

18th & Thwop

PILSEN

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

RETAIL LEASING:

MARK FREDERICKS

312.275.3109

mark@baumrealty.com

 **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:

±1,100 SF inline space available

2,281 SF corner space available

FRONTAGE:

Incredible frontage along 18th Street

AVAILABILITY:

Immediate Availability



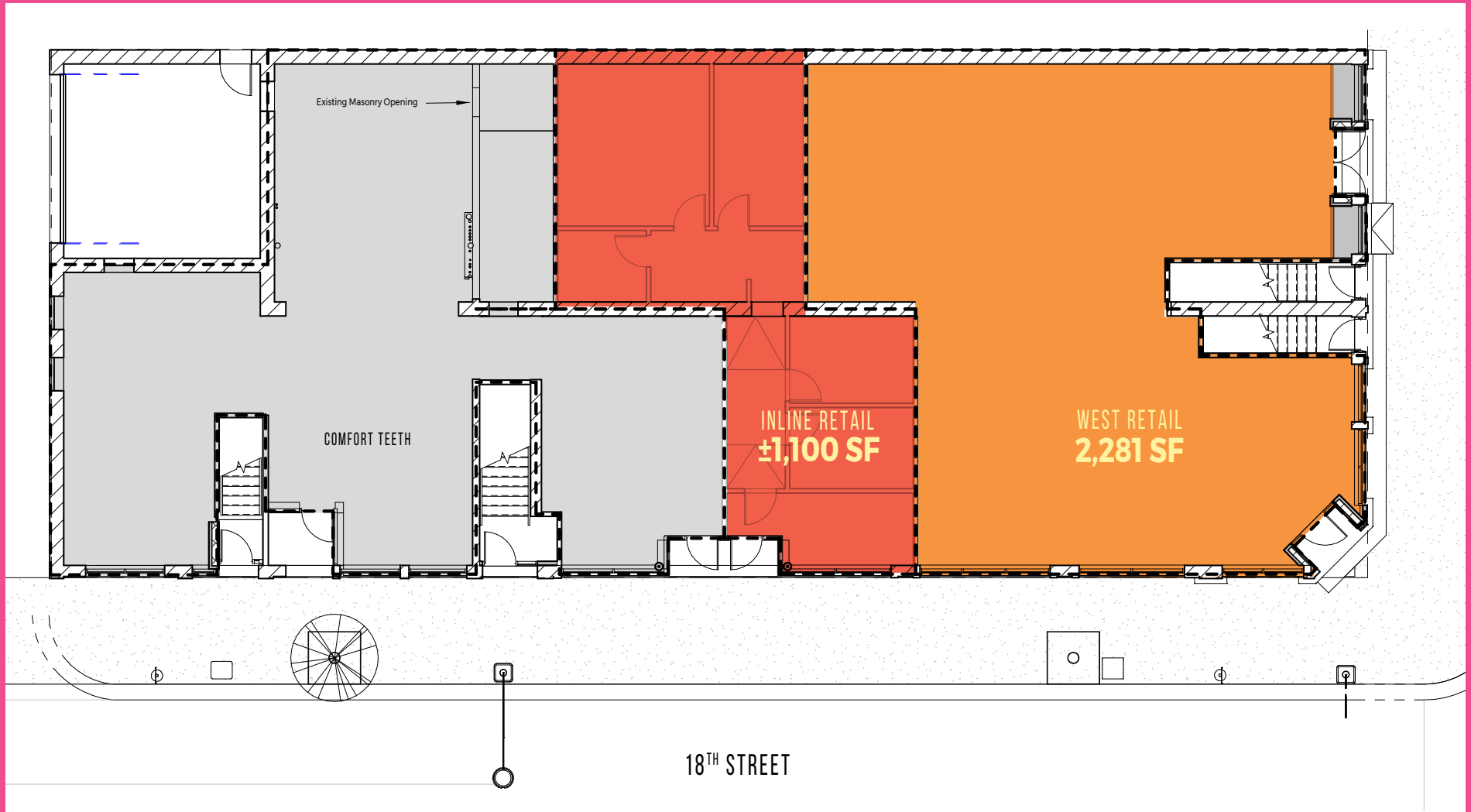
RETAIL LEASING:

MARK FREDERICKS

312.275.3109

mark@baumrealty.com

SITE PLAN



RETAIL LEASING:

MARK FREDERICKS

312.275.3109

mark@baumrealty.com

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

RETAIL LEASING:

MARK FREDERICKS

312.275.3109

mark@baumrealty.com

18th & Throop

PILSEN

CONCEPTUAL RENDERING



PILSEN HIGHLIGHTS



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

438,444

annual riders at the 18th Street CTA
Pink Line 'L' station (2024)

38,443

Population
(within 1 mile of 18th & Throop)

97

Walk Score
Walker's Paradise

99

Bike Score
Biker's Paradise

17,727

Total Employees
(within 1 mile of 18th & Throop)

"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

RETAIL LEASING:

MARK FREDERICKS

312.275.3109

mark@baumrealty.com



PLATES, PAINTINGS, & PALETAS

HAI SOUS VIETNAMESE KITCHEN (TOP LEFT)

Led by husband-and-wife duo Thai and Danielle Dang, HaiSou offers modern Vietnamese cuisine in a beautifully designed space. A James Beard semifinalist and Michelin Bib Gourmand recipient, it's a standout on 18th Street for both locals and visitors.

1800 S. Carpenter Street
6 min walk from 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 MICHOCANA PREMIUM (BOTTOM RIGHT)

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

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



RETAIL LEASING:

MARK FREDERICKS

312.275.3109

mark@baumrealty.com

PILSEN'S HOT SPOT FOR DINING & ENTERTAINMENT

Pilsen has long been home to exceptional restaurants and bars, and the 18th Street corridor continues to thrive as one of the city's most dynamic destinations for food, drink, and entertainment. Standouts include HaiSous, recipient of Michelin's Bib Gourmand and a James Beard Foundation semifinalist for "Best New Restaurant," and Mariscos San Pedro, a new seafood concept now open inside Thalia Hall from the team behind Taqueria Chingón. Neighborhood favorites like Tack Room, an intimate piano bar, and 5 Rabanitos keep the local flavor strong, adding even more depth to this vibrant culinary scene.



RETAIL LEASING:

MARK FREDERICKS

312.275.3109

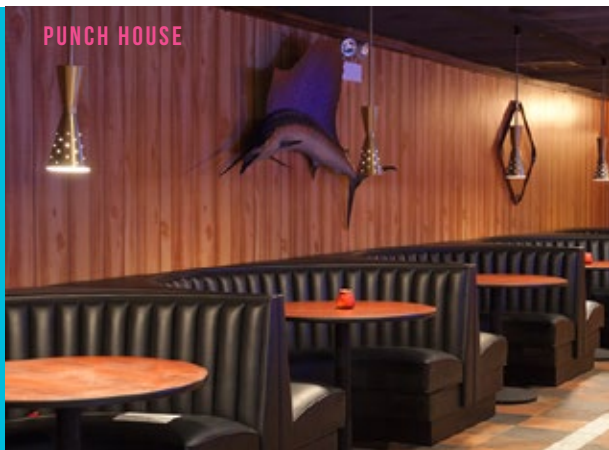
mark@baumrealty.com

NOTEWORTHY NEIGHBORS

THALIA HALL + MARISCOS SAN PEDRO + PUNCH HOUSE + TACK ROOM

HOSPITALITY GROUP 16" ON CENTER HAS FIRMLY PLANTED ITS FLAG ALONG 18TH STREET WITH ONE OF THE CITY'S PREMIER LIVE MUSIC VENUES (**THALIA HALL**), A BASEMENT COCKTAIL BAR (**PUNCH HOUSE**), AND A COZY, CARRIAGE HOUSE-TURNED PIANO BAR (**TACK ROOM**), ALL HOUSED UNDER THE SAME ROOF. ALSO LOCATED INSIDE THALIA HALL IS **MARISCOS SAN PEDRO**, A NEW CONCEPT FROM THE TEAM BEHIND TAQUERIA CHINGÓN, OBÉLIX, AND LE BOUCHON. 18TH & ALLPORT
2 minute walk from 18th & Throop

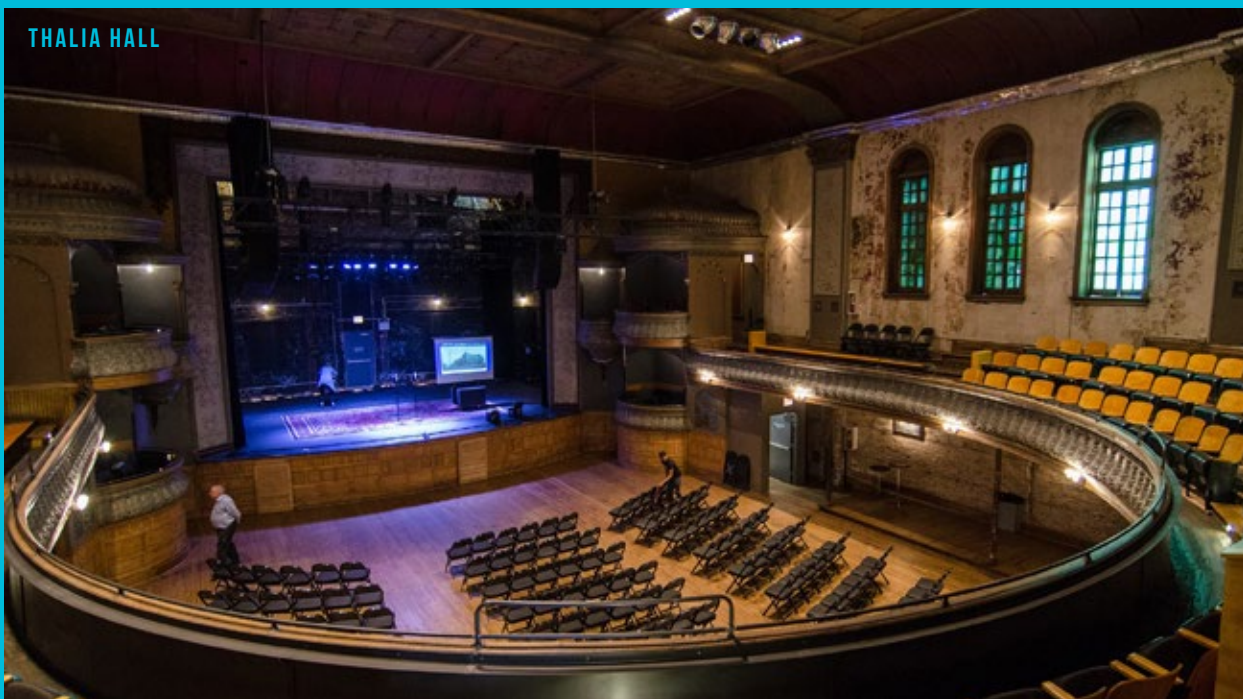
PUNCH HOUSE



MARISCOS SAN PEDRO



THALIA HALL



TACK ROOM



RETAIL LEASING:

MARK FREDERICKS

312.275.3109

mark@baumrealty.com



**18th &
Throop**
PILSEN

EXCEPTIONAL RETAIL OPPORTUNITY IN CHICAGO'S COOLEST NEIGHBORHOOD

RETAIL LEASING:

MARK FREDERICKS

312.275.3109

mark@baumrealty.com

BROKER OWNED



© 2018 All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings, the terms of which are available to principals or duly licensed brokers. This information may include estimates and projections with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While we believe these assumptions are reasonable, there can be no assurance that any of these estimates and projections will prove to have been correct. Therefore, actual results may vary materially from these forward-thinking estimates and projections. Any square footage dimensions set forth are approximate.