



# GROCERY ANCHORED RETAIL & HOTEL TROPHY ASSET



River North | Chicago, Illinois



 **ONTARIO CITY CENTRE**



# ONTARIO CITY CENTRE

Mid-America Real Estate Corporation has been exclusively retained on behalf of the owner to sell the leasehold interest in Ontario City Centre, a 100% leased, grocery-anchored mixed-use asset located in Chicago's premier River North neighborhood. The Property is anchored by Trader Joe's and AC Marriott, subject to a long-term ground lease.



**\$1,497,585**  
IN-PLACE NET OPERATING INCOME



## INVESTMENT HIGHLIGHTS



**Address:** 38-58 E Ontario St, Chicago, IL 60611



### Retail Tenants

**TRADER JOE'S**

**THE ESCAPE GAME CHICAGO**

**IMMERSIVE GAMEBOX**



### Hotel Tenant

**AC HOTELS**  
MARriott

(226 rooms)



### Square Feet

277,061 SF (AC Marriott)  
23,500 SF (Trader Joe's 2nd Floor Garage)  
20,318 SF (Ground Floor Retail)  
320,879 SF (Total)



### Acres

0.89 acres (38,793 SF)



### Occupancy

100%



### WALT

8.1 Years



### Zoning

DX-12 (Downtown Mixed-Use District)



### Parking

41 Spaces (Trader Joe's 2nd Floor)  
67 Spaces (Hotel 3rd Floor)  
66 Spaces (Hotel 4th Floor)  
174 Spaces (Total)



### Ground Lease Terms

- Current Annual Ground Rent: \$938,163
- Annual Rent Escalations & \$100,000 Increase Every 10 Yrs
- Expiration Date: February 28, 2045
- 10, 5-Year Options
- Final Expiration Date: February 28, 2095



# Trophy Asset in Chicago's Premier **River North**

Ontario City Centre, anchored by Trader Joe's and located at the intersection of Ontario and Rush Street, occupies one of the most prominent corners within Chicago's River North, the city's premier mixed-use neighborhood.



## STRONG CREDIT & COMPLEMENTARY TENANT MIX

### Grocery Anchor

**TRADER  
JOE'S®**

Owned by a family  
trust of Theo Albrecht,  
co-founder of Aldi

### Hotel

**AC  
HOTELS**  
MARRIOTT

(The Marcus  
Corporation)

### Entertainment & Shop Tenants



### Dining

*Hattie B's*

(NAP) 2027 Opening



## LONG TERM LEASES & RENTAL GROWTH

### LONG TERM COMMITMENT



WALT:

**8.1 yrs**

**TRADER  
JOE'S®**

**29%** of rental  
income

**AC  
HOTELS**  
MARRIOTT

**44%** of rental  
income

## IRREPLACEABLE LOCATION



**2 Blocks** from  
Michigan Ave



**3 Blocks** from  
CTA Red Line

Walk Score



**100**

Transit Score



**100**

Bike Score



**83**

**OLD TOWN**

**GOLD COAST**

**ONTARIO CITY CENTRE**

**RIVER NORTH**

**STREETERVILLE**

**THE LOOP**

# River North – A 24/7 Live, Work, Play Environment

Ontario City Centre benefits from its location within River North, Chicago's premier mixed-use neighborhood, which is driven by an unmatched concentration of affluent residents, luxury hospitality, destination dining, office employment, and tourism that generates consistent demand for retail, entertainment, and daily-needs services.



\*within 0.5 miles \*\*within 0.75 miles

## EXCEPTIONAL DEMOGRAPHICS

\*within 1 mile of Ontario City Centre



## HIGH VISIBILITY WITH STRONG URBAN TRAFFIC COUNTS

**7,350 VPD** (Wabash Ave) • **10,410 VPD** (Ontario St) • **1 mile** West of the "Ohio/Ontario Feeder" to the Kennedy Expressway (I-90/94)

Ontario Street is one of downtown Chicago's busiest thoroughfares, serving as a primary east-west downtown corridor that feeds directly into the Kennedy and Dan Ryan Expressways (I-90/94).

# Chicago's Premier Retail, Dining, & Hospitality Destination

River North has established itself as one of the nation's premier urban mixed-use districts, combining luxury retail, destination dining, world-class hospitality, and entertainment within one of Chicago's most walkable neighborhoods. Continued investment from leading retailers, transformative developments, and new attractions reinforces the neighborhood's long-term appeal to affluent residents, office professionals, and millions of annual visitors.

## NEARBY DEVELOPMENT

### WATER TOWER PLACE REDEVELOPMENT



- \$170+** Million Redevelopment
- Concentration of **retail** and **dining** to first 3 floors
- 2028** Completion

### CANDY HALL OF FAME



- 60,000+** SF
- Summer **2027** Opening

## RECENT LEASING ACTIVITY



Flagship **(2027 Opening)**  
• 14,182 SF

THE CUBE **(2026)**



The Hand & the Eye **(2026)**  
• 35,000+ SF  
• \$50 Million Investment

UNIQLO **(2026)**

Harry Potter **(2025)**

Artizia Flagship **(2024)**

## NEARBY ATTRACTIONS



Starbucks Reserve Roastery

MUSEUM OF ICE CREAM

Museum of Ice Cream

Bally CASINO

Bally's Casino

DRIEHAUS MUSEUM

The Robert H. Driehaus Museum



Chicago Riverwalk

## RETAILERS AND RESTAURANTS WITHIN 3 BLOCKS

### STORES

Harry Potter

NORDSTROM

UNIQLO

NIKE

Marshalls

TJ-maxx

### RESTAURANTS

Steak 48

TAO

PIZZERIA DUE

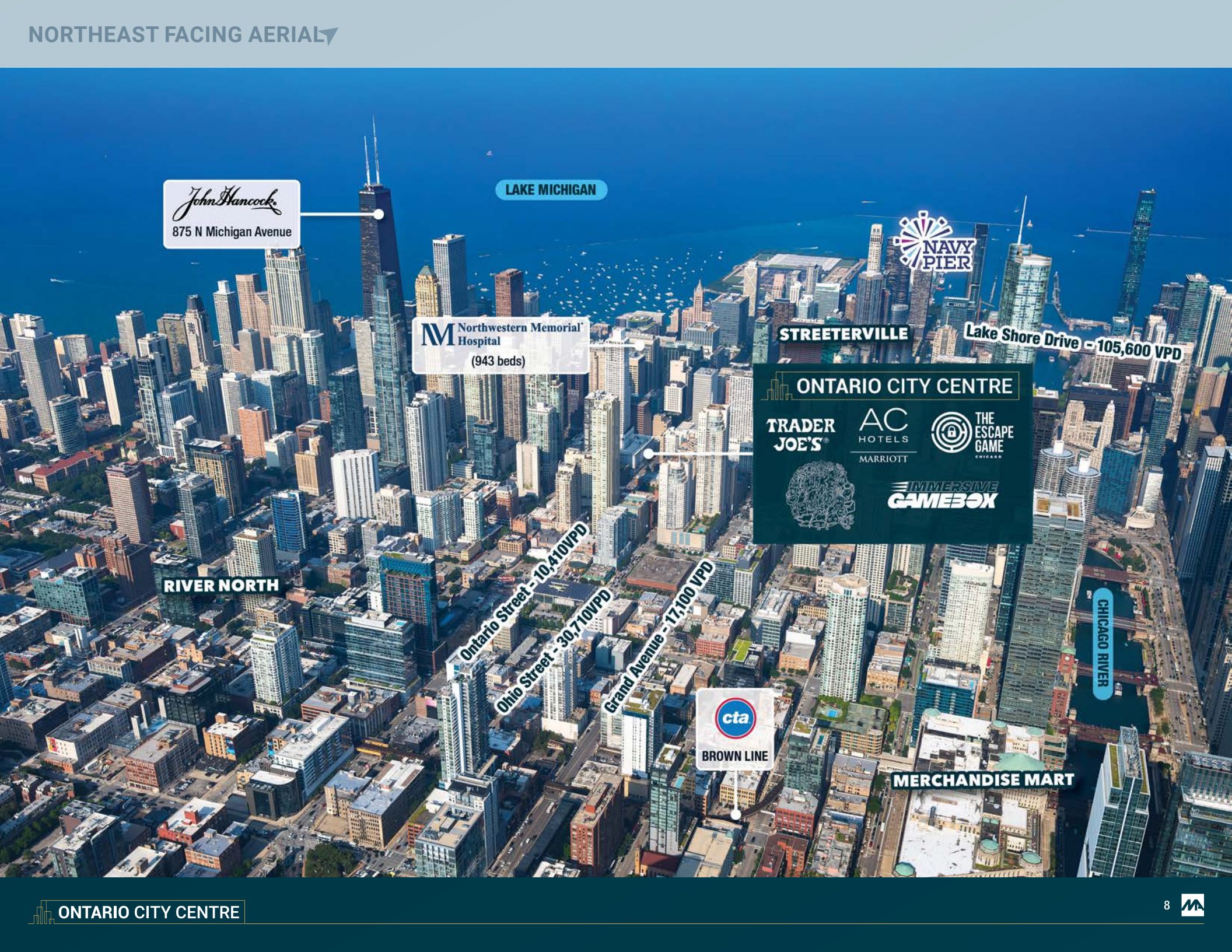
EST. 1943  
UNO PIZZERIA & GRILL

Joe's

sweetgreen







*John Hancock*  
875 N Michigan Avenue

LAKE MICHIGAN

**M** Northwestern Memorial Hospital  
(943 beds)

NAVY PIER

STREETERVILLE

Lake Shore Drive - 105,600 VPD

ONTARIO CITY CENTRE

TRADER JOE'S

AC HOTELS  
MARRIOTT

THE ESCAPE GAME  
CHICAGO

IMMERSIVE  
GAMEBOX

RIVER NORTH

Ontario Street - 10,410 VPD

Ohio Street - 30,710 VPD

Grand Avenue - 17,100 VPD

CHICAGO RIVER

cta  
BROWN LINE

MERCHANDISE MART

*For further information contact owner's exclusive representatives.*



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