

## Chicago Near West Market Area

The Chicago West market area consists of the following community areas:

Lower West Side  
Near West Side

West Town

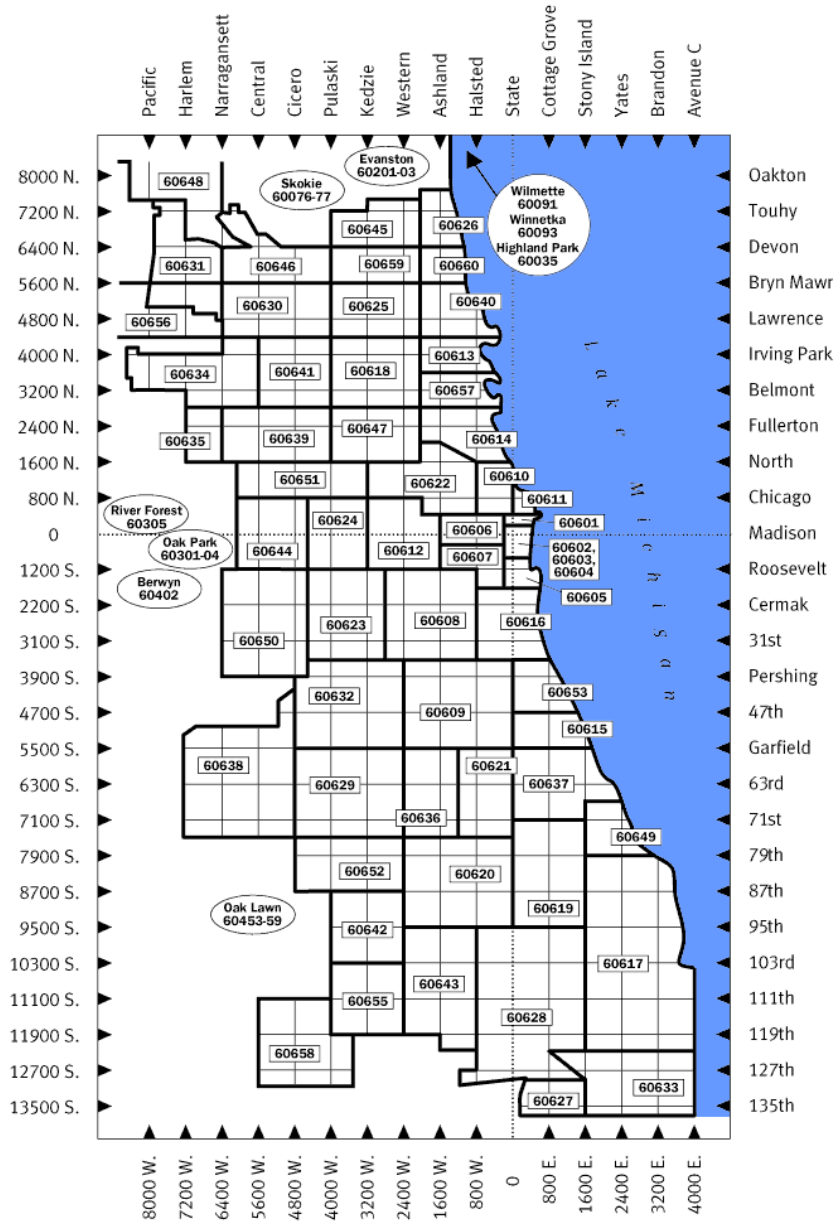
In broad terms, the boundaries consist of North Avenue (1600N) on the north, the North Branch of the Chicago River to the east (ranges from about 1200W on the north end of the market to 400W on the south end), and Interstate 55 on the south. The west boundaries are Kedzie Avenue in the northernmost portion of the submarket and Western Avenue in the southernmost portion. The market is dominated by residential and industrial land use (higher density residential in the northern part) with a very wide spread in housing values.



*Market Area Map*

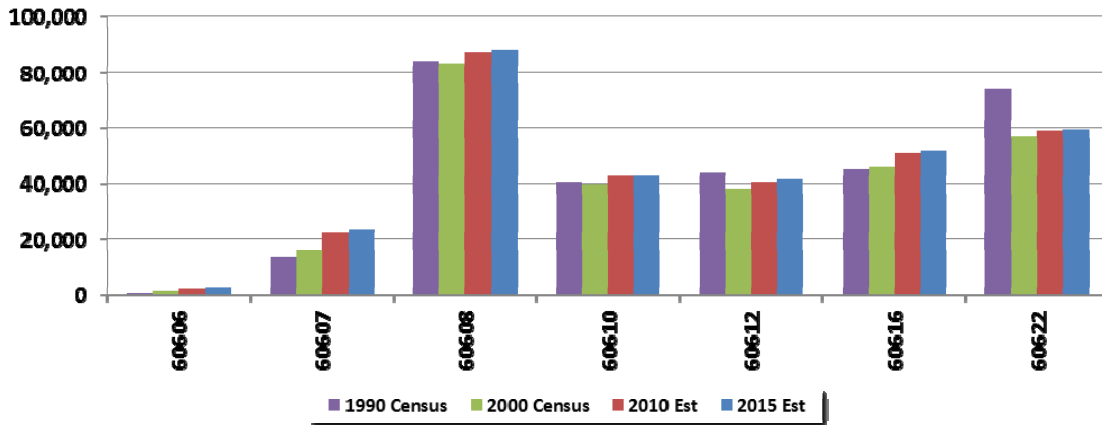
## Demographics

Trends for population, household growth, average household size and median household income based on zip code geography are presented below. The data was obtained from Claritas.



Source: [www.chicagoevents.com](http://www.chicagoevents.com)

## Chicago Near West Population Trends 1990-2015

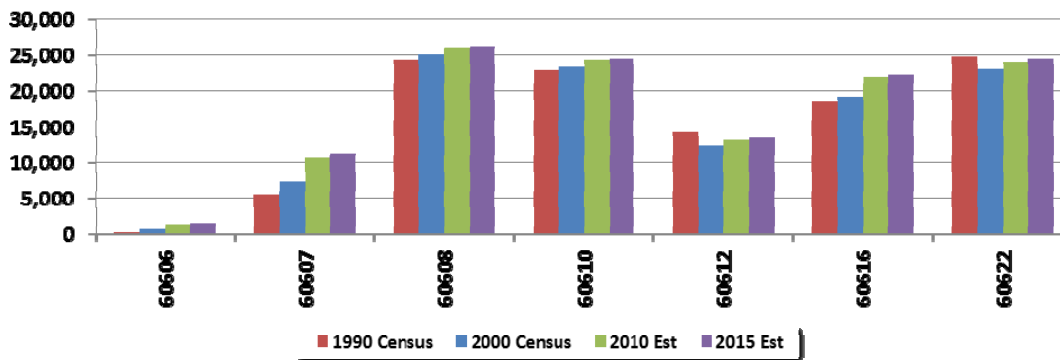


## Chicago Near West Population Trends

Community	1990	2000	2010	2015	2010-15
60606	56	1,158	2,224	2,509	13%
60607	13,748	16,277	22,809	24,049	5%
60608	84,295	83,570	87,889	88,388	1%
60610	40,846	39,827	42,573	43,297	2%
60612	44,407	38,430	40,860	41,896	3%
60616	45,736	46,468	51,204	51,885	1%
60622	74,197	56,970	58,829	59,445	1%

Source: U.S. Census

## Chicago Near West Household Trends 1990-2015

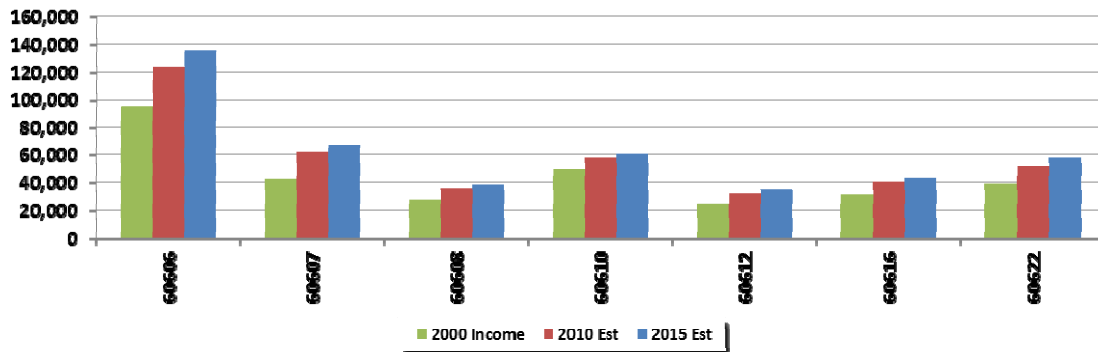


## Chicago Near West Household Trends

Community	1990		2000		2010		2015		2010-15
	Total	Avg Size	Total	Avg Size	Total	Avg Size	Total	Avg Size	
60606	36	1.56	716	1.62	1,435	1.55	1,611	1.56	12%
60607	5,552	2.48	7,440	2.19	10,683	2.14	11,241	2.14	5%
60608	24,296	3.47	24,970	3.35	26,224	3.35	26,342	3.36	0%
60610	22,812	1.79	23,320	1.71	24,213	1.76	24,418	1.77	1%
60612	14,155	3.23	12,411	3.74	13,145	3.90	13,441	3.86	2%
60616	18,594	3.99	19,143	2.98	21,860	2.69	22,185	2.68	1%
60622	24,680	3.01	22,974	2.48	23,990	2.45	24,387	2.44	2%

Source: U.S. Census

## Chicago Near West Median Household Income 2000-2015



## Chicago Near West Median Income

Community	2000	2010	2015	2010-15
60606	94,700	123,841	135,456	9%
60607	42,163	61,833	67,415	9%
60608	28,241	35,546	38,375	8%
60610	50,410	57,648	60,527	5%
60612	25,025	31,435	34,369	9%
60616	30,807	40,384	43,407	7%
60622	38,858	51,898	57,459	11%

Source: U.S. Census

### Institutional Uses

The dominant institutional uses for the Chicago West market include the University of Illinois at Chicago campus, the 560 acre Illinois Medical District including the recently constructed (opened 2002) John H. Stroger Jr. Hospital of Cook County and Cook County Correctional facility. The 464 bed, 1.2M square foot hospital plus 2,100 car parking lot located at 1901 W Harrison was completed at a cost in excess of \$300,000,000.

The 824-bed Rush Presbyterian - St. Lukes Medical Center is just north of the new Cook County Hospital at Ashland and Congress. In 2006, the facility began a 10-year project to create additional buildings and renovate existing ones. Newest features include a staff and student parking garage, an outpatient orthopedic building, a central energy plant, and an underground loading dock; all of which opened in 2009. Additional renovations will continue into 2016.

Other institutional uses for the Chicago West market include the University of Illinois at Chicago campus with its proximate 25,000 student enrollment runs along Halsted (800W) south of the Eisenhower (I-290) expressway. The 96-acre Cook County Correctional facility is located at 27<sup>th</sup> and California (2800W).

### **Recreation**

Some of Chicago's largest parks are located in the Chicago West market. The lakefront markets to the east offer additional recreational opportunities including the Lake Michigan beaches and Lincoln Park Zoo. A number of golf courses, both public and private, are located nearby.

### **Transportation**

Public transportation is excellent with CTA trains and buses which connect community residents with Chicago's Central Business District, commonly referred to as the Loop. Automobile transportation can access the Eisenhower Expressway (I-290), the Stevenson Expressway (I-55) or the Kennedy (I-90). The major interstates provide access to the downtown Loop and surrounding suburbs. O'Hare International Airport is located northwest of the Chicago West market while Midway Airport is just to the south at 55<sup>th</sup> and Cicero (4800W).

### **Conclusions**

Overall, the Chicago Near West market is evolving with most of the recent development closer to the Loop. Industrial uses are being replaced with residential which should serve to provide additional demand for supporting retail.

The near and long term trend for the area appears to be stable to positive.

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