

# Yorktown Center

ENDLESS POSSIBILITIES

A SHOPPING, DINING, AND  
ENTERTAINMENT DESTINATION  
IN THE WESTERN SUBURBS OF CHICAGO



PACIFIC  
RETAIL

**EVOLVING  
REAL ESTATE  
FOR THE NEXT  
GENERATION**





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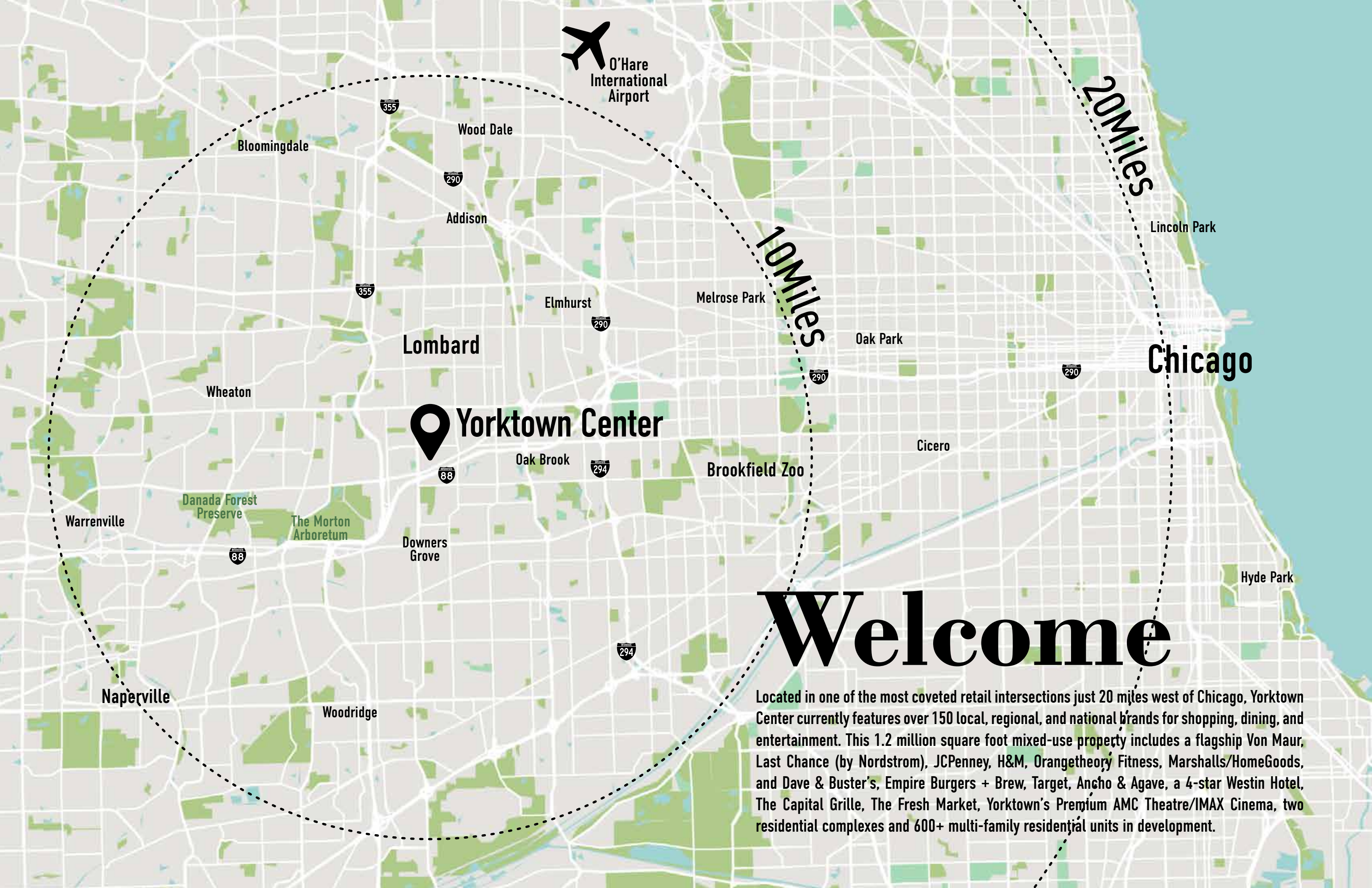
# The Village of Lombard, Illinois

A serene residential neighborhood  
with a sophisticated retail district,  
tree-lined streets, and a strong sense  
of community

The Village of Lombard is a community with beautiful parks, rich historic sites and museums, and a wide variety of shopping, dining and entertainment choices.

Lombard is known as the “Lilac Village” because of its annual lilac horticultural festival.





O'Hare  
International  
Airport

Wood Dale

Bloomingtondale



Addison



Lombard

Elmhurst



Melrose Park

Oak Park

Lincoln Park

Chicago

Wheaton



Yorktown Center

Oak Brook



Brookfield Zoo

Cicero

Danada Forest  
Preserve

The Morton  
Arboretum



Downers  
Grove

Warrenville

Naperville

Woodridge



Hyde Park

# Welcome

Located in one of the most coveted retail intersections just 20 miles west of Chicago, Yorktown Center currently features over 150 local, regional, and national brands for shopping, dining, and entertainment. This 1.2 million square foot mixed-use property includes a flagship Von Maur, Last Chance (by Nordstrom), JCPenney, H&M, Orangetheory Fitness, Marshalls/HomeGoods, and Dave & Buster's, Empire Burgers + Brew, Target, Ancho & Agave, a 4-star Westin Hotel, The Capital Grille, The Fresh Market, Yorktown's Premium AMC Theatre/IMAX Cinema, two residential complexes and 600+ multi-family residential units in development.



# QUICK FACTS

EASY ACCESS  
to major highways 88 and 355

208,700  
total vehicles passing daily via I-88,  
Highland Avenue + Butterfield Road

636,200  
employees within 10 miles

FORTUNE 500 COMPANIES  
including BP, Microsoft, SAP America & Exelon

1,200  
luxury apartment units

2,000+  
hotel rooms within a 3-miles radius

# Affluent western suburb of Chicago

The distance between Downtown  
Chicago and Yorktown Center is  
just 20 miles.





The Summit at Yorktown

TARGET

JCPenney

WESTIN  
HOTELS & RESORTS

HARRY CARAY'S  
ITALIAN STEAKHOUSE & BAR

amc  
THEATRES

UFC GYM

OVERTURE  
YORKTOWN

ELAN  
YORKTOWN

LAST CHANCE  
DISCOUNT SHOES & APPAREL

VON MAUR

Olive Garden  
ITALIAN KITCHEN

THE GARDNER SCHOOL  
TOO

H&M

HomeGoods  
Marshalls

HIGHLAND AVENUE - 11,700 VPD

EMPIRE

THE CAPITAL  
GRILL & L.L.E

ANCHOR & AGAVE  
tacos • amigos • tequila

DAVE & BUSTER'S

GIA mia

THE FRESH MARKET

Yorktown Reserve

Buca di BEPPO

BUTTERFIELD ROAD - 41,000 VPD

INTERSTATE  
88

I-88 156,000 VPD



As part of the evolution of the strategic masterplan, Yorktown Center launched a multi-year redevelopment that includes the 12+ acre vacant department store as well as a former convenience strip center that will ultimately create 600+ total new, luxury multi-family residential units, and a one-acre green space coined The Square to be used as a communal outdoor environment.



4 RESIDENTIAL  
PROJECTS



NEW RETAIL MIX



1 ACRE  
OPEN-AIR PARK



SUPERMARKET



ENTERTAINMENT

# Strategic Masterplan





# Transformative New Mixed-use Retail Development

## THE SQUARE AT YORKTOWN

As part of a redevelopment masterplan, Yorktown Center added Dave & Buster's, Empire Burger + Brew, Ancho & Agave and The Fresh Market, as well as new retail surrounding a one-acre communal outdoor green space. The strategic plan further densifies Yorktown's existing residential community, which will create a grand total of 1,200 units within steps of the shopping center.

With 8 million visitors annually and a new residential village, Yorktown Center offers a first-class and unique shopping experience for customers and residents alike.



OVERTURE YORKTOWN



YORKTOWN RESERVE



# Developing A Community

# 1,200 Total Residential Units

Adjacent to this redevelopment, the neighboring residential complexes, Elan Yorktown and Overture Yorktown, initiated the vision of densification that creates a modern suburban community adjacent to the center with nearly 500 units.

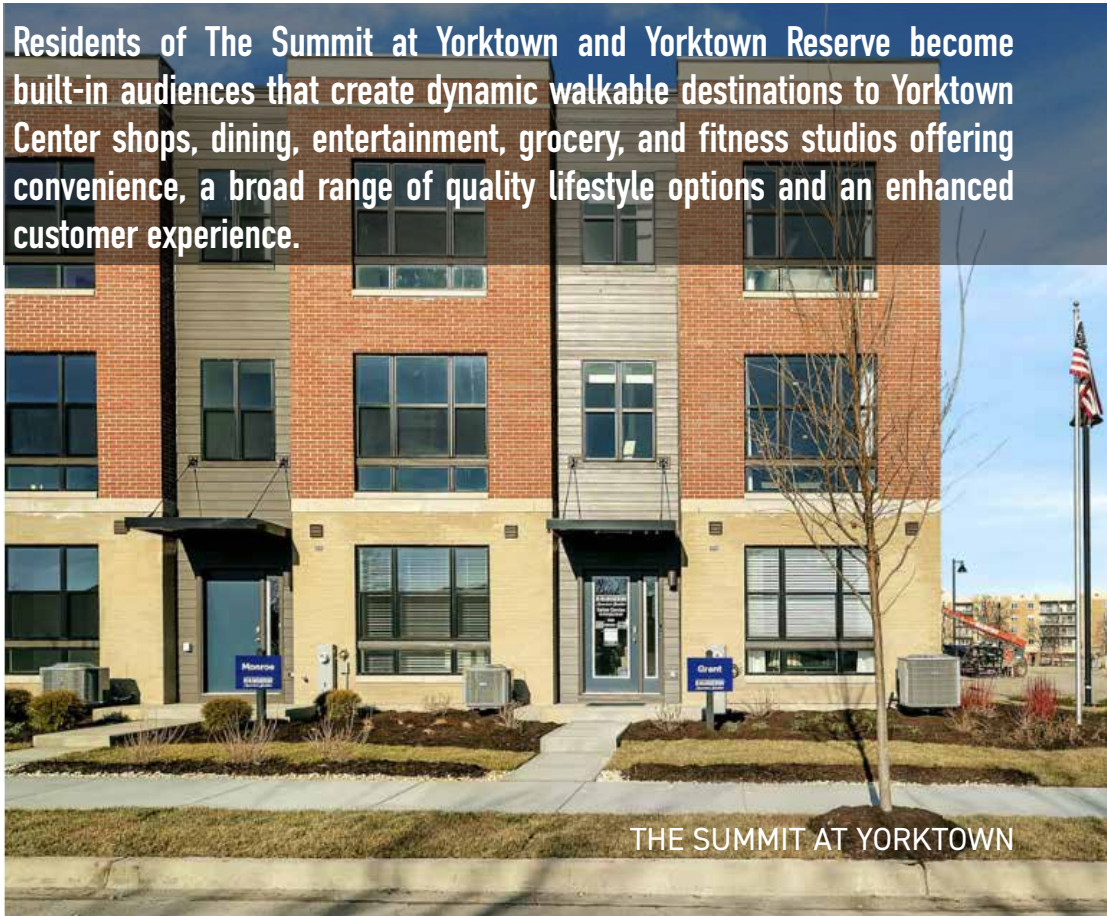


ELAN YORKTOWN



ELAN YORKTOWN

Residents of The Summit at Yorktown and Yorktown Reserve become built-in audiences that create dynamic walkable destinations to Yorktown Center shops, dining, entertainment, grocery, and fitness studios offering convenience, a broad range of quality lifestyle options and an enhanced customer experience.



THE SUMMIT AT YORKTOWN



# QUICK FACTS

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- Built in 1968, Redeveloped in 2015
- 1,281,000 sq. ft. regional mall
- Includes 150 stores and 7,862 parking spaces
- 8 million annual visitors and \$300 million annual sales







# Yorktown Center

represents the elevated, easygoing nature that embodies the suburban Chicago lifestyle.







# Retail Mix

## SHOPPING

VON MAUR® TARGET VICTORIA'S SECRET LAST CHANCE® DISCOUNT SHOES & APPAREL MINI SOU  
 HomeGoods® H&M Marshalls CHAMPS JD zumiez Lovisa  
 BARBARA'S BOOKSTORE WINDSOR Bath&BodyWorks® francesca's®

## DINING

ANCHO & AGAVE tacos • amigos • tequila THE CAPITAL G.R.I.L.L.E. Giamia honey BERRY Olive Garden ITALIAN KITCHEN EMPIRE burgers • brew

## ENTERTAINMENT

amc THEATRES DAVE & BUSTER'S AT THE PIER ARCADE

## HEALTH & WELLNESS

CYCLEBAR® Orangetheory FITNESS UFC GYM EUROPEAN WAX CENTER GNC LIVE WELL  
 HAND & STONE MASSAGE AND FACIAL SPA (opening soon)

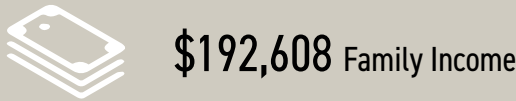
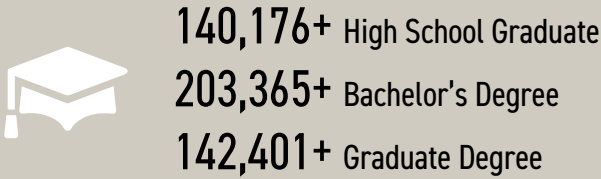


# Demographics

	3-MILE	5-MILE	10-MILE
POPULATION	88,761	267,603	1.01 M
TOTAL HOUSEHOLDS	36,182	105,880	385,139
AVG. HOUSEHOLD INCOME	\$156,465	\$178,001	\$159,547

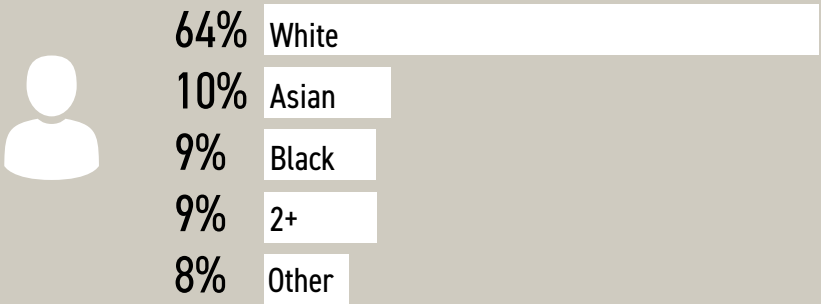
## HOUSEHOLDS & EDUCATION

10-MILE RADIUS



## RACE & ETHNICITY

10-MILE RADIUS

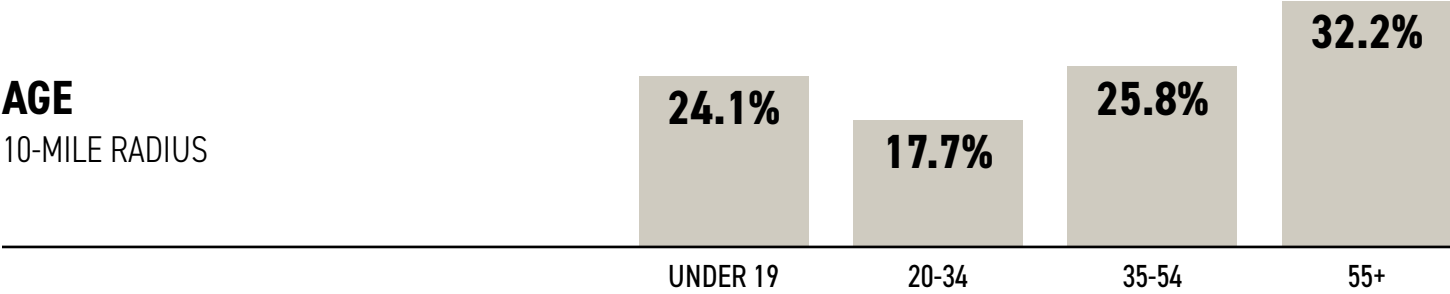


# Estimated 8 million shoppers per year

More than 630,000 Office Employees within a 10-mile drive

## AGE

10-MILE RADIUS





# A Central Gathering Place

## CREATING A SENSE OF PLACE

Yorktown Center serves as a hub to the community by providing guests with a sense of belonging to shop, dine and engage in activations and entertainment. Creating convenience, a sense of place and destination shopping offers residents and office workers everything they need to enjoy their visits and share their experiences with others.

## Customization, Localization & Curation

- Context and details are important
- Destination-worthy public spaces
- Custom artwork & FF&E
- Partnered with local artists & artisans
- Customized music lists





# Tenant Marketing

Yorktown Center features a full-service Marketing team that develops and executes strategic Marketing campaigns and programs from community events to public art installations to public relations in order to increase sales, traffic, and visibility at the center.

## — DIGITAL & SOCIAL

Inclusion on property website and directories.  
Regular social media posts on property social media channels with paid support when applicable.  
Opportunity to include info (offers, events, promotions) in monthly e-newsletter.

## — PUBLIC RELATIONS

Press releases coordinated with tenants, released in conjunction with paid social posts.  
Strong relationships with local media and influencers who can offer turnkey services.

## — ADVERTISING

General campaigns for center brand awareness across digital, social, print and sponsorships.







SMALL BUSINESS POP-UP MARKETS



PHOTOS WITH THE EASTER BUNNY



DOG ADOPTION EVENTS



GABBY'S DOLLHOUSE

# Community Programming & Signature Events

**75+**

ANNUAL CENTER  
ACTIVATIONS

**6+**

SIGNATURE EVENTS  
PER YEAR

**8K+**

PARTICIPATING  
ATTENDEES PER YEAR

HALLOWEEN MONSTER MASH



THE PARK IN CENTER COURT



FUNBOX: WORLD'S BIGGEST BOUNCE PARK



PHOTOS WITH SANTA





# Health & Wellness

Yorktown Center offers a variety of national fitness, health and beauty brands, making it a one-stop shop for guests and nearby residents.

The property features a premium selection of brands, including CycleBar, Orangetheory Fitness, UFC Gym, European Wax Center, and Hand & Stone (opening soon).

ORANGETHEORY FITNESS



CYCLEBAR





(opening soon)



# Nearby Hotels

One of DuPage County's 4-star hotels, The Westin, is conveniently nestled in the northwest corner of Yorktown Center's property. The Westin has an impressive guest attendance of 170,000 people per year. Furthermore, The Westin hosts over 60 multi-day conferences each year and is home to Chicago-favorite Harry Caray's Italian Steakhouse.



**2,000<sup>+</sup>** Hotel rooms within a 3-mi radius  
**3,800<sup>+</sup>** Hotel rooms within a 5-mi radius



HARRY CARAY'S ITALIAN STEAKHOUSE

HOLY MACKEREL!





**SUSTAINABLE  
PRACTICES  
ENERGY MANAGEMENT**



**AMPLE  
PARKING**



**INDOOR FAMILY  
PLAY AREA**



**24/7 SECURITY  
PRESENCE**



**DIVERSE  
TENANT MIX**



**RESIDENTIAL  
ADJACENT LUXURY  
APARTMENT COMPLEXES**



**PUBLIC ART**



**HEALTH & WELLNESS**



**DOG  
FRIENDLY**



**COMMUNITY ACTIVITIES  
& ENTERTAINMENT**



# By The Numbers

## FACEBOOK

**17,000+** Page Likes  
**1,200,000+** Reach

## INSTAGRAM

**7,100+** Total Followers  
**106,300+** Reach

## TWITTER

**1,900+** Total Followers

## WEBSITE

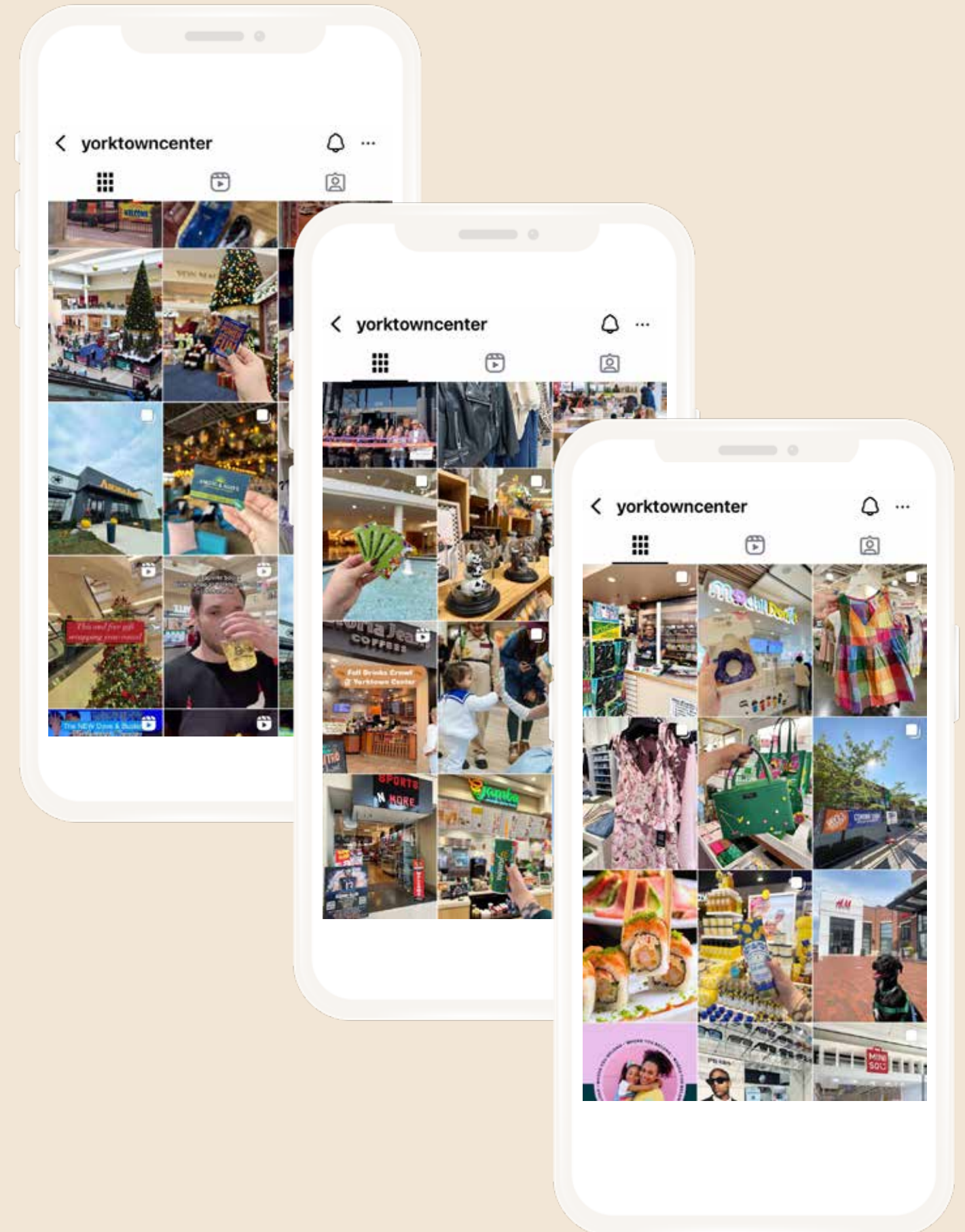
**28,300+** Average Monthly Sessions  
**58,100+** Average Monthly Page Views

## EMAIL

**29,200+** Total Subscribers

## SMS

**23,600+** Total Subscribers





# Environmental, Social & Governance

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## OUR COMMITMENT

At Yorktown Center, we honor our connection to the community and the environment, recognizing blessings and generously sharing resources with others. Our management team at Pacific Retail strives to be stewards of sustainability across their portfolio of properties by collaborating with stakeholders at all levels.



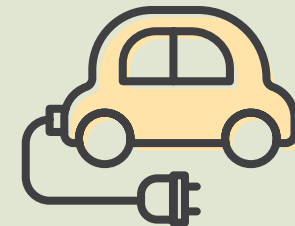
LED is highly energy efficient technology. The widespread use of LED lighting has the greatest potential impact on energy savings, and we're proud to have over 2,000 LED lights installed.



This is a crucial component to centralizing property infrastructure. Our operations run efficiently to monitor ventilation, lighting, energy, fire, security systems and more.



We make recycling easy for our tenants and our customers. All recyclables are placed in a single bin for recycling.



We will have several new stations to supply electricity for electric cars and plug-in hybrids in the upcoming year.



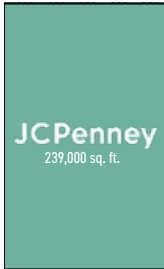
Cardboard recycling minimizes waste and improves the overall hygiene of the environment. It also helps conserve natural materials. Over 250 tons of waste are recycled per year at Yorktown.



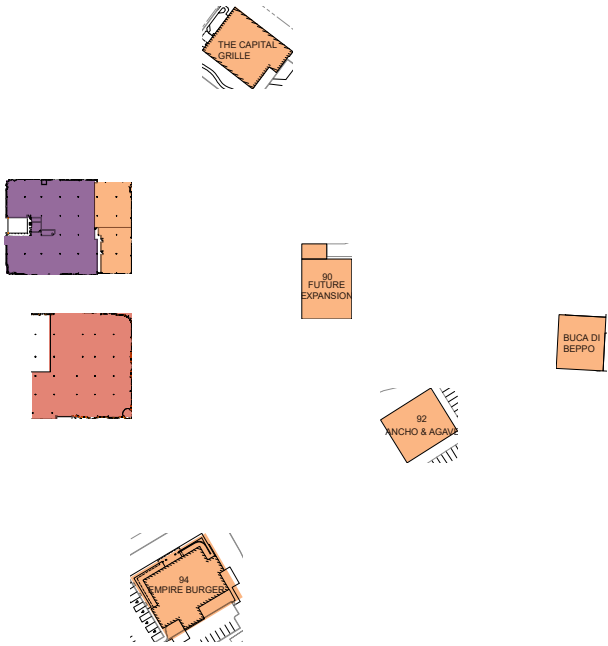
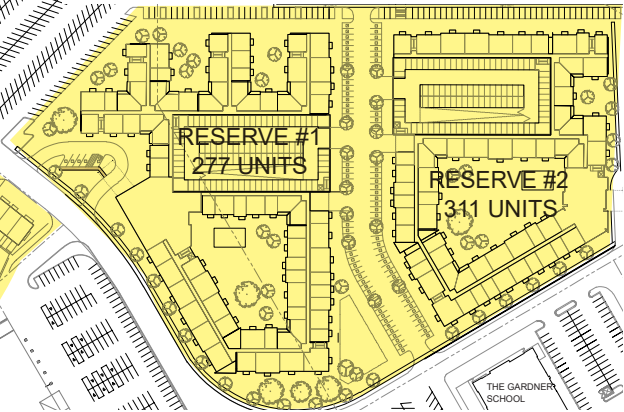
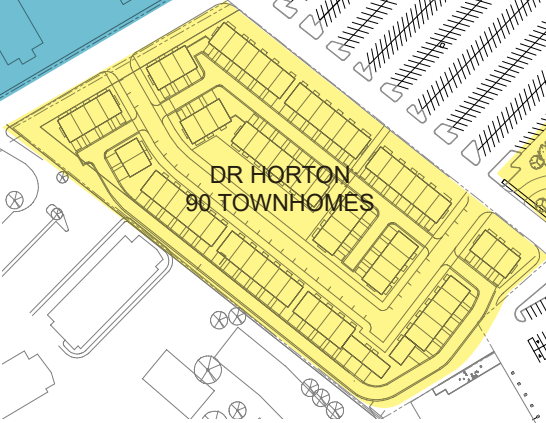
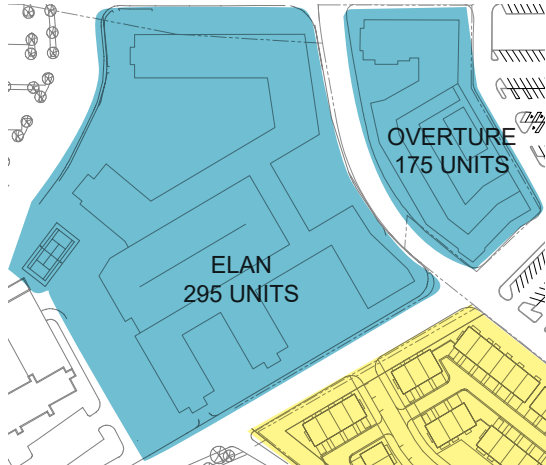
# Site Plan



AMC



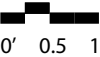
Yorktown Center



- ANCHORS
- RESTAURANT
- RESIDENTIAL
- HOTEL
- RESIDENTIAL IN DEVELOPMENT
- PLANNED GREEN SPACE
- ENTERTAINMENT
- SUPERMARKET

EXISTING SITE PLAN

SCALE: 1" = 200'-0"





# LEASE PLAN

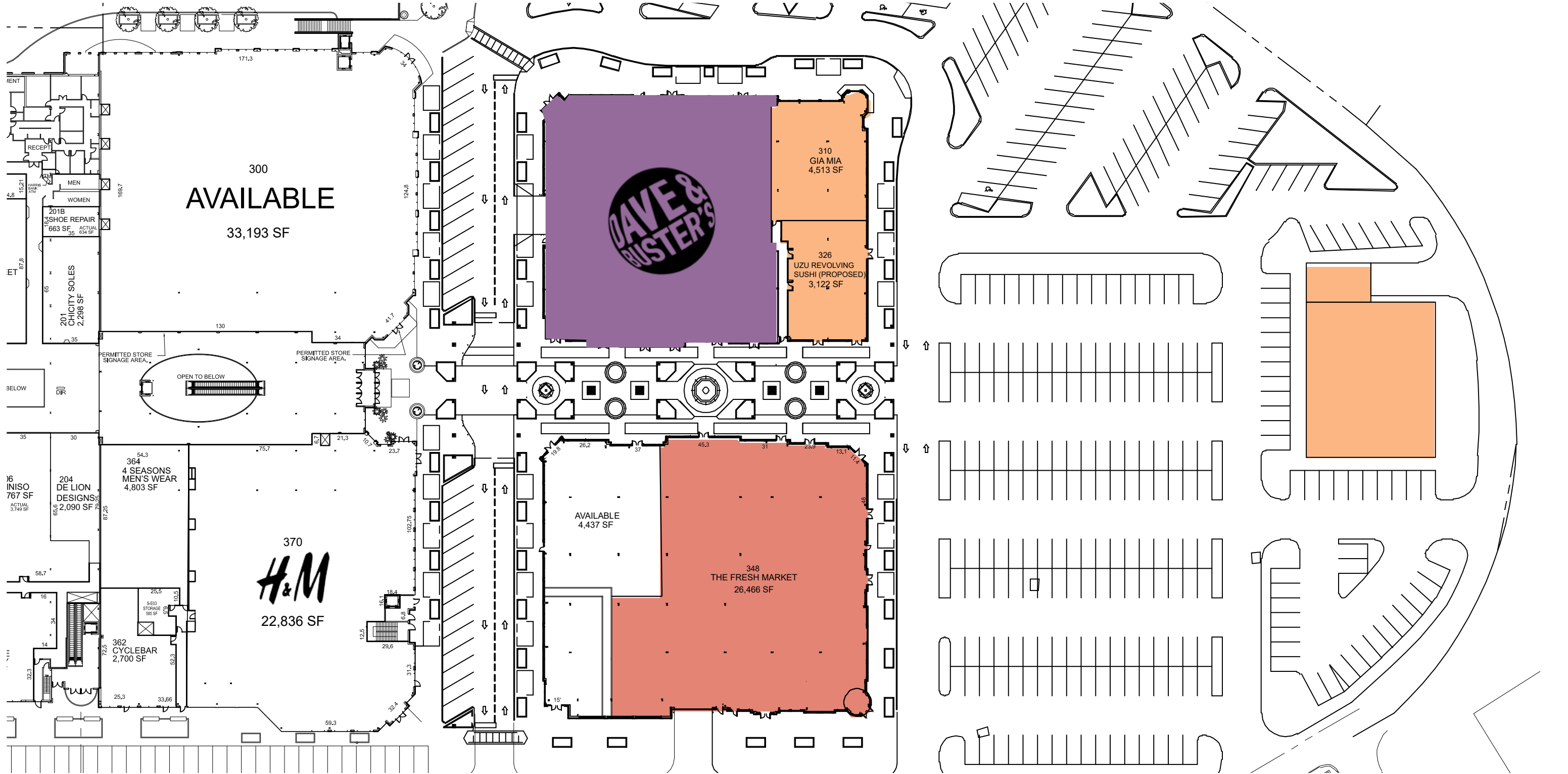
- 
- This detailed floor plan illustrates the layout of a retail center, featuring several major anchor stores and numerous smaller retail units. The plan includes the following key areas and their respective square footages:
- JCPenney:** 239,000 sq. ft. (Green area on the left)
  - UFC GYM:** 273 (Blue area, top left)
  - VON MAUR:** 190,000 sq. ft. (Teal area, top center)
  - FOREVER 21:** (Large white area, center right)
  - THE SQUARE:** (Green area, bottom center)
  - H&M:** (Large white area, bottom center)
  - Specialty Grocer:** 26,466 sq. ft. (Red area, bottom right)
  - DAVE & BUSTERS:** 19,817 sq. ft. (Purple area, top right)
  - Other smaller units and areas include:**
    - 275 AT THE PERIMERE: 5,243 sq. ft.
    - 261 LOFT: 5,200 sq. ft.
    - FOOD COURT
    - ATM
    - 237 SPORTS N MORE: 4,481 sq. ft.
    - 233 FAMOUS FOOTWEAR: 4,116 sq. ft.
    - 229 EL JEFE: 2,648 sq. ft.
    - 227 NW STRETCH STUDIO: 1,290 sq. ft.
    - 225 FLECK: 526 sq. ft.
    - 221 AMARI JEWELERS: 1,122 sq. ft.
    - 217 FLORENCE: 1,327 sq. ft.
    - 215 ZUMBA: 3,133 sq. ft.
    - 209 EXPRESS FACTORY: 7,023 sq. ft.
    - 207 AVAILABLE: 3,270 sq. ft.
    - 205 TORRID: 3,705 sq. ft.
    - 205A CLARK STREET SPORTS: 3,961 sq. ft.
    - 201B CORSE REPAIR: 1,893 sq. ft.
    - 201A RUSTY SOLES: 2,238 sq. ft.
    - 200A MKT STORAGE: 1,302 sq. ft.
    - 200B DANA FURNITURE: 6,800 sq. ft.
    - 200C RELAX: 1,001 sq. ft.
    - 200D AVAILABLE: 1,001 sq. ft.
    - 200E JEWELERS: 1,001 sq. ft.
    - 200F VISION WORKS: 3,877 sq. ft.
    - 200G 2ND FLOOR: 1,001 sq. ft.
    - 200H 1ST FLOOR: 1,001 sq. ft.
    - 200I 2ND FLOOR: 1,001 sq. ft.
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    - 200BN 1ST FLOOR: 1,001 sq. ft.
    - 200BO 2ND FLOOR: 1,001 sq. ft.
    - 200BP 1ST FLOOR: 1,001 sq. ft.
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    - 200BR 1ST FLOOR: 1,001 sq. ft.
    - 200BS 2ND FLOOR: 1,001 sq. ft.
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    - 200DE 2ND FLOOR: 1,001 sq. ft.
    - 200DF 1ST FLOOR: 1,001 sq. ft.
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    - 200DR 1ST FLOOR: 1,001 sq. ft.
    - 200DS 2ND FLOOR: 1,001 sq. ft.
    - 200DT 1ST FLOOR: 1,001 sq. ft.
    - 200DU 2ND FLOOR: 1,001 sq. ft.
    - 200DV 1ST FLOOR: 1,001 sq. ft.
    - 200DW 2ND FLOOR: 1,001 sq. ft.
    - 200DX 1ST FLOOR: 1,001 sq. ft.
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    - 200DZ 1ST FLOOR: 1,001 sq. ft.
    - 200EA 2ND FLOOR: 1,001 sq. ft.
    - 200EB 1ST FLOOR: 1,001 sq. ft.
    - 200EC 2ND FLOOR: 1,001 sq. ft.
    - 200ED 1ST FLOOR: 1,001 sq. ft.
    - 200EE 2ND FLOOR: 1,001 sq. ft.
    - 200EF 1ST FLOOR: 1,001 sq. ft.
    - 200EG 2ND FLOOR: 1



# Upper Level Exterior

## LEASE PLAN

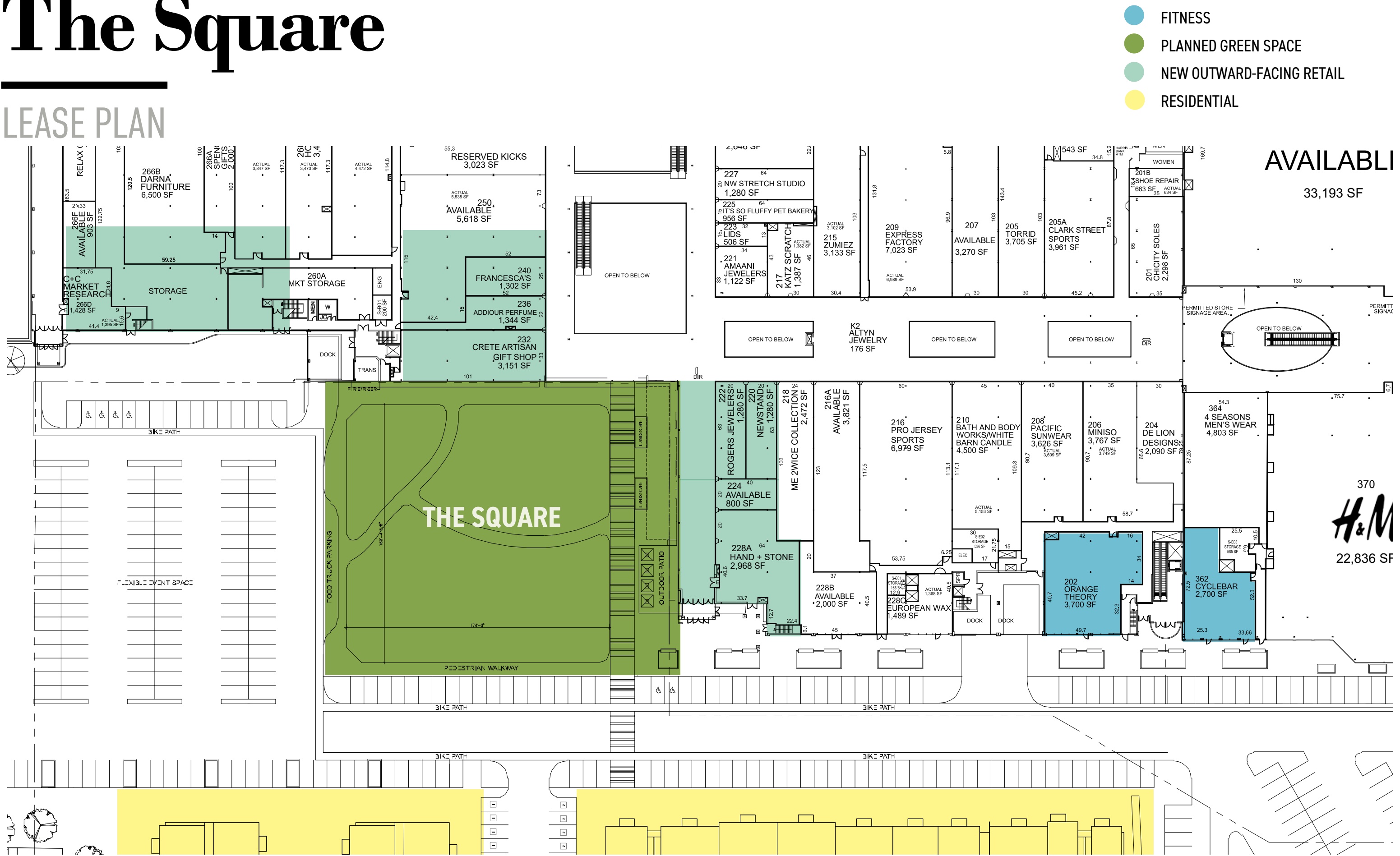
- RESTAURANT
- SUPERMARKET
- ENTERTAINMENT





# The Square

## LEASE PLAN







## LEASING

---

### MITCH SPENCER

708.250.0978

MSPENCER@PACIFICRETAIL.COM

### RYAN BACKS

317.389.6875

RBACKS@PACIFICRETAIL.COM

## LOCAL LEASING

---

### ANGELA PHILLIPS

601.983.9607

APHILLIPS@YORKTOWNCENTER.COM

### MAGGIE PAWELEK

630.816.4110

MPAWELEK@PACIFICRETAIL.COM

**CHECK OUT THIS  
FLY-THROUGH OF OUR  
DEVELOPMENT PLANS**



**f t i @yorktowncenter**  
**630.629.7330 | yorktowncenter.com**  
**203 Yorktown Center**  
**Lombard, IL 60148**





# Partner with us!

Pacific Retail Capital Partners (PRCP) is one of the nation's premier real estate investment groups, with a proven track record of evolving and repositioning large-format retail properties. Based in Southern California, PRCP strategically leads over \$3 billion and 24 million square feet in assets under direct management and leasing. Additionally, 17 million square feet of asset management, advisory and master planning services.





PACIFIC  
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   @PACIFICRETAIL

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