

RIVER DISTRICT



Downtown Naperville | SEC Chicago & Washington | Naperville, IL

Leased &
Managed By:



MID-AMERICA[®]
Asset Management, Inc.

Owned By:



CLARION
PARTNERS

RIVER DISTRICT

SHOP, DINE & UNWIND

With a diverse mix of 125 boutiques & 40 restaurants, Downtown Naperville is the preferred shopping destination in the suburban Chicago MSA. Recognized nationally as a top residential community, Naperville has made headlines for its outstanding quality of life. In 2018, Naperville was named the best city to live in Illinois on 24/7 Wall Street's list of Best Cities to Live in Every State as well as the Best City to Raise a Family in America by Niche.



96 parking spaces on site
575 space parking garage immediately across from site



Located at the main-on-main at Washington Street and Chicago Avenue



1,020–6,662 SF of retail/restaurant space available
1,002–2,188 SF QSR space available
6,662 SF former full-service restaurant space available
1,058 - 2,427 SF office space available

DOWNTOWN NAPERVILLE



lululemon athletica



SEPHORA ANTHROPOLOGIE

FILSON
SINCE 1897

SULLIVAN'S
STEAKHOUSE

LUSH FRESH HANDMADE COSMETICS



bluemercury®
makeup • skincare • spa



WARBY PARKER *jenis*



TRADE AREA DEMOGRAPHICS

within 3 miles



92,273
Population



112,902
Daytime Population



34,136
Households



\$135,011
Average Income



43,263
College Educated



NORTH CENTRAL COLLEGE
Adjacent to Site | 2,739 Students



EDWARDS HOSPITAL
971 Beds | 1,670 Employees

DOWNTOWN NAPERVILLE



Benton Ave

Future Development
12,744 SF

Main Street Promenade

CHASE
J.Jill
WHITE | BLACK
Sur La Table
HUGO'S FROG BAR FISH HOUSE
LOFT
ANN TAYLOR
Soft Surroundings

898 Car Parking

Main Street Promenade

EVEREVE
ANTHROPOLOGIE
lululemon
athletica
ZANO
FIRECAKES
SWEET HOME GELATO
CATCH35

Van Buren Ave

129 Car Parking

IKKAI SUSHI
PANDORA
LUSH FRESH MAKEUP COSMETICS
Giordano's
Loy Matata's PIZZERIA
chico's
BK JEWELRY
SAPABOO CREEK
Goswami's
AB
Two Seasons

111 Car Parking

ATHLETA
BANANA REPUBLIC
ULTA
MOD
SIS NAILS
Zazú
FILSON
shyft
KILQUE COSTELLO JEWELRY
POTTERS PLACE
ADIAGO TEA
francesca's
COLD STONE
Fruit Street CANTINA
The NOW

Central Park Place

James & Sons Fine Jewelers
usbank
SWEETWATERS COFFEE & TEA

Proposed Redevelopment

Jefferson St

drybar
pure barre
WARBY PARKER
SEPHORA
PAPER * SOURCE
red mango
TOP FASHION
NIKE
FALBERTY
Ecco Brown
Macys

Main St

bluemercury
Kilwins
NATALIE'S RUNNERS CO.
PANASIAN SUSHI
EVERETT'S
ANNEX RUNNING CO.
The CRAFTSMAN
LOVESAC
Nando's Peri Peri
NOODLES
sunglass hut
benefit
J. McLaughlin
jenie's
ALLEGORY
DEAN'S
WILLIAMS-SONOMA
POTTERY BARN
JACKSON AVENUE PUB
THE CRAFTSMAN
LOVESAC
Nando's Peri Peri
NOODLES
Aloha
BEIDELMAN FURNITURE

575 Car Parking

Big Borra del Cafe
SEOUL TACO
Pottery Bayou
TAPVILLE SOCIAL
Potbelly
HARRY YASEEN
GYU-KAKU
BARNES & NOBLE

Jackson Ave

SULLIVAN'S STEAKHOUSE
LAUREN RAE
charles SCHWAB
BEV'S

Riverwalk

City Hall

Webster St

520 Car Parking

Wentz
BLUE SUSHI SAKE GRILL
SixtyFour
OUUIO
TRUCK
SPARROW
BELFRERE
TRAILS & TIDES
Northern Trust

Main St

EMPIRE
ALICIA'S PHOTOS
PEANUTS BAR & GRILL
lookie SEASONS
FEATURES BAR & GRILL
banterry
WAGNER & GRILL
Walgreens
Benjamin Moore
HOT Yoga Naperville
at&t

Washington St

Chicago Ave

Five Guys
BURGERS and FRIES
Cookies & Cream
Penzeys Spices
FAT RISE'S
SALON LOFTS
SMOOTHIE KING
ROCKY MOUNTAIN HOLOGRAMS

SITE

NORTH CENTRAL COLLEGE 1861
2,739 Students

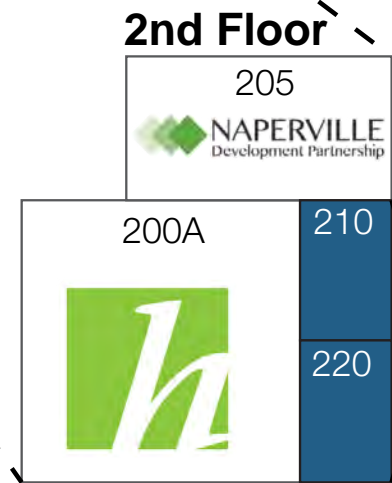
SITEPLAN



Suite	Tenant	SF
101	Rosebud	5,300
103	Chipotle	2,404
104	Five Guys	3,537
105	Cookies & Dreams	2,010
106	Lease Pending	2,188
107	Penzeys Spices	2,854
109	Available	1,020
110-111	Fat Rosies	8,177
113	Salon Lofts	4,535
114	Available	3,245
115	Zade's Lounge	5,424
117	Available	1,002
118	Smoothie King	824
119	Munchie's Rolled Ice Cream (Available 4/3/2022)	1,020
120	Chez Francois Pouterie	2,140
122	The Bangkok Village	1,120

Second Floor

Suite	Tenant	SF
200A	Hitchcock Architects	5,000
210	Available	1,058
220	Available	1,369
205	Naperville Development Partnership	4,440



Can Combine for 2,427 SF

RIVER DISTRICT



MARGET GRAHAM

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BROOKE SPINELL

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BSpinell@MidAmericaGrp.com

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