

HILTON ORRINGTON HOTEL EVANSTON



FLAGSHIP RESTAURANT/RETAIL OPPORTUNITY

1710 Orrington Avenue Evanston, IL

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HILTON ORRINGTON

AAA, 4-Diamond Historic Hilton Orrington is the only full service hotel in the heart of downtown Evanston. The Hotel is one block away from Northwestern University, perfectly situated on the North Shore, and is less than 15 miles from downtown Chicago. The Orrington is a 269-room, full service Hilton hotel with an 80 year history of impeccable service and hospitality excellence. The Orrington includes an additional 25,000 square feet of meeting and convention space, with a 5,900 square foot Grand Ballroom. Meeting space also includes a 12,000 square foot state of the art rooftop facility on the ninth floor.

LOCATION

One Block from Northwestern University with over 21,000 Students

3 Blocks from Davis Street Metra and CTA 'L' Howard Station serving the Red, Purple and Yellow (Skokie Swift) Lines

Dense residential population combined with a major college campus and multiple modes of transportation surrounded by boutique retailers, entertainment and a variety of restaurant concepts.

DEMOGRAPHICS

	1-mi. Totals
Population	31,509
Employees	32,220
Median Age	29.0
Average Household Income	\$103,745





FULLY BUILT OUT RESTAURANT/RETAIL OPPORTUNITY

Restaurant is comprised of large 35' L Shaped Marble Bar, Separated Private Dining Area, 2 Large Dining Rooms, All ADA Compliant. Kitchen has 15' Hood with Black Iron, Grill, fryers, both refrigerated and freezer Walk In's, Double Blodgett Ovens with separate Hood System and several service stations and dessert prep station. All FF&E included.

Operating business. Do not disturb employees or management.

4,730 SF – 7,480 SF
Outdoor Seating 1,200 SF
Multiple floor plans.

\$25/SF Net
\$10/SF Taxes & CAM

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PHOTOS INTERIOR

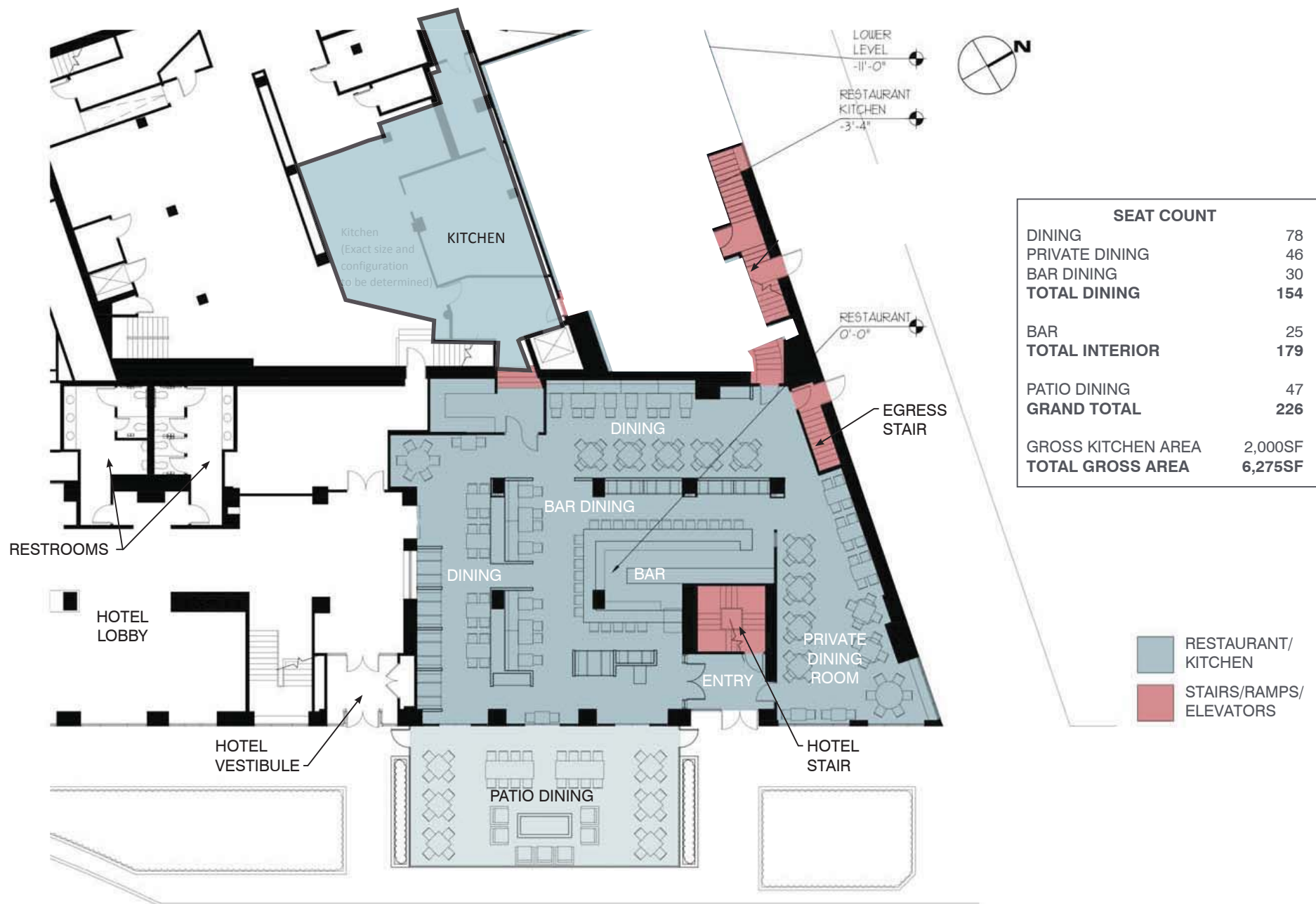


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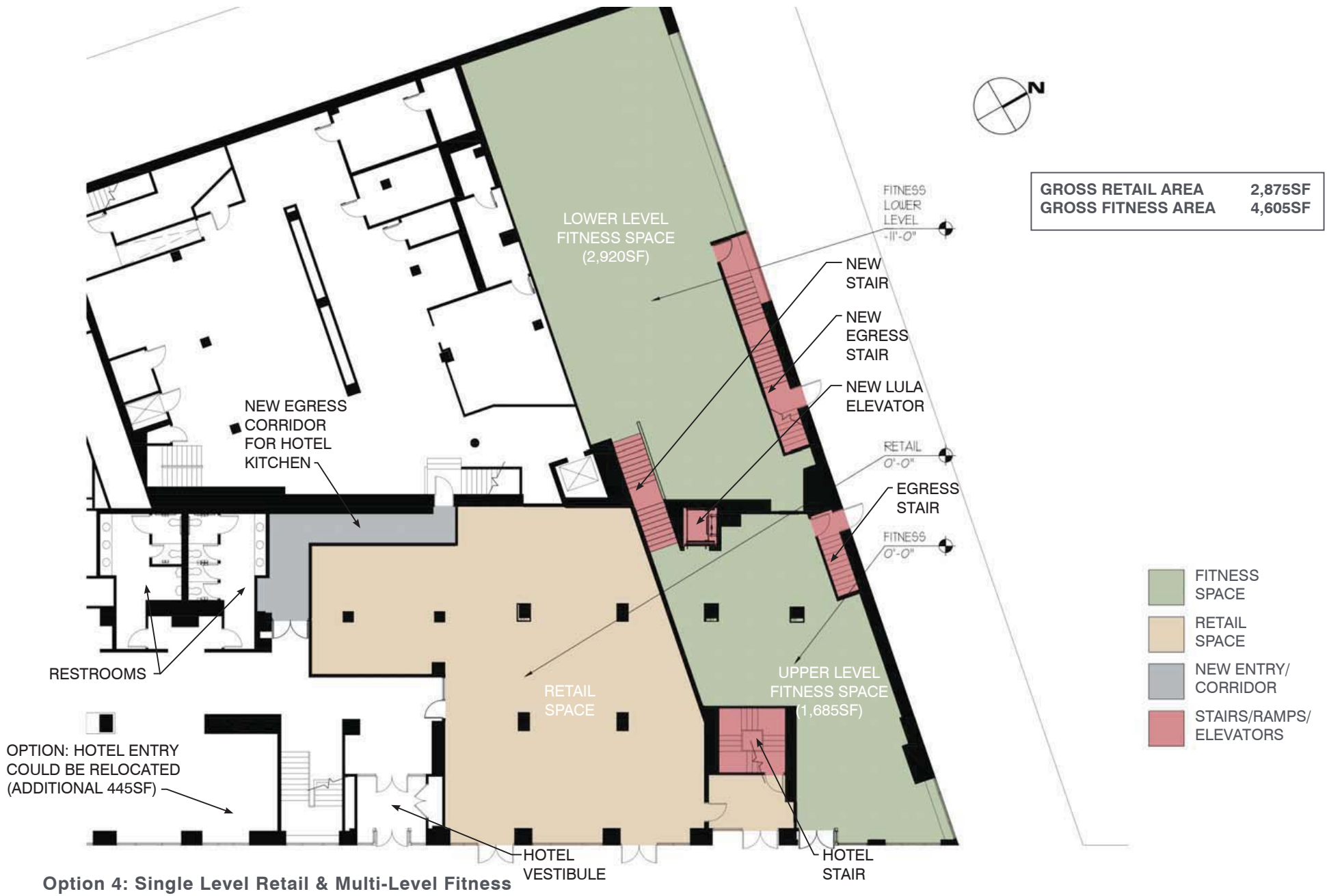


Existing Plan



Option 3: Multi-Level Restaurant

Plan Option 3



Option 4: Single Level Retail & Multi-Level Fitness

Plan Option 4