

Restaurant Space For Lease



AURORA ARTS CENTRE RESTAURANT

5 E. GALENA BLVD., AURORA, IL 60506

AURORA ARTS CENTRE RESTAURANT



OFFERING SUMMARY

Property Address: 5 E. Galena Blvd.
Aurora, IL 60506

Property Type: Restaurant

Available SF: +/- 4,000 SF

Pricing: Contact Broker for
Pricing

Walk Score: 86 (Very Walkable)
Most errands can
be accomplished on
foot.

AURORA ARTS CENTRE RESTAURANT

PROPERTY HIGHLIGHTS

- *Additional Dry Storage Available in Basement
- *Direct Access From Restaurant to Theatre in Approval Stage; Final Location to Be Determine
- *350 Parking Spaces Available in Stolp Island Parking Garage
- *Possibility of Outside Seating Offering Al Fresco Dining
- *TI Package Opportunity With White Box Delivery
- *TIF Funds Available for Qualified, Experienced Restaurateurs
- *Ideal, Centralized Downtown Location
- *Prominent Corner Locale
- *Adjacent to Paramount Theatre
- *Close Proximity to Hollywood Casino

KEY SUPPORTING FACTORS

*Paramount Theatre Partnership - Featured more than 200 Musical theatre performances with an estimated 200,000 attendees from September 2016 - January 2017. Paramount additionally hosts more than 30 other concerts and comedy performances, drawing 30,000 additional attendees.

*Copley Theatre Partnership - Secondary opportunity to capture additional theatre business

*Wednesdays at the Plaza - Concerts are free every Wednesday from June 14 until August 16 at Millennium Plaza, on Stolp Avenue in downtown Aurora. Great summer outing for the family.

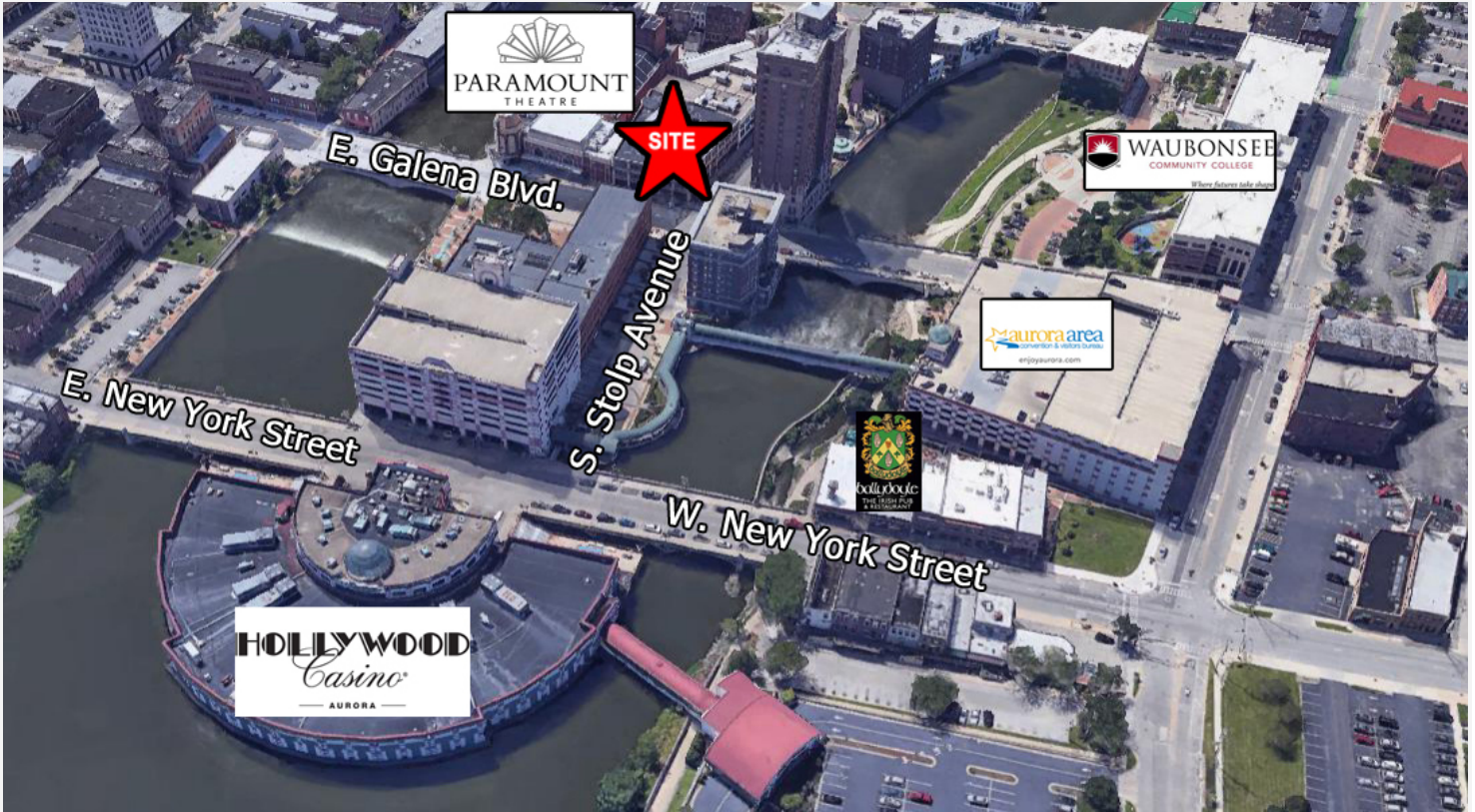
*River Edge Park Concert Series - Year-round 6,000-seat concert venue bringing nearly 100,000 attendees per concert season. Located in close proximity to the Aurora Arts Centre Restaurant site.

*The combined theatre presence in downtown Aurora has hosted an estimated 320,000 annual patrons in recent years. National studies suggest that approximately 60% of these patrons dine out pre or post theatre event, with 31% dining locally. Limited finer dining restaurant options currently available.

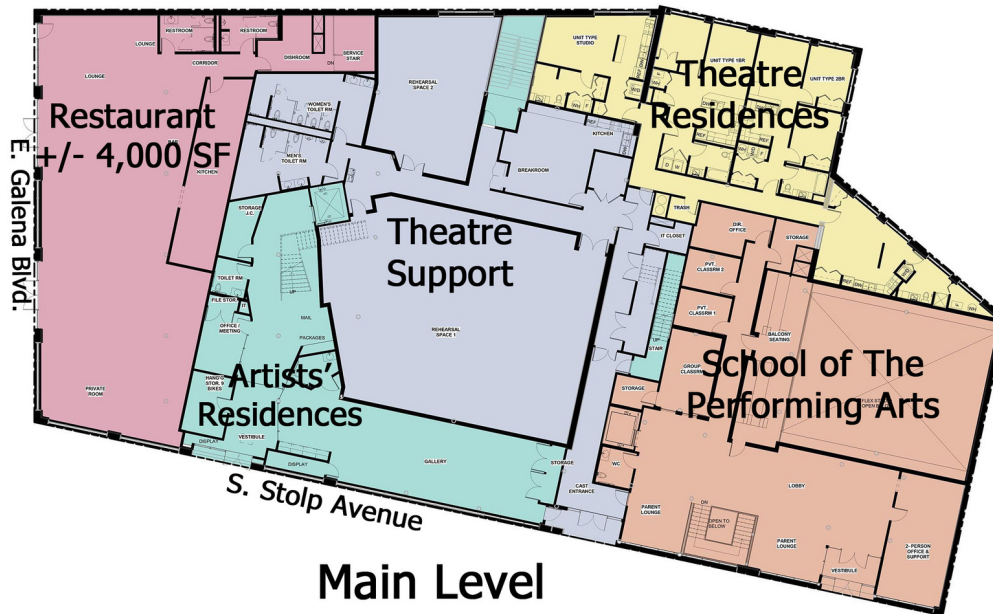
*Hollywood Casino - Operating nearly 25 years in Aurora, employs over 600 staff members, and hosts one million guests per year. 10% of Paramount Theatre patrons also visit the Hollywood Casino.



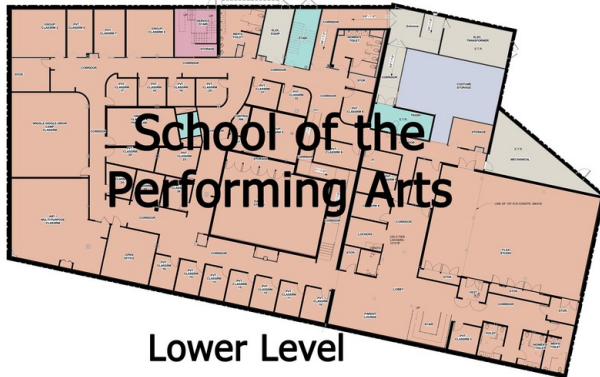
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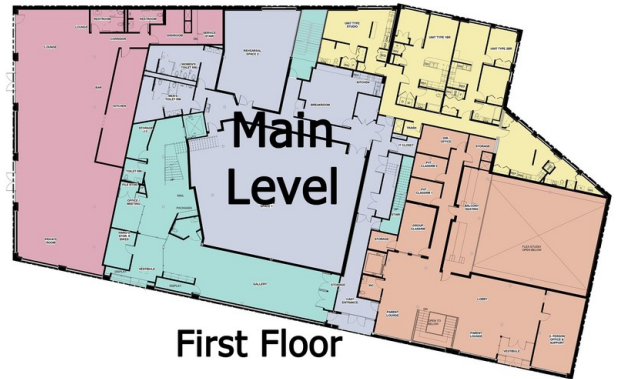
AURORA ARTS CENTRE RESTAURANT



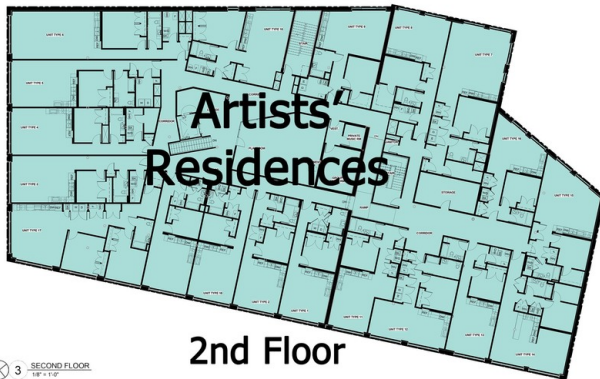
AURORA ARTS CENTRE - DEVELOPMENT OVERVIEW



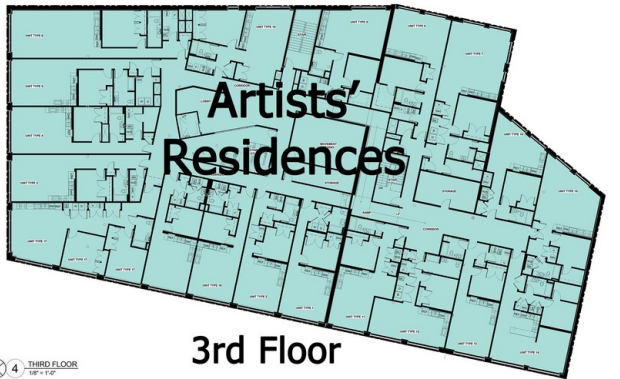
1 LOWER LEVEL
1/8" = 1'-0"



2 FIRST FLOOR
1/8" = 1'-0"



3 SECOND FLOOR
1/8" = 1'-0"



4 THIRD FLOOR
1/8" = 1'-0"

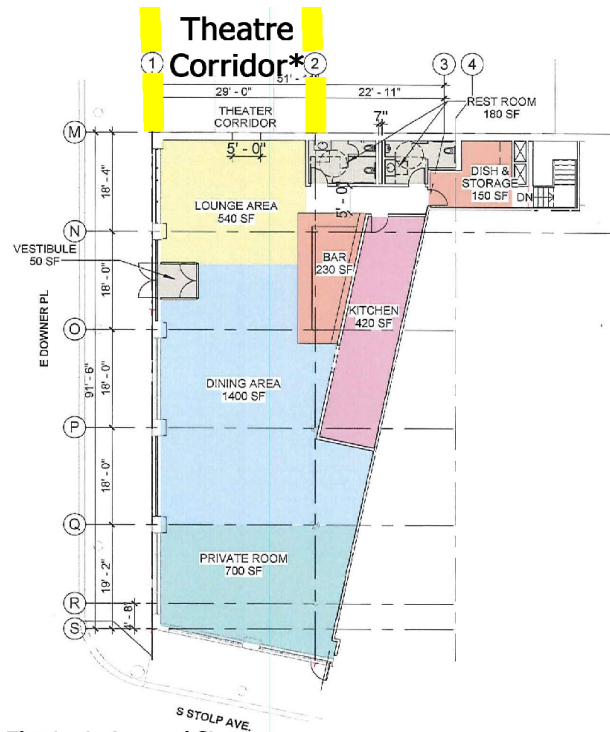
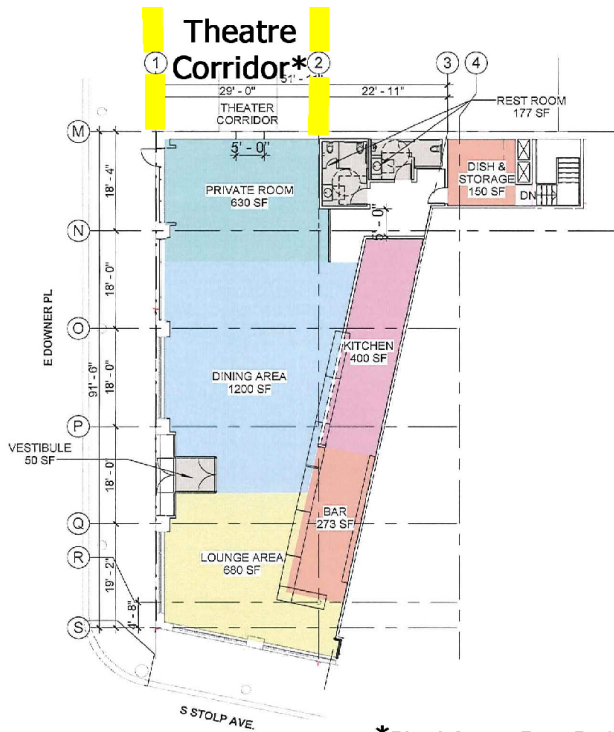


THE COMMUNITY BUILDERS

AURORA ARTS CENTRE
AURORA, ILLINOIS

CORDOGAN CLARK & ASSOCIATES, INC.
ARCHITECTS • ENGINEERS

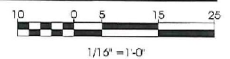
AURORA ARTS CENTRE RESTAURANT - LAYOUT OPTIONS



*Direct Access From Restaurant to Theatre in Approval Stage;
Final Location TBD

1 Restaurant Layout - Option1
1/16" = 1'-0"

2 Restaurant Layout - Option2
1/16" = 1'-0"



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BUILDERS

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AURORA ARTS CENTRE RESTAURANT - AREA OVERVIEW

City Overview - Aurora, IL

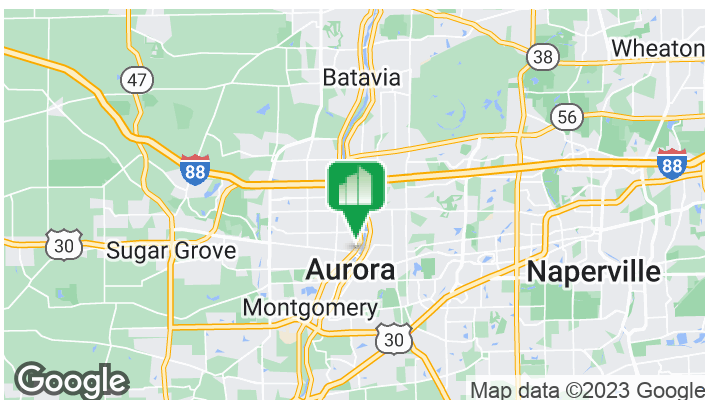
Only 35 miles west of Chicago, the Aurora Area stretches out to parts of Kane, Kendall, Will and DuPage counties and offers savory dining, unique architecture, exciting attractions, a plethora of shopping, and a great variety of family fun and water parks. Aurora is on the edge of the Illinois Technology and Research Corridor and is known as "The City of Lights." Aurora is the second largest city in Illinois with a population of 199,963. Additionally, Aurora features a diversified economy of retail, office, manufacturing, distribution and entertainment industries. In addition to 16 business parks located throughout the city that house various Fortune 500 companies, Aurora is also home to numerous retailers including the Fox Valley regional shopping mall as well as the Chicago Premium Outlets.

Area Business | Education

The city has a long tradition of manufacturing and is home to Caterpillar - one of the two largest Aurora employer at 2,500 employees. Aurora has two hospitals, Rush-Copley Medical Center (2,500 employees) and Presence Mercy Medical Center (1,300 employees). Aurora has three school districts (#129, #131, #204) which are the third, fourth and eighth largest employers in the city. Aurora is home to Aurora University, two branches of Waubesa Community College, a branch of Rasmussen College and the Illinois Mathematics and Science Academy. The active Aurora Public Library offers the community a main library and two branches.

Area Entertainment

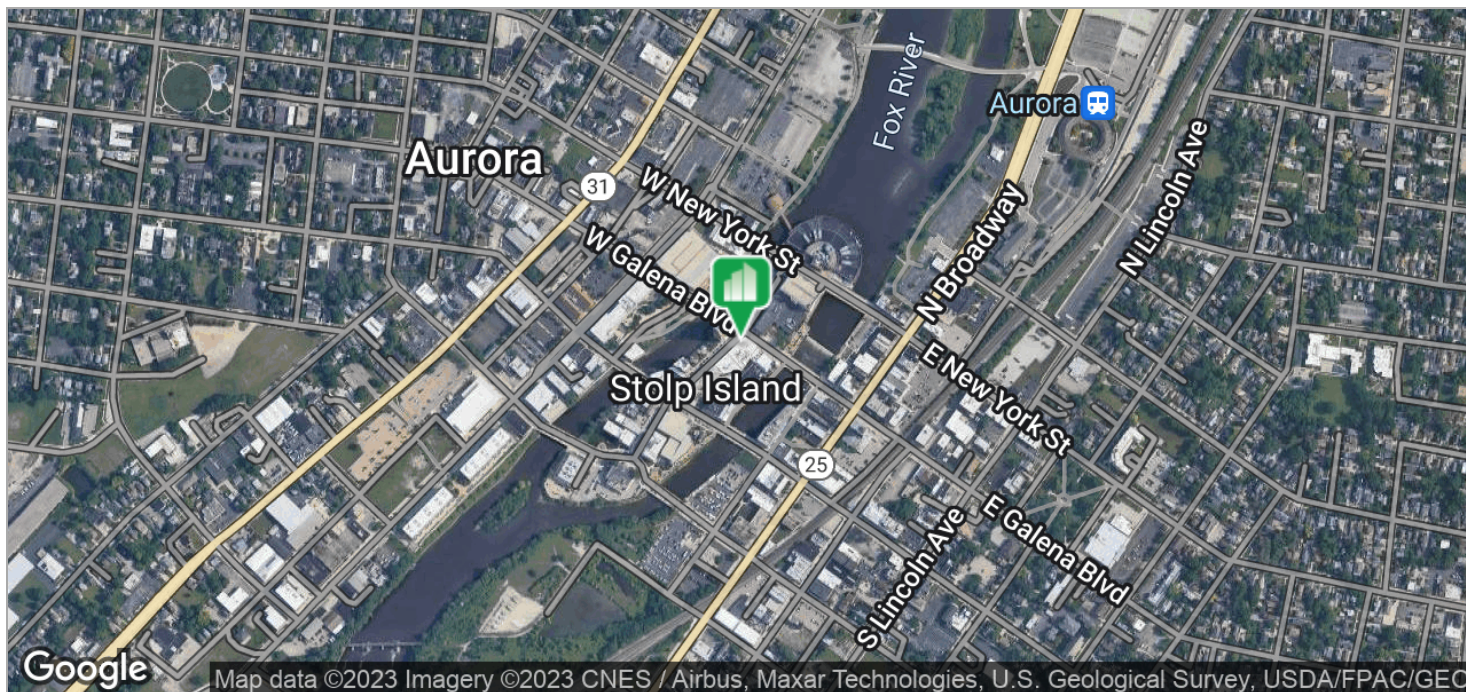
Downtown Aurora is home to the Paramount Theatre, a large live performance theater on the National Register of Historic Places, and to the Hollywood Casino. The Hollywood Casino, a dockside gaming facility with 53,000 SF and 1,200 gaming positions, is located on the Fox River. Blackberry Farm, located in Aurora, is a living history museum and offers an indoor/outdoor educational experience for the entire family. Splash Country Water Park is located across from Blackberry Farm and Raging Waves, Illinois' largest water park, is located near Aurora in Yorkville. Phillips Park is also located in Aurora and includes a golf course, zoo and aquatic center.



City Highlights

- 2nd largest city in Illinois (Population 199,963)
- Very active Fox Valley Park District
- Park District - National Gold Medal Award winner for excellence in park and recreation management
- Aurora area provides: 165 parks, 48 miles of inter-connected regional trails amid 2,500 acres of parkland
- Home to Fox Valley Shopping Center and Chicago Premium Outlets
- Retail sales of more than a billion dollars annually

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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	28,317	146,356	258,774
MEDIAN AGE	28.1	29.9	31.8
MEDIAN AGE (MALE)	27.4	29.2	31.1
MEDIAN AGE (FEMALE)	28.7	30.4	32.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	8,288	45,170	84,807
# OF PERSONS PER HH	3.4	3.2	3.1
AVERAGE HH INCOME	\$50,478	\$57,117	\$69,868
AVERAGE HOUSE VALUE	\$162,096	\$178,463	\$228,294
RACE	1 MILE	3 MILES	5 MILES
% WHITE	44.0%	51.9%	60.3%
% BLACK	9.3%	9.0%	9.0%
% ASIAN	0.5%	1.3%	2.9%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.6%	0.4%	0.3%
% OTHER	42.0%	34.6%	24.6%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	68.9%	59.1%	43.6%

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