retail

33 South Wabash Ave. East Loop Chicago



Resurgence of The Loop

- Pedestrian activity on State St increased to **35M YTD 2024, 10%** increase over 2023
- CTA ridership **increased by 13%** from 2023
- Citywide **Hotel occupancy rates** as high as **65%**
- **3.2M Metra passengers** in July 2024. A **17% increase** from July 2023.
- **Office occupancy** numbers in Chicago are now at the highest rate outside of Texas peaking around **70%** on the highest occupied day of the week, above LA, NYC and SF
- **Google** commits to the **Loop** with **\$100M redevelopment of Thompson Center for their HQ**
- **The Loop's residential growth rate** is more than **3 times** as fast as all studied downtowns nationally

The Loop's restaurants
and retail average a
combined sales of
\$1.8B



Location Overview

Dining Out



One

Block in proximity to multiple CTA Elevated Rail Commuter lines Red, Blue, Brown, Green, Orange, Pink, and Purple



\$77,404,538

Spent on Food Away From Home within 0.5 Miles



Massive Office Presence

16.5 Million SF of Office

within 0.25M radius

Demographics 2023



Total Population

17,534 3,517

0.5 Mile

0.25 Mile



Average HH Income

\$209,879 \$233,508

0.5 Mile

0.25 Mile



Daytime Population


226,467 54,928

0.5 Mile

0.25 Mile



Local Map


site = 3,316 SF



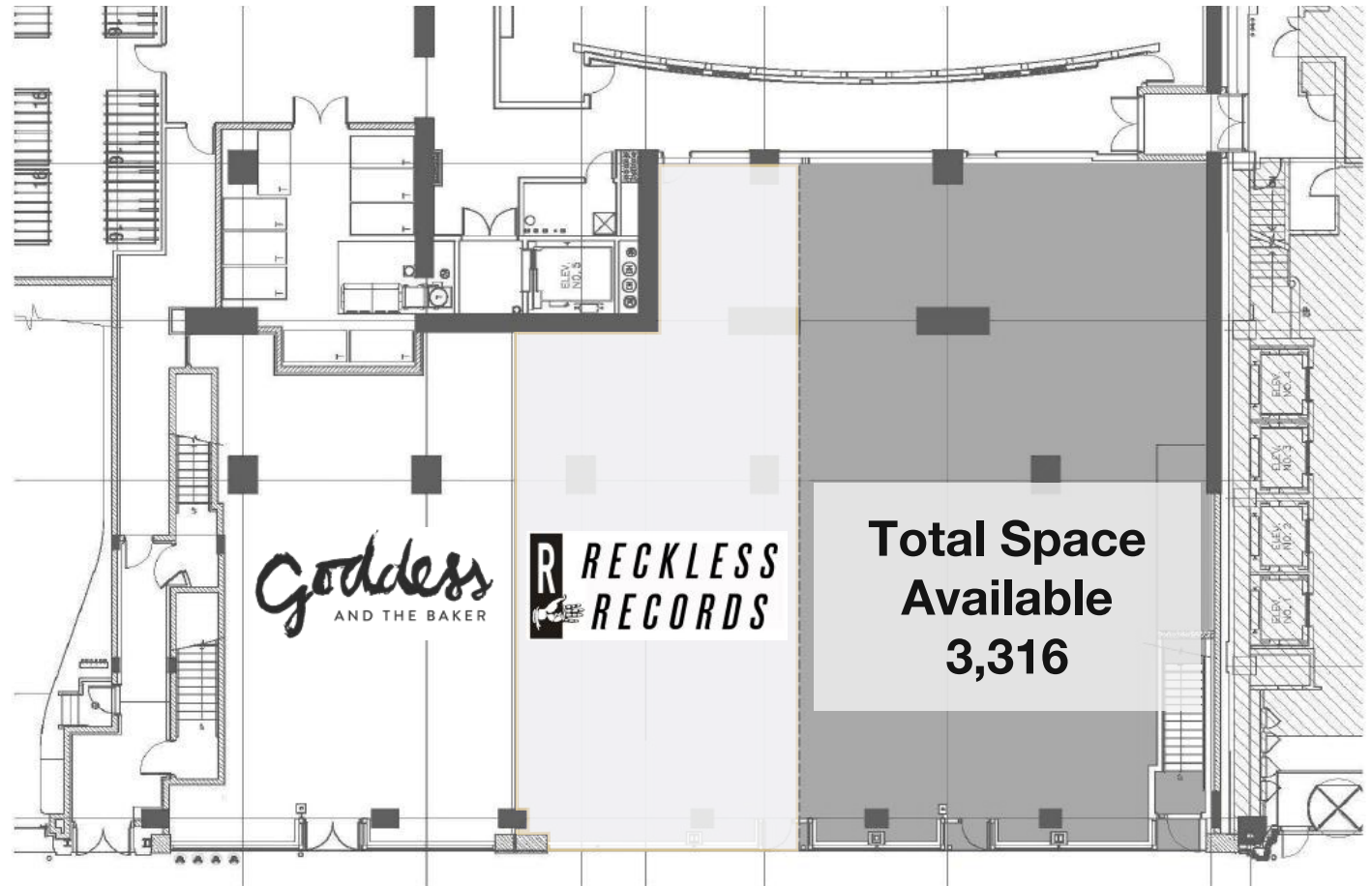
33 S Wabash - 3,316 SF

- Existing restaurant infrastructure, including scrubber system
- 38 feet of frontage on Wabash
- 18-foot ceiling height
- Outdoor seating available
- Located at the base of a 360-unit, luxury, high-rise condominium building, and SAIC
- Surrounding retailers include Target, Macy's, Shake Shack, Raising Cane's, Goddess & Baker, Nando's, Momento and Naf Naf

High Traffic, Built out Restaurant



Site Plan



**Total Space Available
3,316**

Wabash Ave
38 FEET OF FRONTAGE

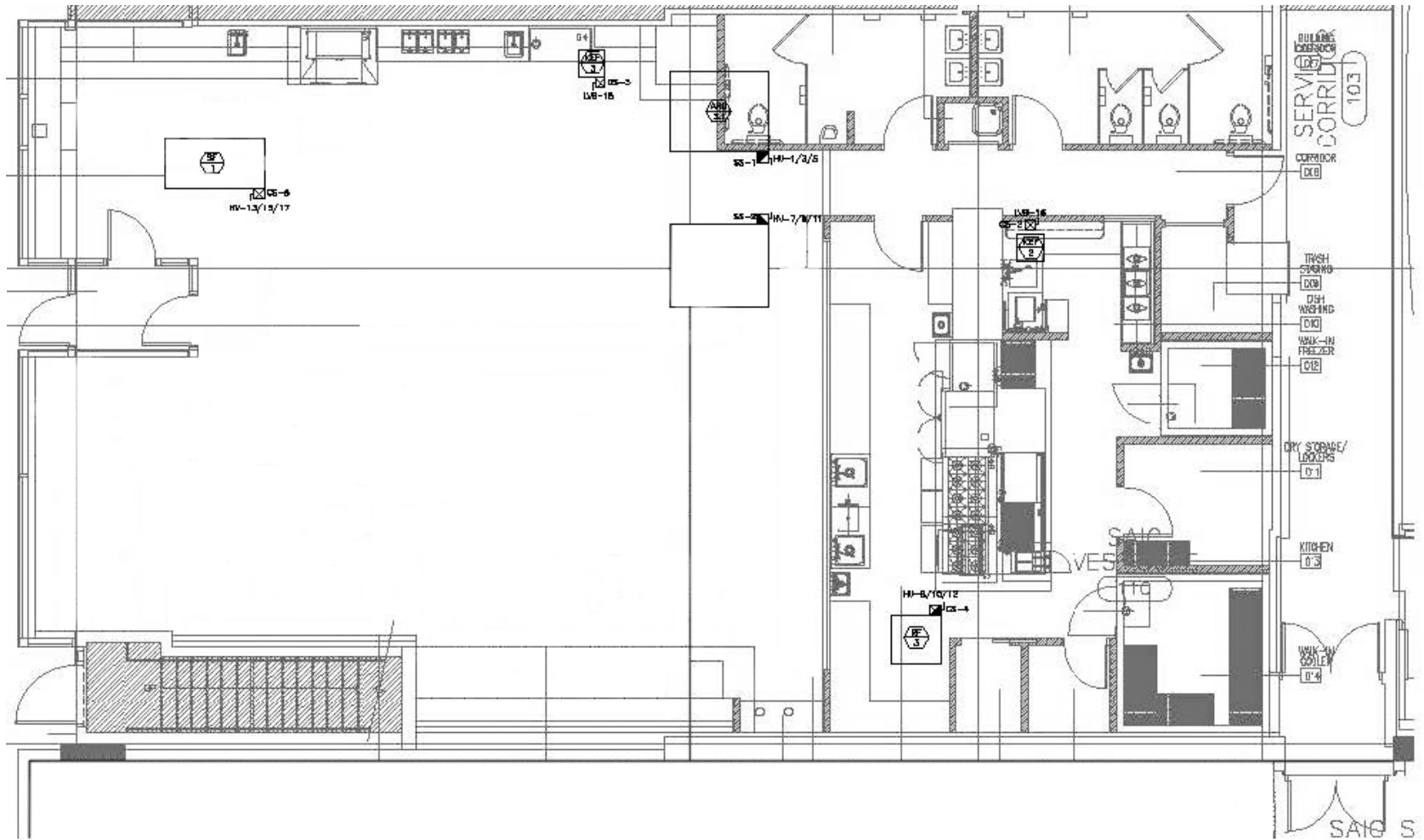
Floor Plan



3,316 SF

Wabash Ave

38 FEET



Street Map



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