

PACIFIC
RETAIL



Yorktown Center

ENDLESS POSSIBILITIES

A SHOPPING, DINING, AND
ENTERTAINMENT DESTINATION
& A SOCIAL AND CULTURAL CENTER
IN THE WESTERN SUBURBS OF CHICAGO

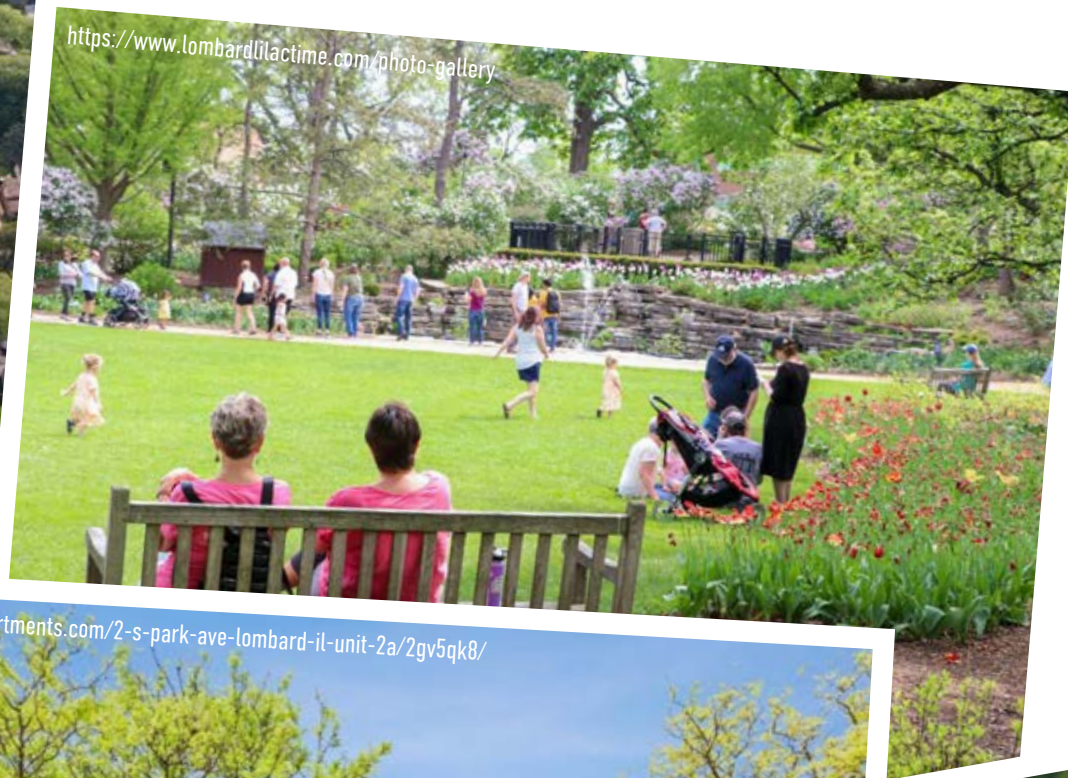


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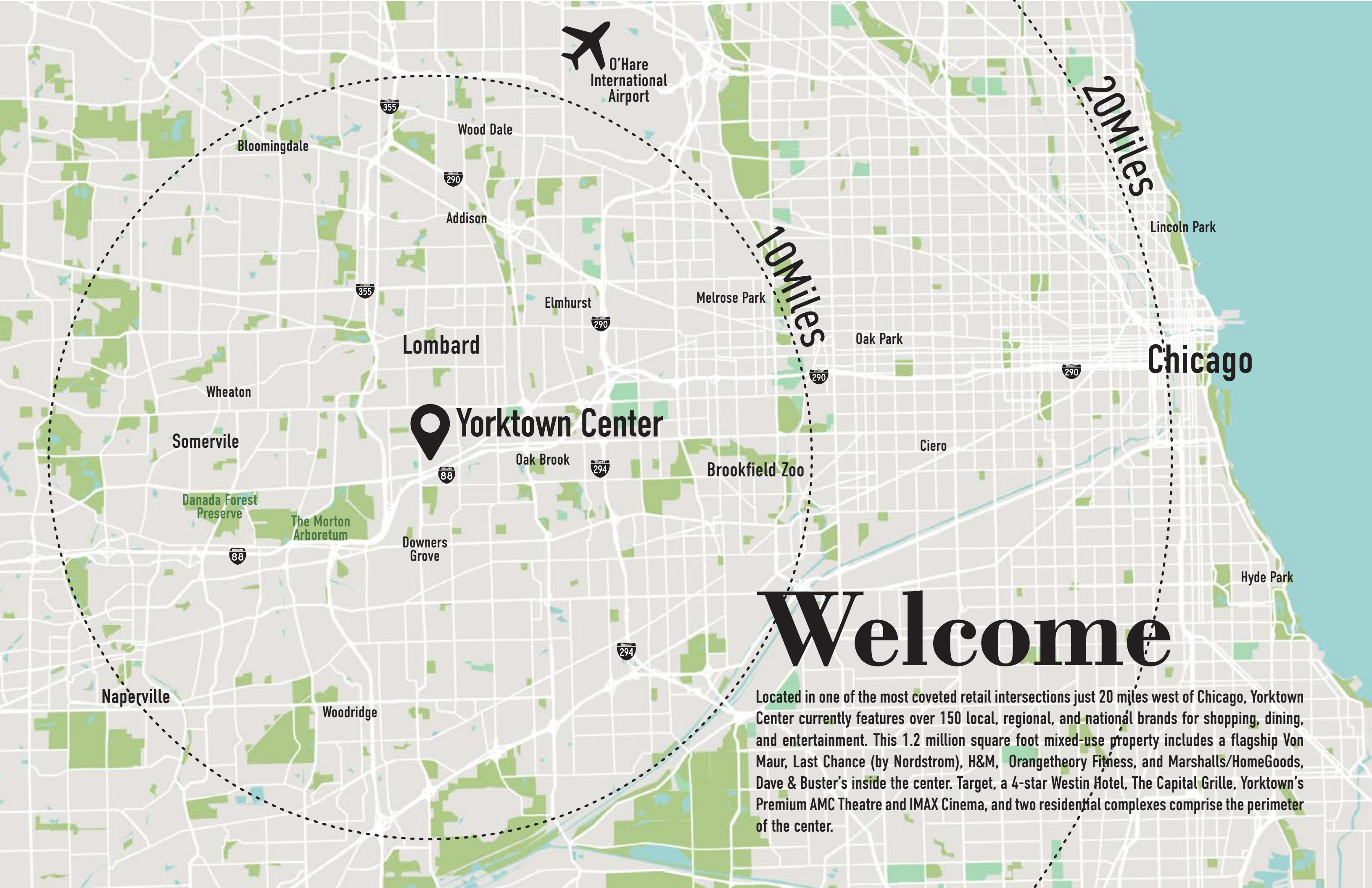
Site Plan & Lease Plans



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 Festival.



O'Hare
International
Airport

Wood Dale

Bloomingtondale

290

Addison

355

Lombard

Elmhurst

290

Melrose Park

Oak Park

290

Lincoln Park

Chicago

Wheaton

Somerville

Danada Forest
Preserve

88

The Morton
Arboretum

Downers
Grove

Oak Brook

294

Brookfield Zoo

Ciero

Hyde Park

Woodridge

Naperville

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), H&M, Orangetheory Fitness, and Marshalls/HomeGoods, Dave & Buster's inside the center. Target, a 4-star Westin Hotel, The Capital Grille, Yorktown's Premium AMC Theatre and IMAX Cinema, and two residential complexes comprise the perimeter of the center.

QUICK FACTS

EASY ACCESS
to major highways 88 and 355

180,000
total vehicles passing daily via I-88,
Highland Avenue + Butterfield Road

670,000
employees within 10 miles

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

1,200
luxury apartment units

500
hotel rooms at neighboring Westin

Affluent western suburb of Chicago

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



HIGHLAND AVENUE - 11,700 VPD

BUTTERFIELD ROAD - 40,400 VPD



I-88 - 128,200 VPD



Transformative New Mixed-use Retail Development

THE SQUARE AT YORKTOWN

As part of a redevelopment masterplan, Yorktown Center will open Dave & Busters, Empire Burgers + Brew, Ancho & Agave, and a nationally recognized specialty grocer, as well as new retail surrounding a one acre communal outdoor green space. Over the next three to five years, 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 convenient, first-class, and unique one-stop-shop experience for customers and residents alike.

Strategic Masterplan

In spring 2023 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 1 acre green space coined The Square to be used as a communal outdoor environment.



Newly energized dining and retail concepts opening in 2024 including Dave & Busters, Ancho & Agave, Empire Burgers + Brew and a well-known regional supermarket. This will further solidify a vibrant and engaging atmosphere that caters to a wide range of interests and makes it an appealing destination for residents and visitors alike.



4 RESIDENTIAL
PROJECTS



NEW RETAIL MIX



1 ACRE
OPEN-AIR PARK



SUPERMARKET



ENTERTAINMENT



Developing A Community

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.

YORKTOWN RESERVE

Opening Summer 2025



THE SUMMIT AT YORKTOWN

Opening Spring 2025



OVERTURE YORKTOWN



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



1,200 Total Residential Units



QUICK FACTS

Built in 1968, Redeveloped in 2015

1,217,210 sq. ft. regional mall

Includes 150 stores and 7,862 parking spaces

8 million annual visitors and \$300 million annual sales

Redevelop the 12 acre site of the former Carson's anchor store
into a mixed use apartment complex, retail, and park/outdoor space



Yorktown Center

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





Retail Mix

SHOPPING

VON MAUR® TARGET FOREVER 21 LAST CHANCE®
DISCOUNT SHOES & APPAREL JCPenney

HomeGoods® H&M Marshalls Buckle CHAMPS JD zumiez

VICTORIA'S SECRET BARBARA'S BOOKSTORE WINDSOR Bath&BodyWorks® francesca's® Lovisa

DINING

Buca di BEPPO THE CAPITAL GRILL FLATTOP GRILL™ WORLD FAMOUS BILLY GOAT TAVERN & GRILL HARRY CARAY'S ITALIAN STEAKHOUSE & BAR RA Sushi-Bar-Restaurant Olive Garden ITALIAN KITCHEN

ENTERTAINMENT

AMC THEATRES go! calendars toys★games artspace THE GAME SHOW WICKED BALL

HEALTH & WELLNESS

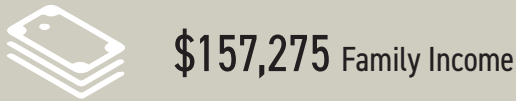
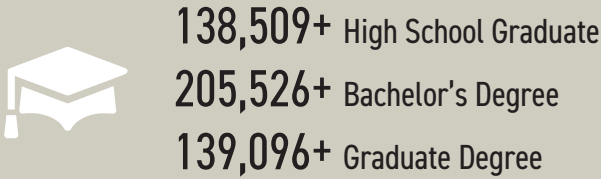
CYCLEBAR® Orangetheory FITNESS AMAZING LASH STUDIO EUROPEAN WAX CENTER®

Demographics

	3-MILE	5-MILE	10-MILE
POPULATION	87,199	264,853	1.01 M
TOTAL HOUSEHOLDS	35,226	103,651	380,567
AVG. HOUSEHOLD INCOME	\$122,680	\$144,899	\$131,279

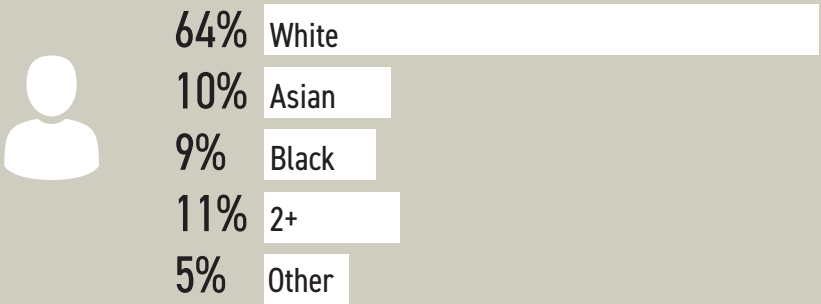
HOUSEHOLDS & EDUCATION

10-MILE RADIUS



RACE & ETHNICITY

10-MILE RADIUS

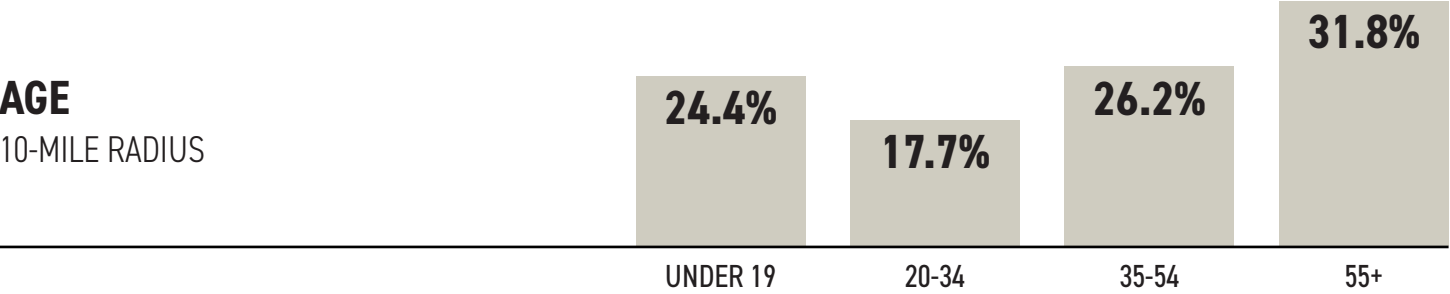


Estimated 8 million shoppers per year

Full-Time 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 to develop and execute strategic Marketing campaigns and programs from community events to public art installations to public relations 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



YAPPY HOUR



COSMECON

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



FASHION SHOWS



PHOTOS WITH SANTA



Self-care Precinct

Yorktown Center’s Self-Care Precinct is a 12,000 sq. ft. area of the property where national fitness, health and beauty brands have converged, making it a one-stop shop for guests and nearby residents.

The property was redeveloped in 2018 and now features a premium selection of brands, including CycleBar, Orangetheory Fitness, Amazing Lash Studio, UFC Gym and European Wax Center.

ORANGETHEORY FITNESS



CYCLEBAR





Nearby Hotels

DuPage County's only 4-star hotel, 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⁺ Hotel rooms within a 3-mi radius
3,800⁺ Hotel rooms within a 5-mi radius



HARRY CARAY'S ITALIAN STEAKHOUSE

HOLY MACKEREL!



PUBLIC ART



DOG
FRIENDLY



SELF-CARE
PRECINCT



RESIDENTIAL
Adjacent Luxury
Apartment Complexes



COMMUNITY ACTIVITIES
& ENTERTAINMENT



24/7 SECURITY
PRESENCE



SUSTAINABLE
PRACTICES
Energy Management



MAGNIFICENT
TENANT MIX



AMPLE
PARKING



UNIQUE PLAY
AREAS

By The Numbers

FACEBOOK

16,300+ Page Likes
679,300+ Reach

INSTAGRAM

3,700+ Total Followers
200,400+ Reach

TWITTER

2,000+ Total Followers

WEBSITE

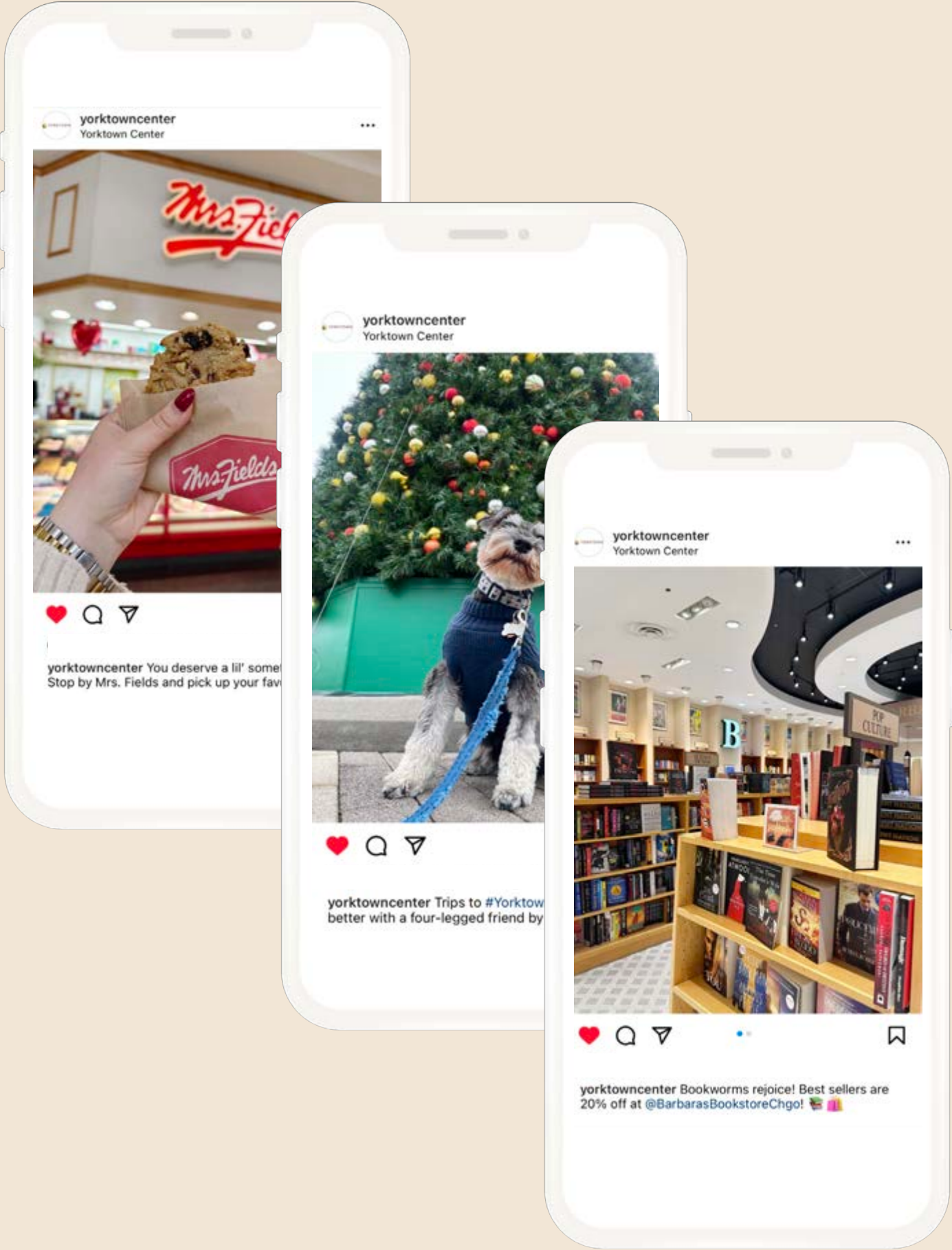
27,300+ Average Monthly Sessions
59,300+ Average Monthly Page Views

EMAIL

44,700+ Total Subscribers

SMS

18,900+ Total Subscribers



Environmental, Social & Governance

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.



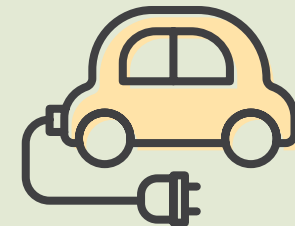
LED is highly energy efficient technology. The widespread use of LED lighting has the greatest potential impact on energy savings, and we're proud to have over 2,000 LED lights installed. Solar panels also deliver energy from our rooftops.



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 Bridgewater Commons.

Site Plan

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

KEY TENANTS

WESTIN[®]
HOTELS & RESORTS

ANCHO & AGAVE
tacos+amigos+tequila

amc

THE CAPITAL[®]
GRILLE

EMPIRE[®]
burgers + brew



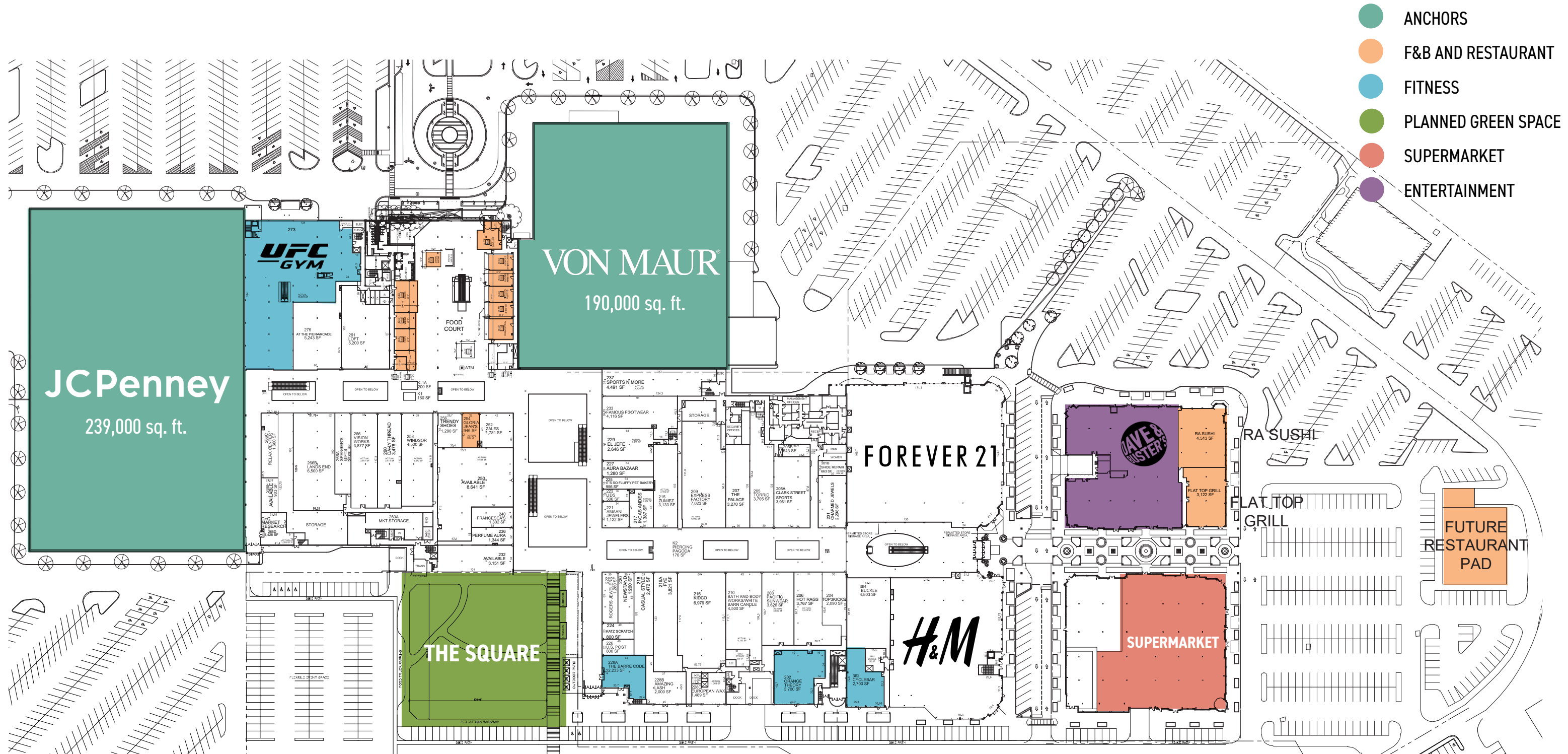
EXISTING SITE PLAN

SCALE: 1" = 200'-0"

0' 0.5 1



LEASE PLAN



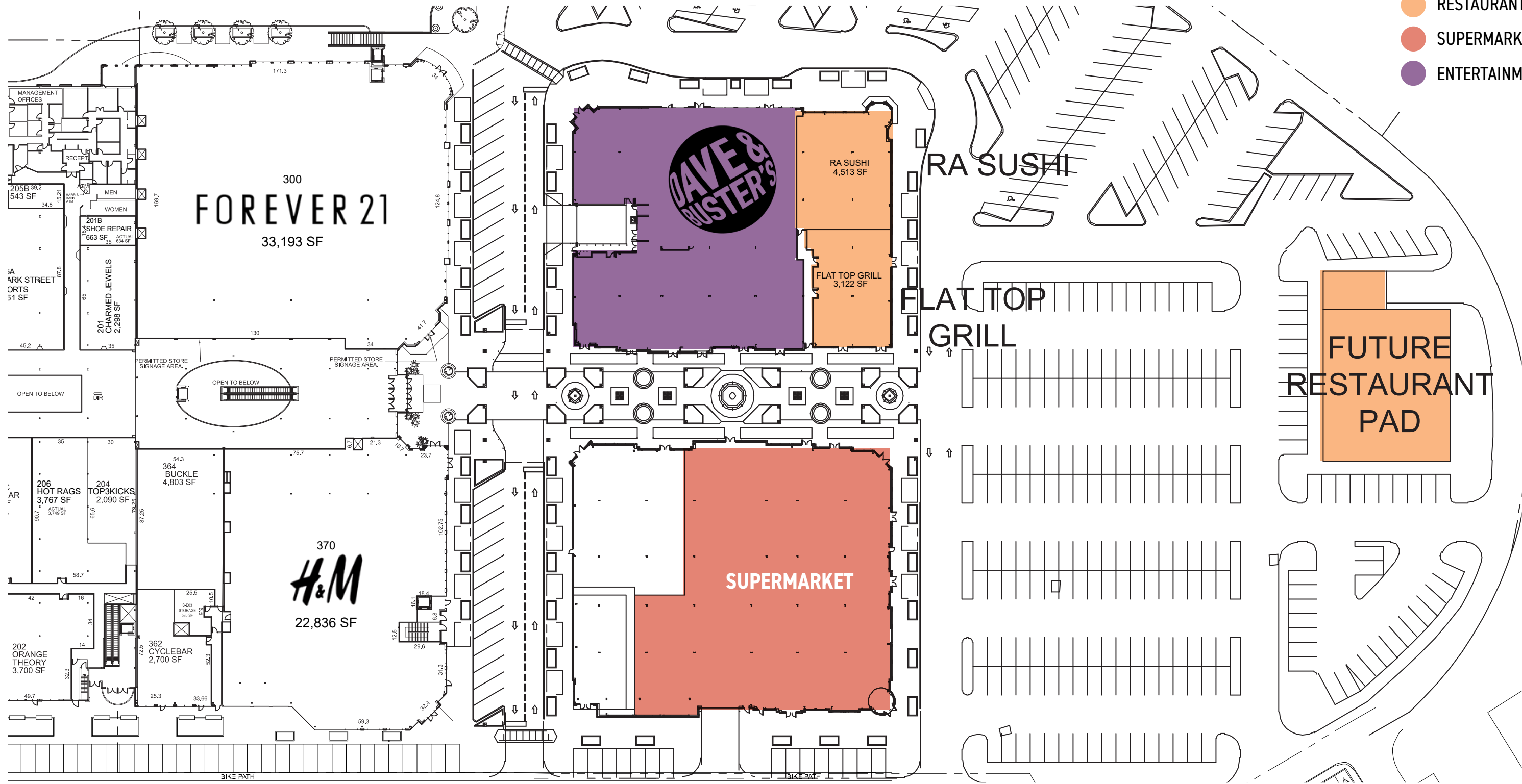
The Shops on Butterfield

LEASE PLAN

KEY TENANTS



- RESTAURANT
- SUPERMARKET
- ENTERTAINMENT





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CHECK OUT THIS
FLY-THROUGH OF OUR
DEVELOPMENT PLANS



#YESTOYORKTOWN

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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 an additional 17 million square feet of asset management, advisory and master planning services.

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