



For Lease

## Prime Retail Corner - Lakeview

1750 W. Addison Street, Chicago, IL

### \$35 - 40 SF/yr (NNN)

\$35.00-\$40.00 SF/yr (NNN). Discover premier ground-floor retail opportunities in a brand-new, mid-rise mixed-use development at 1750 W. Addison St.. This modern 55,000 SF building features 52 luxury apartments above 5,600 SF of prime retail space, demisable to 2,300 and 3,300 SF. Perfect for boutique retail, service-based businesses, daycare, medical (med-tail), fitness studios, cafés, or financial services. These spaces offer a captive audience from upstairs residents and the surrounding high-income community. Steps from the CTA Brown line, the unit(s) feature open floor plans and fantastic window-lined frontage in a highly trafficked, high-visibility corner location. Contact for leasing details and tailored proposals.

#### Contact us:

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# Executive Summary

## Offering Summary

<b>Lease Rate:</b>	\$35 - 40 SF/yr (NNN)
<b>Available SF:</b>	2,300 - 5,600 SF
<b>Space A:</b>	2,300 SF
<b>Space B:</b>	3,300 SF
<b>Est. Taxes:</b>	\$6.89/SF
<b>CAM:</b>	\$5.42/SF
<b>Year Built:</b>	2026
<b>Zoning:</b>	B3-3
<b>Market:</b>	Chicago
<b>Submarket:</b>	Lakeview
<b>Traffic Count:</b>	15,707 VPD
<b>Walk Score®</b>	Walker's Paradise (96)
<b>Transit Score®</b>	Excellent Transit (79)

## Property Overview

\$35.00-\$40.00 SF/yr (NNN). Discover premier ground-floor retail opportunities in a brand-new, mid-rise mixed-use development at 1750 W. Addison St. This modern 55,000 SF building features 52 luxury apartments above 5,600 SF of prime retail space, demisable to 2,300 and 3,300 SF. Perfect for boutique retail, service-based businesses, daycare, medical (med-tail), fitness studios, cafés, or financial services. These spaces offer a captive audience from upstairs residents and the surrounding high-income community. Steps from the CTA Brown Line, the unit(s) feature open floor plans and fantastic window-lined frontage in a highly trafficked, high-visibility corner location. Contact for leasing details and tailored proposals.

## Property Highlights

- Prime Retail hard-corner signalized intersection with exceptional frontage
- Warm-vanilla Shell delivery
- 14' high ceilings, Abundant natural light from floor-to-ceiling windows
- High pedestrian traffic and convenient public transit access
- Flexible floor plans & Ample parking
- Close proximity to major roadways, shopping, and entertainment

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# Neighborhood Demographics



**Steps From CTA**  
Addison Brown Line



**3M+ Visitors/yr**  
Wrigley Field



**\$204,000**  
Annual HH Income ( 1 mile)



**\$1.9 Billion**  
Annual Retail Spending



**63,237**  
Population (1 mile)



**Paradise (96)**  
Walk Score®



**\$905,000**  
Avg. House Value (1 mile)



## Location Overview

Nestled in the vibrant Lakeview neighborhood of Chicago, 1750 W. Addison occupies a prime hard-corner position at the signalized intersection of Ravenswood Avenue and W Addison Street. This dynamic location benefits from exceptional visibility and high pedestrian traffic, with wide sidewalks enhancing walkability in a true Walker's Paradise (Walk Score® 96). Just steps from CTA's Addison Brown Line station and 0.3 miles from Paulina station, it boasts an Excellent Transit Score® (70), supported by 15,707 vehicles per day along W Addison Street. Surrounded by sought-after amenities, the site is in proximity to the bustling Southport Corridor retail district, iconic Wrigley Field, numerous parks, and the renowned Malt Row breweries. Residents and visitors alike enjoy convenient access to major roadways and public transportation, making it an ideal hub in one of Chicago's most desirable submarkets. The affluent, young professional demographic drives strong demand for daily-needs retail and experiential businesses.

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	2,810	8,452	28,194
Total Population	6,066	18,799	63,237
Average HH Income	\$185,158	\$199,359	\$204,579

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# Additional Photos



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# Corner Unit



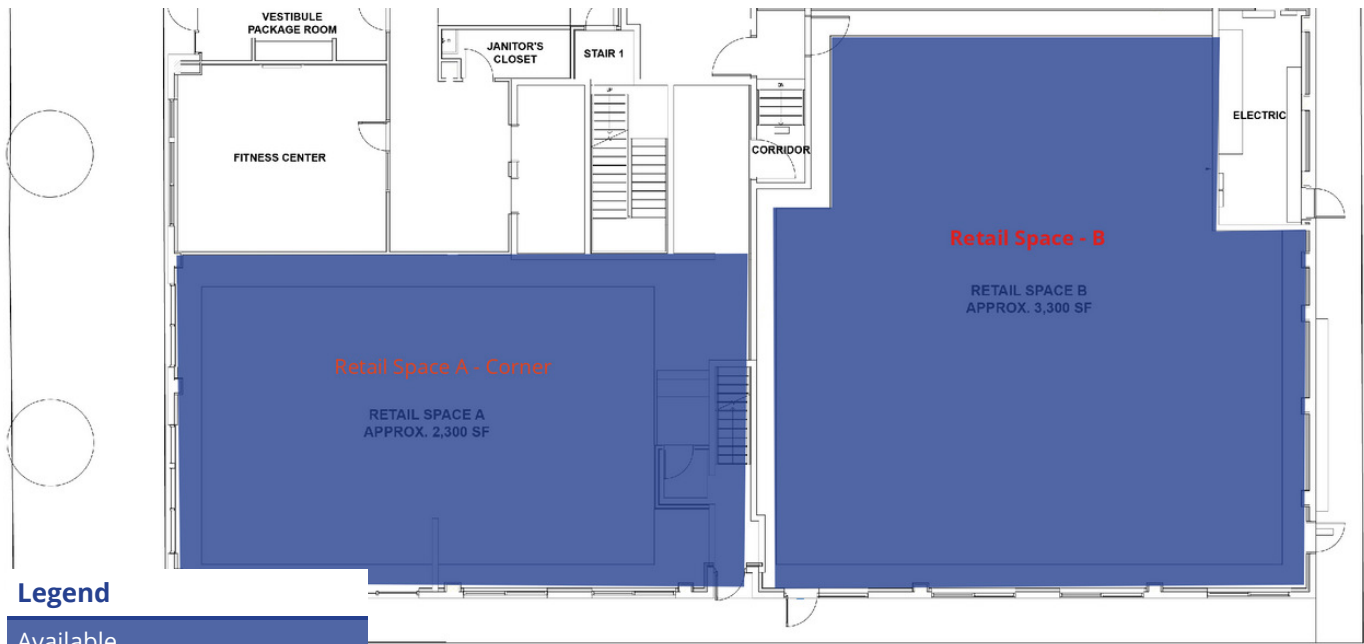
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# Corner Unit



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# Plans



**Legend**

Available

**Lease Information**

<b>Lease Type:</b>	NNN	<b>Lease Term:</b>	Negotiable
<b>Total Space:</b>	2,300 - 5,600 SF	<b>Lease Rate:</b>	\$35 - \$40 SF/yr

**Available Spaces**

Suite	Tenant	Size	Type	Rate	Description
1750 W Addison St.	Available	2,300 - 5,600 SF	NNN	\$40.00 SF/yr	Corner space fronting Addison and Ravenswood
1744 W. Addison St.	Available	3,300 - 5,600 SF	NNN	\$35.00 SF/yr	Inline space fronting Addison

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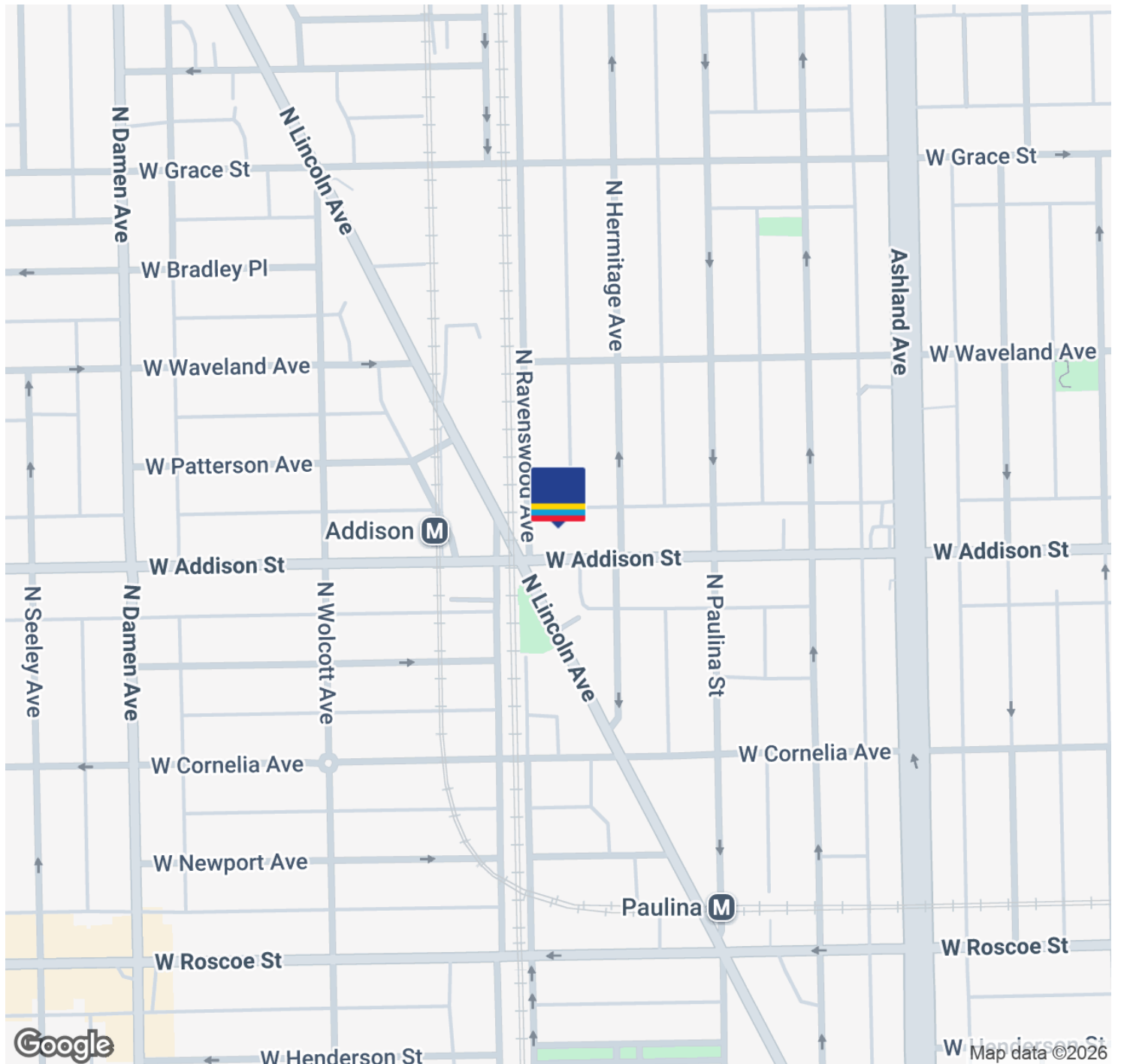


# Site Plan



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# Location Map



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