

18th & Thwop

PILSEN

EXCEPTIONAL RETAIL
OPPORTUNITY IN ONE OF
THE WORLD'S COOLEST
NEIGHBORHOODS

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 **BAUM**
REALTY GROUP

PROPERTY HIGHLIGHTS

Retail space available with excellent visibility and accessibility

Corner location at 18th & Throop

Retail spaces feature high ceilings and lots of natural light

AVAILABLE SPACE:

2,181 SF (divisible) & **1,672 SF** available

FRONTAGE:

Incredible frontage along 18th Street

AVAILABILITY:

Immediate Availability



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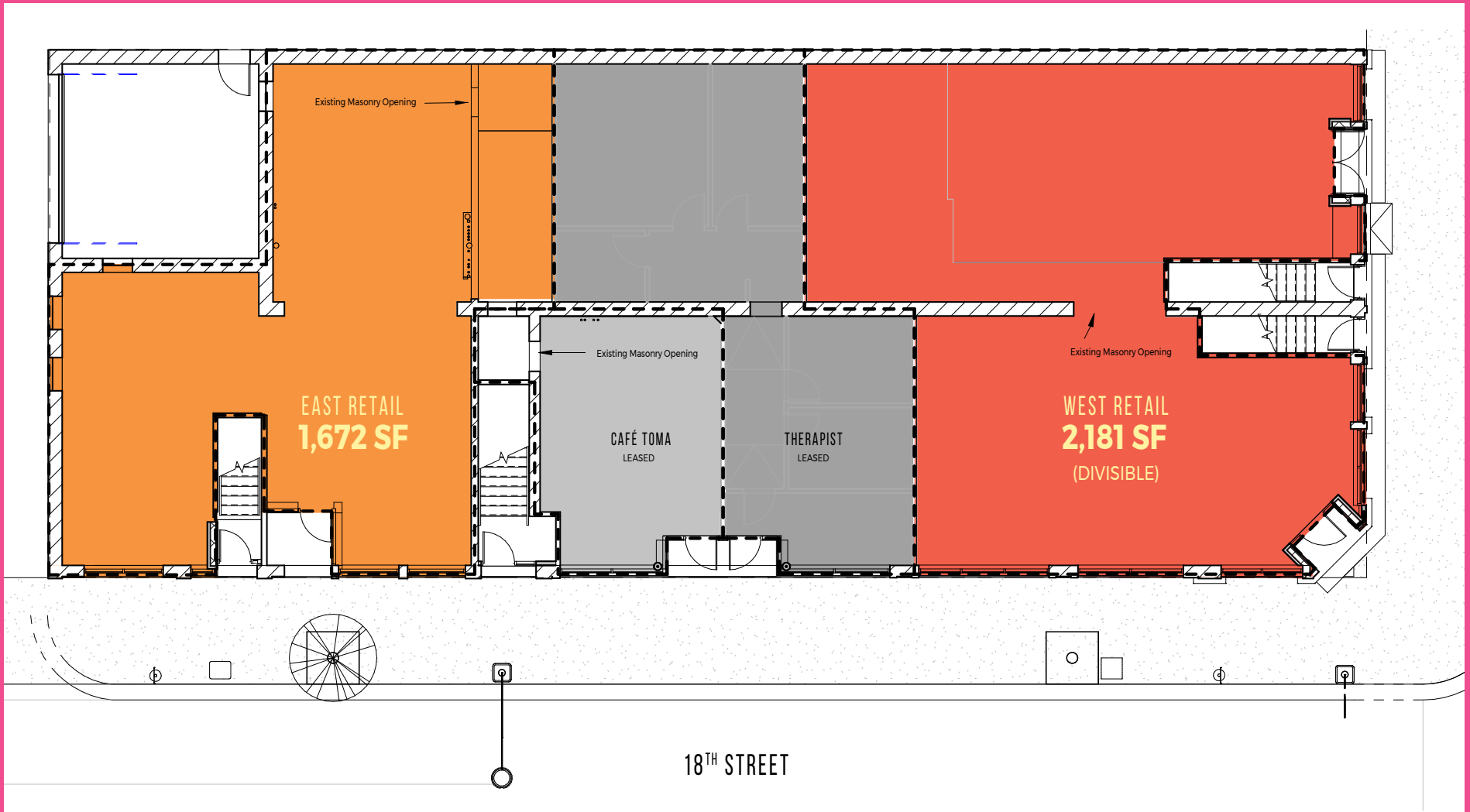
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SITE PLAN



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ONE OF THE 12 COOLEST NEIGHBORHOODS IN THE WORLD



Recently named one of the **12 coolest neighborhoods in the WORLD** by **Forbes**, culture thrives in Pilsen.

Bold murals line the walls of the CTA 18th Street Pink Line 'L' station and the viaducts along 16th Street, on the fronts of homes, along railway overpasses, and wrapped around train platforms. The artful vibe continues within storefront galleries and studios, as well as in the colorful collections of the National Museum of Mexican Art, a highly-regarded cultural institution.

Blended and full of diversity, Pilsen features offbeat vintage shops, galleries, and independent coffee houses alongside world-class restaurants serving everything from authentic Mexican cuisine to high-end restaurants run by award-winning chefs.



BRENDA "KOZMO" LOPEZ
1449 W. 18TH STREET, 2016

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18th & Throop

PILSEN

CONCEPTUAL RENDERING



PILSEN HIGHLIGHTS



JOSEPH "SENTROCK" PEREZ & JC RIVERA, 1682 W. 16TH STREET, 2016.

588,264

annual riders at the 18th Street CTA
Pink Line 'L' station (2017)

42,815

Total
Population

94

Walk Score
Walker's Paradise

94

Bike Score
Excellent bike lanes

17,900

Total
Employees

"FEATURING STREETS LINED WITH HIP GALLERIES AND WALLS DECORATED WITH COLORFUL MURALS DATING FROM THE 1970s, THE PILSEN NEIGHBORHOOD ON CHICAGO'S LOWER WEST SIDE IS A NEST OF CUTTING-EDGE CULTURE AND ART"

-Melissa Biggs Bradley - CEO/Founder of Indagare Travel

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PLATES, PAINTINGS, & PALETAS

S.K.Y.

(TOP LEFT)

LEVE alum Chef Stephen Gillanders's first solo venture named after his wife, Seon Kyung Yuk (S.K.Y). The restaurant serves soulful Asian-inspired small plates and affordable craft cocktails in an airy, industrial-chic space. S.K.Y. was listed as one of Chicago's 50 Best Restaurants by Chicago Magazine and Phil Vettel for the Chicago Tribune. *1239 W. 18th Street*

Next door to 18th & Throop

16th STREET MURALS

(BOTTOM LEFT)

Viaduct along 16th Street lined with murals that date over a decade back. Some by internationally known Chicago street artists. Pictured: Hebru Brantley Mural painted in 2013 *W. 16th Street*

2-5 min walk from 18th & Throop

LA MICHOCACANA PREMIUM

(BOTTOM RIGHT)

Serving delicious, Instagram-worthy paletas in Pilsen since 2015.

1855 S. Blue Island Avenue
4 min walk from 18th & Throop



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PILSEN'S DINING & ENTERTAINMENT MECCA

Pilsen has long been home to exceptional restaurants and bars, but thanks to a new wave of restaurants along 18th Street, Pilsen is morphing into one of the most dynamic areas in the city for food, drink and entertainment.

Standout newcomers include HaiSous, recipient of Michelin's 2018-2019 Bib Gourmand + James Beard Foundation 2018 Semifinalist for "Best New Restaurant"; critically acclaimed S.K.Y.; Tack Room, a hip piano bar; and Furious Spoon's Pilsen outpost.



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NOTEWORTHY NEIGHBORS

THALIA HALL + DUSEK'S BOARD & BEER + PUNCH HOUSE + TACK ROOM
 Restaurant Group 16th on Center has firmly planted their flag along 18th Street with one of the city's premier live music venues (Thalia Hall), a high-end pub (Dusek's Board & Beer), a basement bar (Punch House) and a cozy, carriage house turned piano bar (Tack Room) all housed under the same roof.
 18th & Allport
 2 minute walk from 18th & Throop



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BROKER OWNED



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