

1640

N. DAMEN

FLAGSHIP CORNER OPPORTUNITY IN THE  
HEART OF BUCKTOWN

CBRE





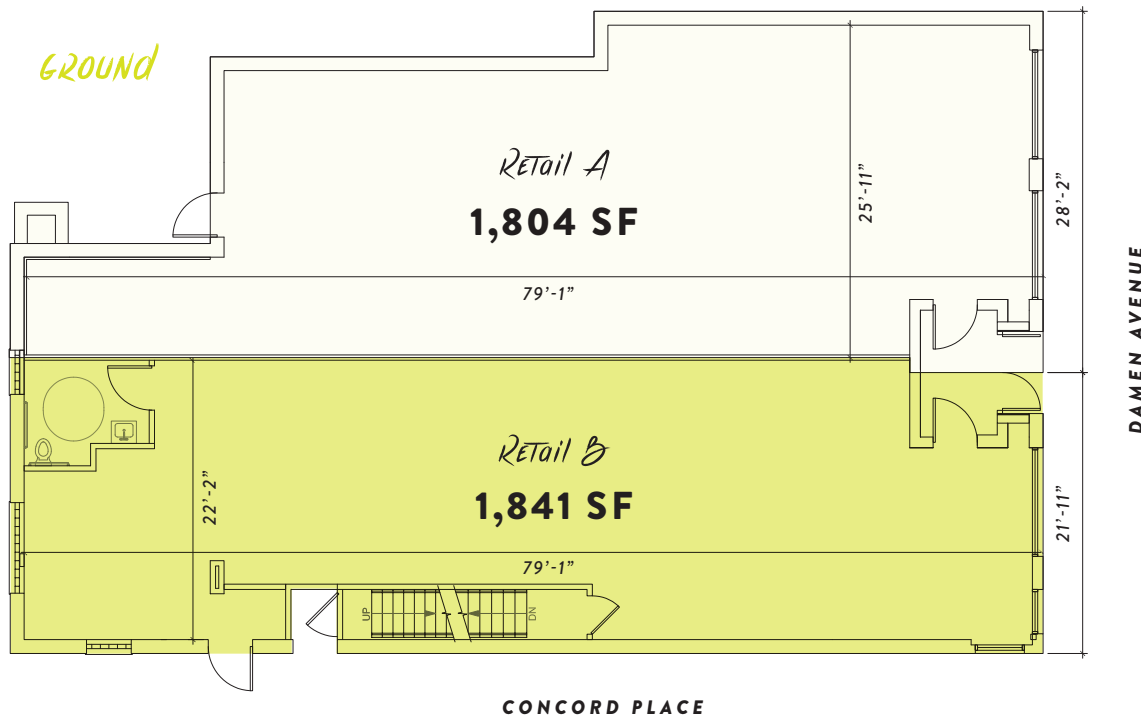
# 1640 N. DAMEN

## PROPERTY OVERVIEW

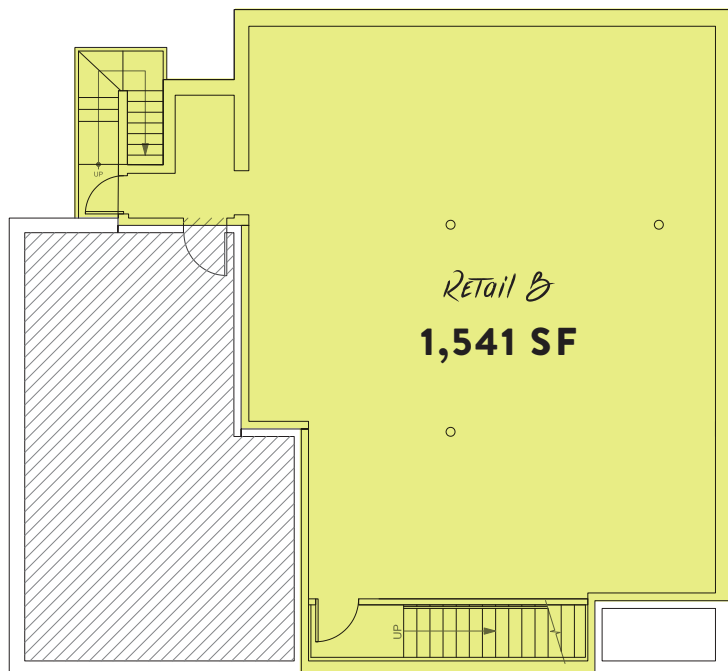
- 1640 N. Damen - located in the heart of Bucktown has available - 3,645 square feet (divisible) on the first floor plus 1,541 SF of lower level space
  - Retail A: 1,804 SF
  - Retail B: 1,841 SF (plus a 1,541 SF lower level)
- Flagship building at the corner of Damen Avenue and Concord Place. Incredible branding opportunity with highly visible signage and a mural opportunity on the southern façade
- 1640 N. Damen is located between the two largest traffic generators in the neighborhood - Damen Blue line (2,155,685 annual riders) and the 606 Trail

## AREA HIGHLIGHTS

- Bucktown is one of Chicago's major shopping destinations with a great mix of national, regional and local retailers including: Aesop, Shinola, Scotch & Soda, lululemon, Blue Mercury, Credo, The North Face, Arc'Teryx, Club Monaco, TOMS and more
- 1640 N. Damen is steps away from one of the busiest intersections in the city - North Avenue/Damen Avenue and Milwaukee Avenue
- The popular Damen retail corridor pulls customers from Bucktown, Wicker Park, Logan Square and Humboldt Park with over 60,000 residents within 5 minutes of the site and 270,000 residents within 10 minutes



## BASEMENT





**DAMEN ENTRANCE / EXIT TO 606 TRAIL**  
 80,000 CHICAGOANS LIVE WITH 0.5 MILES OF THE TRAIL



*5+10 MINUTE DRIVE TIME RADIUS*  
 1640 N. DAMEN

**AVERAGE HOUSEHOLD INCOME**

	5 MIN	10 MIN
	<b>\$119,320</b>	<b>\$113,060</b>

**HOUSEHOLDS**

	5 MIN	10 MIN
	<b>28,670</b>	<b>117,564</b>

**POPULATION**

	5 MIN	10 MIN
	<b>60,654</b>	<b>270,464</b>

**DAMEN - BLUELINE CTA STATION**  
 +2.9M RIDERS ANNUALLY

**1640**  
 N. DAMEN

- GALLERY CAFE
- WICKER PARK DENTAL GROUP
- THE DELTA
- DAMEN NORTH DENTAL GROUP
- PIERCE AVE
- LE MOYNE ST

- CHASE
- LAS PALMAS
- LUCIA'S
- PIZZA HUT
- ZEN WINE
- CHOP SHOP
- WICKER TAPSTER PET
- FLASH TACO
- BOCCI
- COLOMBE
- BLUE LINE LOUNGE
- URBANBELLY
- MOON VOYAGE
- GUIDEPOST MONTESSORI SCHOOL
- VIOLET HOUR
- MedSpring urgent care
- Levi's
- 7-ELEVEN
- LIQUOR PARK
- DEBONAIR
- FURIOUS SPIN
- FLAT IRON
- BURTON
- YETI
- REVEL ROOM
- BRU TAXIM
- ART + SCIENCE
- Levi's
- Dove's
- BIGSIAR
- adidas
- UNA MAE'S
- Champion
- carhartt
- NICK'S BEER GARDEN
- LINKS
- JIMMY JOHN'S
- STEVE MADDEN
- WAYWARD PINT
- JOHN FLUEVOG
- GOORIN BROS.
- CHROME
- G-STAR RAW
- URBAN OUTFITTERS
- Schott NYC
- jenis
- NATIVE FOODS
- KIZUKI RAMEN
- UMAMI BURGER
- BUFFALO EXCHANGE
- BONGO ROOM
- MOJO SPA
- SWIG
- EN HAKKORE 2
- TOP DRAWER
- RAGSTOCK
- ARTEMIO'S

- JCYS
- KNEAD
- SULTAN'S CAFE
- 54 11
- ANGRY PIG
- WICKER TAPSTER PET
- FLASH TACO
- BOCCI
- COLOMBE
- BLUE LINE LOUNGE
- URBANBELLY
- MOON VOYAGE
- GUIDEPOST MONTESSORI SCHOOL
- VIOLET HOUR
- MedSpring urgent care
- Levi's
- 7-ELEVEN
- BUCKTOWN FITNESS CLUB
- BUCKTOWN ATHLETIC CLUB
- ELEVATED MINDS
- THE ROBEY CHICAGO
- THE TANKARD
- SUSHI PARA TRIM
- YORK & MINDS
- THE NORTH FACE
- POTBELLY
- TIMBUK2
- SHINOLA DETROIT
- at&t
- DIMO'S PIZZA
- ENSO SUSHI
- TOMS
- COOKING FOOLS
- LOKAL
- PASTA BOWL
- etta
- AKIRA
- FedEx Office



# 1640

# N. DAMEN

*FOR MORE INFORMATION, PLEASE CONTACT:*

**DANNY JACOBSON**  
312.935.1901

DANNY.JACOBSON@CBRE.COM

**LUKE MOLLOY**  
312.935.1905

LUKE.MOLLOY@CBRE.COM

**STEPHEN ANSANI**  
312.935.1907

STEPHEN.ANSANI@CBRE.COM



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