

54 W. Hubbard



CANVAS •

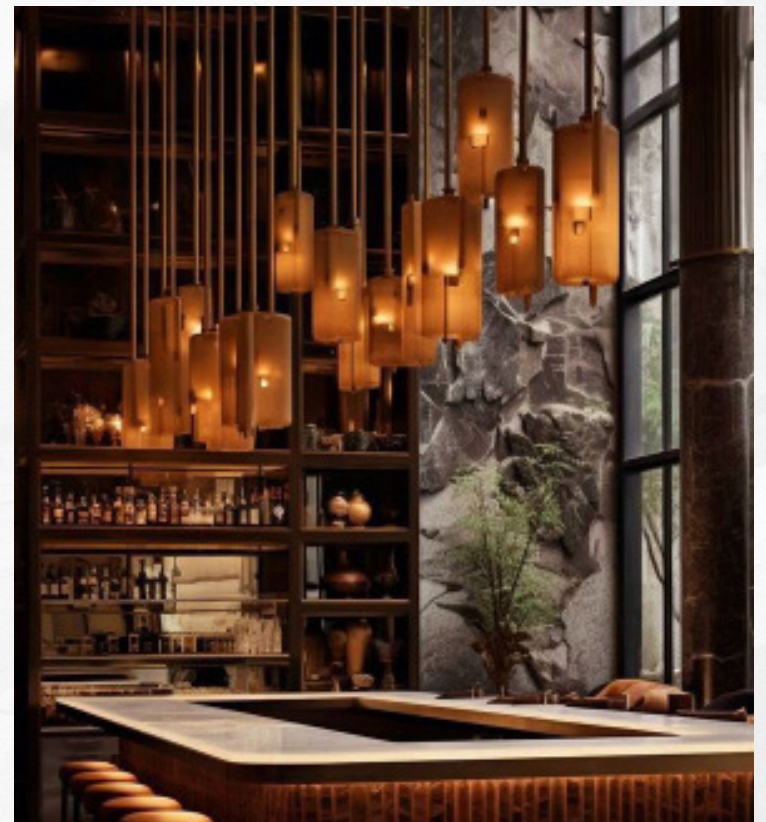
 FRIEDMAN
PROPERTIES

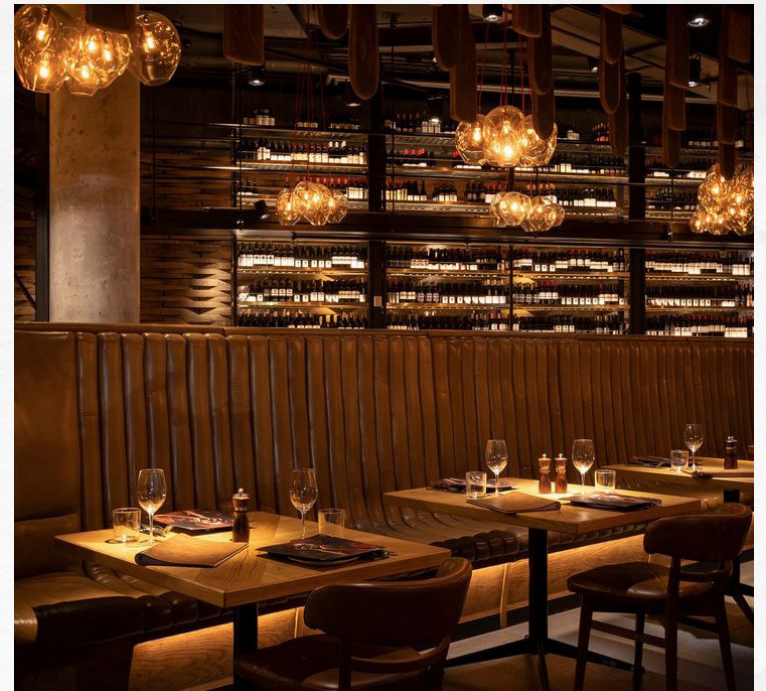
Unparalleled Restaurant Opportunity in Prime River North

Step into a one-of-a-kind **6,600+ SF** restaurant space in the heart of **River North**-a brand new offering rich in history and character. Once home to the city's criminal courts until 1929, this unique venue boasts **16 ft ceilings, exposed brick, and an ambiance that blends heritage with modern allure.**

Surrounded by some of the hottest new dining destinations including La Grande Boucherie, OLIO E PIU, Crying Tiger (coming soon), Gus' Sip & Dip, UMMO, Blue Sushi Sake Grill, and Ghost Donkey-this location is poised for success.

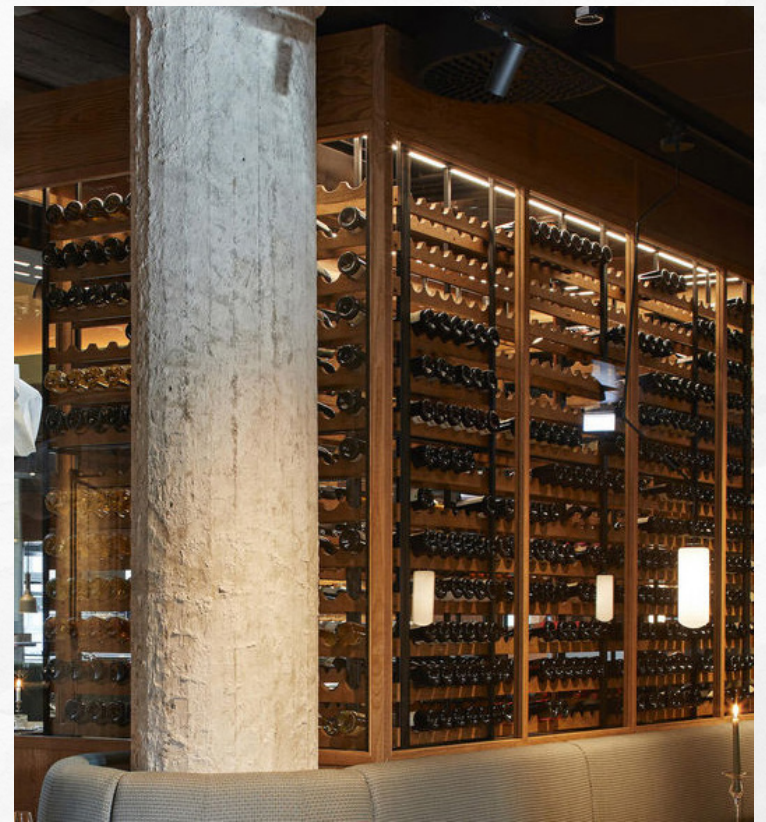
A rare chance to make your mark in one of Chicago's most dynamic dining scenes.





River North Neighborhood

- Home to many of the country's top performing restaurants and is located just north of the Chicago River and the Loop – the country's 2nd largest Central Business District
- The wide-ranging success of the neighborhood's retailers and restaurants is largely due to the convergence of its many hotels/tourists, affluent residential profile and dense daytime population

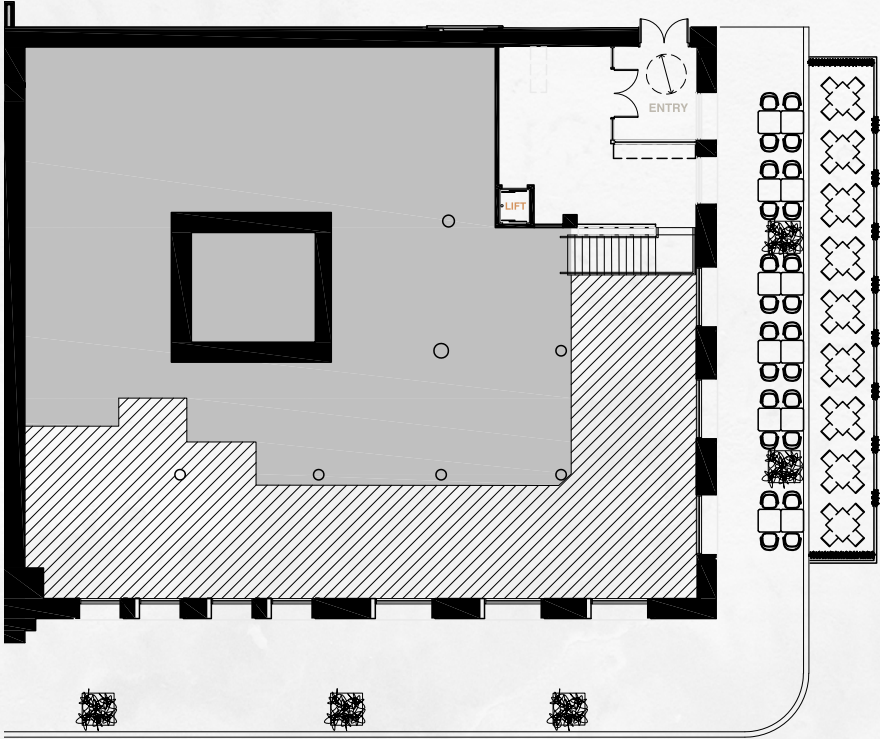


Restaurant Opportunity

Ground Floor Entrance

Scenario A

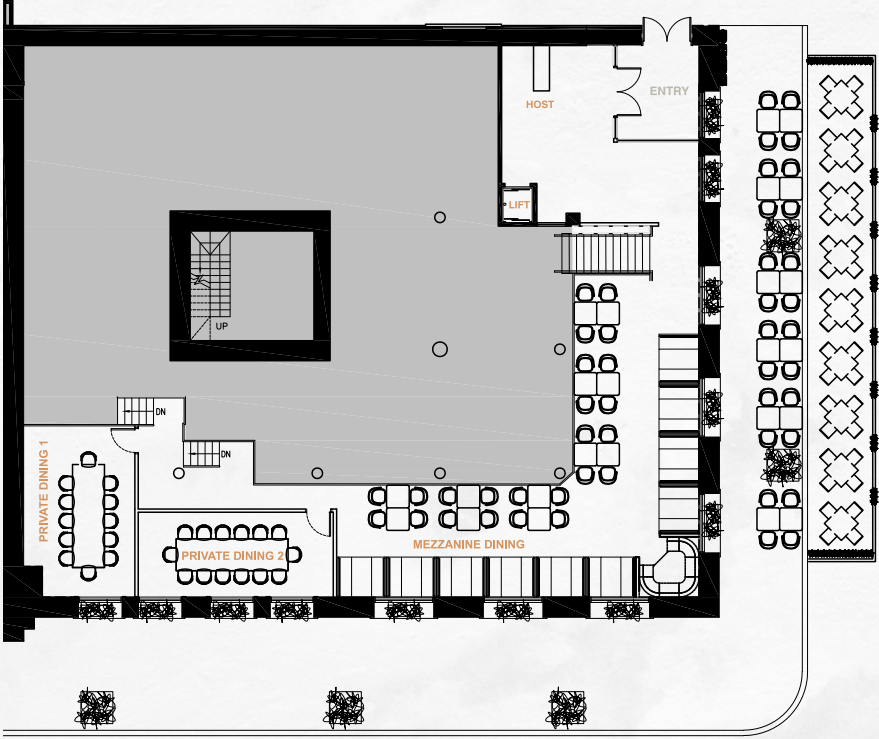
Entrance Only



HUBBARD STREET

Scenario B

Entrance w/ Mezzanine



HUBBARD STREET

DEARBORN STREET

DEARBORN STREET

Restaurant Opportunity

Sub-level Restaurant: 6,600sf

	Scenario A	Scenario B
Bar Dining:	73	73
Main Dining:	89	89
Wine Room PDR:	8	8
Bar Seats:	31	31
Mezz Dining:	N/A	70
Mezz Private Dining 1:	N/A	12
Mezz Private Dining 2:	N/A	14
TOTAL SEATS:	201	297





Interior Rendering



Interior Rendering



Interior Rendering



View from Hubbard Street

Demographics



119K+

Total Population



\$186K+

Average HHI



563K+

Daytime Population

Restaurants

BAVETTES
bar & bœuf

BEATRIX

BOUCHERIE

CICCIO
MIO
ESTABLISHED 2019

Frontier

GILT BAR

HAWKSMOOR

JALEO
BY JOSÉ ANDRÉS

Joe's

Levain
BAKERY

OLIO E PIÙ

PLANTA

RPM
ITALIAN

RPM
SEAFOOD

RPM
STEAK

sienna tavern
EST. 1933

Steak
48

SUSHI-SAN
寿司さん

TAO
CHICAGO

THE SMITH

Hotels

aloft
HOTELS

CONRAD
HOTELS

FAIRFIELD
INN & SUITES®

HYATT
PLACE®

moxy

OMNI

THE GWEN HOTEL

THE GODFREY

THE LANGHAM

THE PENINSULA
HOTELS

TRUMP
INTERNATIONAL HOTEL

WESTIN®
HOTELS & RESORTS

Retail

BLAKE

bluemercury

EATALY

ikram

JONATHAN ADLER

Levain
BAKERY

NORDSTROM

rochebobois
PARIS

THE LUXURY
BED COLLECTION

Wellness

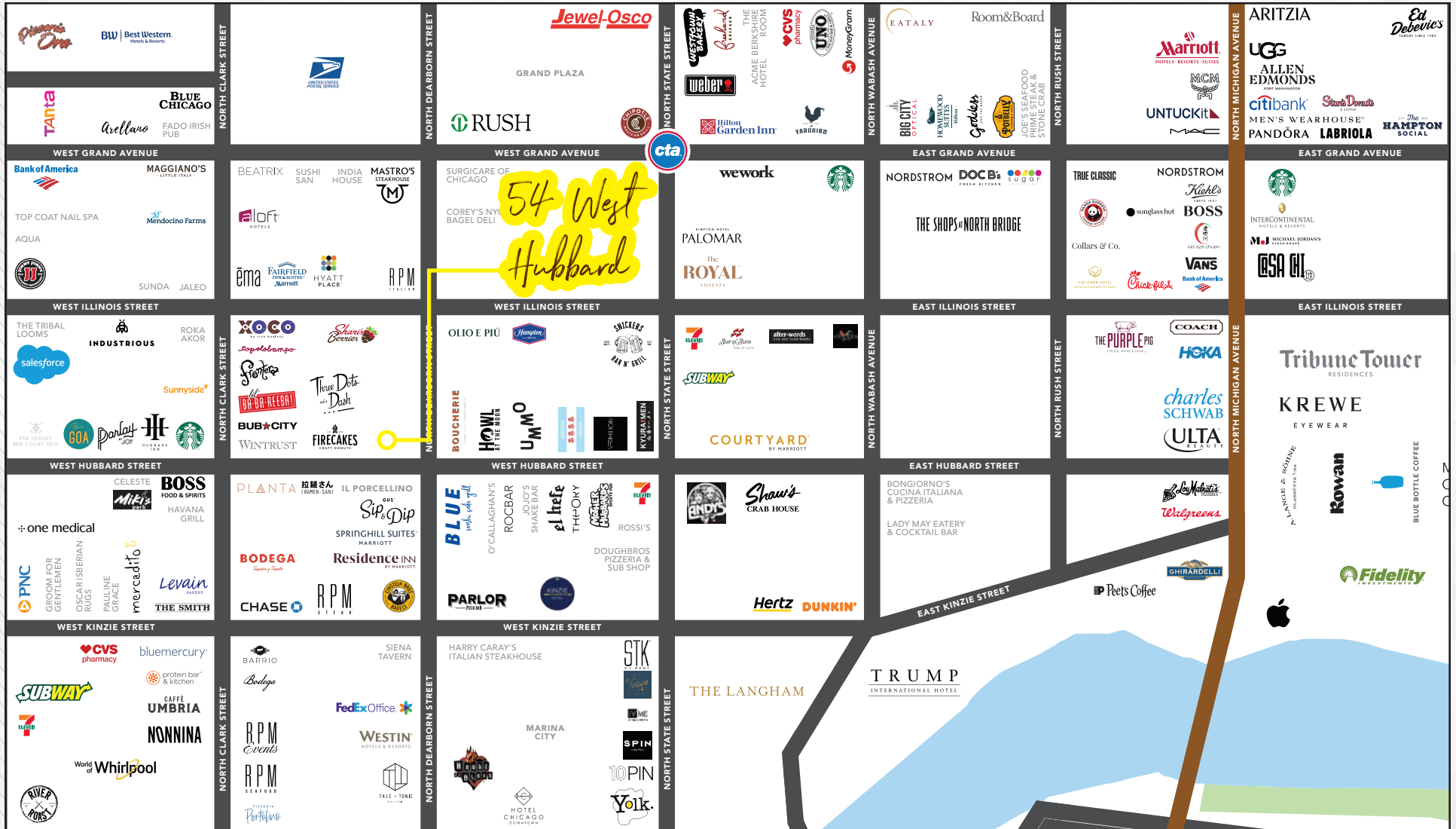
BARRY'S LIFETIME

STUDIO LAGRÉE STUDIO///

Just Off North Michigan Avenue

The Magnificent Mile bustles with over 40,000 shoppers each weekday and over 55,000 on weekends. Many of the world's leading retailers and fashion boutiques have chosen to open a flagship here, catering to over 56 million annual visitors.

Between 2021 and 2024, Chicago's tourism industry saw a remarkable resurgence. Visitor numbers grew steadily, highlighted by an 86% increase in 2023 compared to 2021, setting new records. The city drew millions of tourists with its cultural events, architectural landmarks, and acclaimed restaurants. Chicago earned the distinction of Best Big City in the U.S. for seven consecutive years. This period marked a strong comeback in leisure and business travel, along with substantial growth in international visitors.





ANTHONY CAMPAGNI
ac@canvasrealestate.com
847.651.8669

ELAN RASANSKY
elan@canvasrealestate.com
414.380.1555