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Bring Your Concept
to the Heart of the Chicago River

RETAIL

5,000 SF

TO

9,893 SF

AVAILABLE

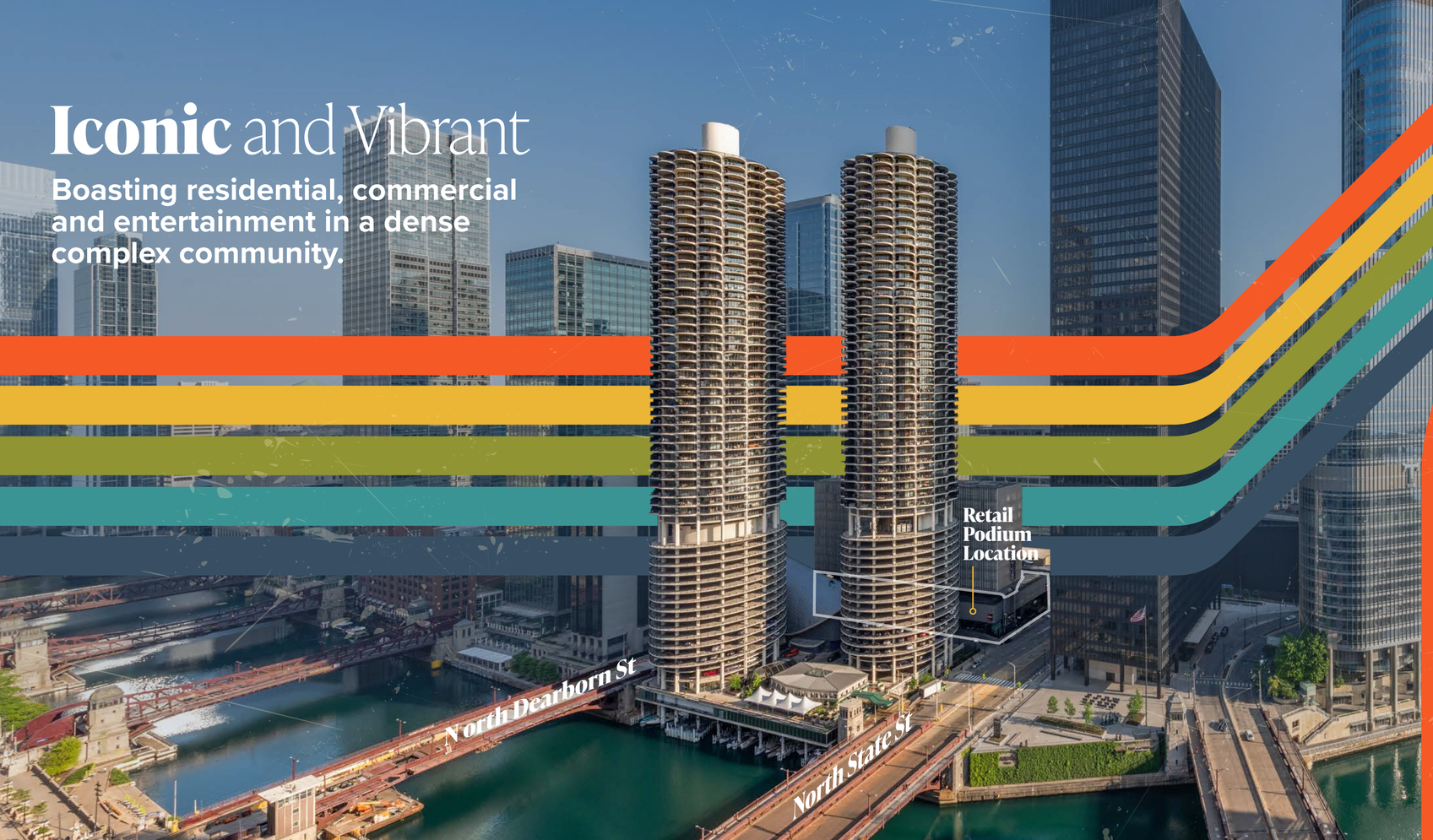
NEWMARK

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Iconic and Vibrant

Boasting residential, commercial and entertainment in a dense complex community.

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Location

Between State and Dearborn in Chicago's River North neighborhood, Marina City Riverfront is a vibrant destination for upscale dining, entertainment, wellness, and luxury travel.

Area Data

Within 0.25 mile of site; source: ESRI 2025

$211,396
Average Household Income

33
Median Age

5,118
Households

7,164
Population

896 parking spots
our neighbors do not have provides visitors convenience.

wendella

A Chicago Family Tradition Since 1935 -
1.2 Million Passengers Annually
travel down the Chicago River engaging the city's history.

Mixed-Use Amazing

Bring your concept to Marina City—Chicago's original "city within a city."

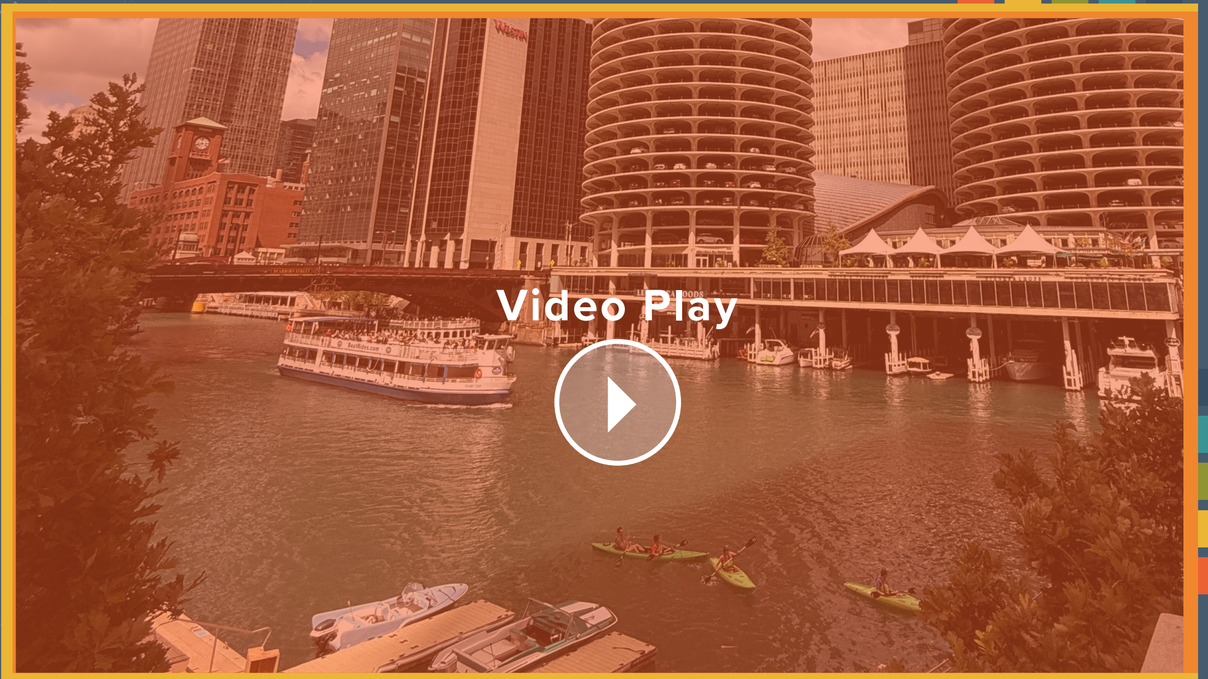
This iconic mixed-use development is home to hundreds of residents, office users, and daily visitors, offering a built-in audience ready for something new. Whether you're an innovative restaurant, a vibrant nightclub, or looking to introduce experiential entertainment like indoor pickleball, Marina City provides the perfect backdrop for your vision. Stand out with prime retail space surrounded by unparalleled architecture, dynamic foot traffic, and a community eager for exciting dining and entertainment options. **Join Marina City and become the destination everyone talks about, right where they live, work, and play.**

Dining Out
$77M+
spent on Food Away from Home in 2024 within 0.5 Miles

Massive Office Presence
16.5M SF
of office within 0.25 mile radius

The Loop's Residential Growth
rate is more than 3 times as fast as all studied downtowns nationally.

Transportation
Just blocks in proximity to multiple CTA Elevated Rail Commuter lines Red, Blue, Brown, Green, Orange, Pink, and Purple



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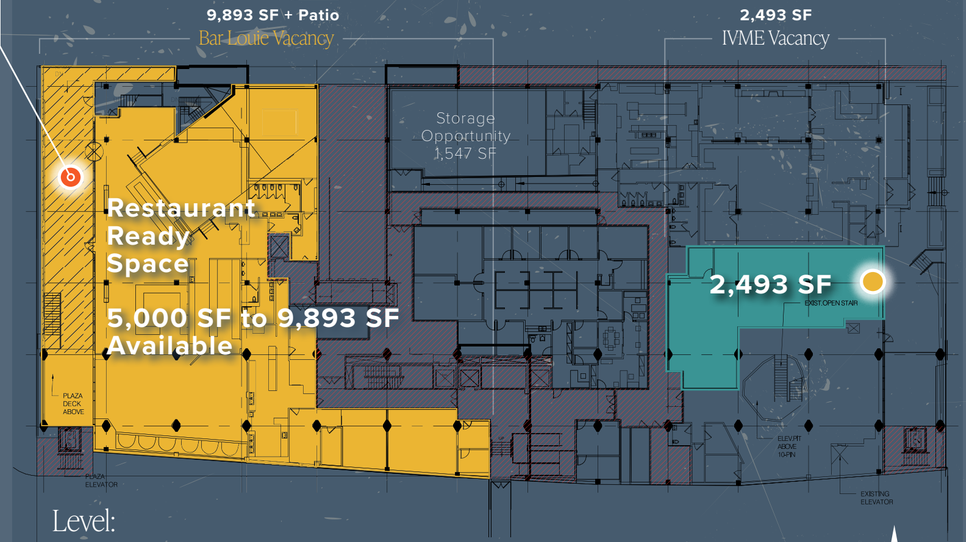
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Leasing - Site Plan

2,600 SF Patio Available

Opened August 2nd 2025

North 3rd Floor Plaza Level above Bar Louie Vacancy



Level:
North 2nd Floor Concourse

Join these exciting brands

Co-Tenants

SMITH & WOLLENSKY AMERICA'S STEAKHOUSE · HOUSE OF BLUES ENTERTAINMENT · 10PIN · SPIN · LEGAL SEA FOODS RESTAURANT + OYSTER BAR · Yolk. · DINE WELL Tortoise SUPPER CLUB







Street Level Signage Opportunity

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Why **Chicago**

Chicago's retail market remains tight with a low 4.9% vacancy rate and limited new development, supporting steady demand despite cooling from 2022–2023 highs. The metro remains a national leader for retail move-ins over the past year, trailing only Dallas, Houston, and New York.

By the Numbers

1.5 MM Visitors
at Willis Tower Skydeck annually

Tourism
is up for the summer of 2025, Memorial Day welcomed 5% more tourists than Memorial Day 2024

25 MM Visitors
Millennium Park had 25 million visitors in 2024

28%
of the CBD hotels are in **River North** (Nearly a Third), over 10,000 Rooms (42,000 overall in the CBD)

Notable Market Activity

Click Link To Preview Story

STORY^

Universal Studios
To Open Immersive Horror Experience In Chicago

STORY^

The Hand & The Eye will move into the Lawry's space, opening in the spring of 2026.

STORY^

The Harry Potter experience which opened in a 30,000 SF space is an interactive experience bringing visitors to the world of Harry Potter

STORY^

The Signature Room on the top of the Hancock will now be transformed into **Chicago's first 'multi-story observation deck'** and private event venue by 360 Chicago

Positioned in the heart of the Chicago river, the retail spaces at Marina City benefit from proximity to the Magnificent Mile, attracting high-income foot traffic and tourists.



Chicago River Restaurants

1. Wallensky's Grill
2. Pizzeria Portofino
3. RPM Seafood
4. The Kitchen American Bistro
5. River Roast New American
6. Gibsons Italia
7. Brews & Bites Riverwalk
8. The Water Plaza
9. Tiny-Tapp & Cafe
10. City Winery at The Riverwalk
11. Chicago Brewhouse Riverwalk
12. O'Briens Riverwalk Cafe
13. Community Marketplace

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