

DOWNTOWN NAPERVILLE RESTAURANT

16 W. Jefferson St., Naperville, IL 60540



Christina Caton Kitchel

312-545-1035

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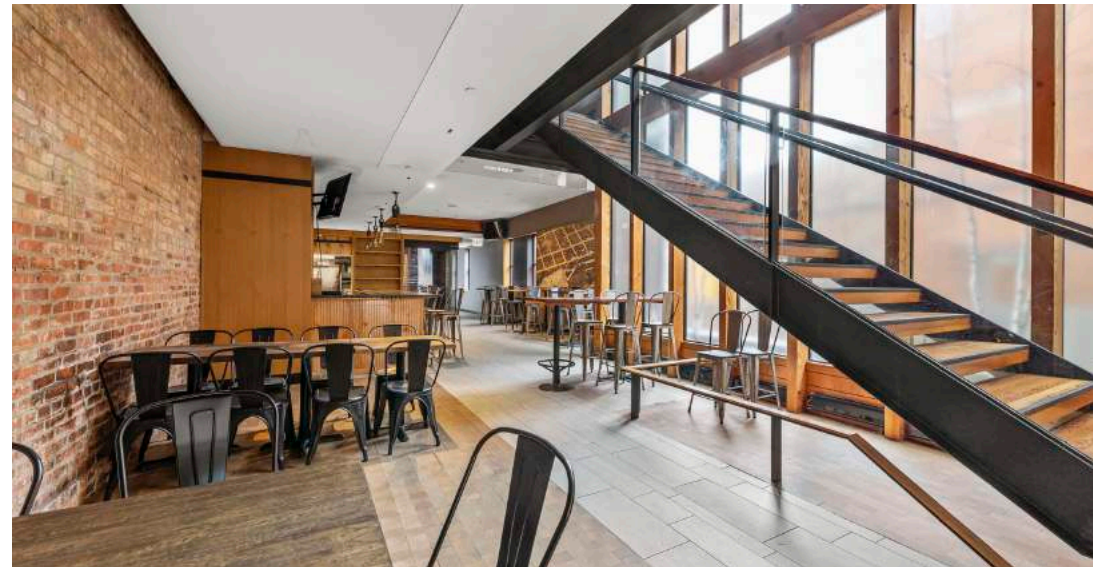
CATON
COMMERCIAL
REAL ESTATE GROUP

Offering Summary:

Lease Rate:	Contact Broker
Rentable SF:	9,211 SF
Basement SF:	3,402 SF
Total Building SF:	12,613 SF
Total Capacity:	426

Property Highlights:

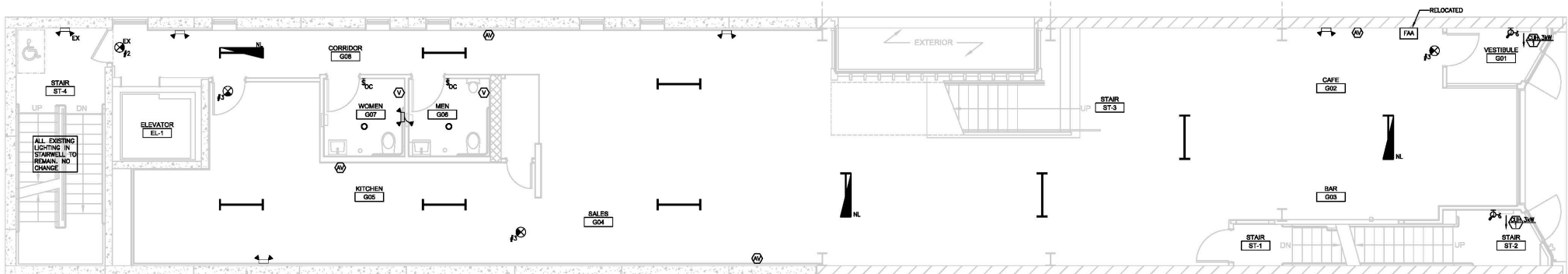
- Turnkey two story restaurant with unique 3rd floor bar and rooftop deck
- Restrooms on every floor
- Elevator building
- Fully built-out useable basement
- On the main thoroughfare in downtown Naperville, a dining and shopping destination
- Steps to national retailers and restaurants including Starbucks Reserve, The Apple Store, Sullivan's Steakhouse, Lululemon and Hugo's Frog Bar
- A few blocks from the famed Naperville Riverwalk
- A short distance from the Metra Train Station and I-88 interchange
- This location features excellent walkability with one of the highest walk scores of 94 out of 100



FIRST FLOOR

Floor SF: 3,268 SF
Capacity: 192

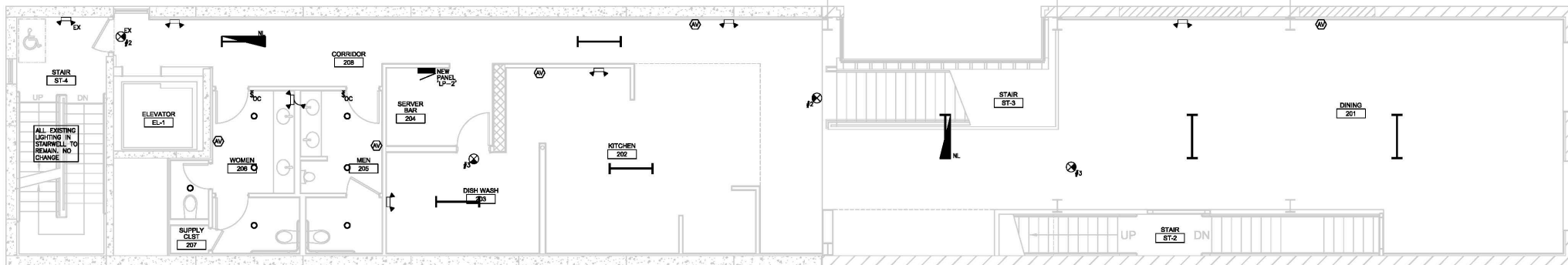
- Built-out restaurant space with exposed brick featuring a bar with countertop seating
- Fully equipped kitchen with two hoods and prep area
- Outdoor seating on Jefferson St. available seasonally
- Restrooms



SECOND FLOOR

Floor SF: 3,335 SF
Capacity: 71

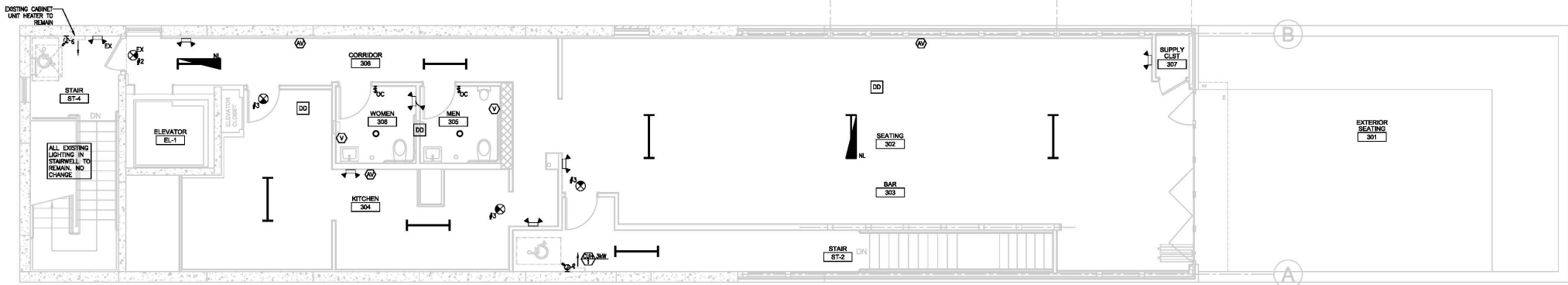
- Modern design dining room with wood floors, exposed brick and wood feature ceilings
- Second fully equipped kitchen
- Restrooms



THIRD FLOOR

Floor SF: 2,608 SF
Capacity: 163

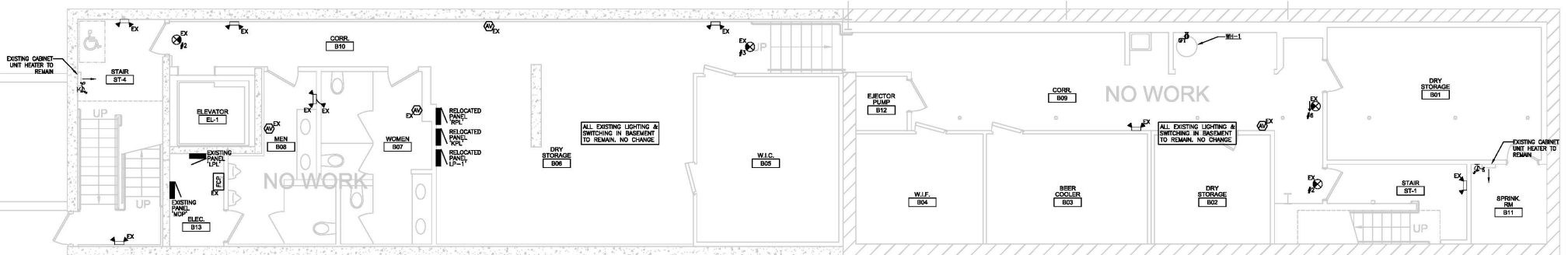
- Rooftop bar and outdoor deck with seating
- Separate entrance



BASEMENT

Floor SF: 3,402 SF
Capacity: 5



- Built-out basement with manager's office, private employee restrooms, storage and additional prep area
- Keg storage and distribution



PARKING

Multiple parking garages and lots offer approximately 4,000 free parking spaces within a five block radius for employees and customers.

Parking

-  Street Parking Space
-  Parking Lot/Garage



DOWNTOWN NAPERVILLE



THE CITY OF NAPERVILLE

AN AWARD WINNING COMMUNITY

Naperville combines values and charm with the vibrancy of a modern thriving economy making it a powerhouse in the Chicago area.

The City is recognized nationally and internationally; making headlines often.

Best City to Live in Illinois (24/7 Wall Street, 2018)

Best City to Raise a Family in America (Niche, 2021)

Cities Where Millennials are Purchasing Homes (SmartAsset's, 2019)

One of America's "Coolest Suburbs" (Apartment Therapy, 2019)

3rd Best Place to Visit (Livability, 2018)

No. 1 Safest Cities to Raise a Child (SafeWise, 2020)

City with Best Public Schools in America (Niche, 2021)

3rd Best Place in the Nation to Live if You Work from Home (Money Magazine, 2021)

Named in "Top Earning Towns" (Money Magazine)

Naperville Tops List Of Retail, Restaurant Sales For 2nd Year

It's the second time in a row that Naperville secured the top spots.

Lisa Marie Farver, Patch Staff
Posted Thu, Jun 20, 2019 at 4:51 pm CT



Naperville's booming economy relies on auto sales, grocery sales, and more. (GoogleMaps Streetview)

Naperville Named Among Best Cities To Live In America: Niche

The suburb also got high marks for its public schools, housing market and more.

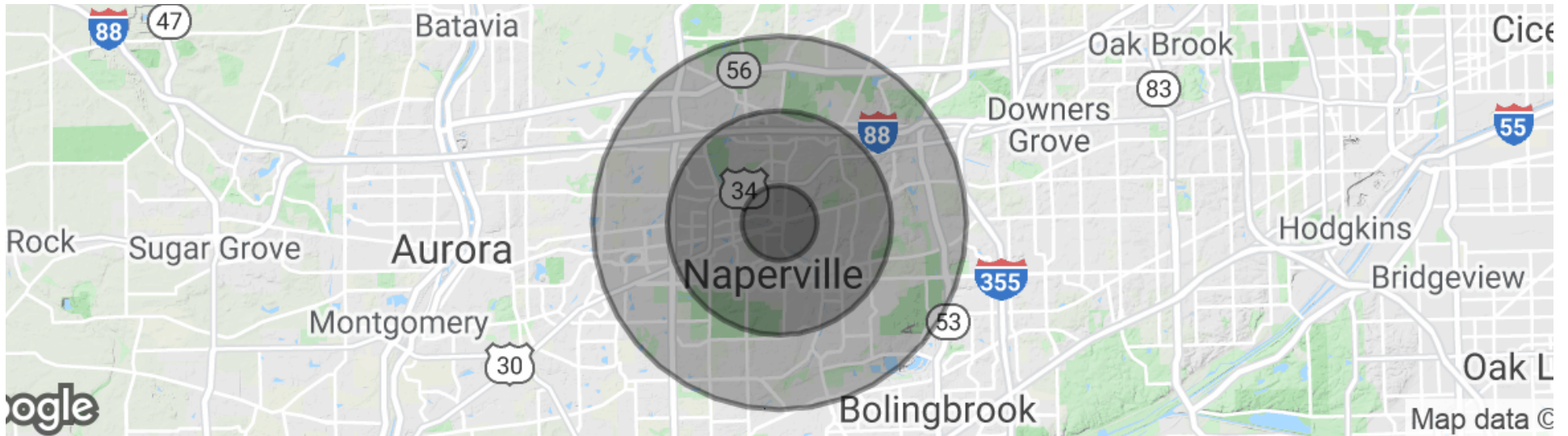
Lisa Marie Farver, Patch Staff
Posted Mon, Mar 15, 2021 at 9:49 pm CT



Naperville came in third in Niche's 2021 roundup of the best cities to live in America. (Naem Khan)



DEMOGRAPHICS



		1 MILE	3 MILES	5 MILES
POPULATION	Total Population	11,575	88,291	218,293
	Average Age	39.0	39.3	37.6
	Average Age (Male)	36.9	37.7	36.4
	Average Age (Female)	39.7	40.3	38.4
HOUSEHOLDS	Total Households	4,328	32,100	80,424
	# of Persons per HH	2.7	2.8	2.7
	Average HH Income	\$116,739	\$126,012	\$118,804
	Average HH Value	\$500,460	\$476,628	\$428,219



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RESTAURANT W/ROOFTOP BAR & DECK

