Westridge Court

Chicago-Naperville-Elgin, IL-IN



41.7653, -88.2027 204 South Route 59 | Naperville, IL 60540

Center Size: 682,626 SF



Demographics	1 Mile	3 Mile	5 Mile
***	7,667	88,907	252,337
A	3,078	33,877	89,964
S	\$136,415	\$152,629	\$157,754

Located adjacent to Brixmor's Block 59, a vibrant dining and entertainment district undergoing a \$53M center redevelopment, set for completion in 2026

Surrounded by a highly affluent, educated and dense population of 89K+, with average household incomes of 153K+, and 64% holding a college degree within 3 miles

Strong daytime population of 123K+ within 3 miles

Highly trafficked center drawing an estimated 4.6M+ visitors annually, ranking in the top 10% of like centers in the market (Placer.ai 2024)

Excellent visibility from 51K+ vehicles daily on IL-59, 13K+ on W Jefferson Ave and 22K+ on Aurora Ave (Kalibrate 2022)

Prime location in the Fox Valley regional retail node, with 6M+ Sq Ft of retail space, and situated across from the super-regional Fox Valley Mall

BRIXMOR

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Available Space

01A	12,765 S
02	20,000 SI
19	28,366 SI
35A	3,200 SF
47	6,284 SF

Current Retailers

N.A.P 2	Portillo's Restaurants	0 SF	17 18	Dry Bar Wayfair Outlet	2,400 SF 23,112 SF
N.A.P.	Citi	0 SF	20	Five Below	12,000 SF
N.A.P. 1	SuperTarget	0 SF	21	Fox Valley	1.350 SF
N.A.P.	Walter E. Smithe	12,272 SF		Currency	,
200				Exchange	
N.A.P. 3	Chili's Grill & Bar	0 SF	22	Removery	1,350 SF
N.A.P. 4	Arby's	0 SF	23	La Bella Uniforms	1,350 SF
N.A.P.	Lazy Dog	8,000 SF	24	PappaRoti	2,700 SF
400	Restaurant and		25	Nails 4 U	1,350 SF
	Bar		26/27	Xi'an Cuisine	3,600 SF
N.A.P. A	Yard House	9,000 SF	28/29	Pita Pita	3,240 SF
N.A.P. D	The Cheesecake	8,500 SF		Mediterranean	
	Factory			Grill	
	Ruth's Chris	7,500 SF	29A	Mission BBQ	3,960 SF
N.A.P. J	First Watch	4,050 SF	30	Hollywood Palm	50,011 SF
N.A.P. K	Shake Shack	3,450 SF	24	Theater	2 5 2 0 6 5
N.A.P.5 01	Portillo's The Fresh Market	0 SF 25,725 SF	34	Chicken Salad Chick	2,520 SF
01	Painted Tree	25,725 SF 31,479 SF	34A	Taco Bell	0 SF
03	Marketplace	51,479 51	34A 35	Sola Salon	6,407 SF
04-06	La-Z-Boy	13.542 SF	22	Studios	0,407 36
04-00	Sally Beauty	2,000 SF	37	Dick's Sporting	50.000 SF
08	IVX Health	2,560 SF	57	Goods	50,000 51
09	America's Best	2,653 SF	38/39/40	Discovery	11,998 SF
	Contacts &	_,		Clothing	,
	Eyeglasses		41	Ulta Beauty	15,216 SF
10/11	Cost Plus World	17,900 SF	42	The Furniture	9,000 SF
	Market			Shop	
12	Miracle-Ear	1,000 SF	43	Edge Fitness	49,994 SF
13	LuLu Head Spa	2,000 SF	43A	Funtopia	27,001 SF
14	Johnson Fitness &	4,000 SF	45	Bundoo Khan	2,000 SF
	Wellness Store			Express	
15	Bath & Body	3,600 SF	46	Cabinetry Direct	2,000 SF
	Works				
16	SAS Shoes	2,400 SF			

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