

# JEFFERSON PLACE

PRIME RETAIL | RESTAURANT | PREMIER OFFICE SUITES

19-27 W. JEFFERSON AVE., DOWNTOWN NAPERVILLE, IL 60540



Christina Caton Kitchel  
312-545-1035  
Christina@CatonCommercial.com

Autumn Psaros  
574-707-5434  
Autumn@CatonCommercial.com



SAMUEL L. RUBIN COMPANY, L.L.C.  
DEVELOPER

# JEFFERSON PLACE

*Shop | Dine | Work | Play*

RETAIL/RESTAURANT SPACE: 1,702 SF - 10,325 SF

2ND FLOOR OFFICE SPACE: 1,077 & 1,229 SF

As a destination, Jefferson Place is unsurpassed. Ideally located in highly desirable downtown Naperville, on the historical Jefferson Avenue. Jefferson Place offers excellent visibility, easy access, and frontage on the main walking destination for the downtown.

The famed Naperville Riverwalk is located nearby with a plethora of national retailers and restaurants to include the newly opened Gordon Ramsay concept, Ramsay's Kitchen, Hugo's Frog Bar, Nike, Lush, sweetgreen, and the Apple Store to highlight a few.

Downtown Naperville is nestled among numerous parks and entertainment venues, and steps from North Central College and Wentz Concert Hall, drawing hundreds of thousands of attendees and visitors each year.

- Sought-after downtown retail corridor
- Complete building renovation in progress
- Outdoor patios with covered trellis, landscaping, trees, and upscale amenities
- Dual entry on Jefferson Ave. and via the city's Van Buren parking lot
- Signage opportunities on both points of entry

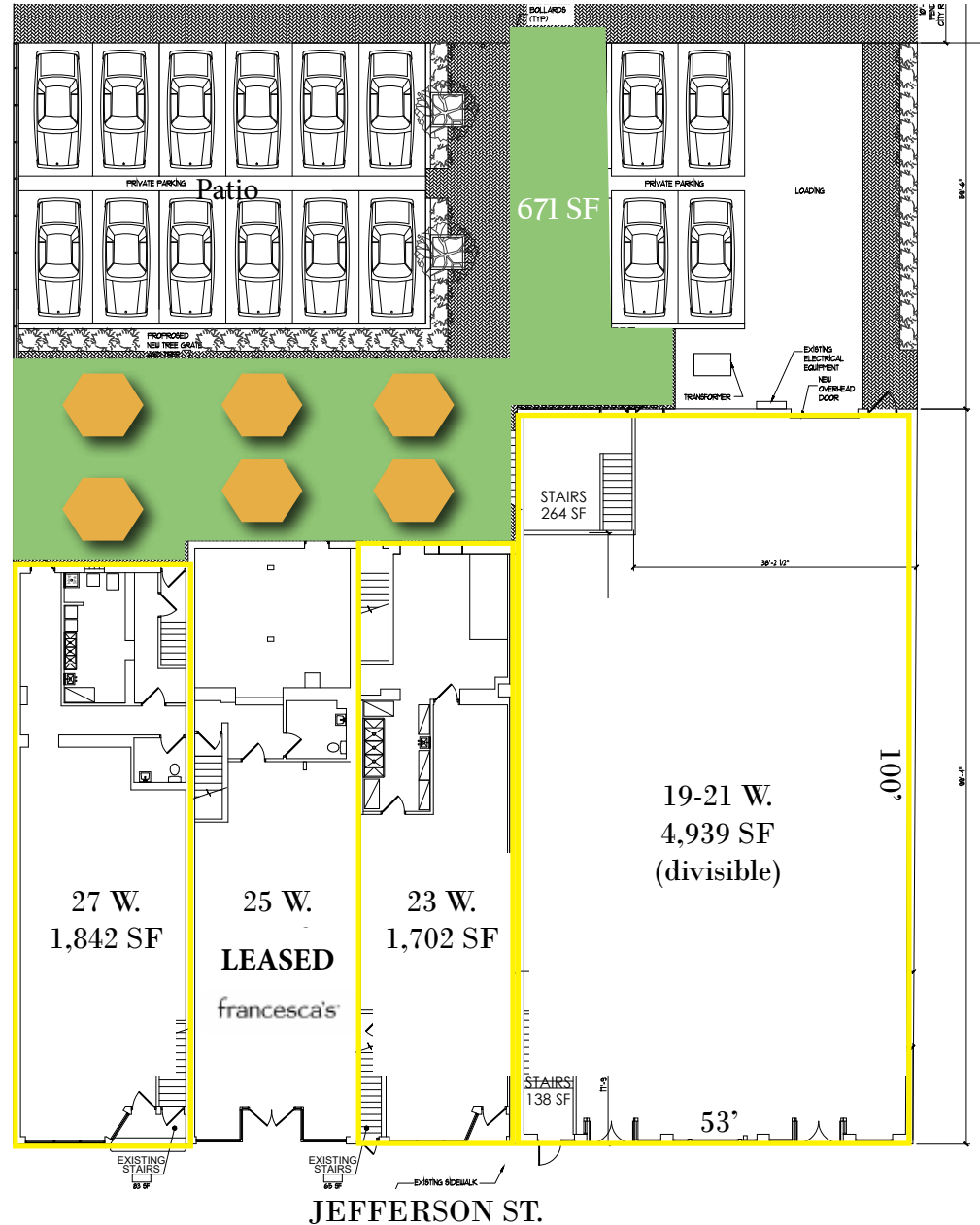
WALK SCORE: 94 of 100

PARKING: 4,000 FREE SPACES (WITHIN 5 BLOCK RADIUS)



RENOVATION RENDERING

## RETAIL SPACE





NORTH ELEVATION RENOVATION



## RENOVATION HIGHLIGHTS

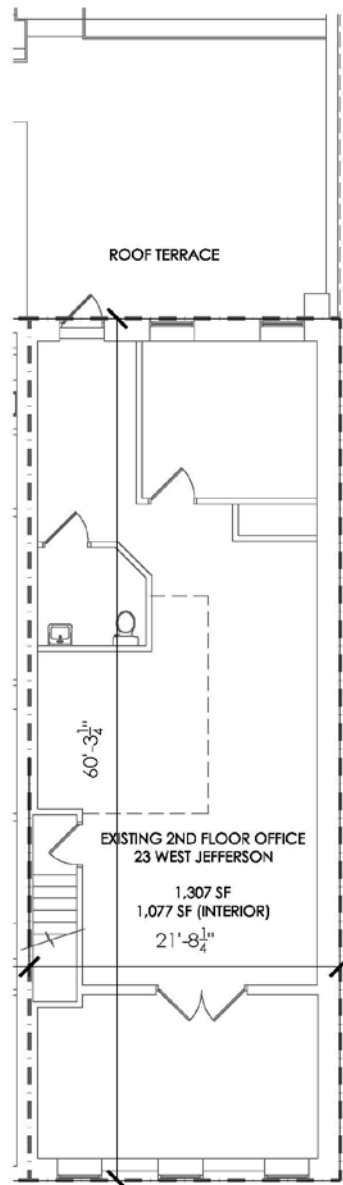
### NORTH ELEVATION

- Patios with covered trellis
- New landscaping, trees
- Upscale amenities
- Private parking
- North elevation signage opportunities
- Direct access to Van Buren parking lot
- Delivery and loading access
- Secondary customer entrance

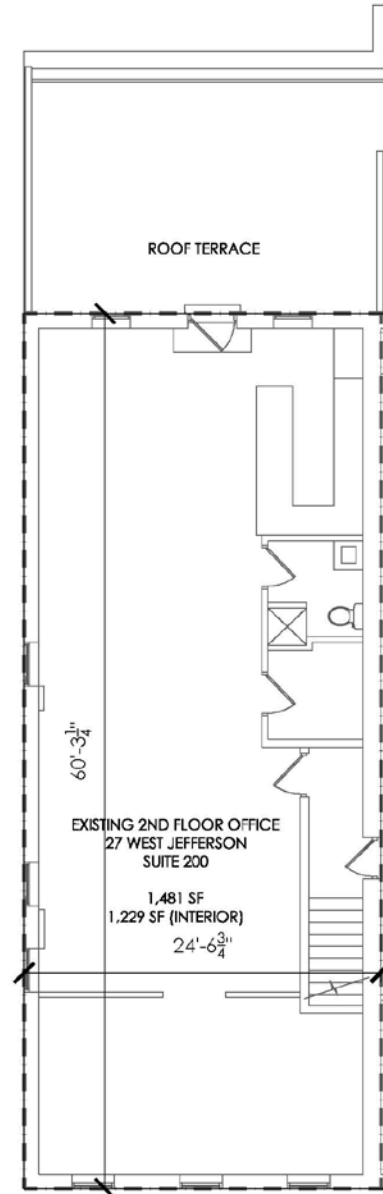


## OFFICE SPACE

23 W. Jefferson - 1,077 SF



27 W. Jefferson - 1,229 SF







# DOWNTOWN 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



# 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. Most recently but also historically and consistently, Naperville is the highest ranking suburb in retail sales in the restaurant and bar, automotive and gas, grocery and home improvement industries.

- Top IL Suburb in Retail, Restaurant Sales every year since 2016
- 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 ACHIEVES RECORD \$4.6 BILLION IN RETAIL SALES, BEATING OUT ALL OTHER SUBURBS WITH THE HIGHEST CUMULATIVE RETAIL SALES EVERY YEAR SINCE 2016.**



# CONTACTS



**Christina Caton Kitchel**  
312-545-1035  
[Christina@CatonCommercial.com](mailto:Christina@CatonCommercial.com)

Christina Caton Kitchel is a Principal of Caton Commercial Real Estate Group, with over 15 years of experience in commercial real estate, retail leasing, investment sales, and ground-up, multi-use commercial property development; including navigation of municipal approvals. Christina is actively involved in site selection, evaluation of product, and lead generation for the brokerage team. Christina is an active member of the International Council of Shopping Centers (ICSC), a Certified Commercial Investment Member (CCIM) candidate, and participates in many national industry conferences and events.

Christina served as Chair of the Board of Directors for the Naperville Area Chamber of Commerce from 2020 to 2022, and is active in NACC B2B, NACC Political Action Committee, Family Business RoundTable, Legacy Circle, and sits on the steering committee for the NACC Legislative Forum.



**Autumn Psaros**  
574-707-5434  
[Autumn@CatonCommercial.com](mailto:Autumn@CatonCommercial.com)

Autumn Psaros is a Senior Vice President at Caton Commercial, with an extensive and successful history of managing relationships and executing transactions for national, regional, and local clients. Autumn has worked as a securitization analyst for a financial institution within the capital equipment financing division.

Autumn specializes in tenant and landlord representation, with a focus on new business development, lease negotiation, and financial analysis. Autumn has a successful history of managing client relationships and executing real estate transactions. She works with her clients through all facets of the lease, purchase, and disposition process from full-market analysis, to negotiation and execution.

