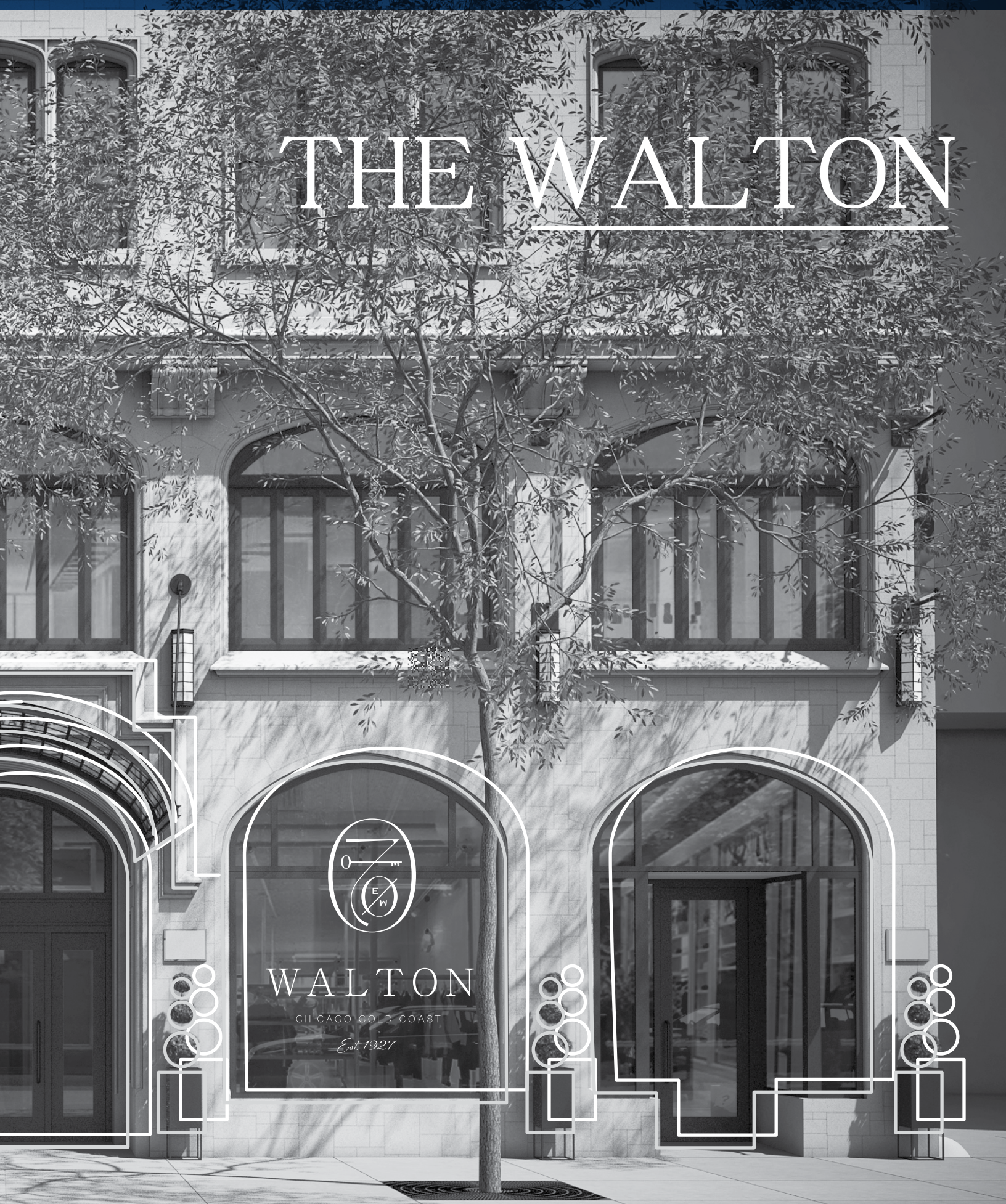


# THE WALTON



UP TO 8,175 SF OF RETAIL SPACE AVAILABLE  
GROUND FLOOR: 2,387 SF SECOND FLOOR: 5,770 SF

**CBRE**



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## FEATURES

- Two floors of available space (spaces can be leased separately)
    - Ground Floor 2,387 SF
    - Second Floor 5,770 SF
  - Beautiful, rarely available Gold Coast retail/restaurant space
  - The Walton is a unique, upscale extended stay with 25 exclusive, fully appointed apartments
  - Windows on the second level fully open for outdoor/indoor experience with tree-lined view
  - Highly successful co-tenancy, including the renowned Paul Rehder Salon and luxury fashion tenant, Eskandar
  - Conveniently located across from The 900 Shops and the 900 self-park garage with over 1,750 parking spaces
-

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## DEMOGRAPHICS

	.25 MI	.5 MI	1 MI
POPULATION	11,878	37,244	88,538
AVERAGE HOUSEHOLD INCOME	\$129,621	\$116,832	\$120,246
DAYTIME POPULATION	29,334	68,426	222,596

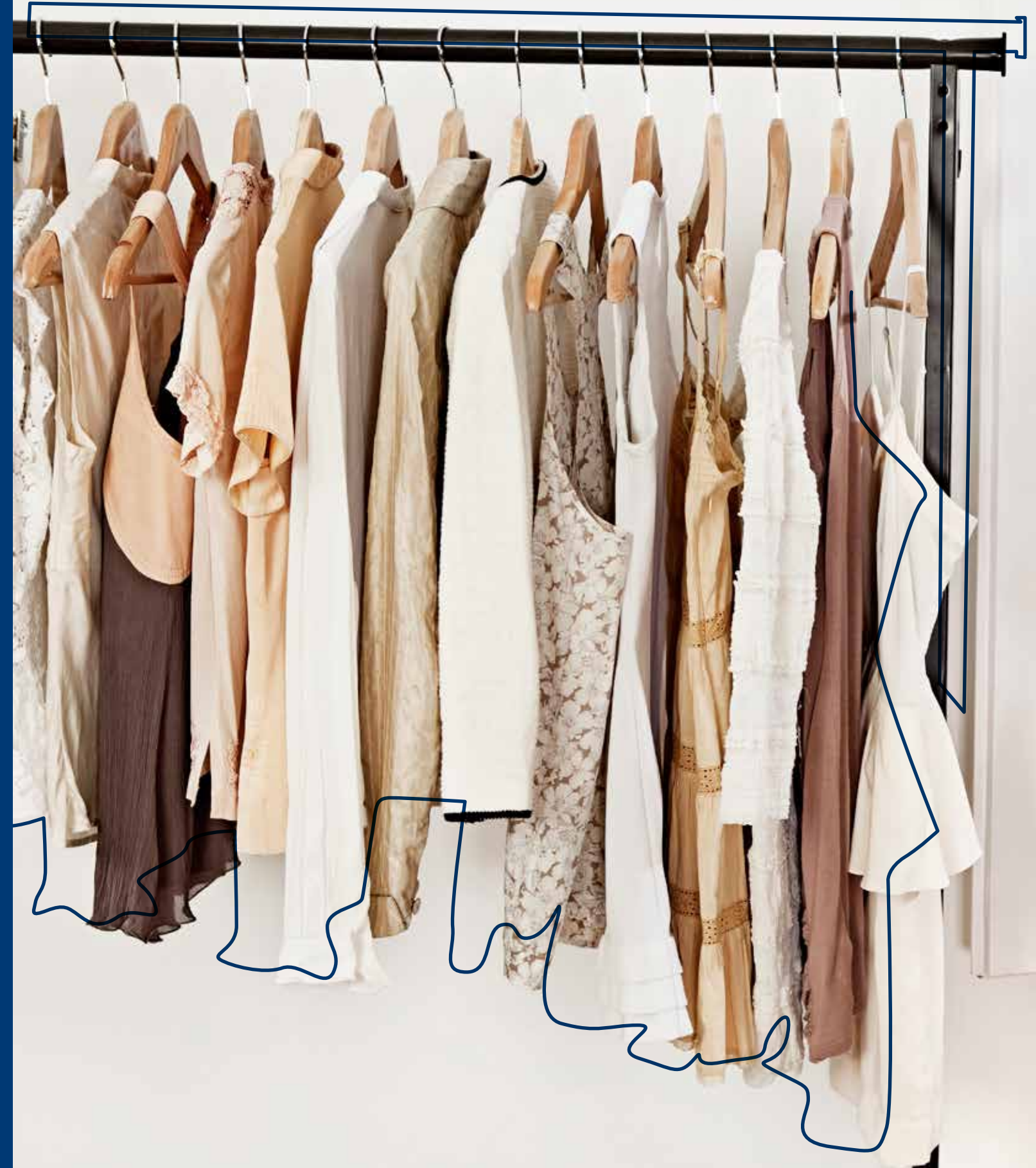
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THE WALTON WAS BUILT IN 1927 AND IS THE GRANDE DAME OF WALTON STREET. THE BUILDING HAS BEEN COMPLETELY RENOVATED, INCLUDING A SIGNIFICANT LOBBY AND COMMON AREA UPGRADE. THIS MAGNIFICENT BUILDING IS POSITIONED PERFECTLY FOR A MULTITUDE OF RETAIL OR RESTAURANT CONCEPTS.

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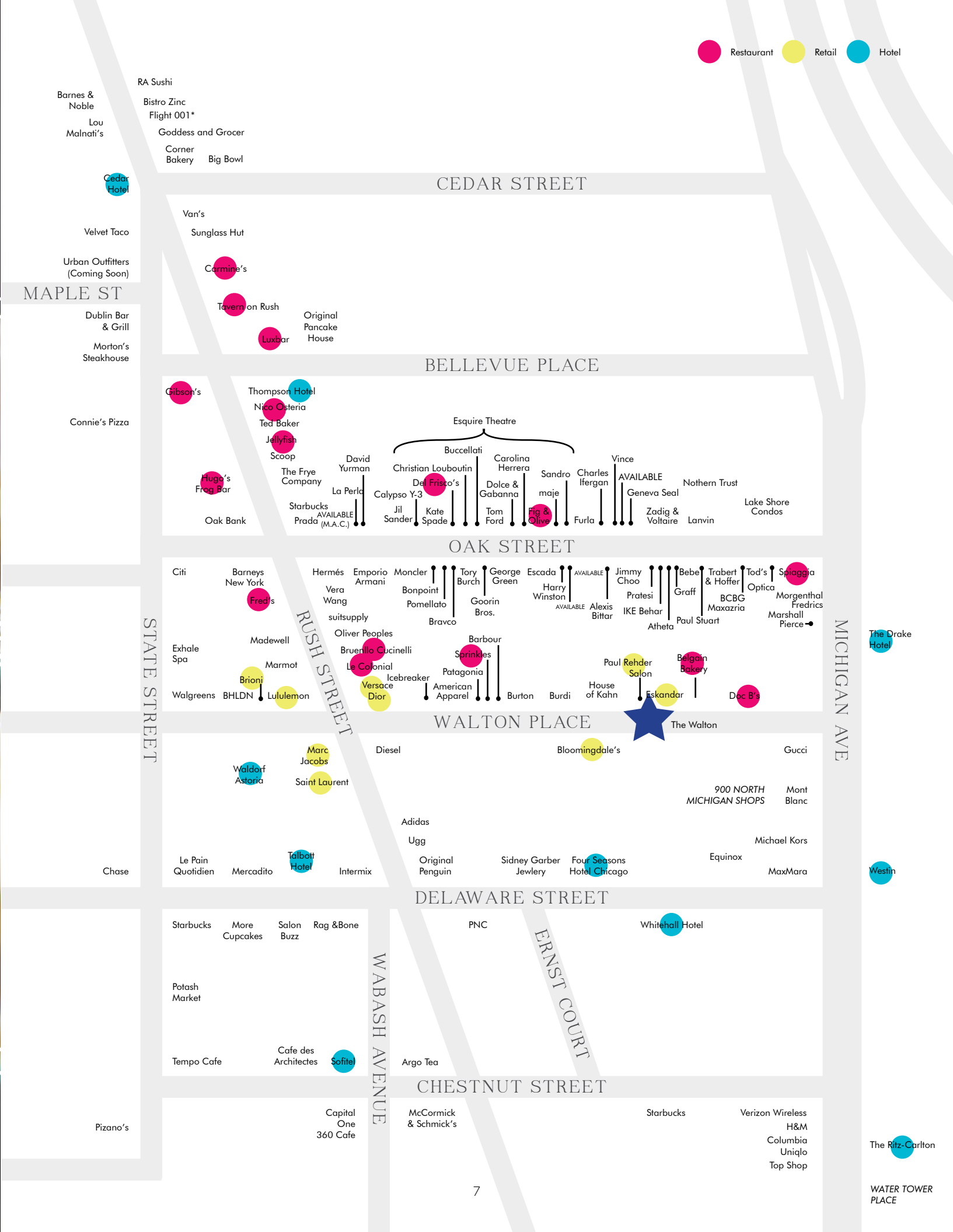
## SITE HIGHLIGHTS

- Located in the heart of the Gold Coast, Chicago's premier shopping destination for affluent shoppers
  - Proximity to Michigan Avenue retailers including Gucci, Louis Vuitton, Chanel, Van Cleef & Arpels, among other notable retailers
  - Average pedestrian count is over 16,000 people per day
  - Over 20,000 luxury hotel rooms within a two block radius, including Waldorf Astoria, Four Seasons, The Drake, Westin and The Ritz-Carlton
  - Average household income within a two mile radius is \$122,288
- 





NOTABLE  
CO-TENANTS



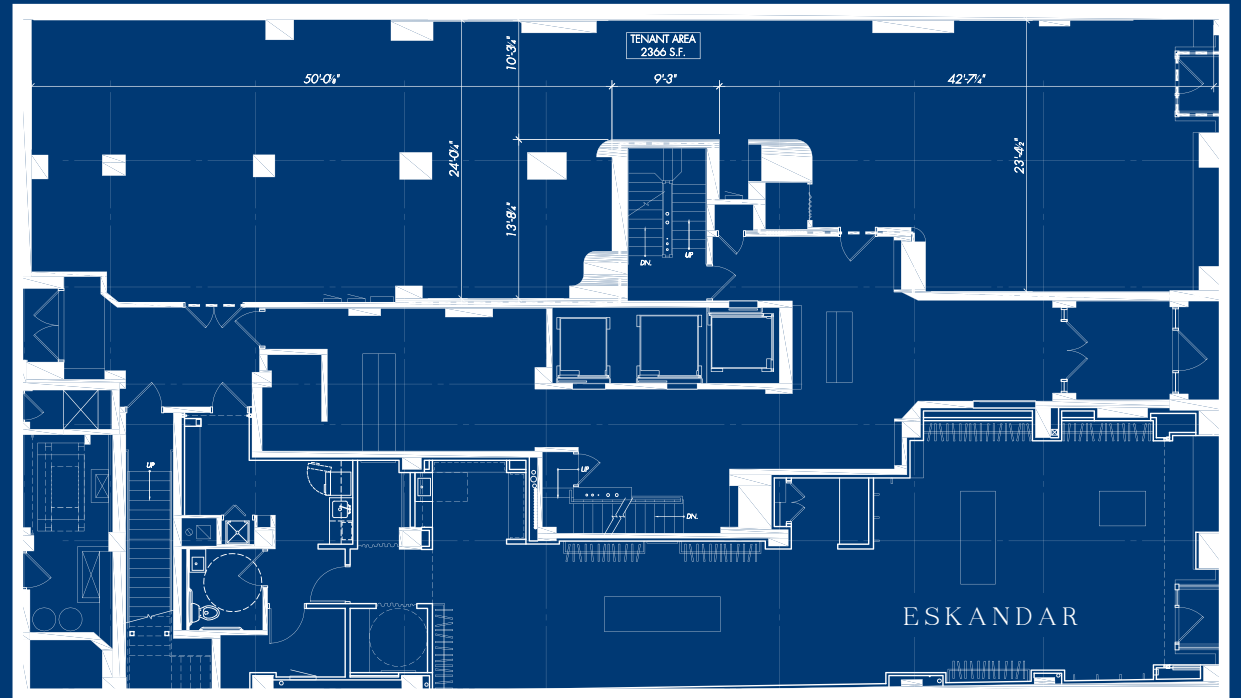
● Restaurant ● Retail ● Hotel



FLOOR PLANS

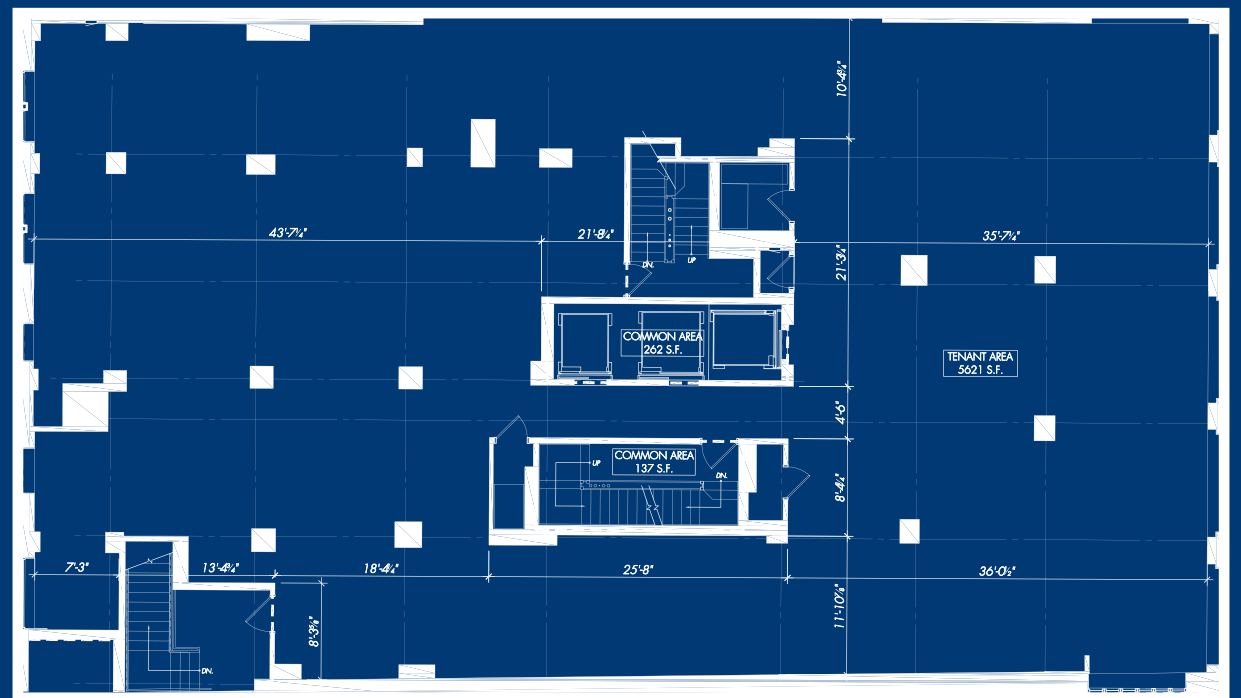
2,387 SQUARE FEET

GROUND FLOOR



5,770 SQUARE FEET

SECOND FLOOR



SPACES CAN BE SEPARATE OR CONTIGUOUS





# WALTON

eskandar

eskandar

For more leasing information, please contact:

SHARON KAHAN  
sharonkahan@cbre.com  
+1 312 297 7679

**CBRE**

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