

Downtown Aurora Retail

8 E. GALENA BLVD., DOWNTOWN AURORA, IL 60506



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8 W. GALENA BLVD

An Exciting, Experiential Destination

RETAIL SPACE: 1,300 SF - 5,582 SF
LEASE RATE: Contact Broker

The high profile retail space is strategically located in the heart of downtown Aurora, across from the famous Paramount Theatre. The Paramount Theatre is the #1 subscription-based theatre in the country and achieves an annual attendance of over 400,000 people with approximately 100,000 of them dining in downtown Aurora before or after a show.

North Island Center is home of 216-seat Copley Theatre, 150-person Atrium reception area, and on-site banquet facilities. Downtown Aurora is convenient to City Hall, Waubensee Community College, River Street Plaza, Hollywood Casino, Aurora Public Library and more.

Area retailers and restaurants include Ballydoyle Irish Pub, Endiro Coffee, Craft Urban, Charlie's Silver Spoon Creamery, Wyckwood House, and more. RiverEdge Park is a 8,500 seat concert venue with river walk, bike path, pier and naturalistic landscaping overlooking the Fox River. The venue also hosts festivals including a Christkindlmarket.





HIGHLIGHTS

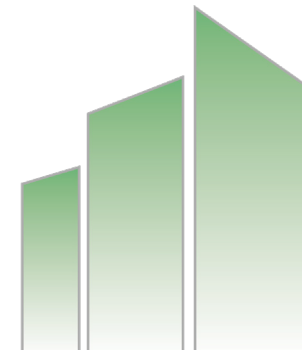
- Sought after downtown location
- Located across from the Paramount Theater
- Prominent corner location with great window lines
- Proposed retail facade renovation
- 350 Parking space available in Stolp Island Parking Garage
- Less than a mile from RiverEdge Park and Concert Venue & a Metra Train Station



The median house income of Paramount Theatre visitors is \$97,000



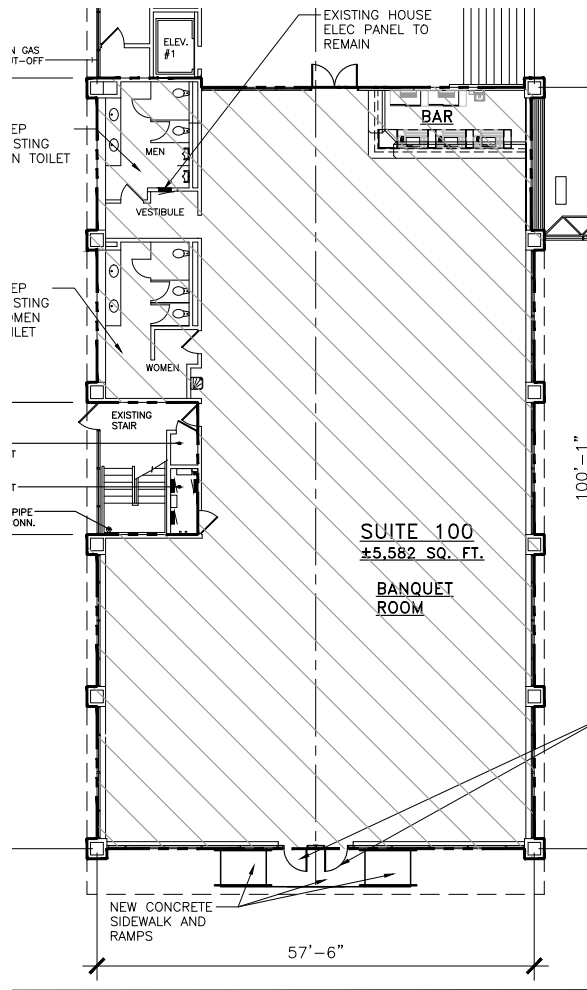
8 million people walked, drove, cycled past 8 E. Galena Blvd. over the last 12 months



FLOOR PLAN OPTIONS

Option 1:

Suite 100 - 5,582 SF

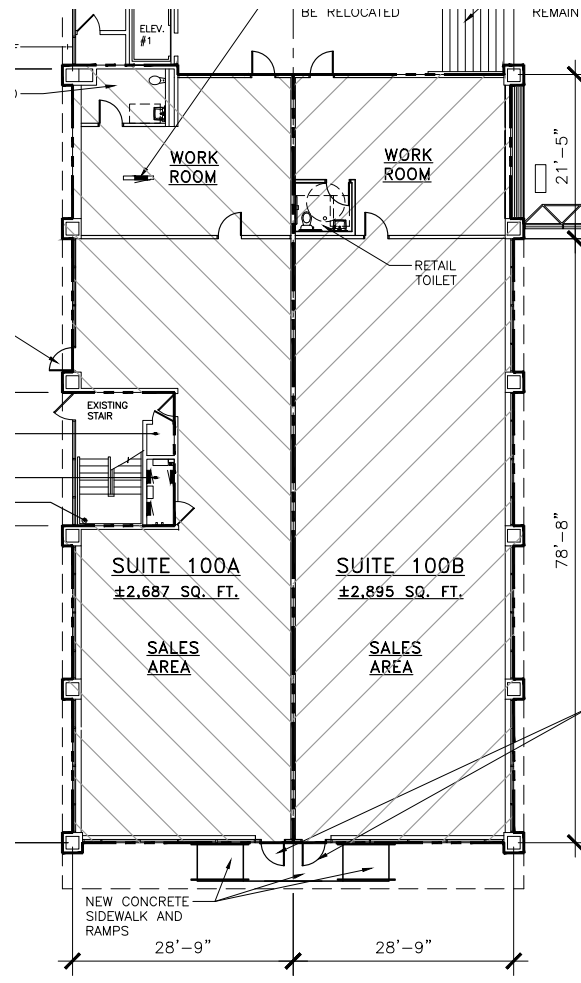


GALENA BOULEVARD

Option 2:

Suite 100A - 2,687 SF

Suite 100B - 2,895 SF



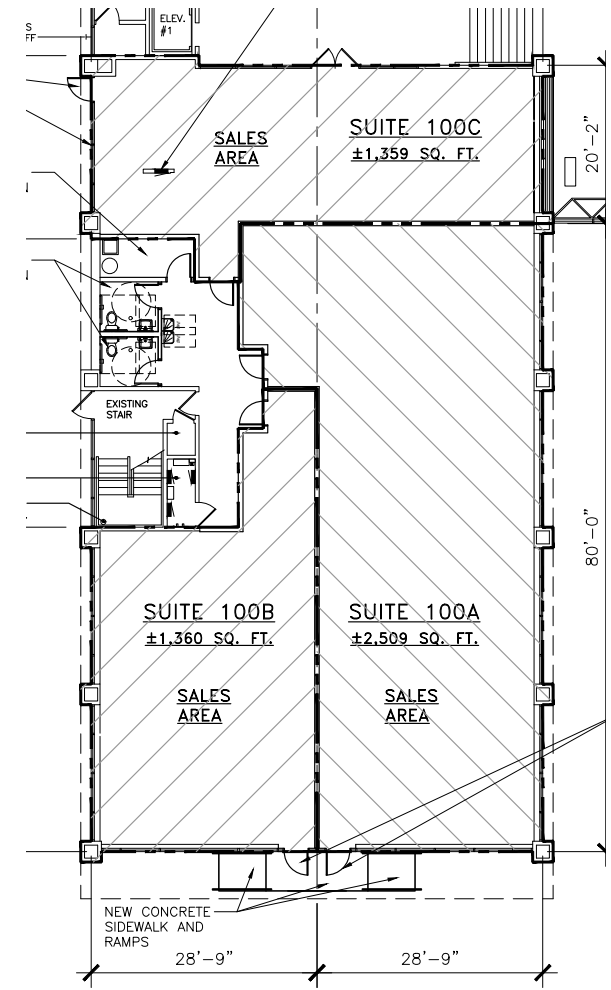
GALENA BOULEVARD

Option 3:

Suite 100A - 2,509 SF

Suite 100B - 1,360 SF

Suite 100C - 1,359 SF



GALENA BOULEVARD

DOWNTOWN AURORA

Downtown Aurora is the heart of Illinois' second-largest city. The thirty-block district boasts significant architecture, residential opportunities, and a diverse group of over 250 independently-owned businesses.



CRAFT URBAN
FOOD. COCKTAILS. LOCAL.

AURORA + WHEATON
WH
WYCKWOOD
HOUSE

5
SOCIETY
FIFTY SEVEN

Altiro
latin • fusion

TWO BROTHERS
ROUNDHOUSE

Charlie's
CREAMERY

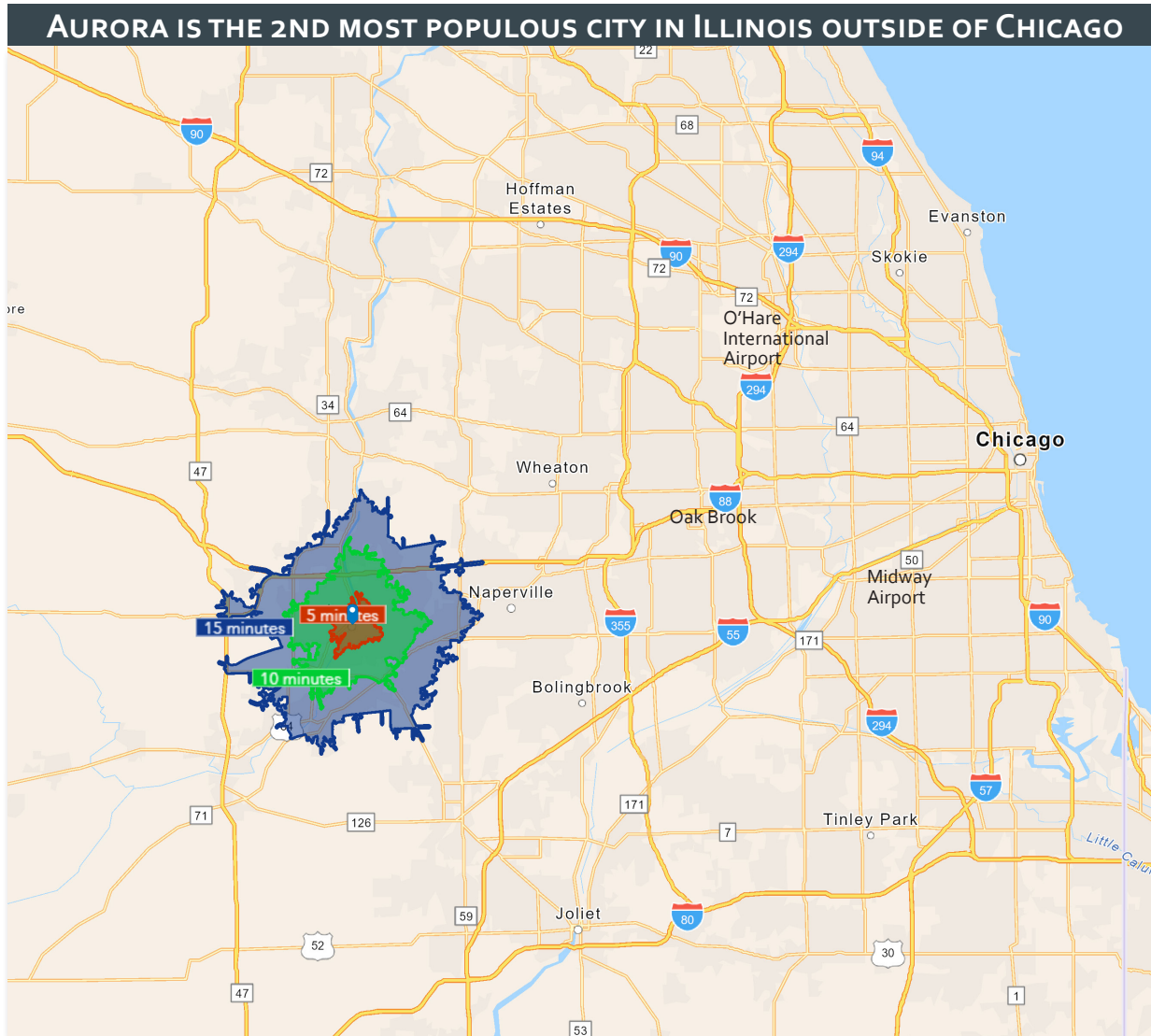
DOWNTOWN PARKING



Multiple parking garages and lots offer ample free parking spaces within a five block radius for employees and customers.

Legend			
	Parking Lots & Hours		RiverEdge Park
	Parking Garages \$ & Valet		City Hall
	Leland Tower 7 S. St. John St.		Kayak Launch
	Museums		Fox River Trail
	Aurora Transportation Center		Farmers Market (June-Oct)
	Pace Bus Stop		90 mins
	Bike Rental Station		2 hrs
			3 hrs
			5 hrs

REGIONAL MAP



HIGHLIGHTS

- Centrally located in the Midwest
- Aurora is the 2nd largest city in Illinois
- Only 37 miles west of Chicago
- Adjacent to Interstate 88 with multiple interchanges
- Chicago O'Hare International Airport (ORD), 38 miles northeast
- Chicago Midway Airport (MDW), 40 miles east
- Two Metra commuter train stations
- The Chicago Premium Outlets are located in Aurora

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Pop.	25,651	114,905	227,094
Average Age	35	37	37
Ave. HH Income	\$76,722	\$91,838	\$112,392
Ave. House Value	\$192,161	\$226,128	\$280,712

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, Naperville Development Partnership (NDP) Executive Board Member, Family Business RoundTable, Legacy Circle, and sits on the steering committee for the NACC Legislative Forum.

With her primary specialty in retail leasing and investment sales, Christina has experience in both landlord and tenant representation allowing for a deep understanding of the deal points from both sides of the table. Some of her clients include Two Bostons, Avram Builders, T2 Capital Management Group, Village of Winfield, Paramount Theater, City of Aurora, Millennium Pediatrics, Nothing Bundt Cakes, Loaves & Fishes, Molly's Cupcakes, Dunkin' Donuts, Shyft Pilates, Ben & Jerry's, Sweetwater Coffee & Tea, and Tapville Social, as well as several medical practice expansions.



Autumn Psaros

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Autumn Psaros is an experienced commercial real estate broker with an extensive and successful history of managing relationships and executing transactions for national, regional, and local clients. After graduating from Michigan State University with a degree in Finance, Autumn Psaros worked as a securitization analyst for a financial institution in the capital equipment financing division.

Autumn is responsible for leasing, sales, and development consulting. She specializes in both Landlord/Seller and Tenant/Buyer representation, with a focus on new business development, lease negotiation, and financial analysis. She works with her clients through all facets of the lease, purchase, and disposition process from full-market analysis to negotiation and execution.

Prior to Caton Commercial, Autumn spent 13 years at CBRE. She built the dedicated agency representation team and more than tripled retail agency representation work in northern Indiana in less than two years. She was consistently in the top five producers during her tenure at CBRE South Bend. She is proficient in all facets of the lease, purchase and disposition process, from the development of merchandising plan and prospecting to lease negotiation and execution. Autumn's practical and strategic understanding and management of client assets consistently produces increases in her clients' returns and overall portfolio value.

As a member of the Caton Commercial Real Estate team, Autumn continues to utilize her 20+ years of retail leasing, disposition/acquisition and consulting experience coupled with her background in banking and finance to help clients meet and exceed their property and portfolio objectives.