

Downtown Aurora Restaurant

5 E. GALENA BLVD., DOWNTOWN AURORA, IL 60506



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5 W. GALENA BLVD

An Exciting, Experiential Destination

RESTAURANT SPACE: 4,000 SF

BASEMENT STORAGE: 358 SF

The high profile restaurant space is strategically located in the heart of downtown Aurora, steps from the famous Paramount Theatre. The Paramount Theatre is the #1 subscription-based theatre in the country and achieves an annual attendance of over 400,000 people with approximately 100,000 of them dining in downtown Aurora before or after a show.

The space is on the corner of Galena Blvd and Stolp Ave in a historic and recently renovated building that is home to Paramount Theatre Rehearsal Spaces, the Paramount School of the Arts, and Artisan Lofts. Stolp Avenue has experienced a revitalization in recent years becoming an outdoor festival space during certain events in the summer as well as a very successful restaurant row.

Area retailers and restaurants include Ballydoyle Irish Pub, Endiro Coffee, Craft Urban, Charlie's Silver Spoon Creamery, Wyckwood House, and more. RiverEdge Park is a 8,500 seat concert venue with river walk, bike path, pier and naturalistic landscaping overlooking the Fox River. The venue also hosts festivals including a Christkindlmarket.

- **Adjacent to the Paramount Theatre**
- **Less than a mile from RiverEdge Park and Concert Venue & a Metra Train Station**





RESTAURANT HIGHLIGHTS

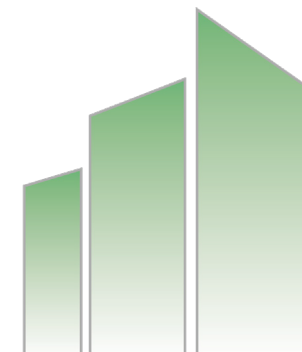
- Prominent corner location with great window lines
- Full kitchen
- Expansive bar
- FF&E all brand new (2019)
- Banquet divider for private parties
- Additional dry storage in the basement
- 350 Parking space available in Stolp Island Parking Garage
- Sought after downtown location



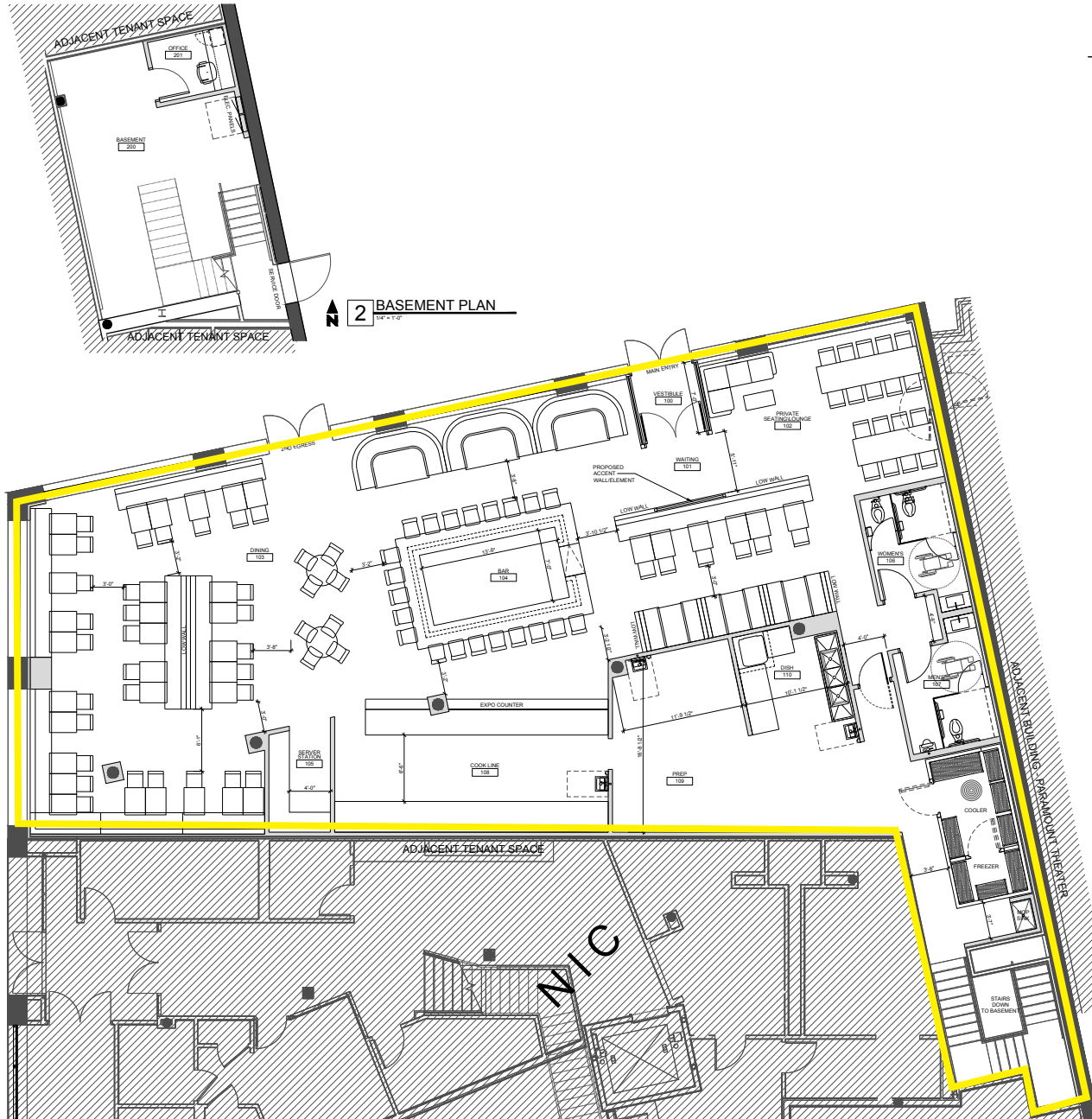
The median house income of Paramount Theatre visitors is \$97,000



8 million people walked, drove, cycled past 5 E. Galena Blvd. over the last 12 months



RESTAURANT SPACE

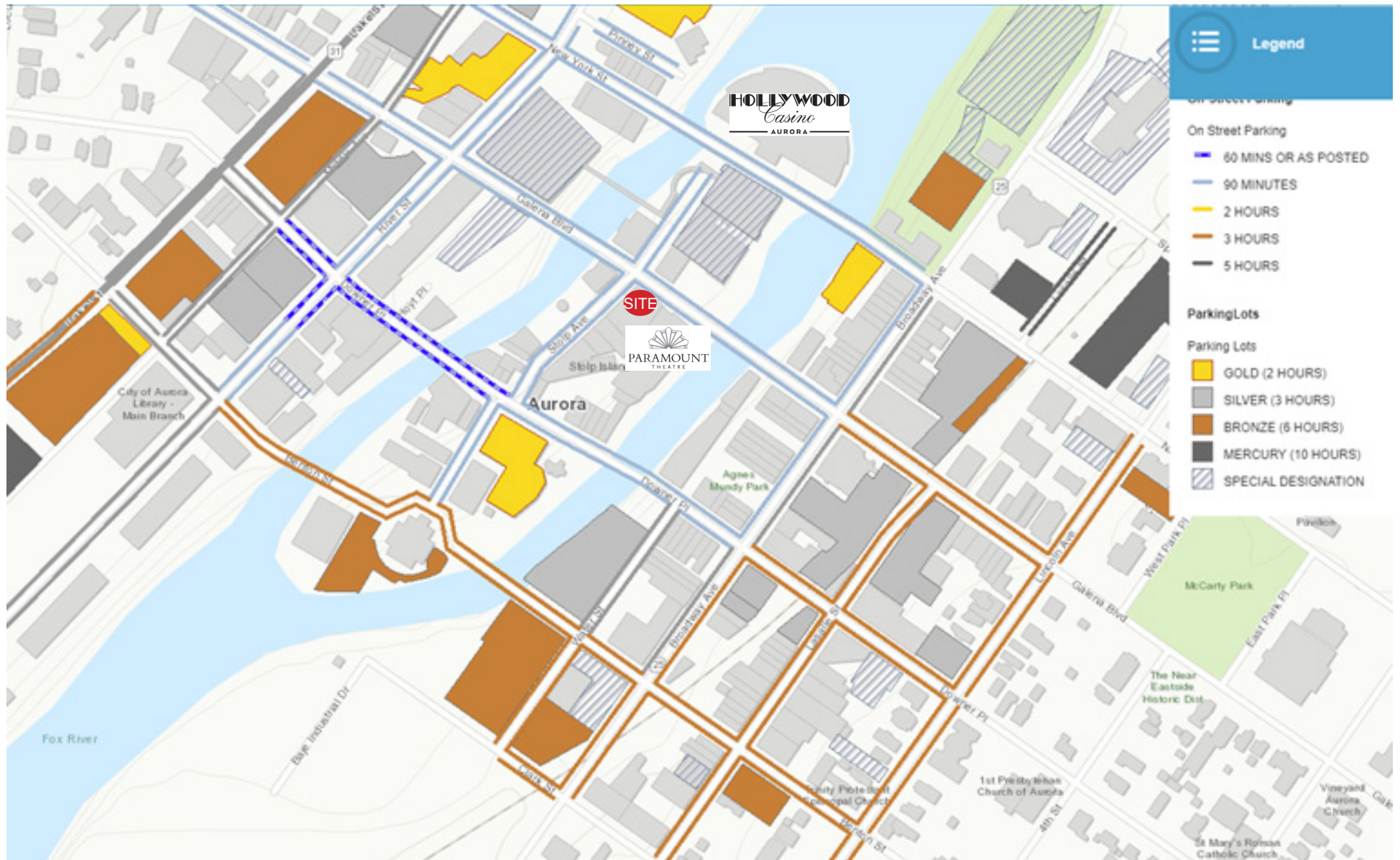


SEATING

| | | |
|----------------|----------|------------|
| INDOOR SEATING | = | 149 SEATS |
| 4-TOP HIGH | = 2 | = 8 SEATS |
| 4-TOP BOOTH | = 3 | = 12 SEATS |
| 6-TOP BOOTH | = 3 | = 18 SEATS |
| 8-TOP | = 1 | = 8 SEATS |
| 10-TOP | = 1 | = 10 SEATS |
| BANQUET | = 107 LF | = 72 SEATS |
| BAR SEATING | = 46 LF | = 21 SEATS |



DOWNTOWN PARKING



CONTACTS



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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.



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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.

