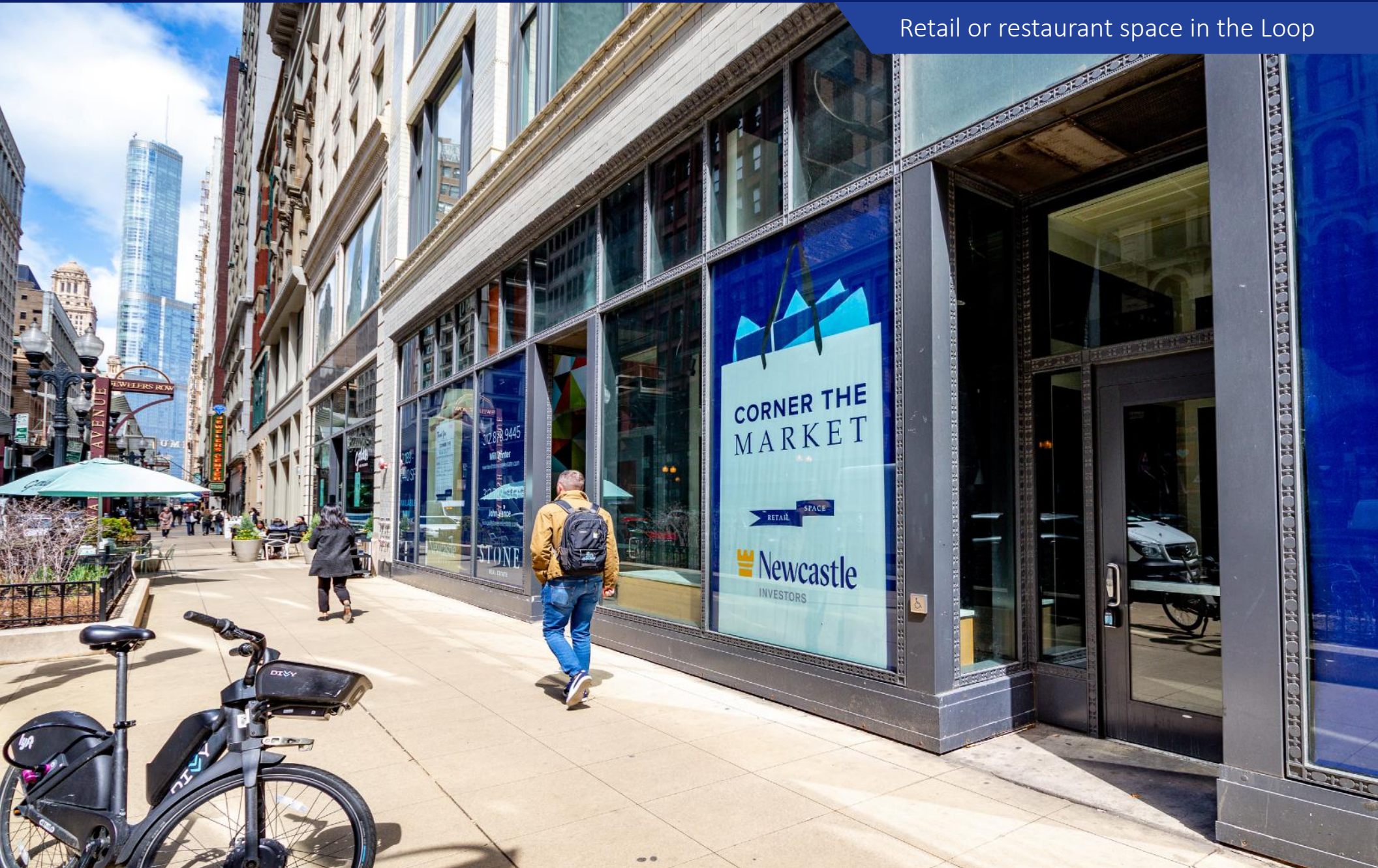


# 33 S. WABASH AVENUE

THE LOOP, CHICAGO

 **Newcastle**  
INVESTORS

Retail or restaurant space in the Loop



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## PROPERTY FEATURES

- 2,237 - 5,553 SF
- Existing restaurant infrastructure, including scrubber system
- 71 feet of frontage on Wabash
- 18-foot ceiling height
- Outdoor seating available
- Located at the base of high-rise condo building, also home of SAIC
- Surrounding retailers include Target, Macy's, Staples, CVS, Walgreen's, McDonald's, Shake Shack, and more



## LOOP COMEBACK<sup>1</sup>

- 120% pedestrian increase on State Street (Q1 2023 vs Q1 2022)
- 2.2M Metra passengers in January 2023 (double from January 2022)
- 85% avg. hotel occupancy (Q4 2022 vs Q4 2019) and 93% occupancy in East Loop housing units
- 29% increase in CTA ridership (Q1 to Q4 2022)
- 11% increase in Loop office workers compared to Q4 2021, on track with NYC and LA
- Google to redevelop 1.2M SF Thompson Center

## AREA DEMOGRAPHICS

MILES	POPULATION	HOUSEHOLD INCOME
0.25	2,022	\$311,666
0.50	13,052	\$257,792
0.75	36,881	\$195,266
1.00	76,396	\$167,825

<sup>1</sup>Chicago Loop Alliance.

# AREA RETAILERS



**GODDESS & THE BAKER**



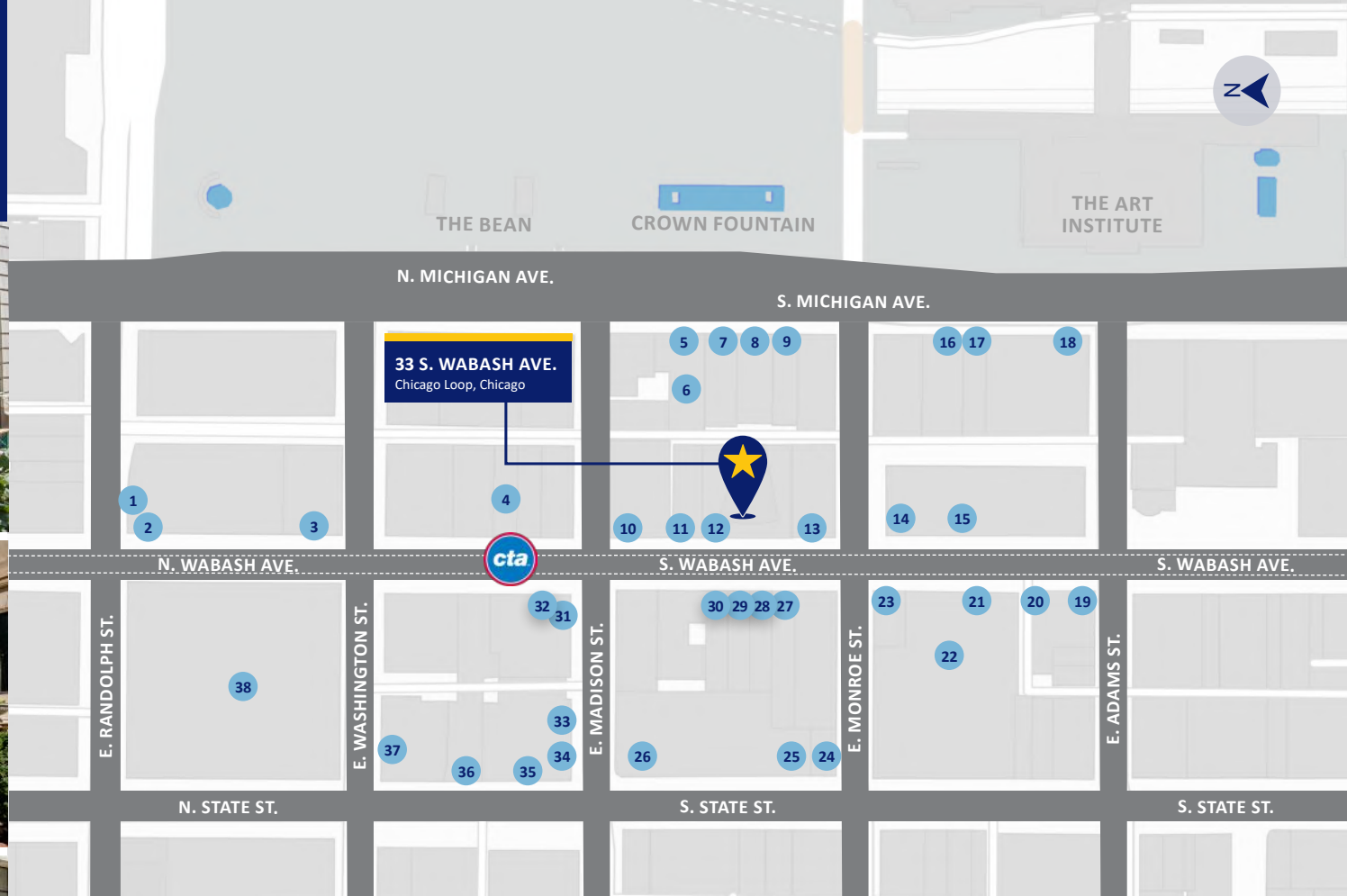
**ART INSTITUTE OF CHICAGO**



**TARGET**



**MILLENNIUM PARK**



## AREA RETAILER DIRECTORY

- |                                 |                              |                   |                   |
|---------------------------------|------------------------------|-------------------|-------------------|
| 1. LA Fitness                   | 11. Iwan & Ries Co.          | 21. Sugar Bliss   | 31. Sally Beauty  |
| 2. Loft Outlet                  | 12. Goddess & the Baker      | 22. Palmer House  | 32. Dunkin'       |
| 3. Staples                      | 13. Art Institute of Chicago | 23. Corner Bakery | 33. Chipotle      |
| 4. New York Jewelers            | 14. CVS                      | 24. Vans          | 34. The Body Shop |
| 5. Chicago Athletic Association | 15. FedEx                    | 25. DSW           | 35. TJ Maxx       |
| 6. Shake Shack                  | 16. Jobilee                  | 26. Target        | 36. Express       |
| 7. Acanto                       | 17. Chickfila                | 27. FlatTop Grill | 37. Primark       |
| 8. The Gage                     | 18. Walgreens                | 28. Naf Naf       | 38. Macy's        |
| 9. Hot Wok Cool Sushi           | 19. McDonalds                | 29. Nando's       |                   |
| 10. Pizano's                    | 20. Miller's Pub             | 30. Jiao          |                   |

**33 S. WABASH AVENUE** The Loop, Chicago



- FLATTOP GRILL
- naf naf
- Nando's
- JICO

S. WABASH AVE.

S. WABASH AVE.

**5,553 SF** AVAILABLE

**33 S. WABASH AVE.**  
Chicago Loop, Chicago



E. MONROE ST.

E. MADISON ST.

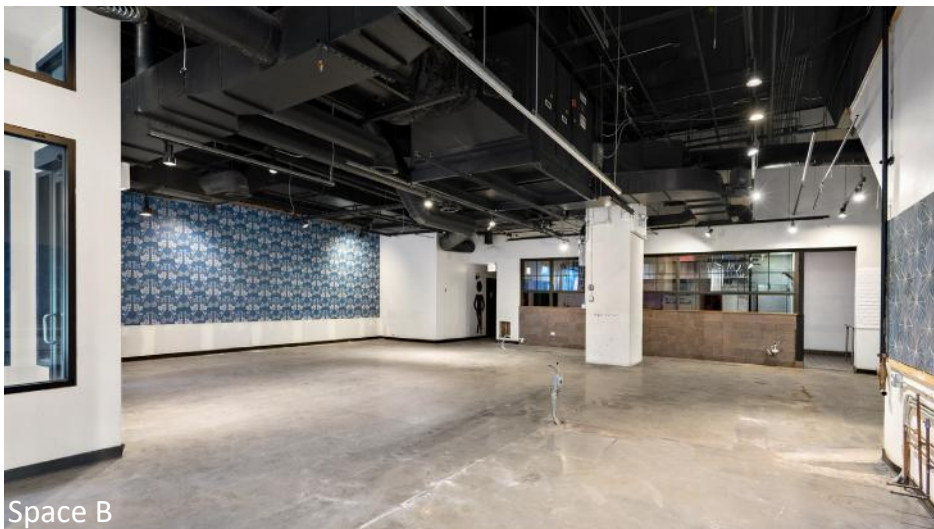


**AERIAL DETAIL**

# PROPERTY PHOTOS



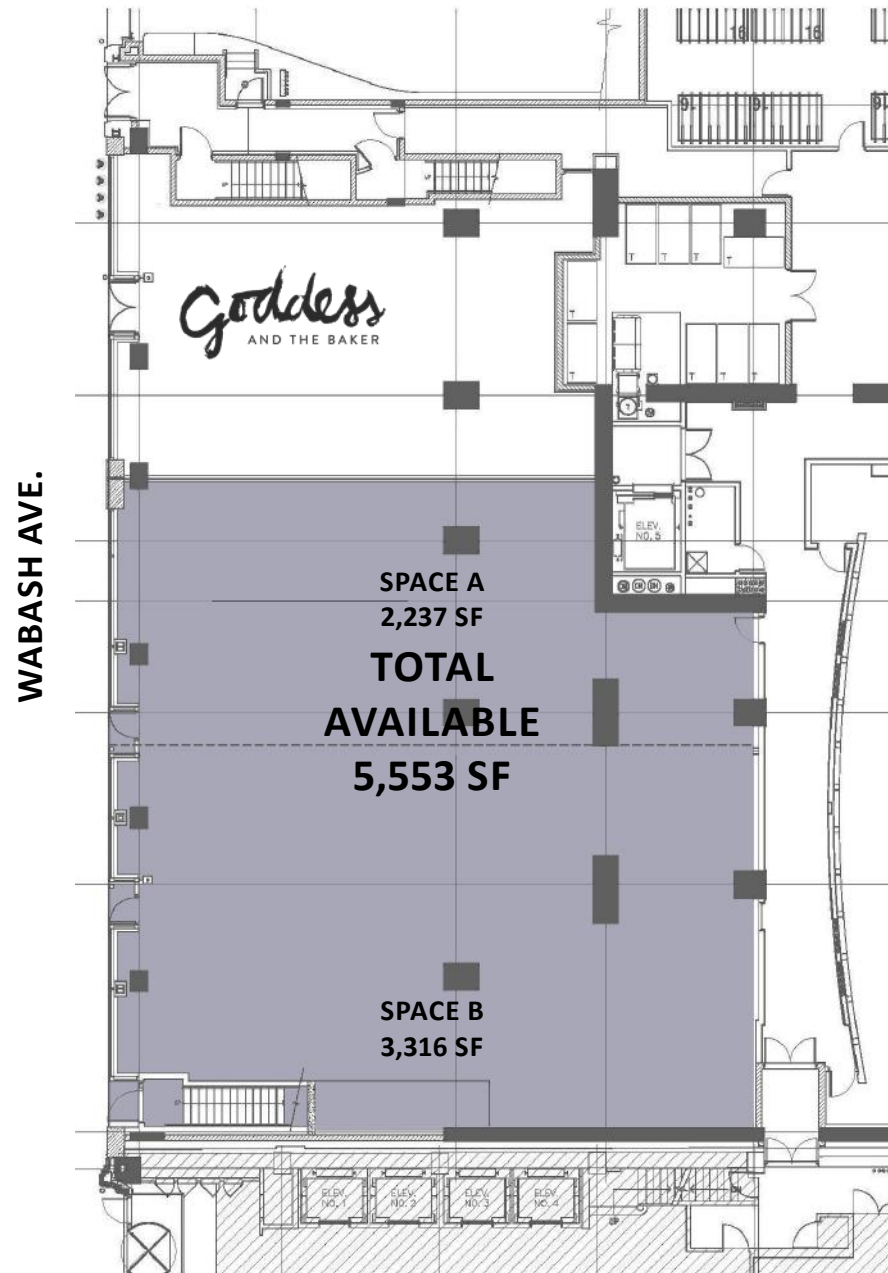
Space A



Space B



# SITE PLAN



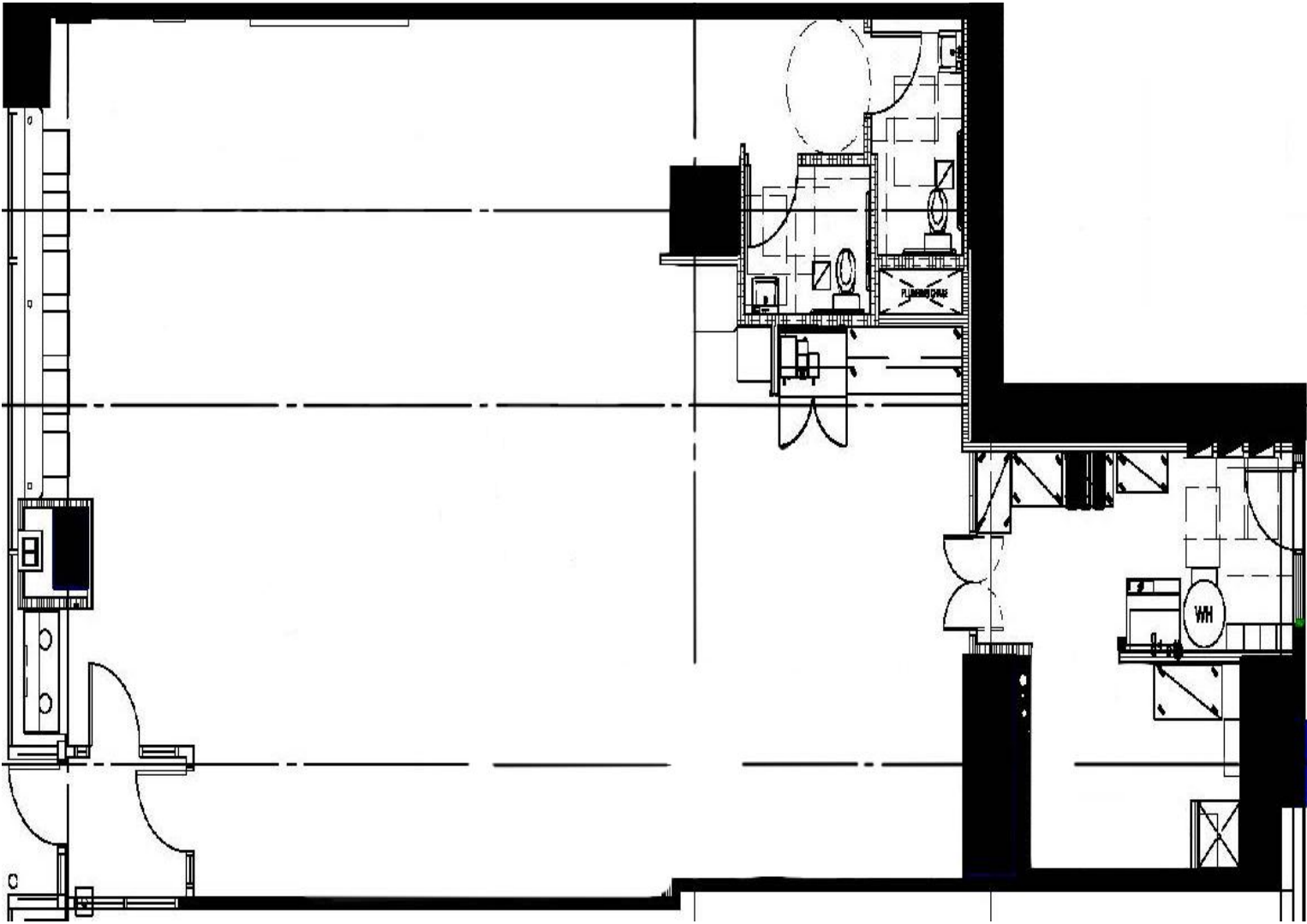
# SITE PLAN



## SPACE A SITE PLAN: 2,237 SF

[CLICK FOR VIRTUAL TOUR OF SPACE](#)

**WABASH AVE.**  
33 FEET OF FRONTAGE



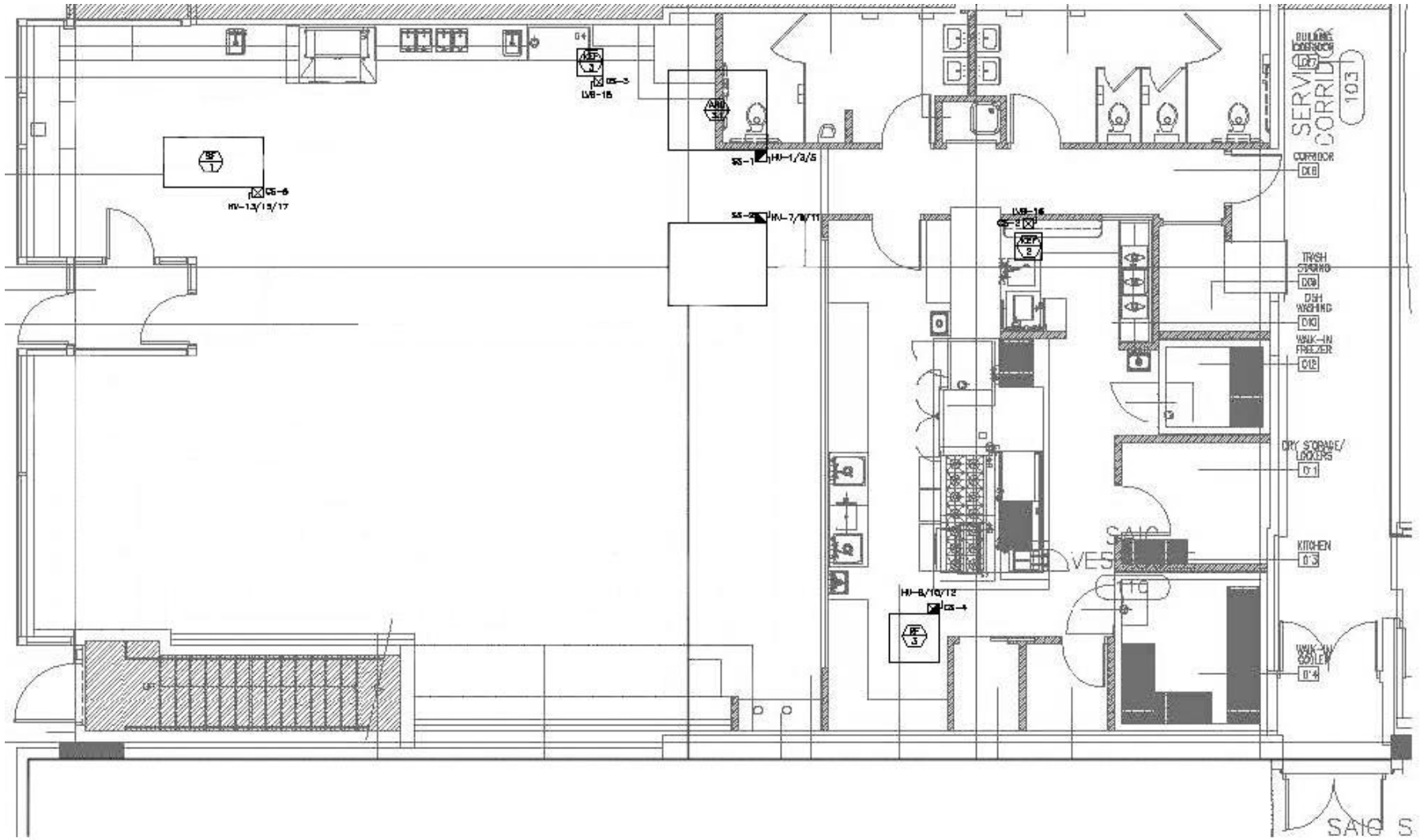
# SITE PLAN



## SPACE B SITE PLAN: 3,316 SF

[CLICK FOR VIRTUAL TOUR OF SPACE](#)

WABASH AVE.  
38 FEET OF FRONTAGE





## ABOUT NEWCASTLE RETAIL

**16**

**WALKABLE**  
Neighborhoods

**60+**

**WELL-CAPITALIZED**  
Properties

**600K+**

**SQUARE FEET**  
of Prime Retail Space

**160+**

**NOTABLE**  
Retail Tenants

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