



1504

N FREMONT  
STREET

PRIME CORNER  
Former **Restaurant & Fitness Studio**

L I N C O L N P A R K

VIRTUAL TOUR

**L3** Capital





#### LOCATION

CORNER OF N FREMONT & BLACKHAWK

#### SIZE AVAILABLE

TOTAL - 13,633 SF

TENANT 1 - 4,606 SF

TENANT 2 - 4,884 SF

TENANT 3 (CORNER) - 4,143 SF

#### FRONTAGE

36' to +124' ON N FREMONT ST

+57' ON BLACKHAWK ST

#### FEATURES

LOFTY, BOWTRUSS CEILINGS

LARGE, GLASS WINDOWS

AMPLE NATURAL LIGHT

[VIRTUAL TOUR](#)

#### WITHIN 3 BLOCKS

- **LULULEMON'S** LARGEST FLAGSHIP TO DATE
- **REI CO-OP** RIVERSIDE FLAGSHIP
- **WHOLE FOODS** \$80M ANN'L SALES
- 580+ EXISTING RESIDENTIAL UNITS
- MULTIPLE PARKING LOTS
- "BIG DEAHL" DEVELOPMENT
- \* <500 NEW RESI UNITS & 26K SF PARK UNDERWAY
- \* **PLANET GRANITE** NOW OPEN





\$80M ANNUAL SALES

20K SF  
LARGEST STORE TO DATE

2M  
RIDERS PER YEAR

**BIG DEAL DEVELOPMENT**  
COMING SOON  
487 UNITS

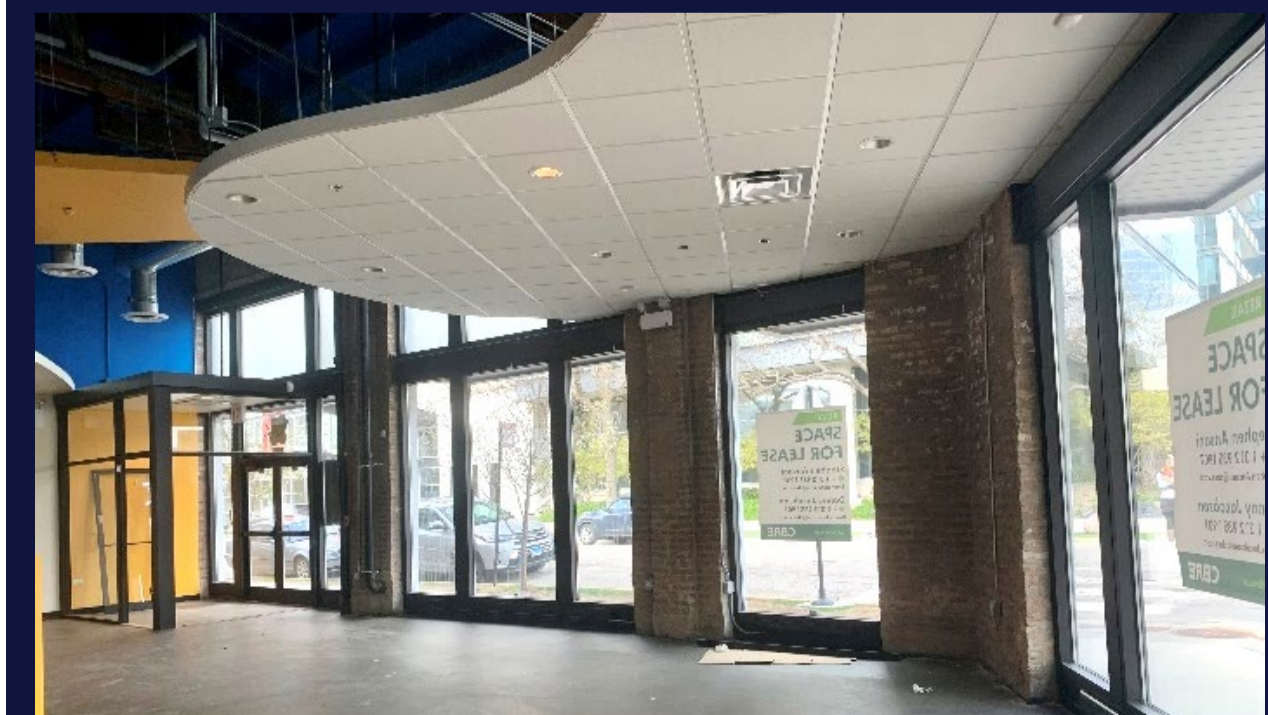
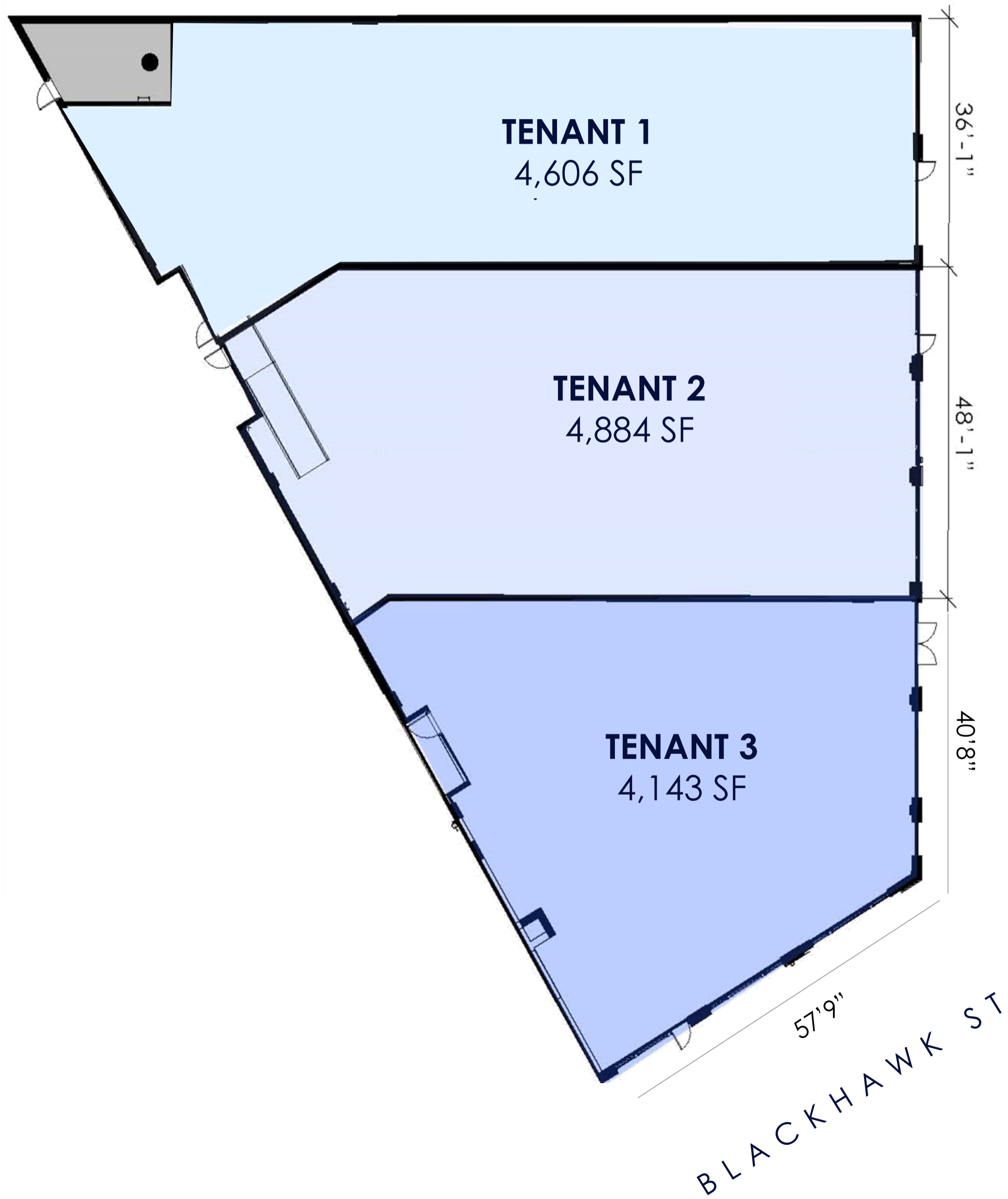
# LINCOLN PARK NEIGHBORHOOD

Radius	POPULATION	MEDIAN H H I N C O M E
1 MI.	56,790	\$110,181
3 MI.	484,211	\$101,826
5 MI.	1,005,862	\$76,427

NEW THEATER CAMPUS \$54M

NEWCITY







1504

N FREMONT  
STREET



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