

*Hugo*

411 W. CHICAGO

751 N. HUDSON

**CBRE**  
lg group

A new retail destination in  
Chicago's River North neighborhood.

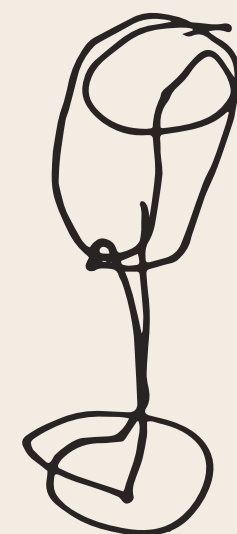


New mixed-use development in the heart of River North

Featuring 2,245 SF of ground floor retail space at 411 W. Chicago and ±10,595 SF of ground floor retail space at 751 N Hudson. Multiple demising options available!

Immediate Delivery.

Hugo is the new destination rounding out an exciting pocket of Chicago's River North neighborhood. With exceptional residential density, including the new residences in this development, a large daytime population, and unbeatable access to public transit, Hugo is sure to be the best destination in the area for shoppers, diners, and dwellers alike.



*Hugo*

**411 W.  
CHICAGO**

- New 93 apartment unit development with 2, 245 SF of ground floor retail
- Conveniently located at the southeast corner of Chicago & Sedgwick in the dynamic River North neighborhood
- Highly visible corner with black iron capabilities
- Immediate delivery

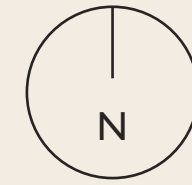
*Hugo*

**751 N.  
HUDSON**

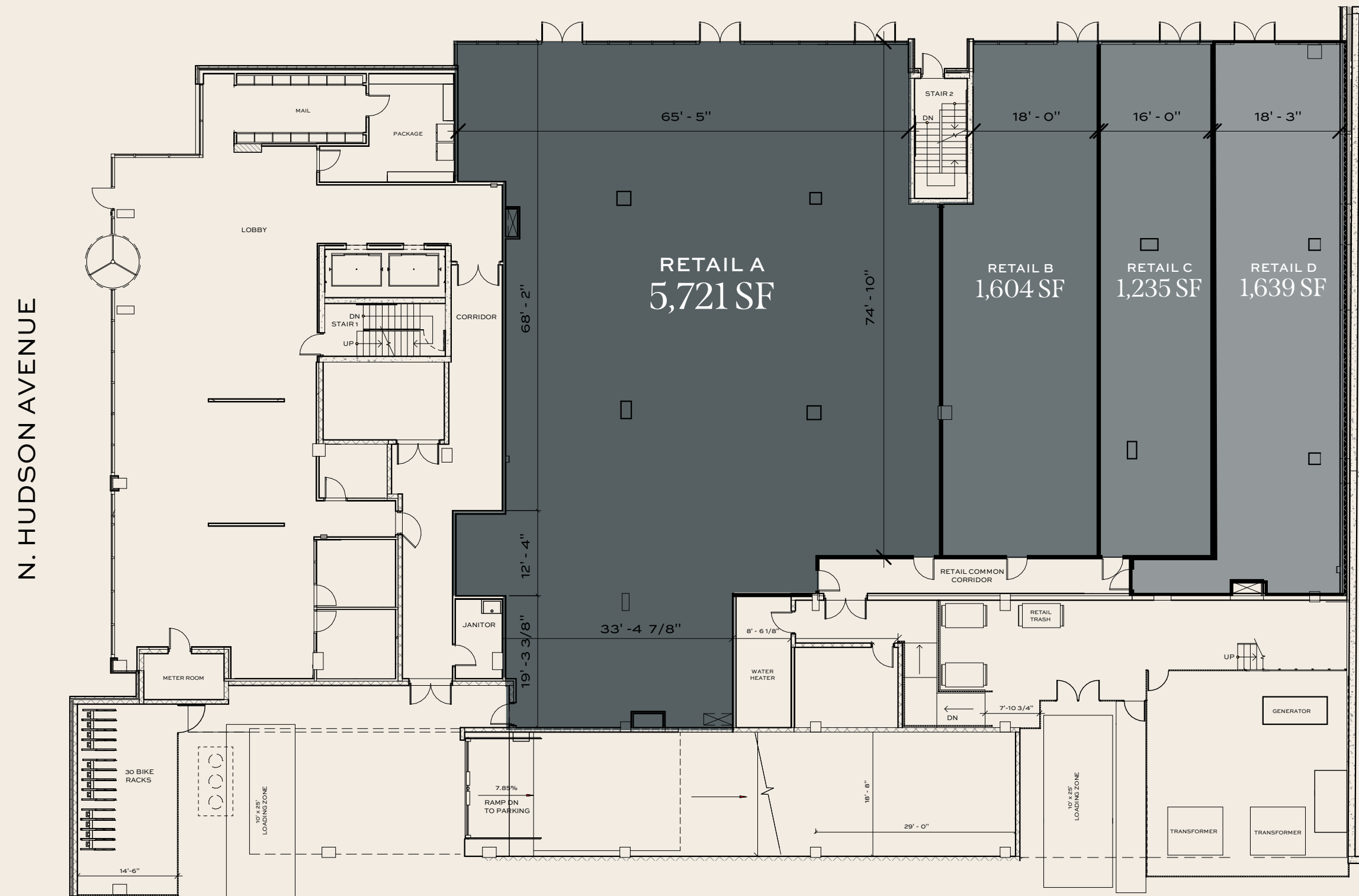
- New 134 apartment unit development with 10,595 SF of ground floor retail
- Conveniently located at the southwest corner of Chicago & Hudson in the dynamic River North neighborhood
- Highly visible corner with black iron capabilities
- Immediate delivery

**W. CHICAGO AVENUE (±23,000 VPD)**

# HUGO ON HUDSON



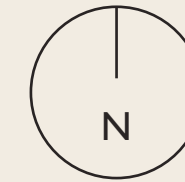
W. CHICAGO AVENUE (±23,000 VPD)



751 N. HUDSON

# HUGO ON SEDGWICK

W. CHICAGO AVENUE (±23,000 VPD)



N. SEDGWICK STREET



LAKE MICHIGAN

  
**CHICAGO BROWN LINE**  
 Ridership +2.3M Riders  
 (AS OF MARCH 2023)

*Goddess*  
 AND GROCER  
 avli  
 INSPIRED GREEK

290,040  
DAYTIME POPULATION

104,721  
RES. POPULATION

**OBÉLIX**  
 VOTED BEST NEW RESTAURANT  
 OF 2022 BY CHICAGO BUSINESS

266,794  
EMPLOYEES

**SLOOMOO**  
 INSTITUTE

*Walgreens*

MICHAEL & MICHAEL SALON

SEDGWICK

[solidcore]  
 KRISER'S  
 The good food. natural life.  


4,000+  
RESIDENTIAL UNITS



411 W. CHICAGO

  
 IKIGAI

CHICAGO - 23,000 VPD

751 N. HUDSON

  
 JESSE WHITE  
 FOUNDATION

*Bally*  
 CASINO  
  
 KEEP MOVING FORWARD.

  
 The Gardner  
 School

266,794  
EMPLOYEES

104,721  
RES. POPULATION

**OBÉLIX**  
VOTED BEST NEW RESTAURANT  
OF 2022 BY CHICAGO BUSINESS

 The  
Gardner  
School

*Bally*  
CASINO

[solidcore]  
 



ORLEANS

SEDGWICK

HUDSON

  
1.6M SF OFFICE  
BUILDING

411 W. CHICAGO

751 N. HUDSON

CHICAGO - 23,000 VPD

 JESSE WHITE  
FOUNDATION



**1.6 M**  
SF of office

**\$180,776**  
Average Household Income  
(within 1 mile)

**4,000+**  
Residential  
Units

**2.3 Million**  
Annual riders

**104,721**  
Residential Population  
**290,040**  
Daytime Population

# River North

## LOCATION OVERVIEW

- Densely populated residential neighborhood in the northwest portion of River North
- Walking distance from the CTA Chicago Avenue Brown Line stop with over 2 million annual riders
- Steps from 600 W. Chicago – 1.6 Million SF office building anchored by Groupon, Echo Global Logistics, Tempus Labs, Jump Trading and The Big Ten Network. Over 7,000 employees work in the office building on a daily basis
- New flagship Bally's Casino coming soon within a 5-minute walk
- Neighboring restaurant, Obelix, voted Best New Restaurant of 2022 by Chicago Business

## AREA DEMOGRAPHICS

Within 1 mile



**104,721**  
Residential Population



**290,040**  
Daytime Population



**266,794**  
Employees



**\$439.9M**  
Spent on Meals at  
Restaurants



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**CBRE** lg group