



# MARKETPLACE AT SIX CORNERS

BE PART OF THE  
**ICONIC**  
FORMER SEARS  
BUILDING'S  
REDEVELOPMENT

**CBRE**

**SERITAGE**  
GROWTH PROPERTIES

**TUCKER**  
DEVELOPMENT



# THE BEST OF BOTH WORLDS

The convenience of the city. The charm of a suburb. Six Corners is the complete package, central and connected. Ten minutes to downtown. Ten minutes to O'Hare. Three bus lines, two Metra lines, the CTA Blue Line... The Six Corners Shopping District is at the heart of it all. Already, it's home to trendy restaurants, new breweries and a dynamic population. What's next? The transformation of the iconic Sears building, the market's anchor for 80 years. It's a new day—time for Six Corners to meet the growing demand and emerge once more as a premier shopping and entertainment destination.



## AMPLE TRANSIT OPTIONS



## AREA UNDERSERVED BY RETAIL



## ICONIC SITE



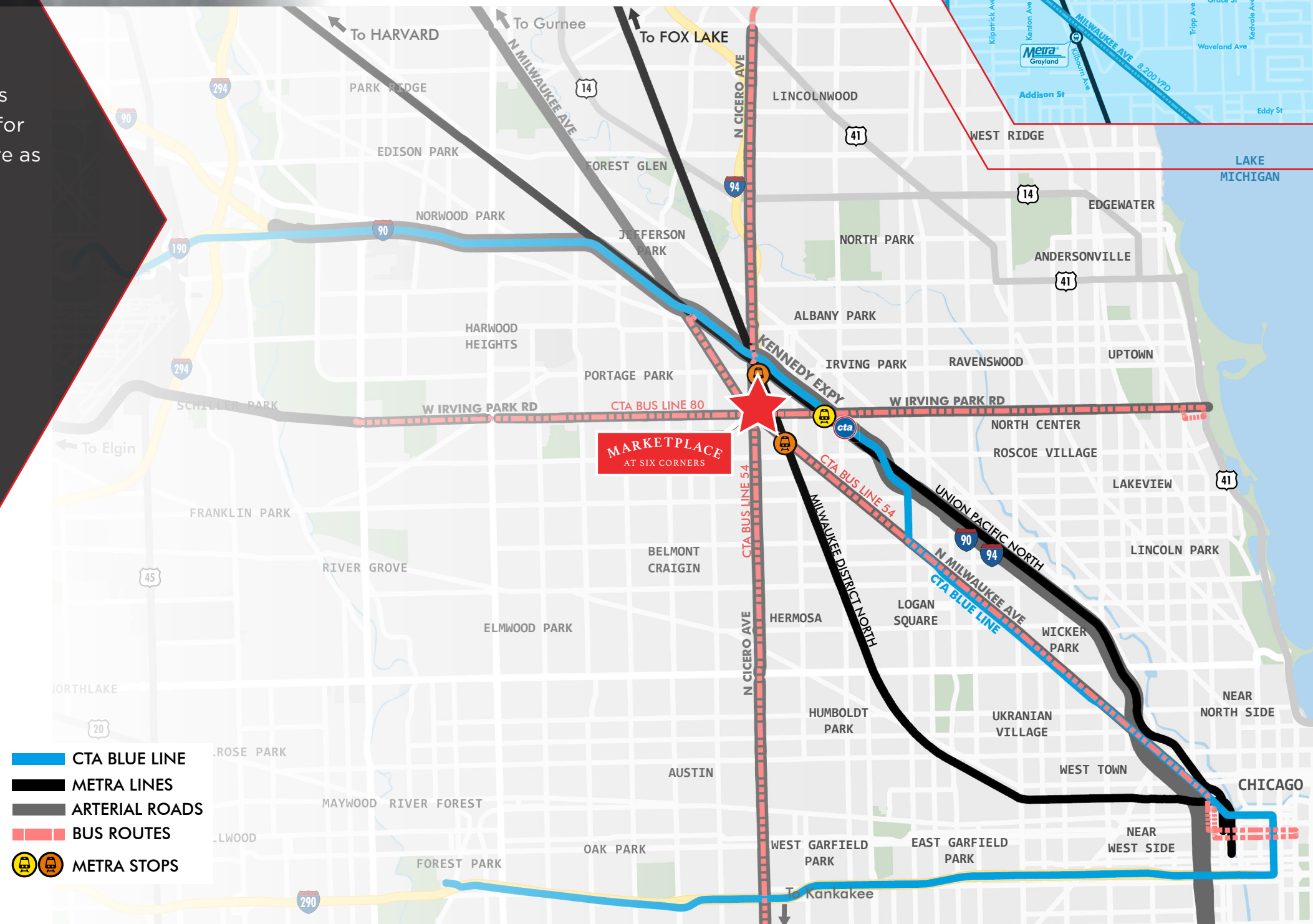
## DYNAMIC COMMUNITY



## HISTORY

# AMPLE TRANSIT OPTIONS

- **THREE TRAIN LINES (METRA & CTA)**
  - Walking distance from four stations
- **THREE BUS LINES**
  - All stop at the intersection
- **THREE MAJOR ARTERIAL ROADS**
  - 57,000 VPD Traffic Count
- **KENNEDY EXPRESSWAY (I-90/94)**
  - 3,000 feet from full interchange
  - 285,000 VPD Traffic Count





# AREA UNDERSERVED BY RETAIL

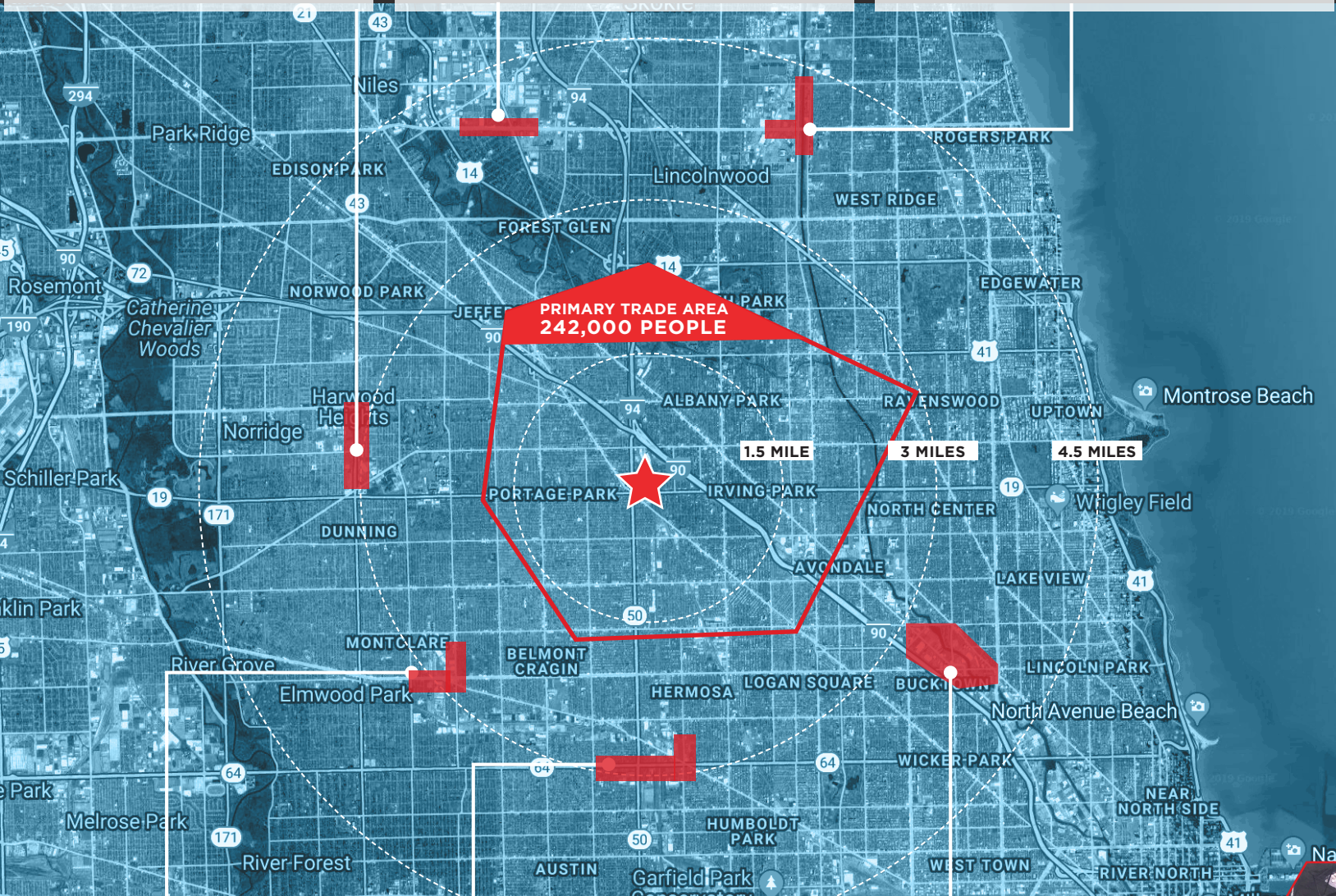
## NORRIDGE - HARWOOD HEIGHTS



## SKOKIE - NILES



## LINCOLNWOOD EVANSTON



## BRICKYARD-MONTCLARE



## HERMOSA - W HUMBOLDT PARK



## LINCOLN PARK - BUCKTOWN

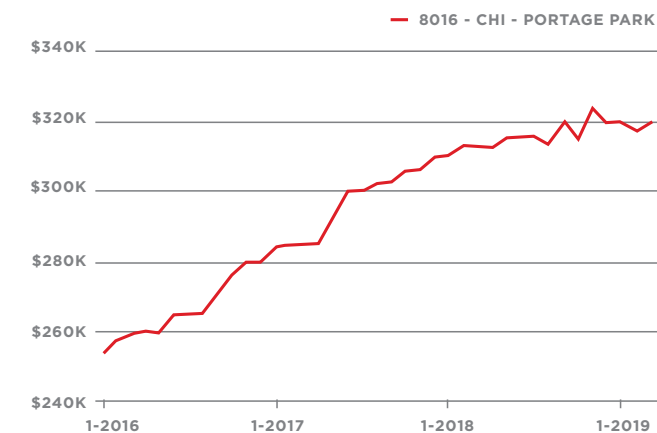


## DYNAMIC COMMUNITY

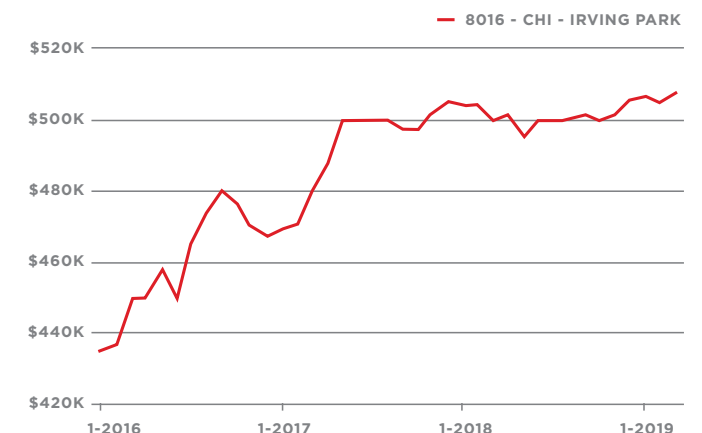
Any way you look at it, Six Corners has arrived. Home prices are on the way up —and restaurants and entertainment are on the way in. Newcomers Pork & Mindy's and Community Tavern are joining popular spots like Gale Street Inn and Smoque BBQ. Coffee shops? Check. Breweries? Three. Axe-throwing? Yes! Plus Eris Brewery & Cider House, new in the old Masonic Temple. Today's Six Corners is more than a neighborhood. It's a destination.

## AVERAGE TRADE AREA HOME VALUES ARE CLIMBING

### PORTAGE PARK MEDIAN SALES PRICE



### IRVING PARK MEDIAN SALES PRICE



Source: <https://www.realgrouper.com/blog/321-market-conditions-for-old-irving-park.html>





# HISTORY

## ICONIC SITE

- Prime Hard Corner
- Strong Existing Co-Tenants
- Two Traffic Signal Access Points
- Vibrant Area Retailers
- Large Pylon Signs

### AREA RETAILERS



Retailers have set up shop at Six Corners since the 1800s. Sears drew 100,000 shoppers on opening day and stayed here for 80 years—the last Sears store in Chicago. Wieboldt's, Spiegel and Straus-Schram department stores. Feltman & Curne shoes. Hillman's foods. The Portage Theater. They made Six Corners one of the busiest retail districts of the 20th century. Now this iconic corner is putting on a new face for a new generation. Get ready. This is where history repeats itself.







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**JOE PARROTT, CRRP, CRX, CLS**  
+1 312 297 7680  
[joe.parrott@cbre.com](mailto:joe.parrott@cbre.com)

**SEAN MCCOURT**  
+1 312 297 7688  
[sean.mccourt@cbre.com](mailto:sean.mccourt@cbre.com)

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