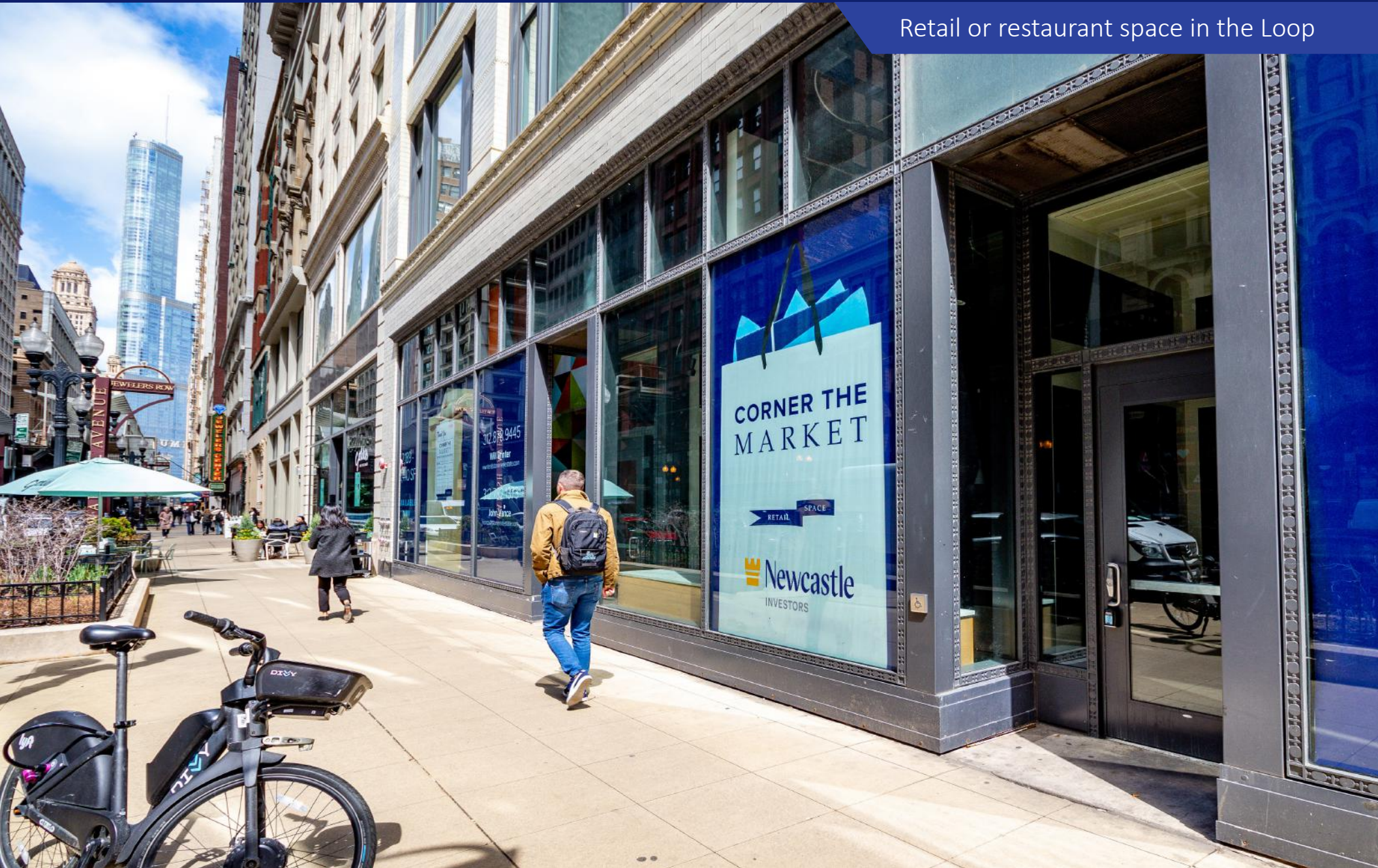


33 S. WABASH AVENUE

THE LOOP, CHICAGO

 **Newcastle**
INVESTORS

Retail or restaurant space in the Loop



KRISTEN L. MARTIN, *Vice President, Retail Leasing*

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NEWCASTLEINVESTORS.COM



PROPERTY FEATURES

- 2,189 - 5,440 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 COMEBACK¹

- 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

¹[Chicago Loop Alliance.](#)

AREA RETAILERS



GODDESS & THE BAKER



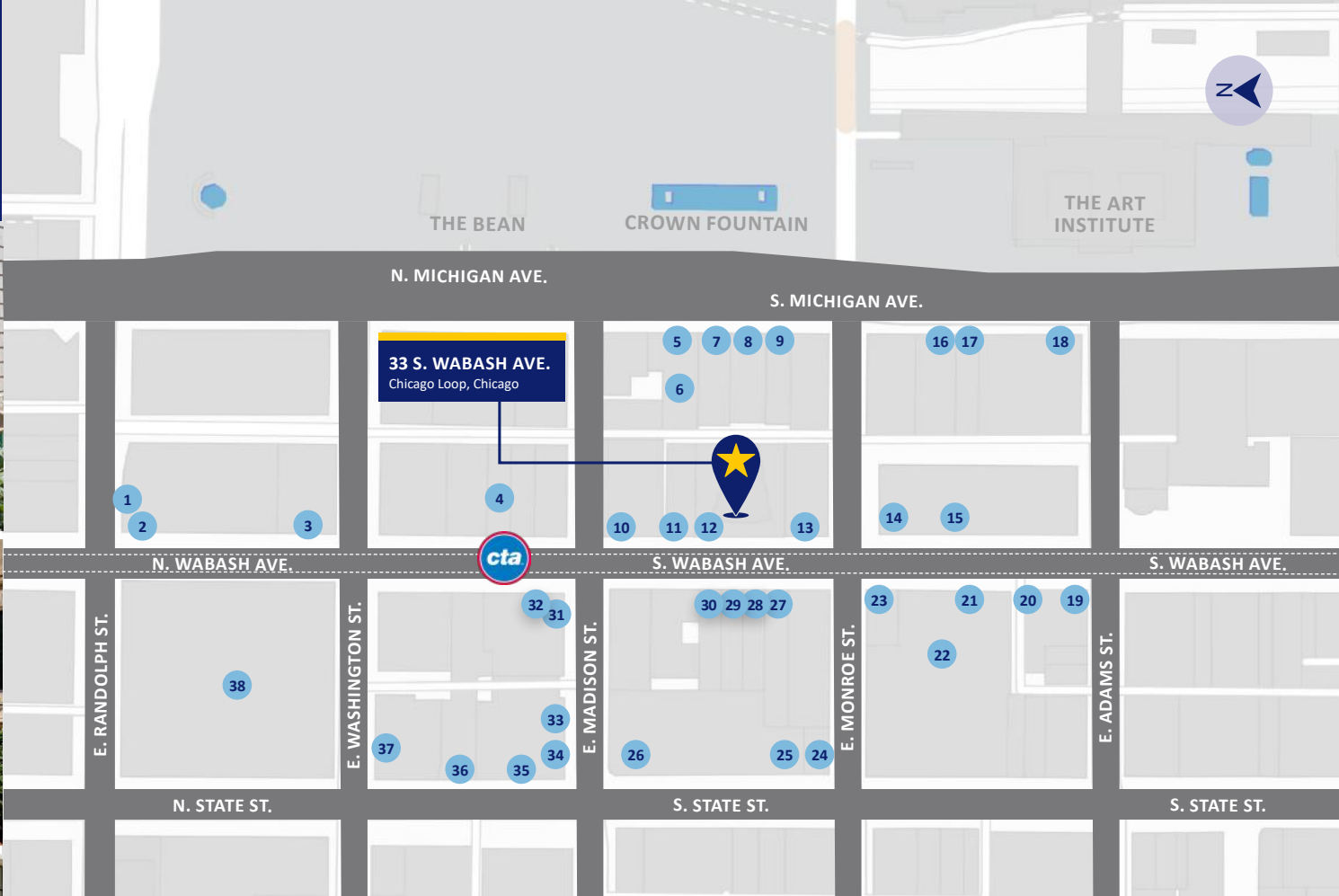
ART INSTITUTE OF CHICAGO



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
- naf naf
- Nando's
- JICO

S. WABASH AVE.

S. WABASH AVE.

5,440 SF AVAILABLE

33 S. WABASH AVE.
Chicago Loop, Chicago



E. MONROE ST.

E. MADISON ST.

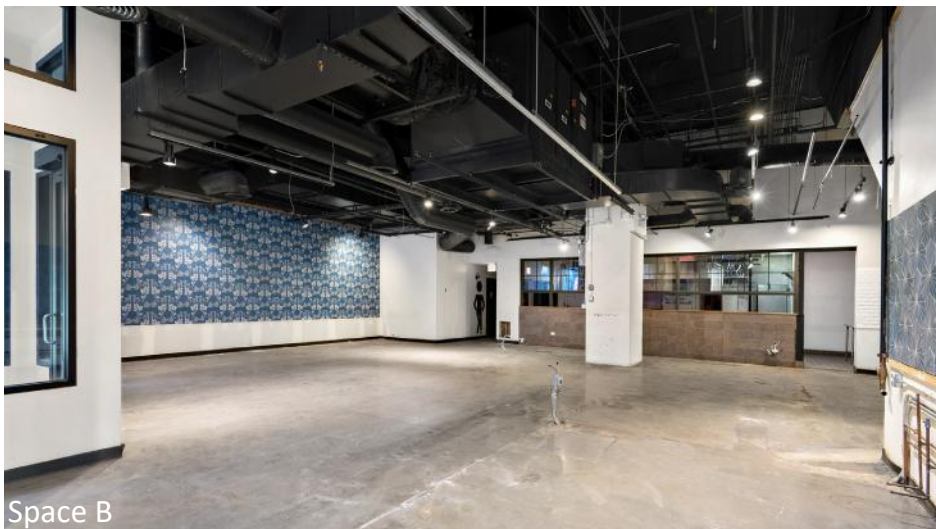


AERIAL DETAIL

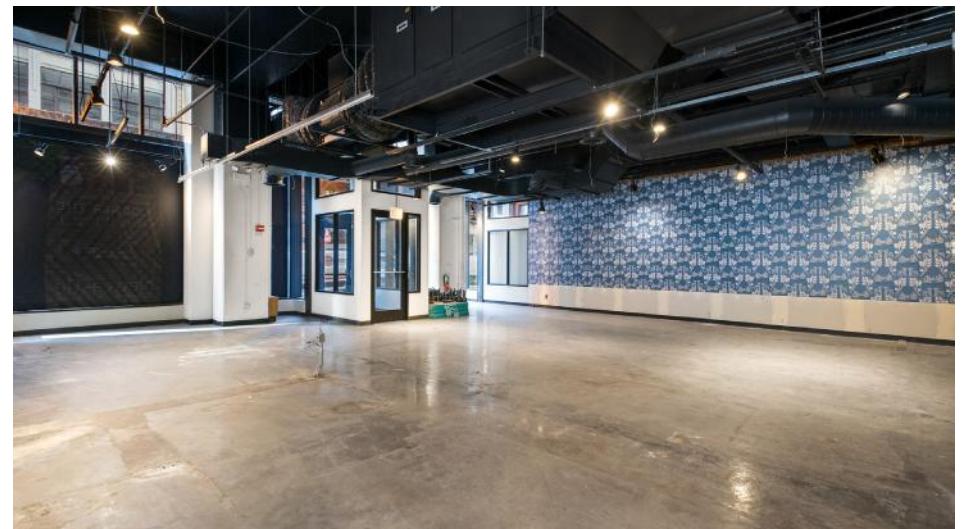
PROPERTY PHOTOS



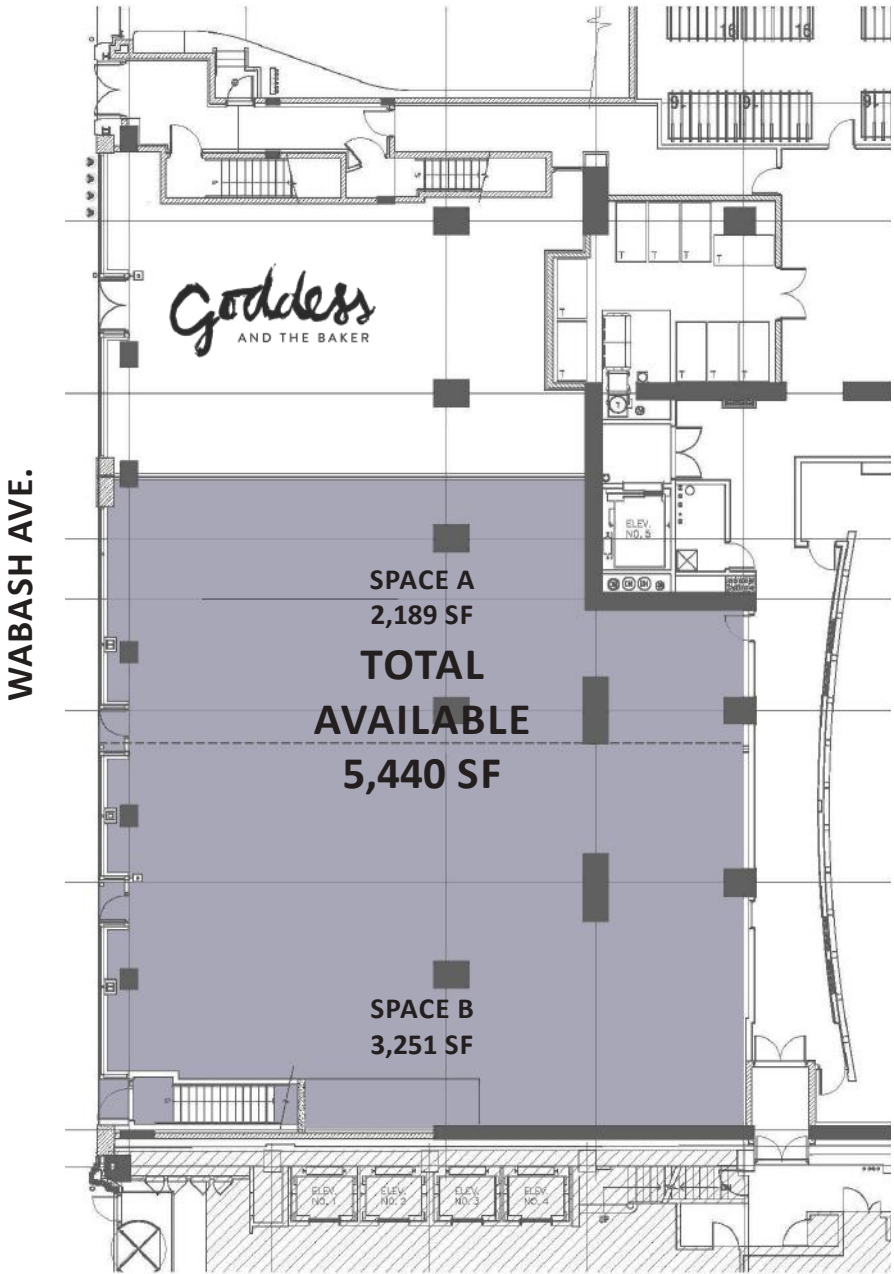
Space A



Space B



SITE PLAN



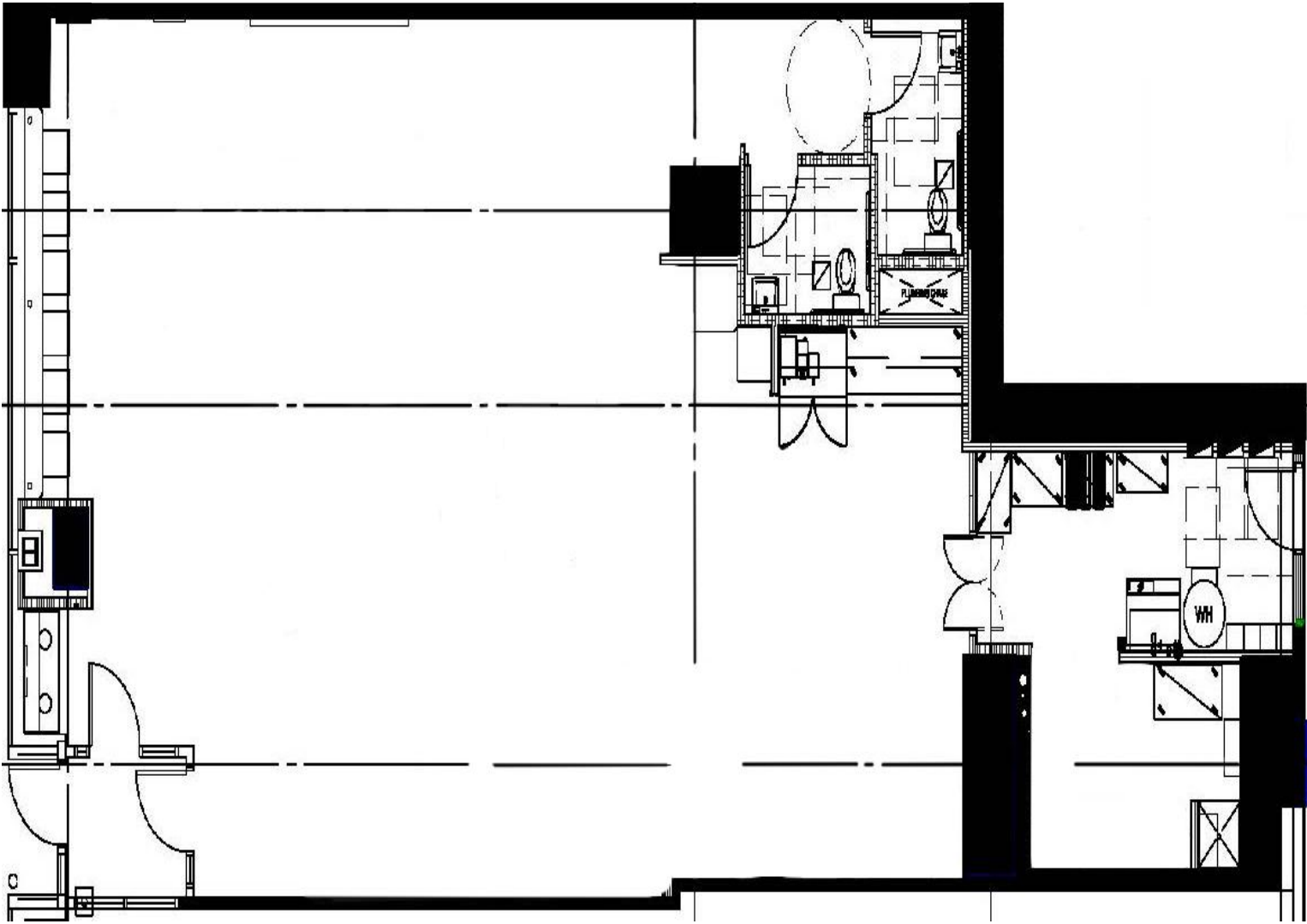
SITE PLAN



SPACE A SITE PLAN: 2,189 SF

[CLICK FOR VIRTUAL TOUR OF SPACE](#)

WABASH AVE.
33 FEET OF FRONTAGE



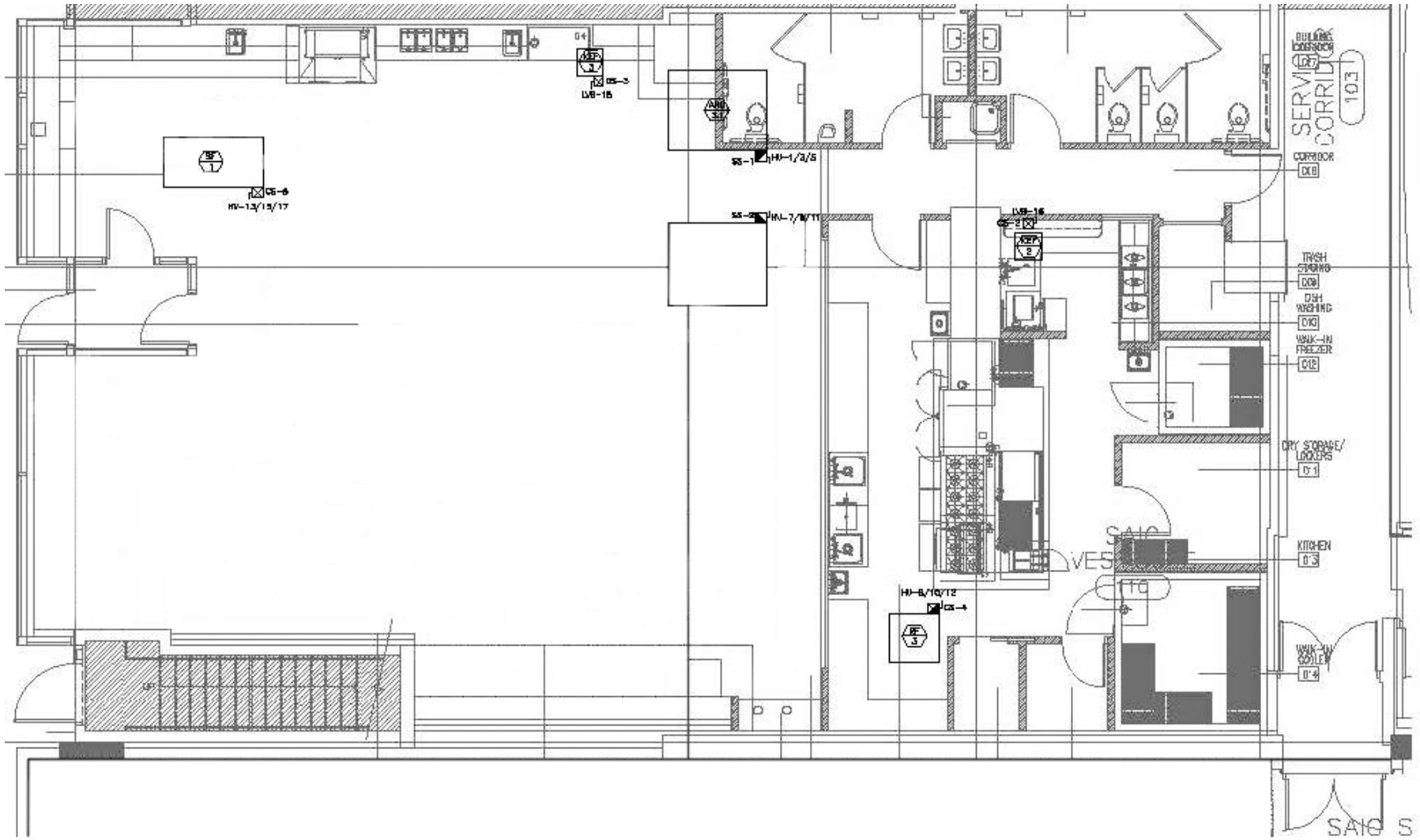
SITE PLAN



SPACE B SITE PLAN: 3,251 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

FOR MORE INFORMATION

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