

Six Corners

4730 W. Irving Park Road
Chicago, IL 60641



NEW DEVELOPMENT STORES FOR LEASE

161,549 SF OF RETAIL
556 RESIDENTIAL UNITS
870 PARKING SPACE

FEATURES

Space Available

- Anchor Space
- Small Shops
- Restaurant Space
- Join Jewel-Osco, Marshalls & Petsmart

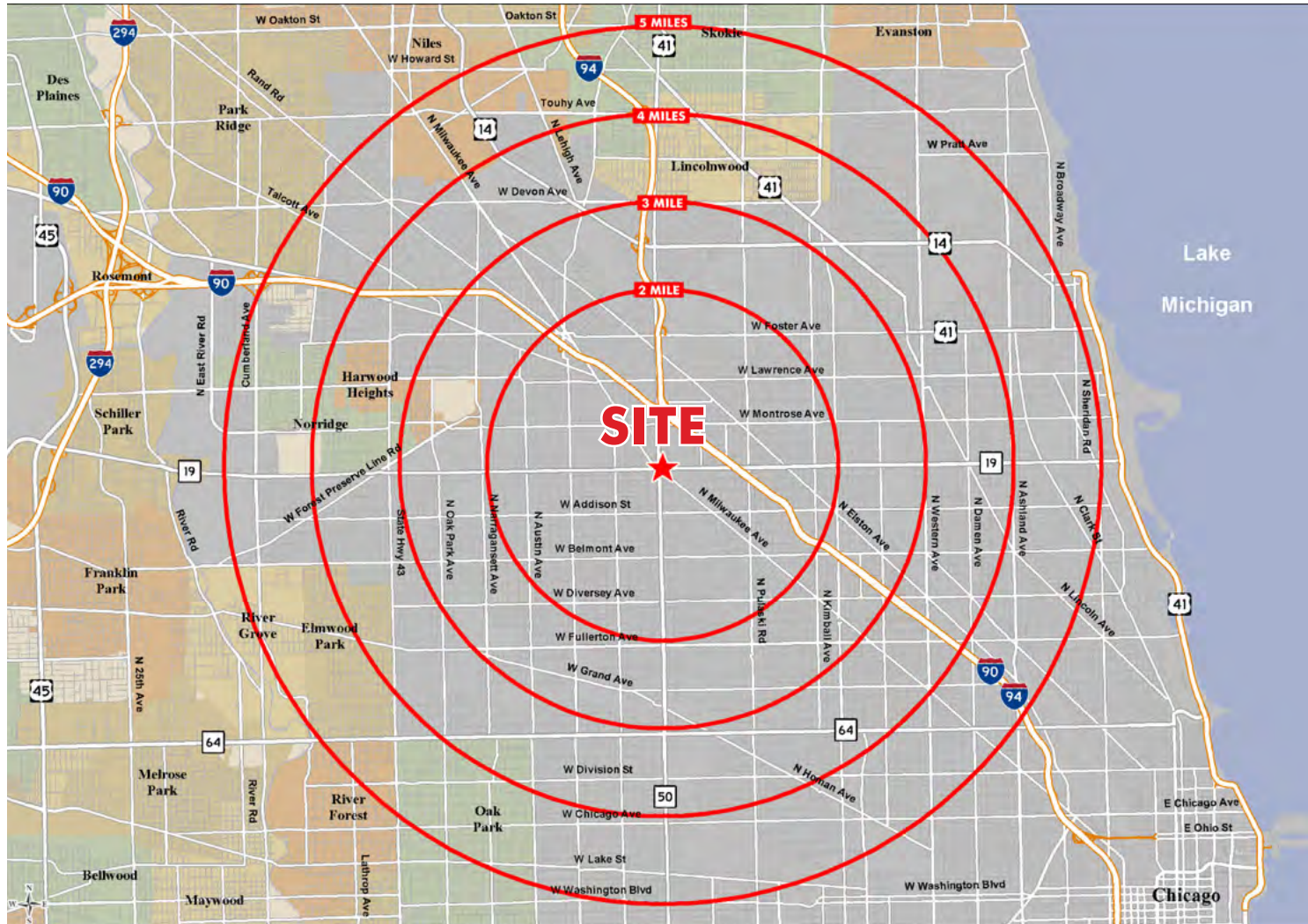
Neighborhood

- Iconic Six Corners Shopping District
- Home to 150+ Businesses
- Nationally Recognized Main Street Community
- 454,000 People Within 3 Miles
- \$76,000 + Average HH Income

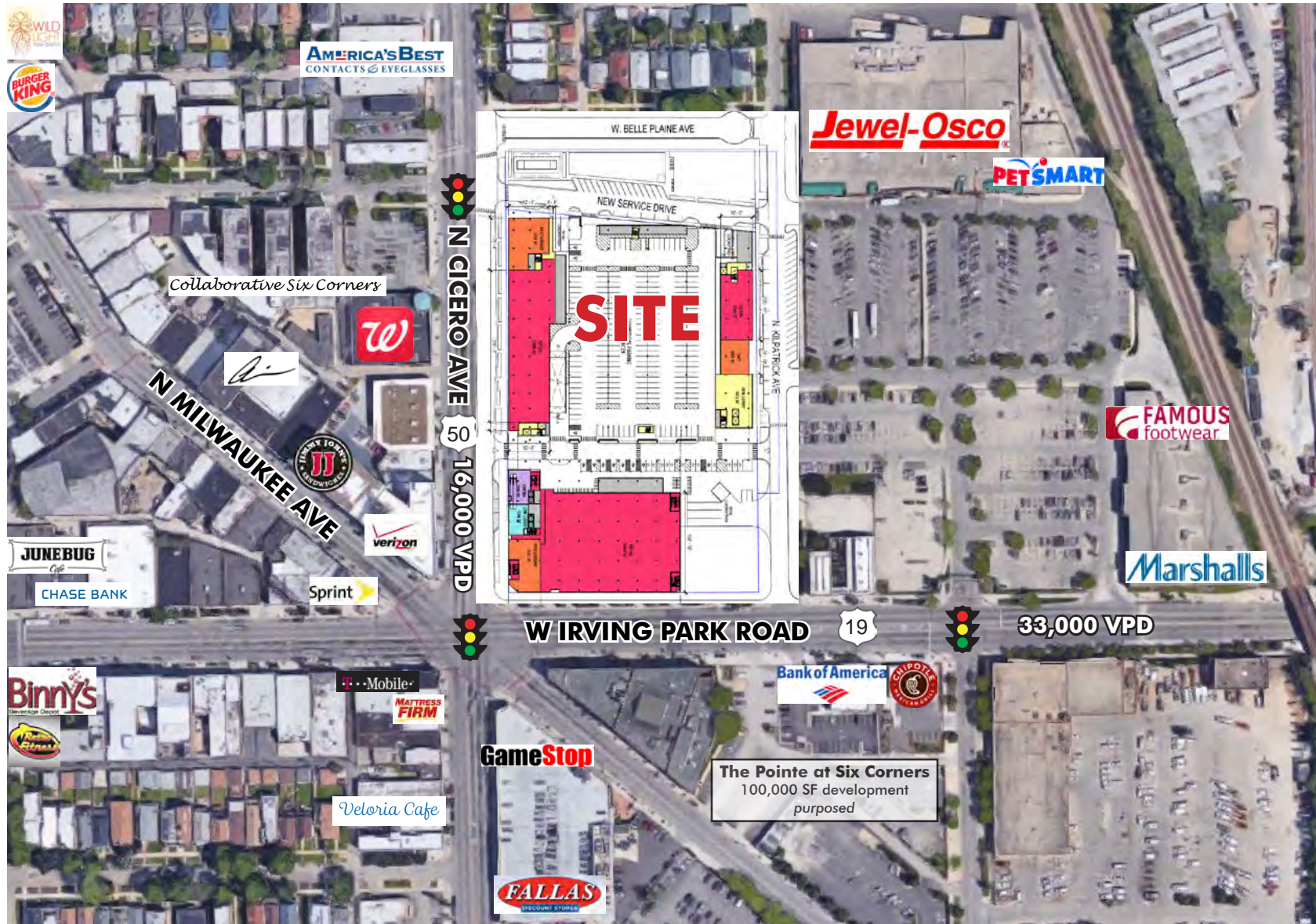
High Traffic

- Irving Park Rd. - 33,000
- Cicero Ave. - 16,000
- Milwaukee Ave. - 8,200
- Total VPD - 57,200

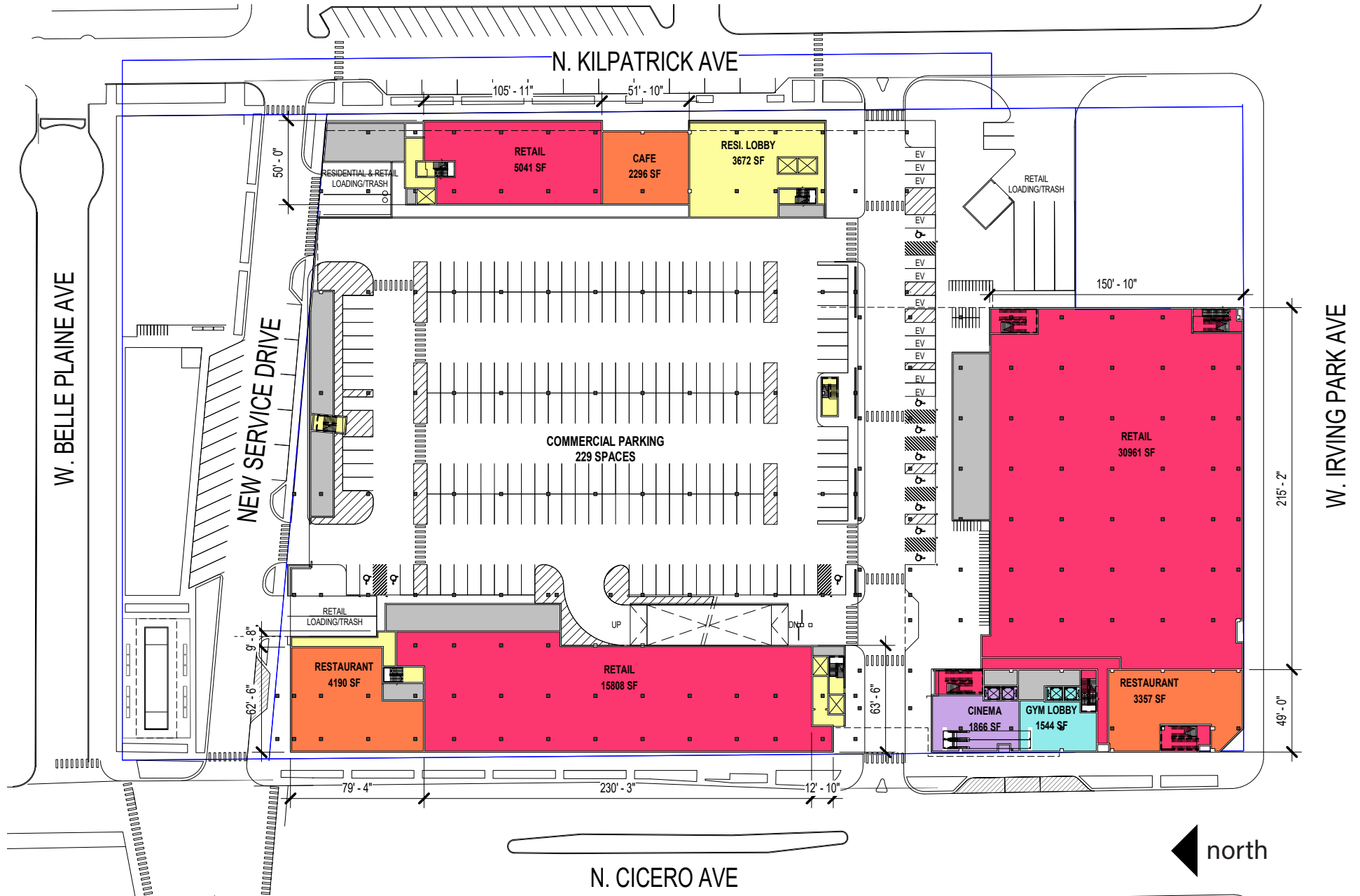




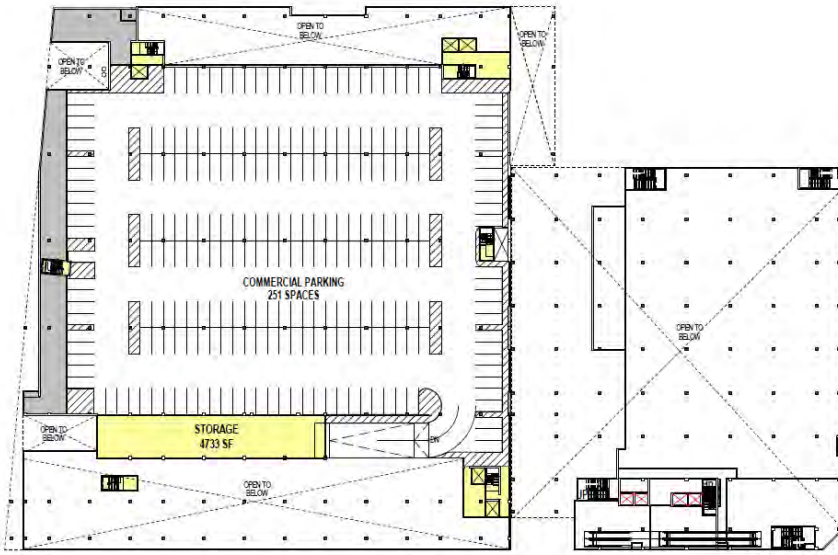
| Estimated Demographics | 2 miles | 3 miles | 4 miles | 5 miles |
|------------------------|----------|----------|----------|-----------|
| POPULATION | 221,467 | 454,429 | 758,448 | 1,128,439 |
| AVG. HOUSEHOLD INCOME | \$74,230 | \$75,441 | \$81,558 | \$87,286 |
| MEDIAN AGE | 35.2 | 34.8 | 35.1 | 35.2 |



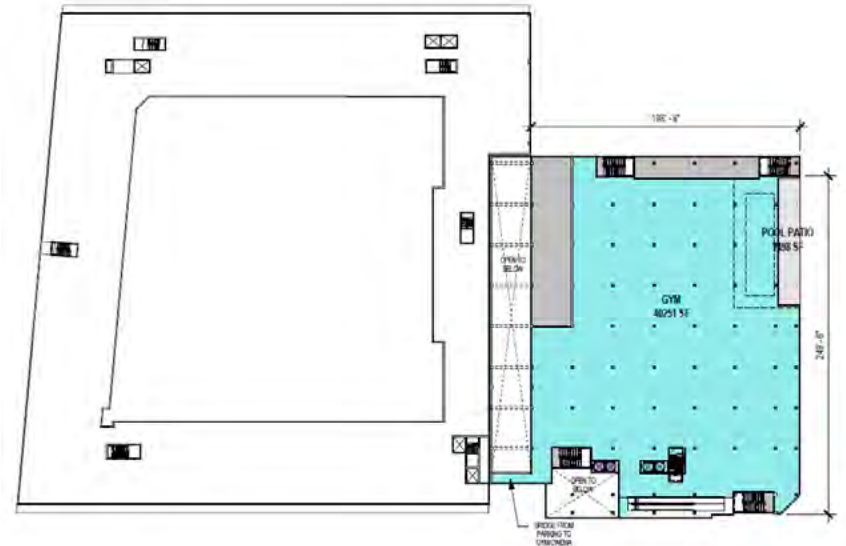
Ground Floor Site Plan



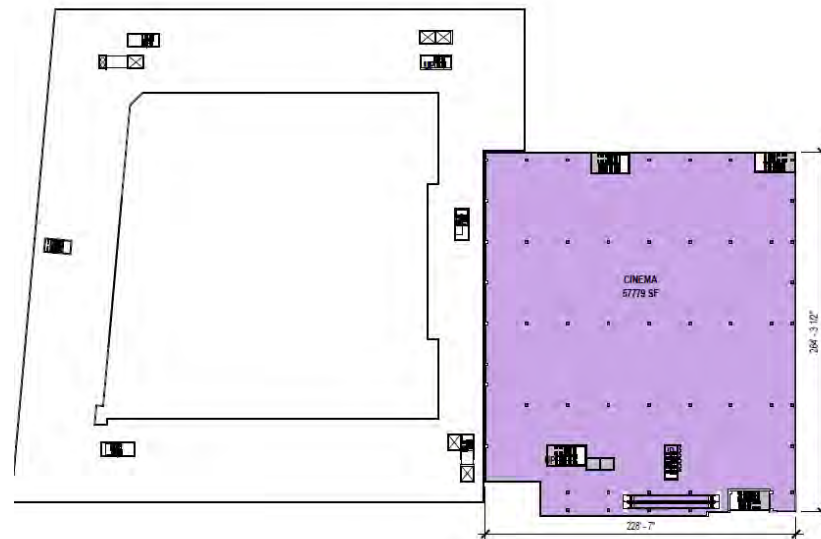
First Mezzanine Floor Site Plan



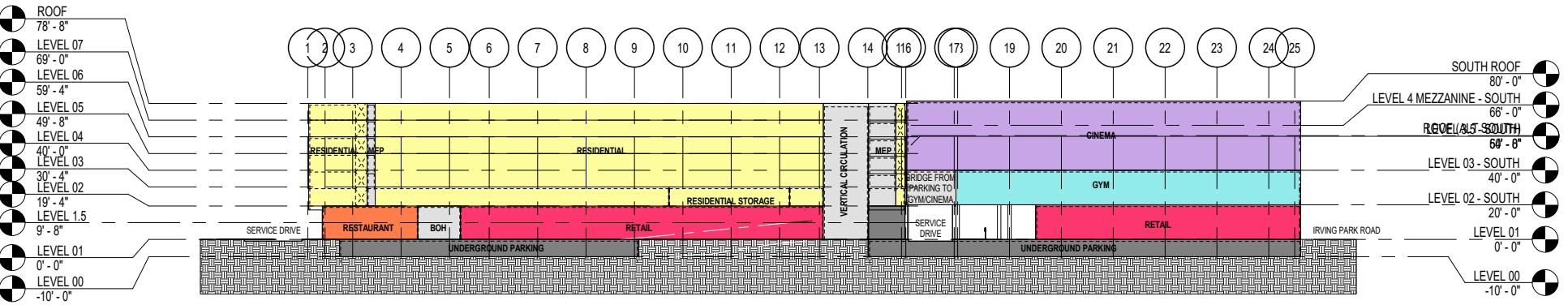
Second Floor Site Plan



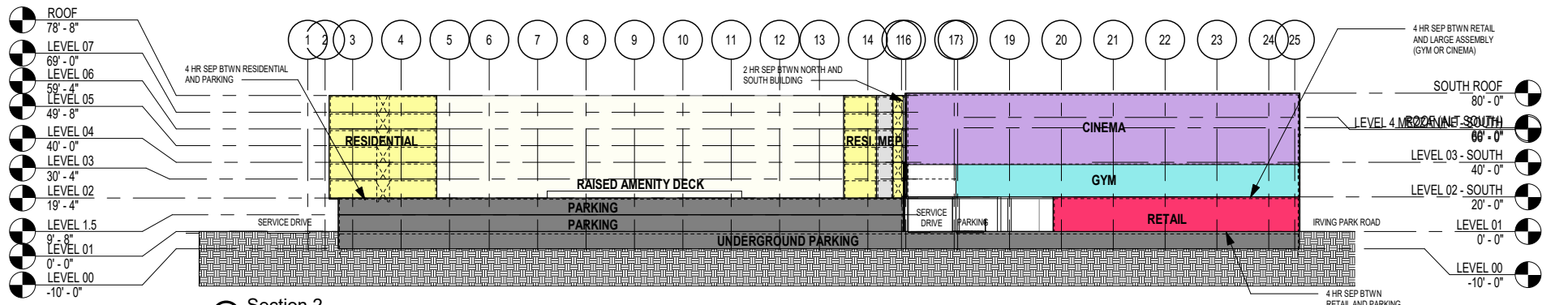
Third Floor Site Plan



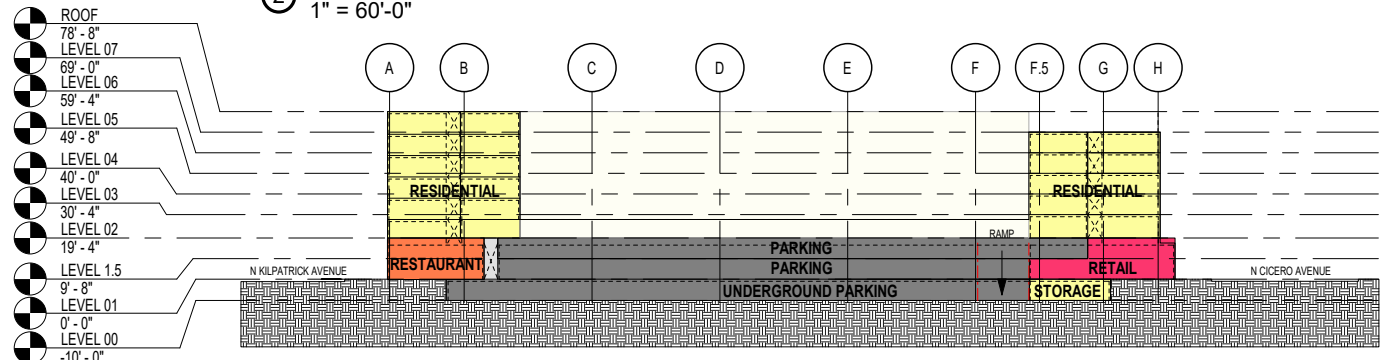




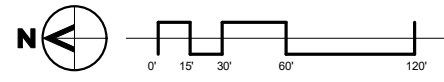
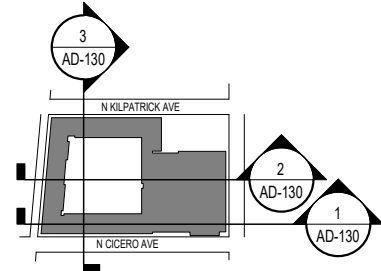
1 Section 1
1" = 60'-0"



2 Section 2
1" = 60'-0"



3 Section 3
1" = 60'-0"



| First Floor | | | Occupancy |
|-----------------------|-------------------|---------------|-----------|
| Retail Anchor | 30,827 SF | | |
| Restaurants/Café | 9,843 SF | | |
| Health Club Lobby | 1,546 SF | | |
| Cinema Lobby | | 1,864 SF | |
| Retail | 20,865 SF | | |
| Second - Third Floors | | | |
| Health Club (2nd) | 40,242 SF | | 1,006 |
| Cinema (3rd) | | 57,680 SF | |
| Total | 103,323 SF | 59,544 | |

40 SF/PERSON

| | | |
|-------------------------------------|------------|---|
| Parking Required (*1) Zoning Cinema | 250 spaces | Parking Group P (B5-2 or B5-3): 1 space per 10 seats |
| Parking Required (*2) Zoning Code | 253 spaces | Parking Group M (B5-2): None for first 4,000 SF then 2.5 spaces / 1,000SF (Retail) + 10% of Health Club Occupancy (105) |
| Parking Required (*3) Zoning Code | 176 spaces | Parking Group M (B5-3): None for first 10,000 SF then 2.5 spaces / 1,000SF (Retail) + 10% of Health Club Occupancy (105) |
| Parking Required (*4) Zoning Code | 142 spaces | Parking Group M (B5-5): None for first 35,000 SF then 1.33 spaces / 1,000SF (Retail) + 10% of Health Club Occupancy (105) |

| | |
|---|-------------------------|
| Bike Parking (Group C - Residential) | 190 1 per 2 auto spaces |
| Bike Parking (Group P - Cinema) | 25 1 per 10 auto spaces |
| Bike Parking (Group M - Retail/Health Club) | 51 1 per 5 auto spaces |

| | |
|--|-----------------------------------|
| Site Area (Plat required to verify) | 242,850 SF |
| Zoning Classification | B2-1, B5-2, per PD #617 7/10/1996 |
| Max FAR Proposed | 3.00 |
| Max Area Proposed (B5-3) | 728,550 SF |

| | |
|---|------------------------|
| Parking Required Retail/Health Club | 253 spaces |
| Parking Required Cinema | 250 spaces |
| Total Parking Retail & Cinema Required (B5-2) | 503 spaces |
| Total Retail & Cinema Parking Provided | 513 spaces |
| | 3.15 Spaces per 1000sf |

| | | |
|--|------------------|--|
| Proposed Retail & Cinema Parking Ratio | 380 spaces | Parking Group C (B5-2 and B5-3): 1 space per unit |
| Parking Provided Residential | 0.89 Spaces/Unit | |

| | |
|------------------------------------|-------------------|
| Proposed Resi Parking Ratio | |
| FAR CALCULATION | |
| Residential Area Proposed (Approx) | 387,836 SF |
| Retail | 162,867 SF |
| Total | 550,703 SF |
| Proposed FAR | 2.27 |
| Max FAR (B5-2) | 2.20 |
| Max FAR (B5-3) | 3.00 |
| Max FAR (B5-5) | 5.00 |

| PARKING | Resi | Retail |
|-------------------------|------------|------------|
| Basement | 380 | 0 |
| Surface Parking | 0 | 33 |
| First Floor | 0 | 229 |
| First Floor (Mezzanine) | 0 | 251 |
| Second Floor | 0 | 0 |
| Parking Totals | 380 | 513 |

893 Total Spaces

28' DEEP UNITS

| RESIDENTIAL UNITS | Units | Gross Area | Rentable Area |
|------------------------------------|------------|----------------|----------------|
| First Floor | 0 | 0 | - |
| Second Floor (4 units as Amenity) | 71 | 68,229 | 53,977 |
| Third Floor | 75 | 67,314 | 56,441 |
| Fourth Floor | 75 | 67,314 | 56,441 |
| Fifth Floor | 75 | 67,314 | 56,441 |
| Sixth Floor | 75 | 67,314 | 56,441 |
| Seventh Floor | 55 | 50,351 | 42,352 |
| | | | |
| TOTAL* Includes areas below | 426 | 387,836 | 322,093 |

| Typical Floor | | | | Total Bldg | |
|---------------|----------|-------------|-----------|-------------|------------|
| Unit Type | Avg Area | Unit Mix | Count | Unit Mix | Count |
| Studio | 542 SF | 36% | 27 | 37% | 156 |
| 1 Bed | 728 SF | 43% | 32 | 42% | 177 |
| 2 Bed | 1,092 SF | 17% | 13 | 18% | 76 |
| 3 Bed | 1,390 SF | 4% | 3 | 4% | 17 |
| | | 100% | 75 | 100% | 426 |








Typical Floor Unit Area Average **753 RSF**

83%

Typical Floor Efficiency Factor **84%**

*Circulation, MECH + BOH 16% 10,873 GSF

Six Corners
Demographic Brief

| | 2 miles | 3 miles | 4 miles | 5 miles |
|--|----------|----------|----------|-----------|
|  POPULATION | | | | |
| 2018 Population | 221,467 | 454,429 | 758,448 | 1,128,439 |
| 2023 Population | 221,777 | 456,548 | 761,694 | 1,134,395 |
| 2010 Population | 218,848 | 446,724 | 746,652 | 1,110,079 |
| 2000 Population | 229,964 | 473,542 | 795,331 | 1,179,126 |
| 2010-2018 Annual Population Growth Rate | 0.14% | 0.21% | 0.19% | 0.20% |
| 2018-2023 Annual Population Growth Rate | 0.03% | 0.09% | 0.09% | 0.11% |
|  AGE | | | | |
| 2018 Median Age | 35.2 | 34.8 | 35.1 | 35.2 |
| 2018 Average Age | 36.7 | 36.5 | 36.8 | 37.2 |
|  HOUSEHOLDS | | | | |
| 2018 Households | 75,449 | 155,513 | 270,990 | 427,577 |
| 2023 Households | 75,476 | 156,119 | 271,916 | 429,744 |
| 2010 Households | 74,547 | 152,791 | 266,481 | 419,949 |
| 2000 Households | 77,284 | 156,757 | 271,970 | 427,409 |
| 2010-2018 Annual Household Growth Rate | 0.15% | 0.21% | 0.20% | 0.22% |
| 2018-2023 Annual Household Growth Rate | 0.01% | 0.08% | 0.07% | 0.10% |
| Average Household Size | 2.9 | 2.9 | 2.8 | 2.6 |
|  INCOME | | | | |
| 2018 Median Household Income | \$55,727 | \$55,656 | \$57,590 | \$59,409 |
| 2018 Average Household Income | \$74,230 | \$75,441 | \$81,558 | \$87,286 |
| 2018 Captia Income | \$25,426 | \$26,102 | \$29,420 | \$33,517 |
|  HOUSING UNITS | | | | |
| 2018 Housing Units | 82,581 | 169,437 | 297,244 | 469,007 |
| 2018 Occupied Housing Units | 75,448 | 155,513 | 270,990 | 427,576 |
| 2018 Vacant Housing Units | 7,132 | 13,924 | 26,254 | 41,430 |
| 2018 Owner-Occupied Housing Units | 34,372 | 71,398 | 126,454 | 194,959 |
| 2018 Renter-Occupied Housing Units | 41,076 | 84,115 | 144,536 | 232,617 |
|  EDUCATION | | | | |
| 2018 Population Age 25 and Over | 147,177 | 300,699 | 510,421 | 776,055 |
| High School thru Associates | 74,031 | 144,633 | 237,932 | 339,653 |
| Bachelors Degree | 29,451 | 63,317 | 118,428 | 202,131 |
| Graduate Degree | 15,155 | 32,652 | 66,005 | 118,863 |
|  PLACE OF WORK | | | | |
| Total Businesses | 5,079 | 10,115 | 18,818 | 30,645 |
| Total Employees | 45,518 | 101,149 | 183,882 | 314,437 |

WWW.CBRE.COM/SIXCORNERS

SERITAGE
GROWTH PROPERTIES

Exclusive Agents

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