



# DOWNTOWN NAPERVILLE RESTAURANT SPACE FOR LEASE

Turnkey  
Restaurant with  
Outdoor Seating



123 Water Street, #105A & B, Naperville, IL



# FOR LEASE

## RESTAURANT SPACE IN DOWNTOWN NAPERVILLE

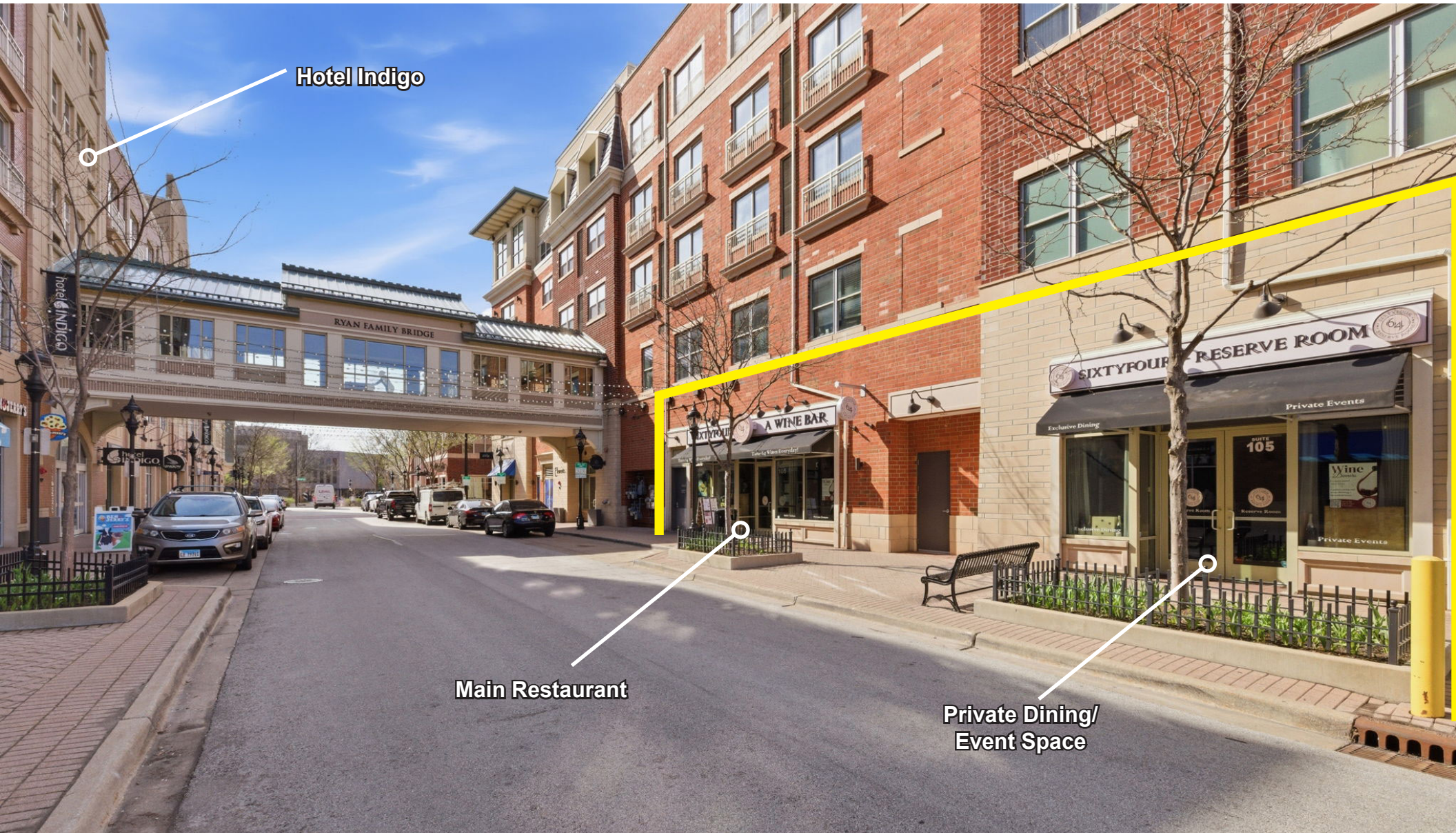
Located in the heart of downtown Naperville, 123 Water Street is a turnkey restaurant space that strikes a great balance between modern and inviting. Featuring high ceilings, exposed finishes, warm wood details, and built-in wine displays that give the space character and flexibility for a variety of concepts. There's a natural flow between seating areas, making it usable for everyday dining as well as for a more curated guest experience. Adjacent to the space is a private dining/event area with its own entrance—perfect for group bookings, celebrations, or corporate events. Outside, a spacious patio with seating for up to 64 guests overlook the river and set within one of Naperville's most active and walkable dining districts.

## PROPERTY OVERVIEW

Address	123 Water Street, #105 A & B Naperville, IL
Building Size	4,808 SF (900 SF of Private Dining)
Current Use	Retail/Restaurant
Built	2016 - New Construction
PIN(s)	07-13-440-008, 07-13-440-011
Taxes	\$124,683 (2025)
Lease Rate	\$50.00 PSF + NNNs
Indoor Seat Capacity	119 seats
Outside Seat Capacity	64 seats



# TURNKEY RESTAURANT SPACE



Hotel Indigo

Main Restaurant

Private Dining/  
Event Space

# DOWNTOWN DINING. DONE RIGHT.

## BUILDING HIGHLIGHTS

- » Open Bar Concept
- » Fully equipped restaurant space ready for immediate operation
- » Part of the Water Street development with the only hotel, Hotel Indigo, in Downtown Naperville
- » ±4,808 SF total, including a ±900 SF private event room
- » Private event space features its own entrance, dedicated restrooms, and direct shared access to the kitchen
- » Outdoor patio with seating for 64 guests along the Naperville Riverwalk
- » Prominent building signage available on both the front and rear façades
- » Free parking garage directly across the street, with additional free street parking



# PRIVATE BANQUET SPACE

900 SF PRIVATE DINING SPACE ADJACENT WITH PRIVATE ENTRANCE & BATHROOMS



# OUTDOOR DINING ON THE RIVER

PRIME PATIO SEATING ALONG NAPERVILLE RIVERWALK

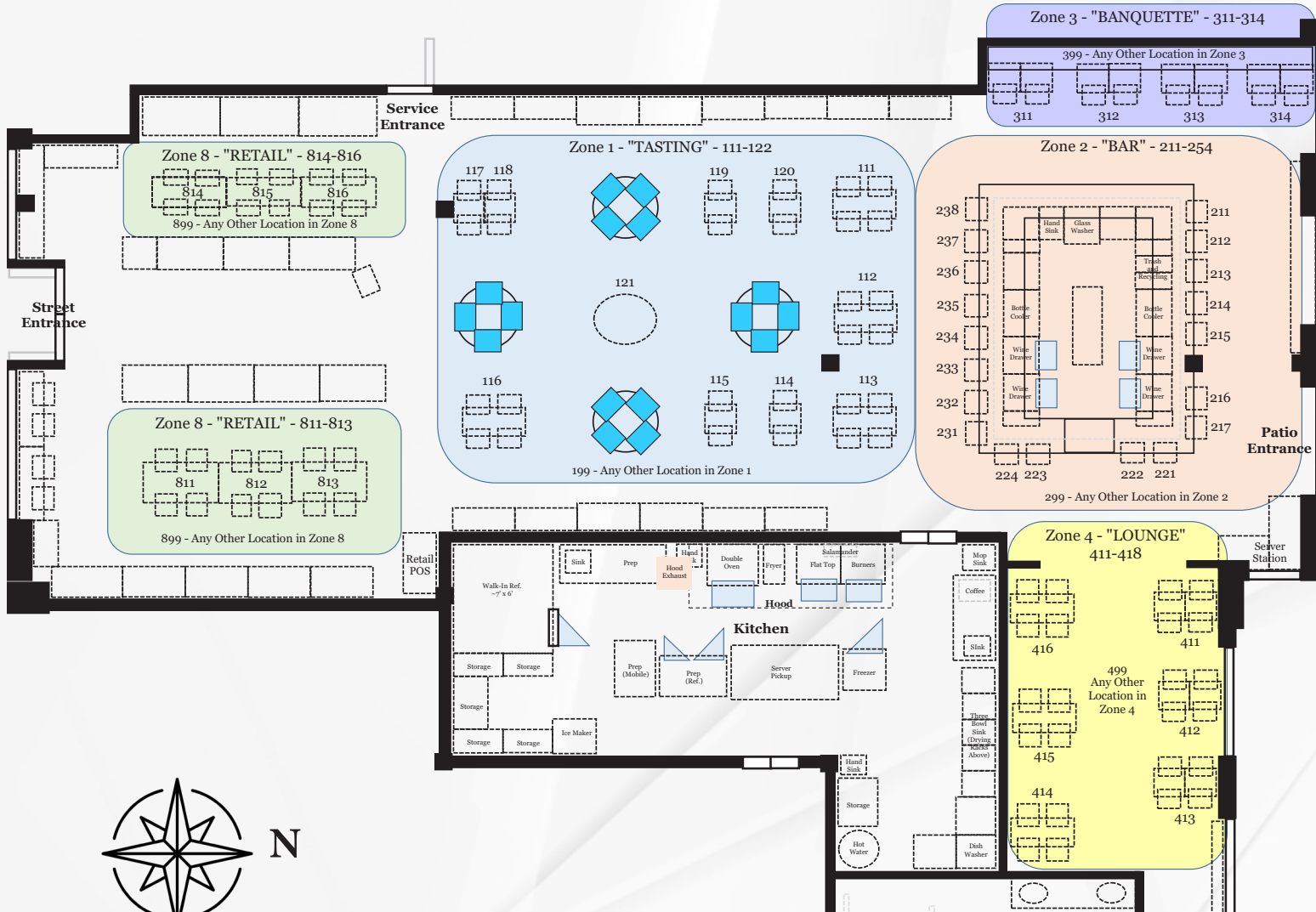


# FLOOR PLANS

MAIN DINING - 4,808 SF | 119 Seats

WATER STREET

NAPERVILLE RIVER WALK

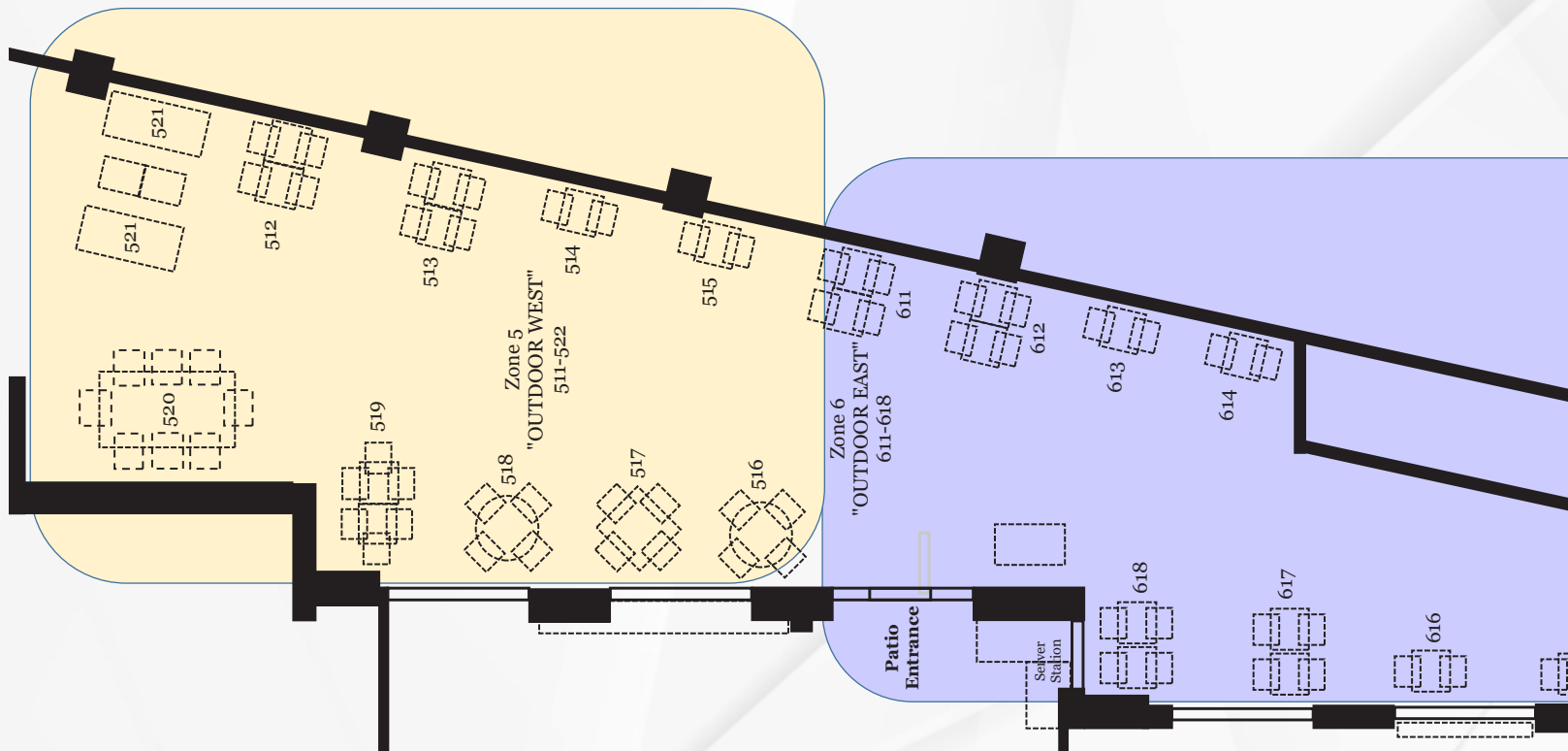


# FLOOR PLANS

OUTSIDE SEATING - 64 SEATS



## NAPERVILLE RIVER WALK

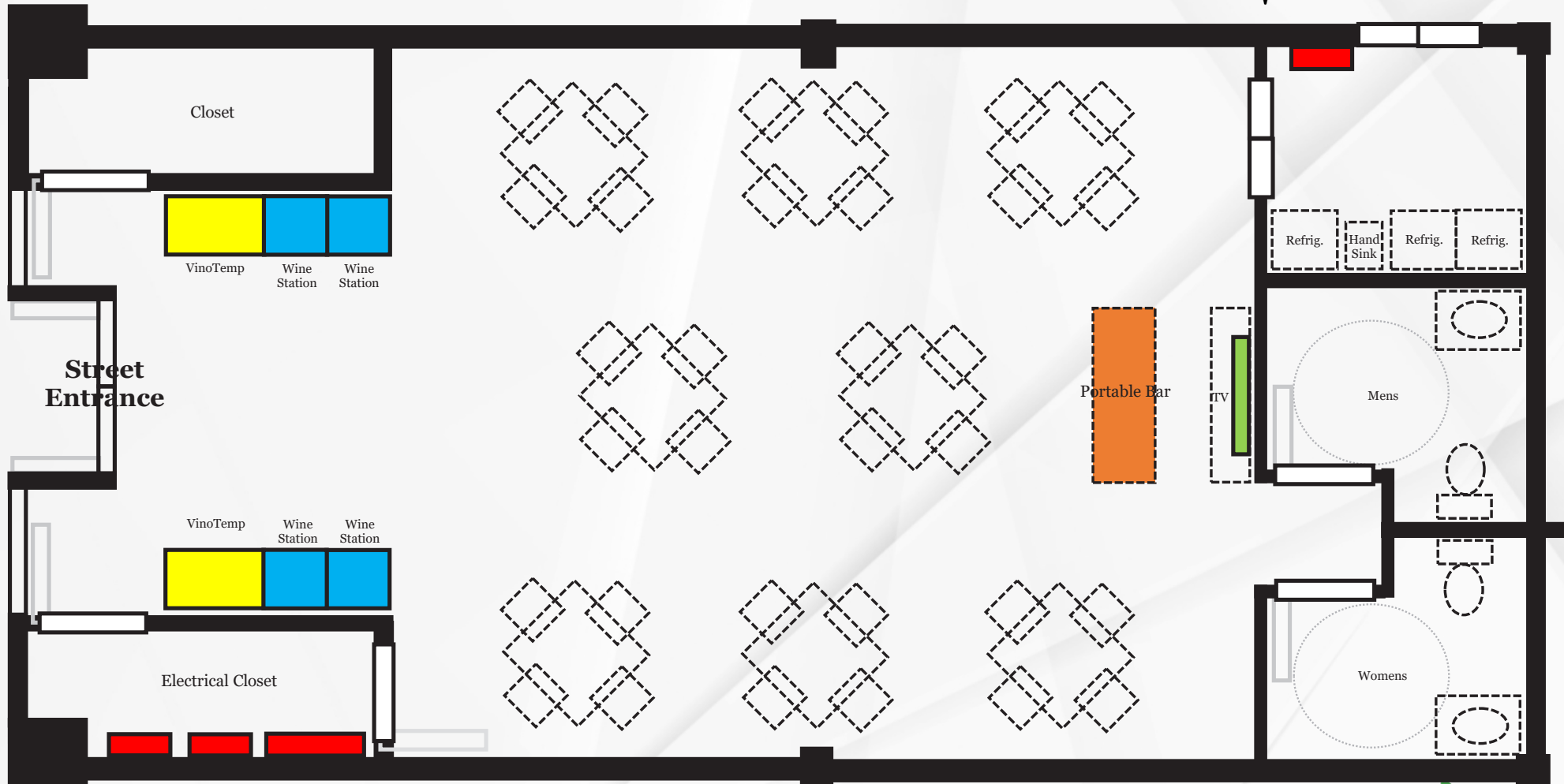


# FLOOR PLANS

PRIVATE DINING - 900 SF | 36 SEATS



Water Street



# DOWNTOWN NAPERVILLE

Over 100 stores and 70 restaurants, from local boutiques and eateries to national favorites downtown Naperville is a shopper's paradise and dining destination.



# DOWNTOWN PARKING

Prime Restaurant For Lease

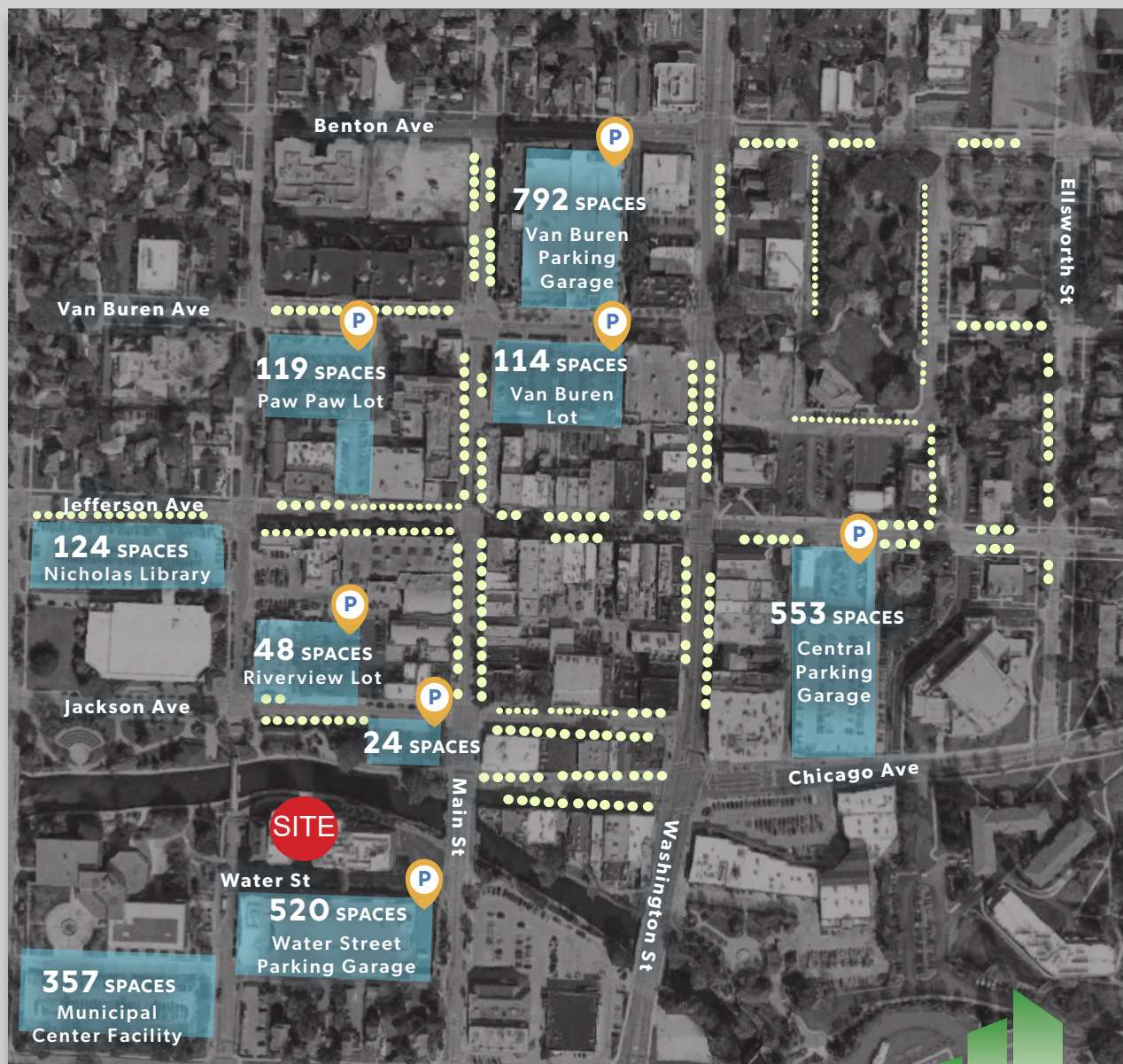
Multiple parking garages and lots offer approximately 4,000 free parking spaces within a five block radius for employees and customers.

520 Spaces directly across the street in the Water Street Parking Garage

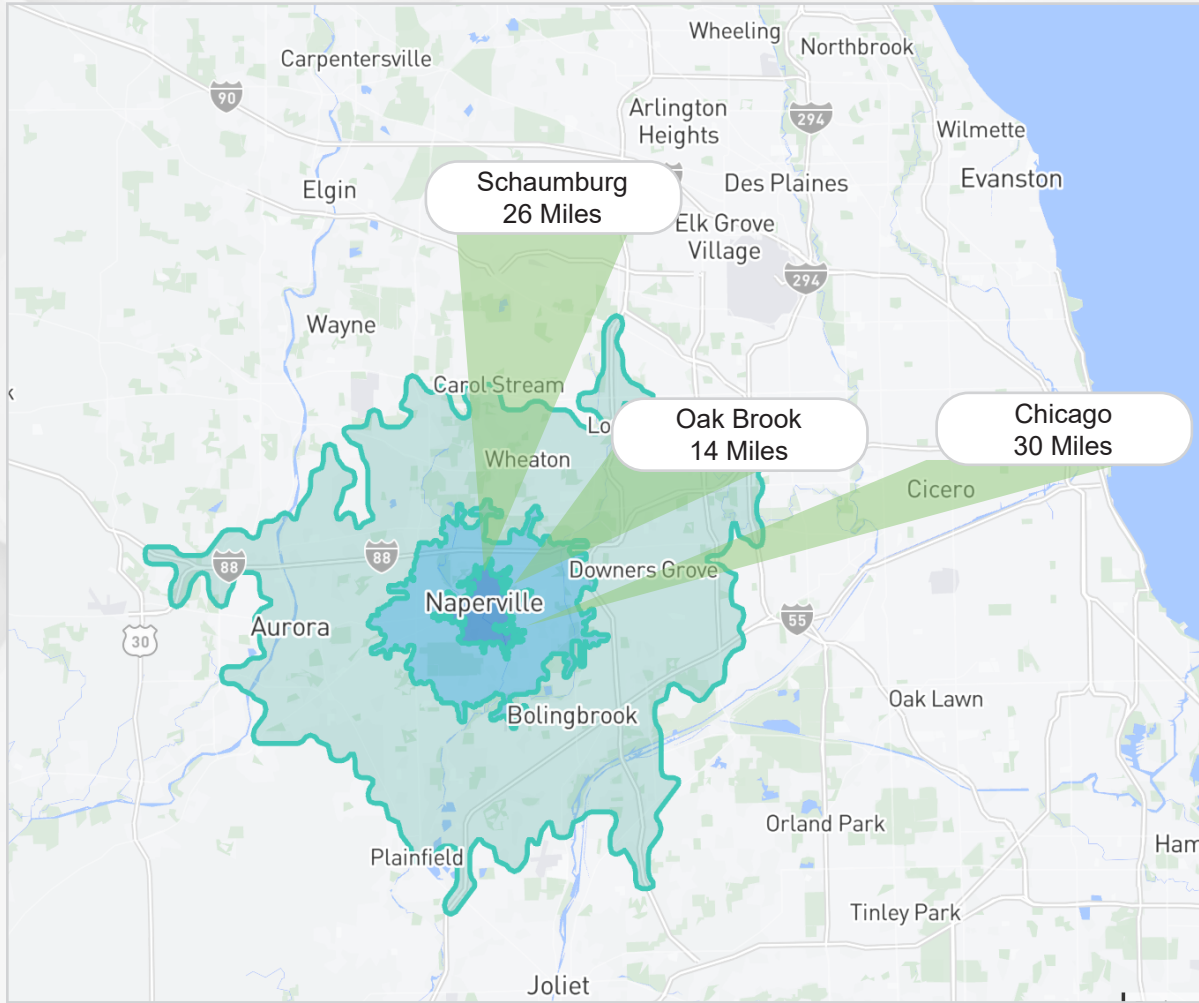
## Parking

 Street Parking Space

 Parking Lot/Garage



# REGIONAL MAP



## Drive Time



## HIGHLIGHTS

- Walk Score of 97
- Centrally located in the Midwest
- Naperville is the fifth largest city in Illinois
- Adjacent to Interstate 88, easy access to Interstates 55, 355, and 290
- Chicago O'Hare International Airport (ORD), 28 miles northeast
- Chicago Midway Airport (MDW), 30 miles east
- Two Metra commuter train stations
- North Central College consistently ranks as one of "America's Best Colleges" by U. S. News and World Report
- Edward Hospital & Health Services is located in the heart of the city

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Pop.	11,454	93,014	218,674
Average Age	37.7	40.7	39.9
Ave. HH Income	\$133,177	\$134,213	\$124,691
Ave. House Value	\$503,732	\$403,170	\$358,140



# NAPERVILLE FEATURES

AN AWARD WINNING COMMUNITY

NAPERVILLE ACHIEVES RECORD **\$4.6 BILLION** IN RETAIL SALES, BEATING OUT ALL OTHER SUBURBS WITH THE HIGHEST CUMULATIVE RETAIL SALES EVERY YEAR SINCE 2016.

- No. 1 Best City to Live in America (Niche, 2026)
- Livability's 2025 Top 100 Best Places to Live in the U.S.
- One of the Safest Places to live in the U.S. (U.S. News & World Report 2025-2026)
- Top IL Suburb in Retail, Restaurant Sales since 2016
- Best City to Raise a Family in America (Niche, 2021)
- City with Best Public Schools in America (Niche, 2021-2026)
- Named in "Top Earning Towns" (Money Magazine)



**\$645,125**

Median Home Value



**\$597,581**

Median Net Worth



**\$134,168**

Median Household Income



# CONTACTS



**Christina Caton Kitchel**  
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Christina Caton Kitchel is the CEO of Caton Commercial Real Estate Group, with over 15 years of experience in commercial real estate, retail leasing, investment sales, and ground-up, multi-use commercial property development; including navigation of municipal approvals. Christina is actively involved in site selection, evaluation of product, and lead generation for the brokerage team. Christina is an active member of the International Council of Shopping Centers (ICSC), a Certified Commercial Investment Member (CCIM) candidate, and participates in many national industry conferences and events.

Christina served as Chair of the Board of Directors for the Naperville Area Chamber of Commerce from 2020 to 2022, and is active in NACC B2B, NACC Political Action Committee, Family Business RoundTable, Legacy Circle, and sits on the steering committee for the NACC Legislative Forum.



**Autumn Psaros**  
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Autumn Psaros is a Senior Vice President at Caton Commercial, with an extensive and successful history of managing relationships and executing transactions for national, regional, and local clients. Autumn has worked as a securitization analyst for a financial institution within the capital equipment financing division.

Autumn specializes in tenant and landlord representation, with a focus on new business development, lease negotiation, and financial analysis. Autumn has a successful history of managing client relationships and executing real estate transactions. She works with her clients through all facets of the lease, purchase, and disposition process from full-market analysis, to negotiation and execution.

