

**CHURCH  
STREET  
PLAZA**  
EVANSTON

RETAIL LEASING BY **McCAFFERY** Brokerage

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## EVANSTON

# Uniquely Urban and Suburban

Evanston serves as the bridge between the metropolis of Chicago just 12 miles south and the quaint villages of the affluent northern suburbs.

Home to Northwestern University as well as several business headquarters, the historic but forward-thinking township is the cultural and commercial center of Chicago's North Shore.

“The mix of urban sophistication and suburban relaxation, along with social and economic diversity found in downtown Evanston make it a **Top 10 Best Downtown.**”

*Livability.com*





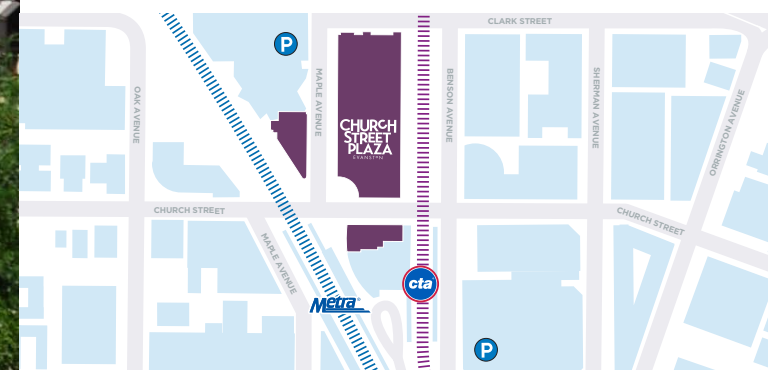


## LOCATION

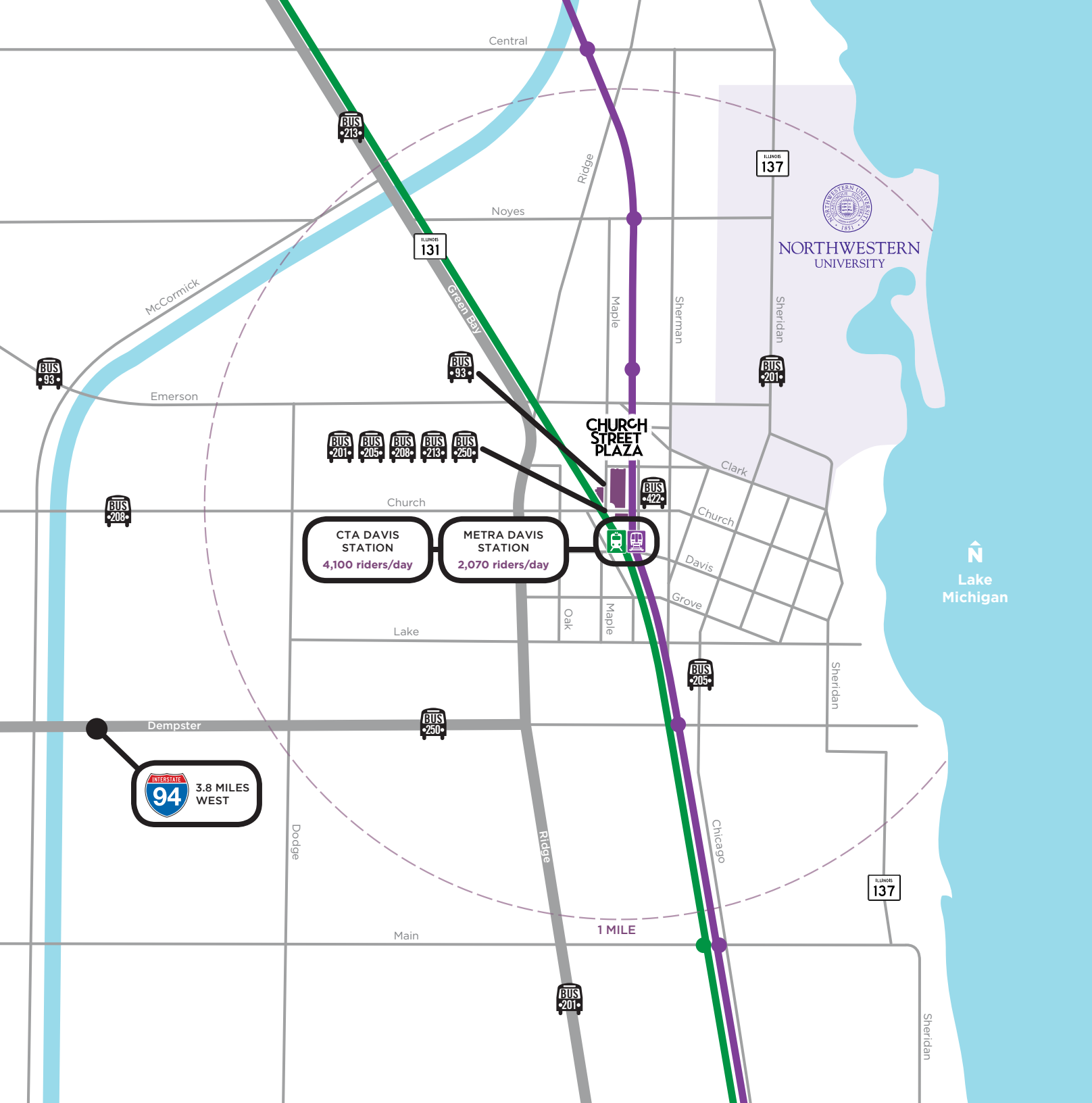
# The Heart of Downtown Evanston

Located at the corner of Church Street and Maple Avenue, surrounded by residential, retail and office space, Church Street Plaza is a three-building complex with 179,000 square feet of retail space.

Ample parking, pedestrian walkways, bike-friendly roads, and direct access to Chicago's CTA and Metra commuter rail lines make Church Street Plaza an ideal location to capture traffic day or night.







## ACCESS



### BY TRAIN

#### Davis CTA Station

Purple Line 4,100 average riders per day

#### Davis Metra Union Pacific Station

2,070 average riders per day

### BY BIKE

Evanston boasts a series of bike routes and protected bike lanes that make cycling an enjoyable and safe way to get around.

### BY BUS

Seven CTA and Pace bus routes serve Church Street Plaza, bringing visitors from Chicago and the North Shore.

### BY FOOT

Walkscore.com gives Church Street Plaza a 94 out of 100, calling it a “Walker’s Paradise”

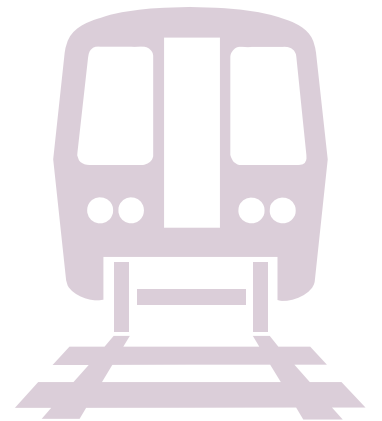
### BY CAR

Three-way signalized entrance at Church Street and Maple Avenue

Three-way signalized entrance at Clark Street and Maple Avenue with direct access into 1,400 stall city-owned garage

### Vehicles Per Day

Church Street	9,852 vehicles per day
Emerson Street	9,852 vehicles per day
Green Bay Road	21,458 vehicles per day
Sheridan Road	23,079 vehicles per day
Ridge Avenue	21,028 vehicles per day



JOIN THIS TERRIFIC TENANT MIX:



URBAN  
OUTFITTERS



CENTURY  
THEATRES.  
CinéArts

BRINGS IN  
MORE THAN

800,000

ANNUAL  
VISITORS











# AREA RETAIL

**425,802 SF**  
TOTAL SUBMARKET  
GROSS LEASING AREA

**42,580 SF**  
TOTAL SUBMARKET  
VACANCY

**90%**  
TOTAL SUBMARKET  
OCCUPANCY



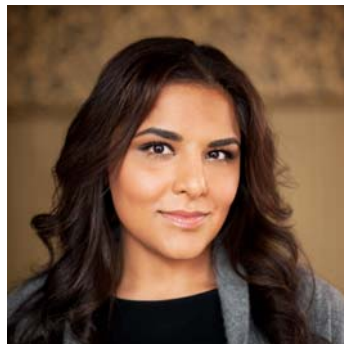
## DINING

# The North Shore's Dining Destination

With the Northwestern University population and the North Shore's affluent residents seeking out the latest in cuisine and culture, Evanston has evolved into a hot spot for entrepreneurial restaurateurs, brewers and distillers to cater to this diverse—and hungry—crowd.



©Peckish Pig



**ALPANA SINGH**  
**Terra & Vine**  
Italian Mediterranean



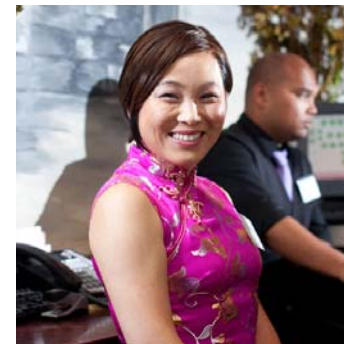
**AMY MORTON & NICOLE PEDERSON**  
**Found Kitchen and Social House**  
Haute-But-Homey Farm-To-Table



**GIDE MERRIMAN**  
**Bistro Bordeaux**  
Traditional French Bistro



**ERIC MANSAVAGE**  
**Farmhouse**  
Midwestern Farm-To-Table  
Craft Tavern



**SANDY CHEN**  
**Koi**  
Fine Asian Cuisine



**JOHN LINTON**  
**Hearth**  
Contemporary American



**SHIN THOMPSON**  
**Furious Spoon, Fire Fin Poké, Deadbolt**  
Nouveau Asian



## OFFICES

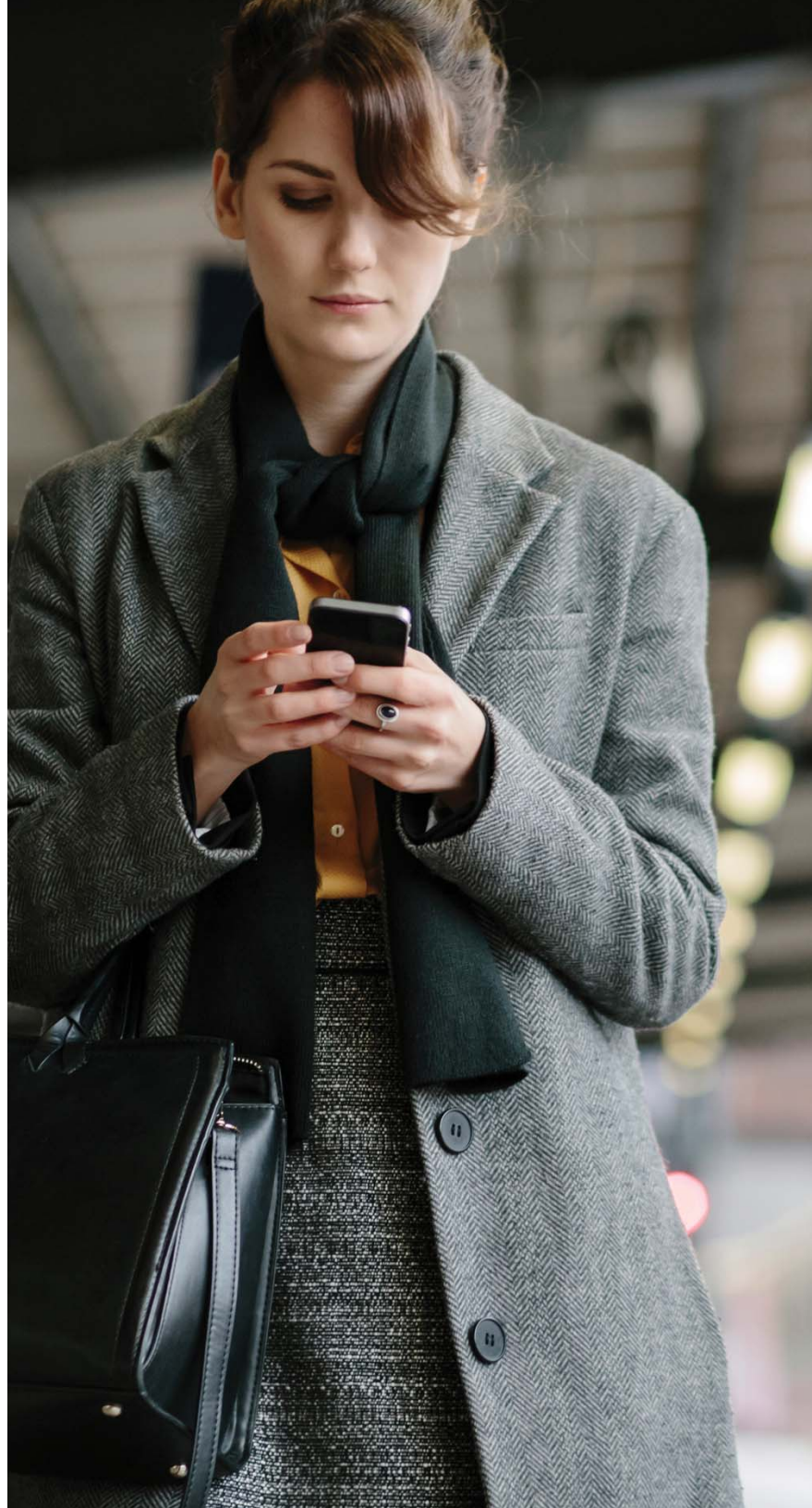
# Daytime Population is on the Rise

Evanston is the commercial center of Chicago's North Shore where local and national businesses employ thousands of area residents and commuters each day.

The downtown Evanston area alone has more than 10,000 employees within walking distance of Church Street Plaza.

Our newest neighbor, located just one block west, is the newly relocated corporate headquarters of Accuity, a nearly \$200 million business. With approximately 200 employees, it is predicted that "Accuity employees would spend about a \$1 million yearly at Evanston businesses."<sup>1</sup>

<sup>1</sup>"International company considers move from Skokie to Evanston," *The Chicago Tribune*, Bob Seidenberg, May 29, 2015.



## STUDENTS

# Notable Neighbor: Northwestern University

**\$127-\$155 million**

**ANNUAL EXPENDITURES  
IN EVANSTON**  
by Northwestern University faculty,  
staff, students and campus visitors.<sup>1</sup>

"The slew of students, faculty, visiting scholars, families and assorted other travelers that NU brings to the area **spend huge sums** in the area, too."<sup>2</sup>

- Largest employer in Evanston
- More than 20,000 students and 10,000+ faculty
- 60% of students live off-campus<sup>3</sup>
- #12 national university<sup>4</sup>
- Cost of undergraduate attendance is nearly \$70,000 per year<sup>5</sup>



<sup>1</sup>Economic Impact Report, Bay Area Economics, 2006.

<sup>2</sup>"Putting on a Happy Face," *North by Northwestern*, Sam Niuro, December 3, 2014. <sup>3</sup>Collegedata.com <sup>4</sup>US News & World Report

<sup>5</sup>Northwestern.edu



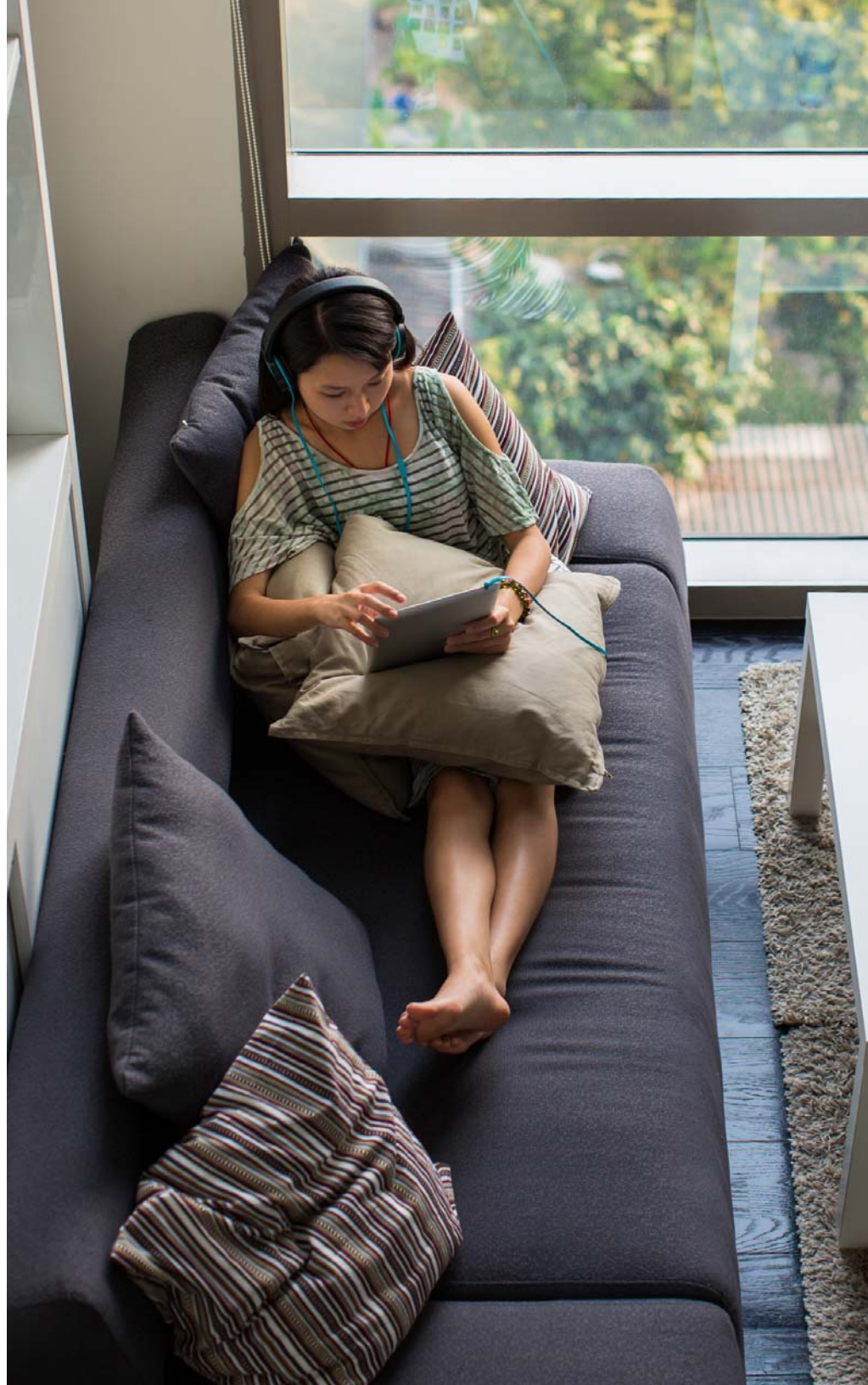
## RESIDENTS

# Living in Downtown Evanston

In addition to being a great place to work, visit and shop, many call Evanston home. And with residential development booming, soon many more will too.

- 3,000 housing units within walking distance, with another 800 planned
- 500+ residential condominiums in five block radius
- Over 800 new units planned in next 12 months
- 205 condo units on site

According to financial news site *24/7 Wall St.* Evanston was ranked the fifth of 'America's 50 Best Cities to Live.'



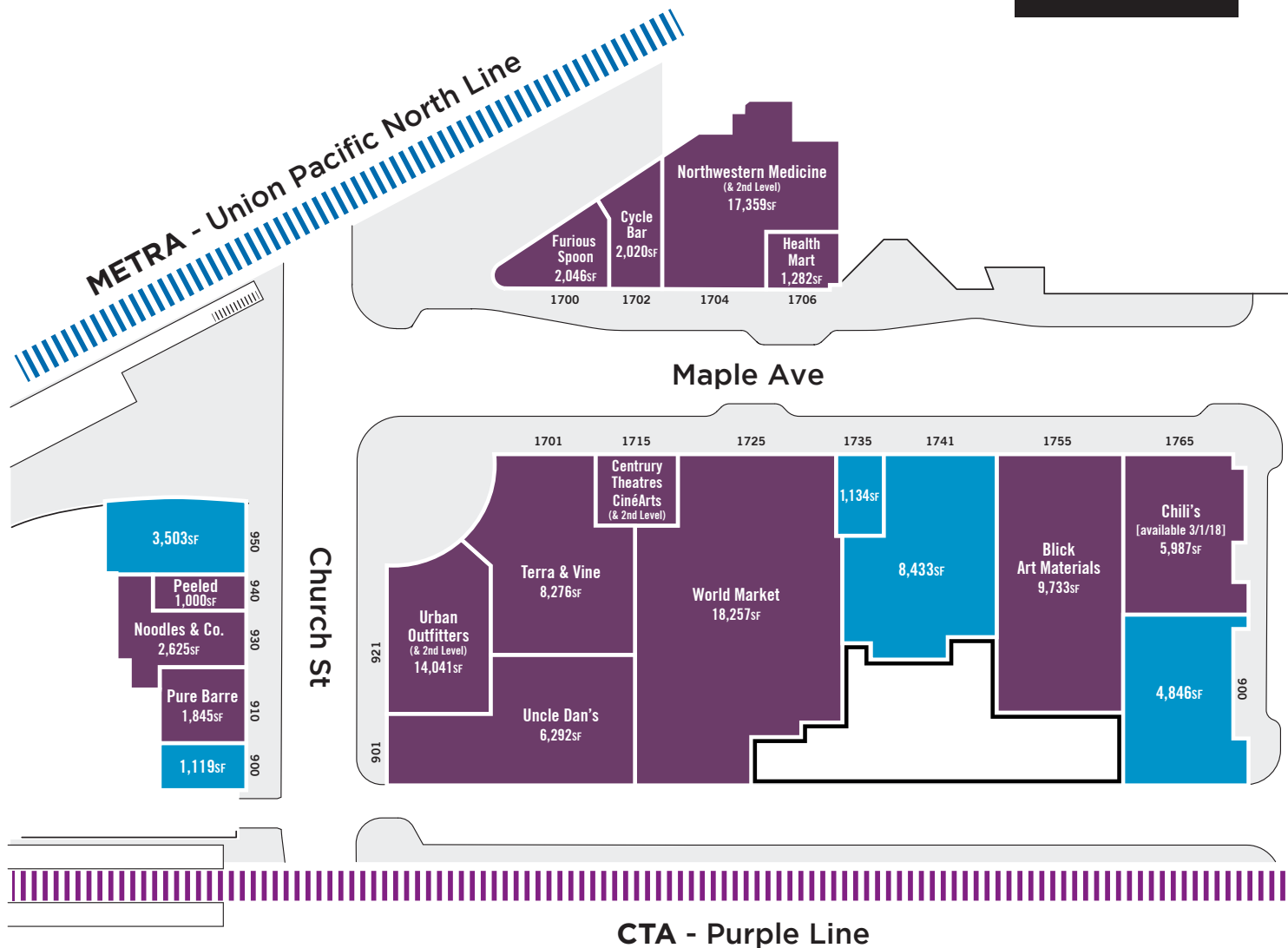
## DEMOGRAPHICS

	.5 mile	1 mile	2 miles
Population	14,742	35,306	85,285
Household	6,316	13,741	34,451
Median age (years)	29.1	29.6	35.2
Bachelor's degree or higher	77.7%	69.8%	65.8%
<b>Average Household Income</b>	<b>\$94,427</b>	<b>\$103,379</b>	<b>\$113,936</b>
Median Home Value	\$416,008	\$438,844	\$387,755
Owner-occupied	31.7%	36.6%	47.6%
Renter-occupied	59.0%	55.1%	45.1%
<b>EXPENDITURES</b>			
Food away from home	\$26.5MM	\$61.2MM	\$163MM
Food at home	\$37.8MM	88.2MM	\$237MM
Entertainment & Recreation	\$22.4MM	\$53.4MM	\$148MM
Apparel & Services	\$16.9MM	\$39.8MM	\$108MM
<b>ETHNICITY</b>			
White	67.9%	63.3%	61.7%
Black	5.4%	12.9%	17.8%
Asian	22.0%	16.3%	11.4%
Other	1.2%	3.5%	4.6%
Two or more	3.4%	4.1%	4.5%
Hispanic origin (any race)	6.2%	9.6%	10.9%

**Data Note:** Income is expressed in current dollars. **Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017.



# THE SPACE **Site Plan**



**McCAFFERY** Brokerage  
THOUGHTFUL AND CREATIVE REAL ESTATE SOLUTIONS

McCaffery Brokerage team members are experts in commercial and retail leasing strategy development and execution. We leverage well-established relationships with best-in-class national brands and cutting-edge entrepreneurs to curate the ideal tenant mix for the asset and the community which it serves.

McCaffery Brokerage is a division of McCaffery Interests, a privately owned, full-service commercial real estate firm with offices in Chicago, Washington, D.C. and Pittsburgh.

For more information, visit:  
**McCafferyInterests.com**





**CHURCH STREET & MAPLE AVENUE  
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