

# BLOCK THIRTY SEVEN

SHOPS ON STATE



# FOOD.FASHION.FILMS



# HIGHLIGHTS

# DEMOGRAPHICS

**BLOCK 37** is a five level Lifestyle Center located in the heart of Chicago's Loop. Thanks to increased residential and hotel development, local promotion of iconic cultural and tourist attractions, a robust Theatre District and a growing concentration of higher education students and faculty, the Loop has become the ideal incubator for business development and professional growth. Block 37 is home to premier brands such as Sephora, Zara, Banana Republic Factory, AMC Dine – In Theatres, First Ascent Climbing and Fitness and much more. Visited by 9 Million + patrons annually and connected at it's Pedway level to the CTA Red and Blue lines, Block 37 offers a convenient way to shop, dine and play locally. Block 37 also shares a foot print with Marquee, a 38 story, 690 unit apartment tower boasting over 1K+ residents.

## THE NUMBERS

Five Levels of Prime Retail

**275,373 SQ FT**

38 Story Luxury Apartment Tower

**690 Units**

|                           | .5 mi     | 1 mi      | 3 mi      |
|---------------------------|-----------|-----------|-----------|
| 2021 Population           | 15,482    | 85,801    | 326,902   |
| 2026 Projected Population | 16,147    | 89,750    | 334,881   |
| 2021 Households           | 9,564     | 52,572    | 177,121   |
| 2026 Projected Households | 10,028    | 55,064    | 182,247   |
| Average Household Income  | \$173,212 | \$170,358 | \$152,247 |
| Median Age                | 35        | 37        | 37        |

## WORKPLACE STATS

|                                  | 1 mi            | 3 mi            |
|----------------------------------|-----------------|-----------------|
| 2021 Consumer Spending           | \$2,529,568,805 | \$7,013,998,343 |
| 2026 Projected Consumer Spending | \$2,932,202,405 | \$7,921,268,322 |
| Total Businesses                 | 24,881          | 41,223          |
| Total Employees                  | 448,306         | 645,410         |

Sources: Sitewise/CoStar



# LOCAL CONNECTIONS



Adler Planetarium  
11 Minute Drive



Art Institute of Chicago  
12 Minute Walk



Cloud Gate  
9 Minute Walk



Field Museum  
15 Minute Drive



Crown Fountain  
9 Minute Walk



Chicago Cultural Center  
7 Minute Walk



Museum of Science & Industry  
15 Minute Drive



Millennium Park / Maggie Daley Park  
15 Minute Walk



Daley Plaza  
1 Minute Walk



Grant Park  
22 Minute Walk

|             | .5 mi  | 1 mi   | 3 mi   |
|-------------|--------|--------|--------|
| Hotels      | 37     | 88     | 131    |
| Hotel Rooms | 12,851 | 31,742 | 43,318 |

|                                     |             |
|-------------------------------------|-------------|
| Block 37 Annual Foot Traffic        | 9.5 Million |
| Block 37 Weekly Pedway Foot Traffic | 100,000     |

|                                       |                        |
|---------------------------------------|------------------------|
| Daily Pedestrians Along State Street  | 27,000                 |
| SQ FT of State Street Retail          | 2 Million              |
| Retail Consumer Spending State Street | \$401 Million (1 mile) |

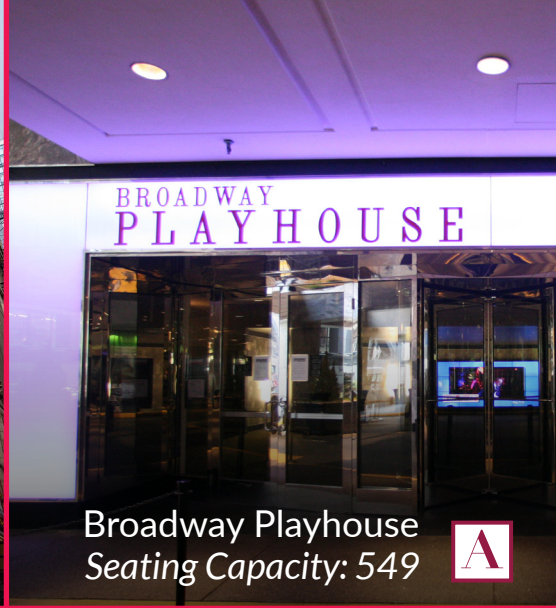
|                                   |               |
|-----------------------------------|---------------|
| Red Line at Lake Street Ridership | 6.6 Million   |
| Blue Line at Washington Ridership | 4 Million     |
| CTA Annual Ridership              | 10.6 Million* |

\*The Block 37 Pedway connects the Red and Blue Line CTA stops at the Lake Street Redline and the Washington Blue Line stops.





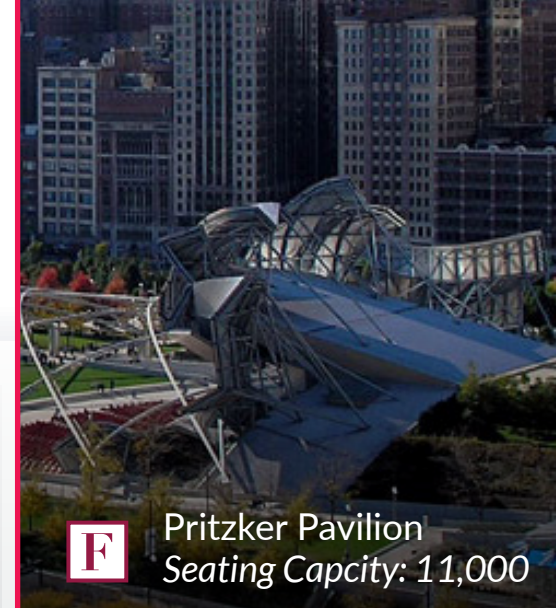
**Chicago Theatre**  
Seating Capacity: 3,600 **B**



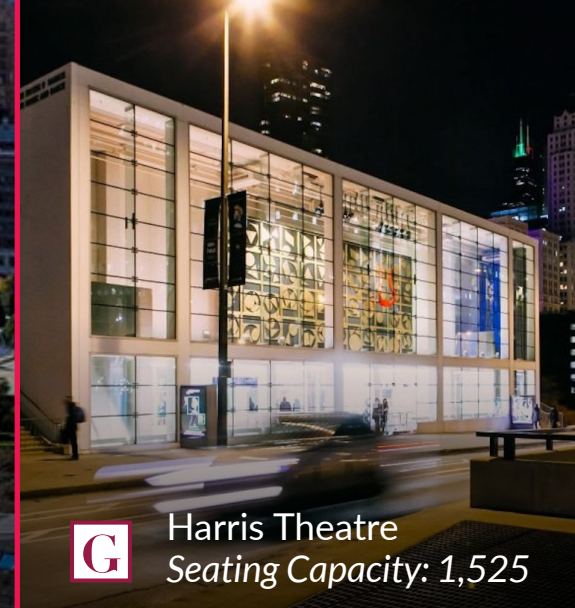
**Broadway Playhouse**  
Seating Capacity: 549 **A**

**BLOCK 37** is located in the heart of Chicago's Theatre and Business District, just two Blocks west of Millennium Park, Chicago's Cultural Mile, just across from Daley Plaza.

↑ **A** 1.6 MILES TO MICHIGAN AVENUE      LESS THAN A MILE AT MICHIGAN & CONGRESS **H**  
 ↑ **F G** THREE BLOCKS EAST OF BLOCK 37      FOUR BLOCKS SOUTH OF BLOCK 37 **J**



**Pritzker Pavilion**  
Seating Capacity: 11,000 **F**



**Harris Theatre**  
Seating Capacity: 1,525 **G**



**Nederlander Theatre**  
Seating Capacity: 1,232 **C**



**Auditorium Theatre**  
Seating Capacity: 3,875 **H**



**Goodman Theatre**  
Seating Capacity: 850 **D**



**Cadillac Palace Theatre**  
Seating Capacity: 2,344 **E**

← **D** JUST ONE BLOCK WEST OF BLOCK 37  
 ↓ **E** THREE BLOCKS WEST OF BLOCK 37

Grow Among **BLOCK 37's**  
Exciting Retail Community.



**Chicago Symphony**  
Seating Capacity: 2,522 **J**



**CIBC Theatre**  
Seating Capacity: 1,800 **I**

Sources: Sitewise/CoStar



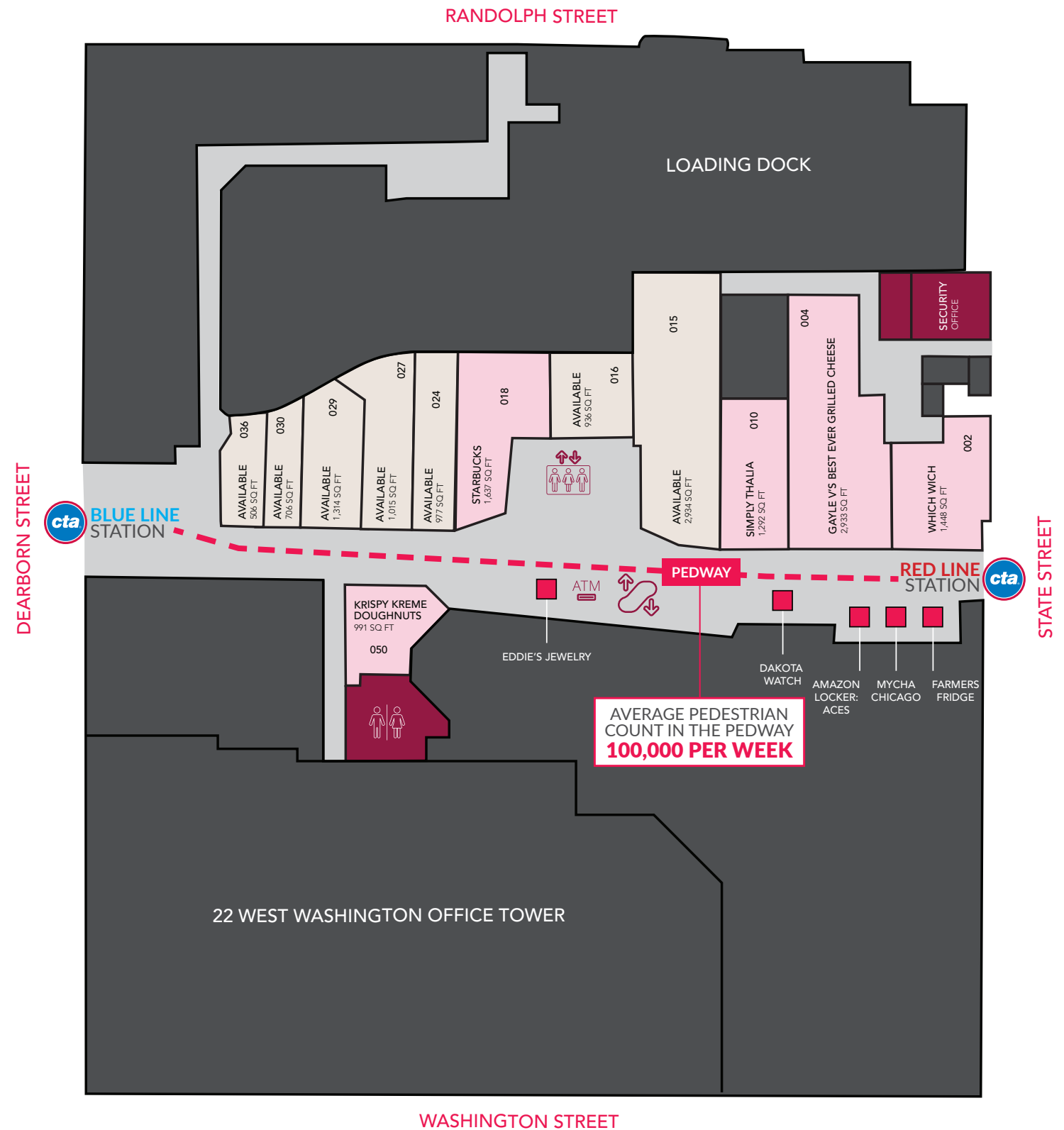
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## PEDWAY

|     |                                    |                  |
|-----|------------------------------------|------------------|
| 002 | Which Wich                         | 1,448 sf         |
| 004 | Gayle V's Best Ever Grilled Cheese | 2,933 sf         |
| 010 | Simply Thalia                      | 1,292 sf         |
| 015 | Available                          | 2,934 sf         |
| 016 | Available                          | 936 sf           |
| 018 | Starbucks                          | 1,637 sf         |
| 024 | Available                          | 977 sf           |
| 027 | Available                          | 1,015 sf         |
| 029 | Available                          | 1,314 sf         |
| 030 | Available                          | 706 sf           |
| 036 | Available                          | 506 sf           |
| 050 | Krispy Kreme Doughnuts             | 991 sf           |
|     | Farmer's Fridge                    | Vending          |
|     | Mycha Chicago                      | Vending          |
|     | Amazon Locker: Aces                | Kiosk            |
|     | Dakota Watch                       | Kiosk            |
|     | Eddie's Jewelry                    | Kiosk            |
|     | <b>TOTAL</b>                       | <b>16,689 sf</b> |





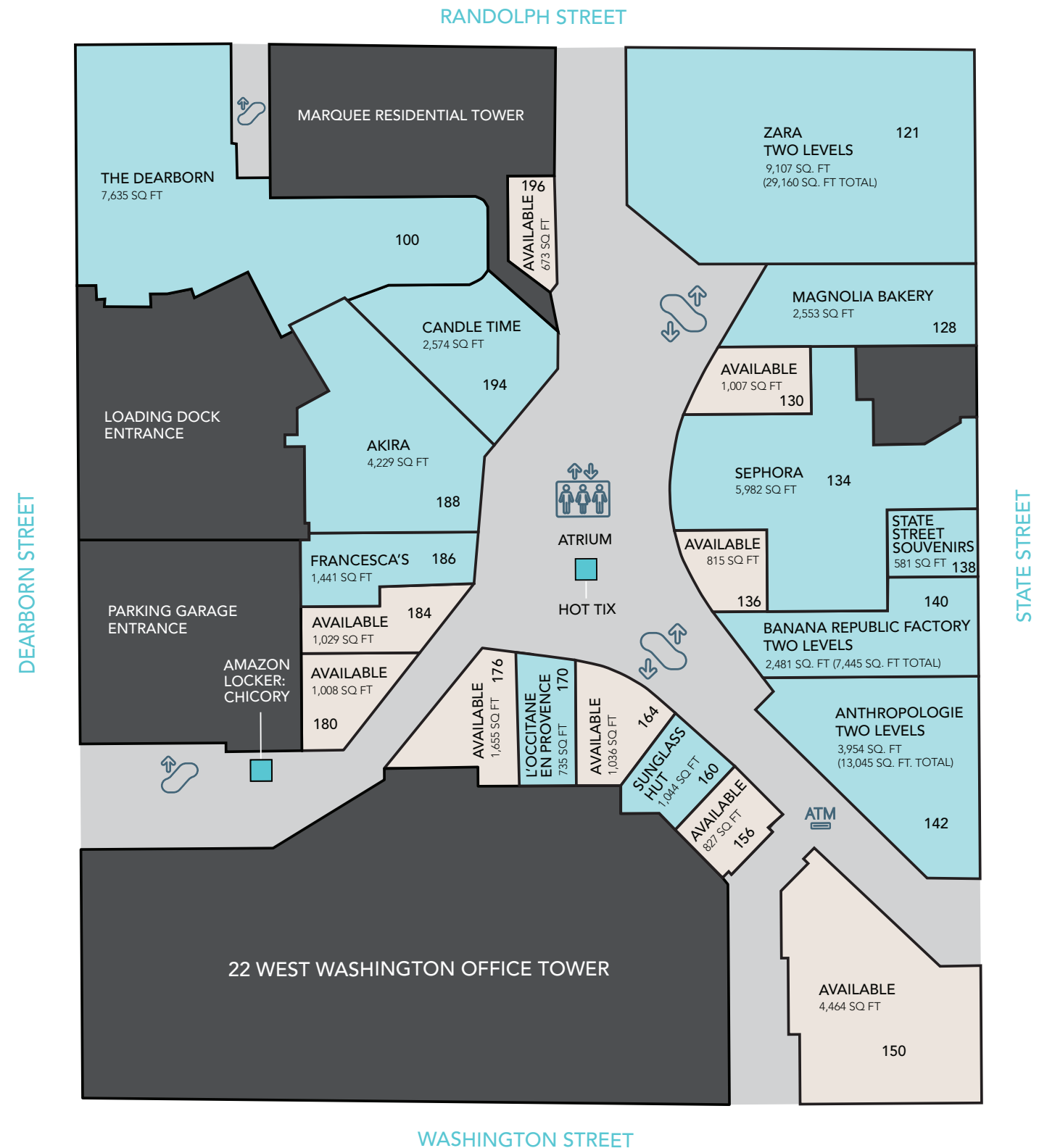
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## LEVEL ONE

|     |                                   |                  |
|-----|-----------------------------------|------------------|
| 100 | The Dearborn                      | 7,635 sf         |
| 121 | Zara (Level 1)                    | 9,107 sf         |
| 128 | Magnolia Bakery                   | 2,553 sf         |
| 130 | Available                         | 1,007 sf         |
| 134 | Sephora                           | 5,982 sf         |
| 136 | Available                         | 815 sf           |
| 138 | State Street Souvenirs            | 581 sf           |
| 140 | Banana Republic Factory (Level 1) | 2,481 sf         |
| 142 | Anthropologie (Level 1)           | 3,954 sf         |
| 150 | Available                         | 4,464 sf         |
| 156 | Available                         | 827 sf           |
| 160 | Sunglass Hut                      | 1,044 sf         |
| 164 | Available                         | 1,036 sf         |
| 170 | L'Occitane En Provence            | 735 sf           |
| 176 | Available                         | 1,655 sf         |
| 180 | Available                         | 1,008 sf         |
| 184 | Available                         | 1,029 sf         |
| 186 | Francesca's                       | 1,441 sf         |
| 188 | Akira                             | 4,229 sf         |
| 194 | Candle Time                       | 2,574 sf         |
| 196 | Available                         | 673 sf           |
|     | Amazon Locker: Chicory            | Kiosk            |
|     | Hot Tix                           | Kiosk            |
|     | <b>TOTAL</b>                      | <b>54,830 sf</b> |





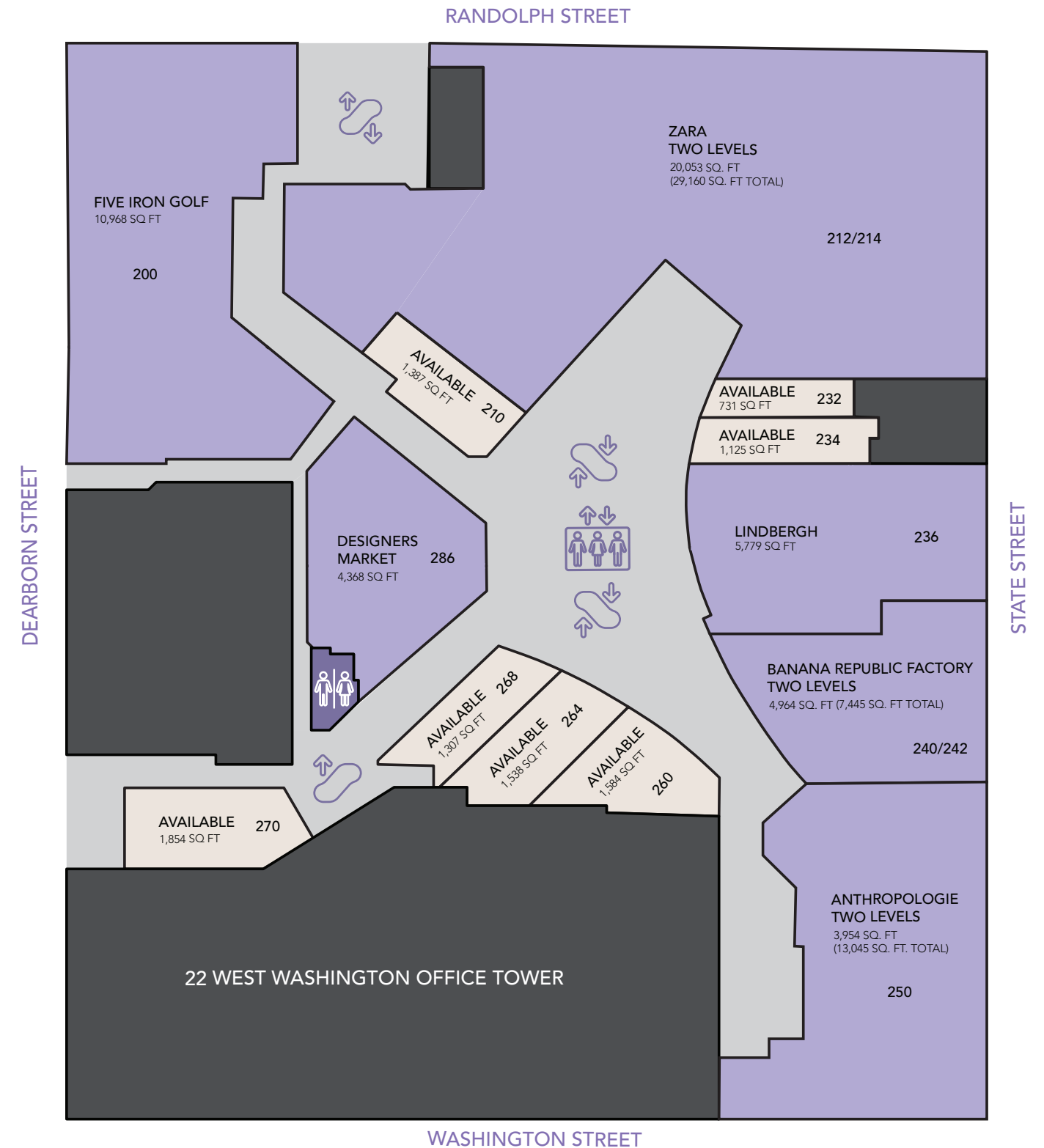
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## LEVEL TWO

|              |                                     |                  |
|--------------|-------------------------------------|------------------|
| 200          | Five Iron Golf                      | 10,968 sf        |
| 210          | Available                           | 1,387 sf         |
| 212          | Zara (2nd Level)                    | 20,053 sf        |
| 232          | Available                           | 731 sf           |
| 234          | Available                           | 1,125 sf         |
| 236          | Lindbergh                           | 5,779 sf         |
| 240          | Banana Republic Factory (2nd Level) | 4,964 sf         |
| 250          | Anthropologie (2nd Level)           | 3,954 sf         |
| 260          | Available                           | 1,584 sf         |
| 264          | Available                           | 1,538 sf         |
| 268          | Available                           | 1,307 sf         |
| 270          | Available                           | 1,854 sf         |
| 286          | Designers Market                    | 4,368 sf         |
| <b>TOTAL</b> |                                     | <b>57,934 sf</b> |





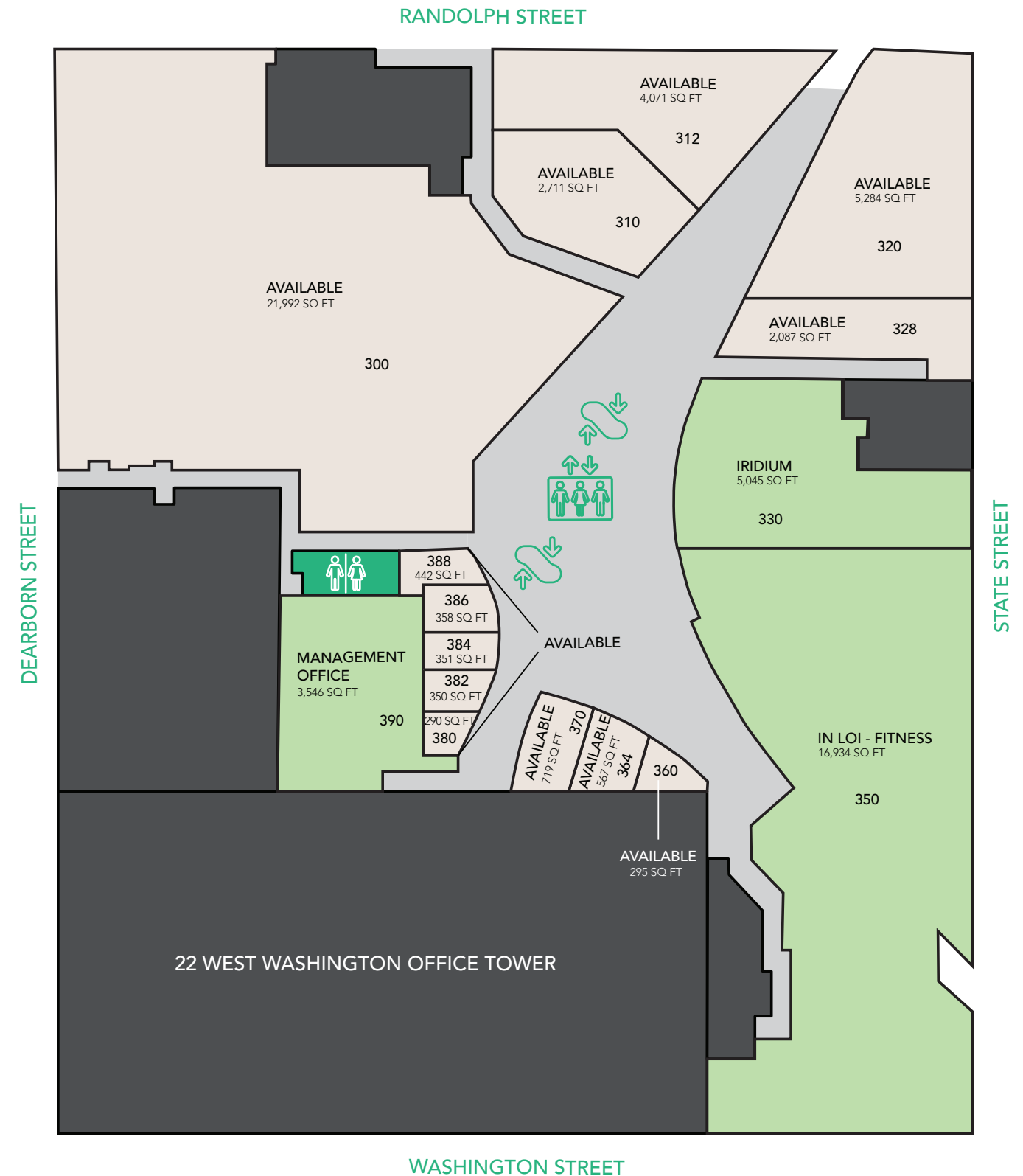
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## LEVEL THREE

|              |                   |                  |
|--------------|-------------------|------------------|
| 300          | Available         | 21,992 sf        |
| 310          | Available         | 2,711 sf         |
| 312          | Available         | 4,071 sf         |
| 320          | Available         | 5,284 sf         |
| 328          | Available         | 2,087 sf         |
| 330          | Iridium           | 5,045 sf         |
| 350          | IN LOI - FITNESS  | 16,934 sf        |
| 360          | Available         | 295 sf           |
| 364          | Available         | 567 sf           |
| 370          | Available         | 719 sf           |
| 380-388      | Available         | 1,791 sf         |
| 390          | Management Office | 3,546 sf         |
| <b>TOTAL</b> |                   | <b>65,042 sf</b> |





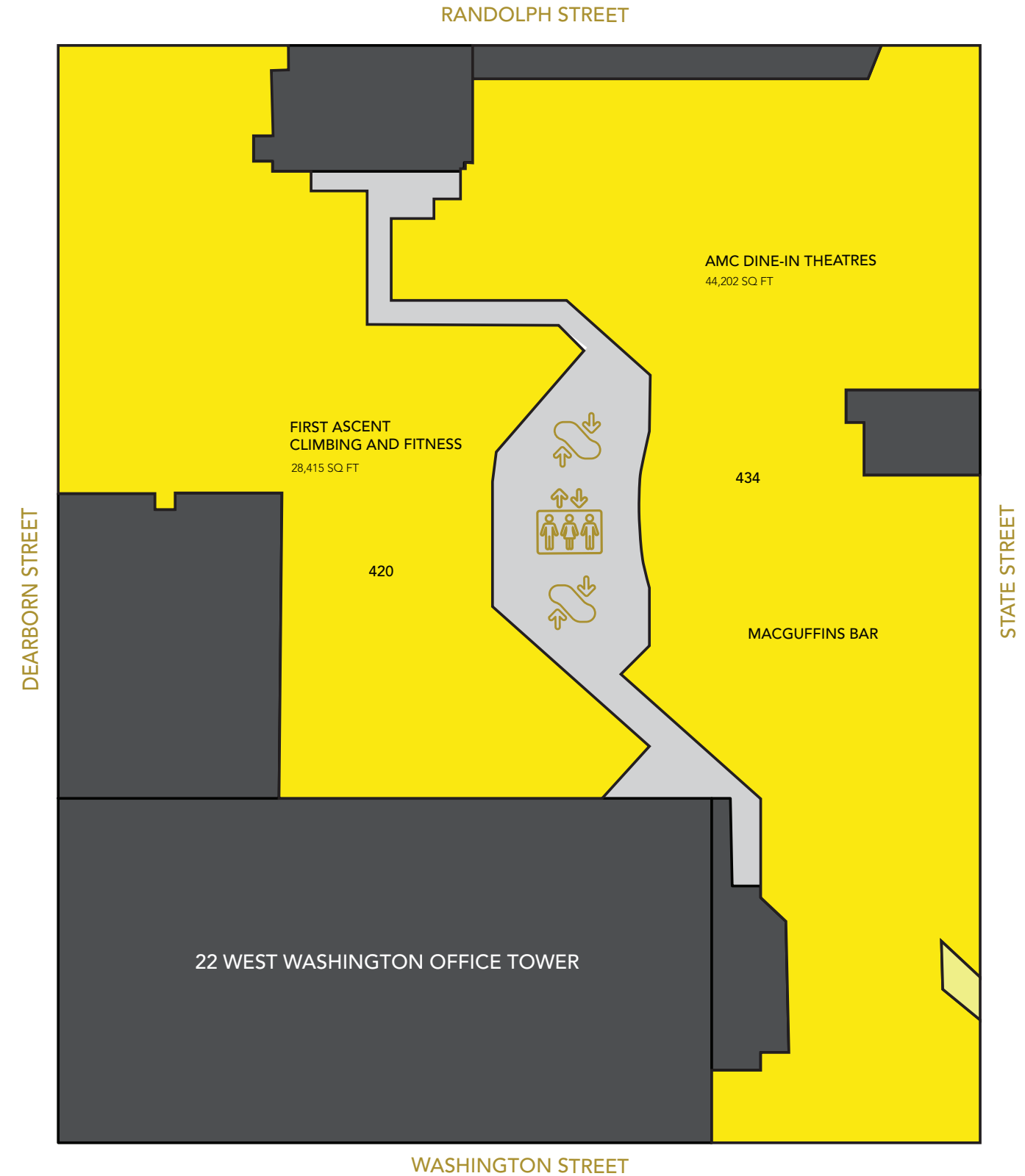
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## LEVEL FOUR

|     |                                   |                       |
|-----|-----------------------------------|-----------------------|
| 420 | First Ascent Climbing and Fitness | 28,415 sf             |
| 434 | AMC Dine-In Theatres              | 44,202 sf             |
| 434 | MacGuffins Bar                    | (Inside AMC Theatres) |
|     | <b>TOTAL</b>                      | <b>72,617 sf</b>      |





**For Leasing Opportunities Contact:**

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