

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



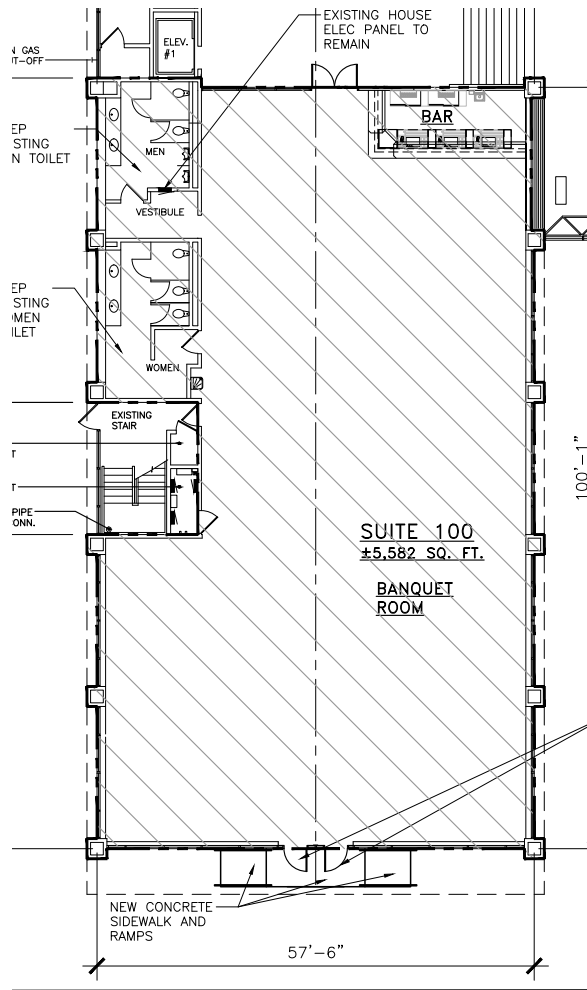
8 million people walked, drove, cycled past 8 E. Galena Blvd. over the last 12 months



FLOOR PLAN OPTIONS

Option 1:

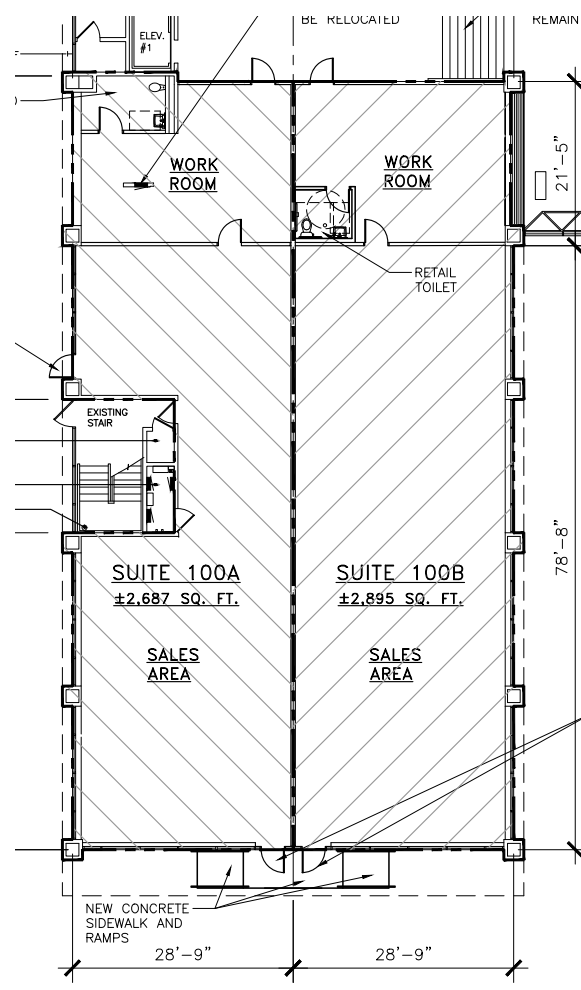
Suite 100 - 5,582 SF



Option 2:

Suite 100A - 2,687 SF

Suite 100B - 2,895 SF

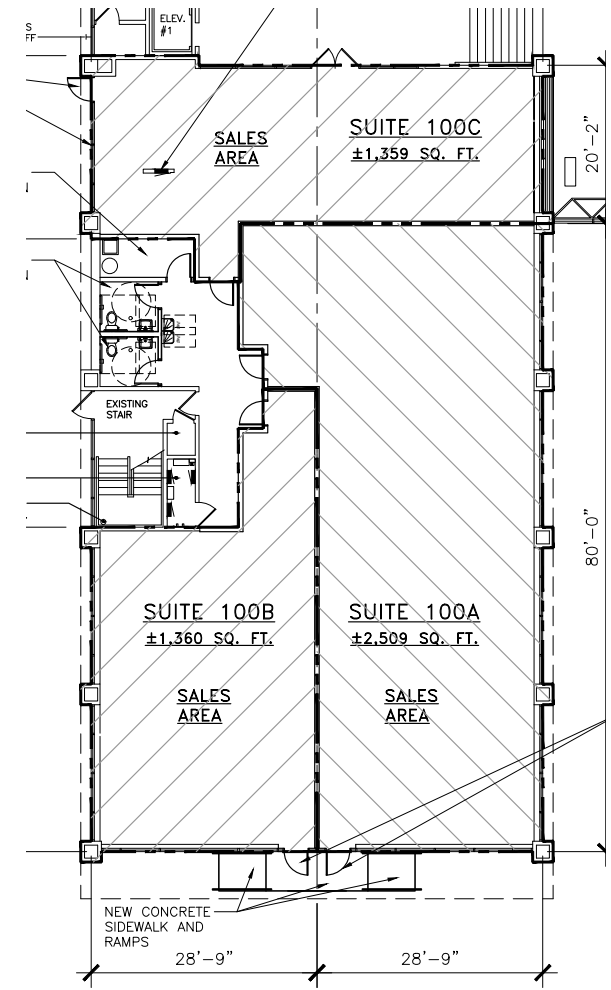


Option 3:

Suite 100A - 2,509 SF

Suite 100B - 1,360 SF

Suite 100C - 1,359 SF



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.



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. Stolp Ave.		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

- 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

	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



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.



Payton Bromer

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Payton joined Caton Commercial in 2022 as an Associate Commercial Broker after working in and around the commercial real estate industry since 2015. Her previous positions have given her the ability to understand numerous aspects of commercial real estate and have provided her with a foundation to help her own clients. She has worked extensively with real estate acquisitions and development, both locally and on a national scale. As a Commercial Real Estate Broker at Caton Commercial, Payton has taken over a national broker network that is focused on corporate disposition efforts on behalf of 7-Eleven, Inc. in 32 states.

Payton has extensive experience with Real Estate CRM software and location intelligence platforms as she was involved at the creation of a development company that delivers turn-key build-to-suit options for several retailers around the U.S. Payton's work ethic, enthusiasm to learn, and her communication and marketing background allow her to provide exceptional care for her clients' commercial real estate needs. Building upon her varied experiences, Payton works to find solutions for her clients which are uniquely suited to their particular needs.