

R1VER

RETAIL OPPORTUNITY



BE A PART OF MILWAUKEE'S NEWEST MIXED-USE URBAN COMMUNITY

Colliers

CONVERGENCE OF NEIGHBORHOODS

From Bay View, to the Harbor District, to Walker's Point to Historic Mitchell Street, RIVER is surrounded by some of the most intriguing, historically significant and culturally rich neighborhoods. These neighborhoods are home to many of Milwaukee's best restaurants and newest residential and commercial developments.

Beyond the amenities these neighborhoods provide direct access to talent with a workforce of over 180,000 within 10 minutes of the campus.



POPULATION

1 MILE: 27,743
3 MILE: 177,325
5 MILE: 392,265



DAYTIME POPULATION

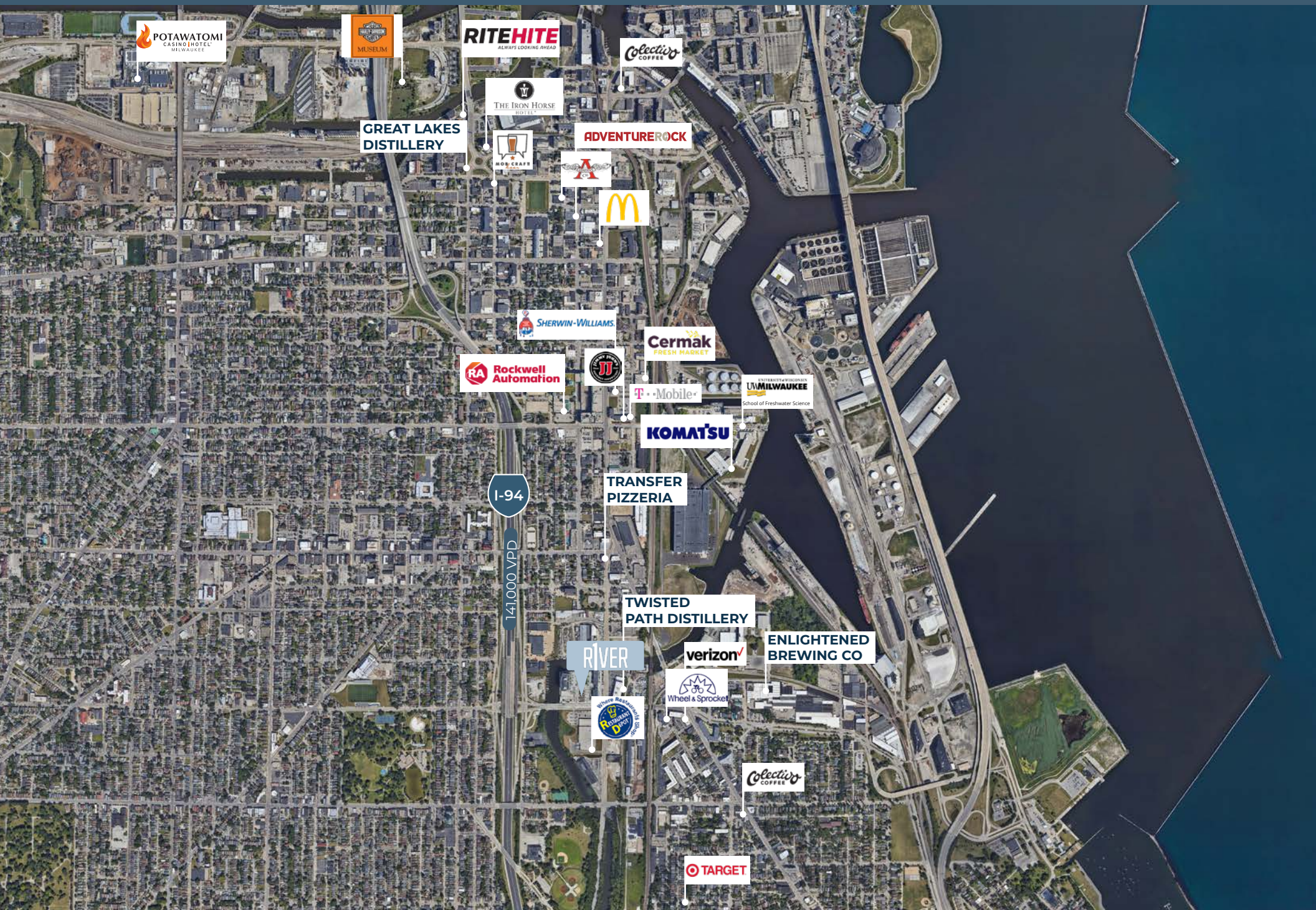
1 MILE: 26,072
3 MILE: 217,987
5 MILE: 418,469



HOUSEHOLD INCOME

1 MILE: \$42,133
3 MILE: \$48,763
5 MILE: \$51,483





POTAWATOMI
CASINO HOTEL
MILWAUKEE

HARLEY-DAVIDSON
MUSEUM

RITEHITE
ALWAYS LOOKING AHEAD

Collectiv
COFFEE

THE IRON HORSE
HOTELS

GREAT LAKES
DISTILLERY

ADVENTUREROCK

MOB CRAFTS

McDonald's

McDonald's

SHERWIN-WILLIAMS

Rockwell
Automation

Cermak
FRESH MARKET

TTTech

T-Mobile

UNIVERSITY OF WISCONSIN
MILWAUKEE
School of Freshwater Science

KOMATSU

TRANSFER
PIZZERIA

I-94

141,000 VPD

TWISTED
PATH DISTILLERY

RIVER

ENLIGHTENED
BREWING CO

verizon

Wheel & Sprocket

WISCONSIN
RACING
DOWNS

Collectiv
COFFEE

TARGET

CAMPUS EXPERIENCE



202K SF
OFFICE



125 KEY
HOTEL



188 UNITS
RESIDENTIAL

RIVER, Milwaukee's newest mixed-use community combines a perfect blend of uses - office, hotel, residential and retail - in a perfect setting. Bordered by the Kinnickinnic River on two sides, RIVER offers a campus experience like no other.



2 DINING
OPTIONS



17K SF
RETAIL



3.2/1,000
COVERED
PARKING

Access RIVER by car, bike or boat. For those driving to the campus, tenants and guests can enter covered parking, directly from Becher Street, just minutes away from I-94. **Boat slips** are available and **bike lanes** are planned for the surrounding area making RIVER easily accessible, across multiple modes of transportation.

CAMPUS MAP



RETAIL AVAILABILITY

RETAIL SPACE 1
1,586 SF Available

RETAIL SPACE 2
1,742 SF Available

RETAIL SPACE 3
1,662 SF Available

RETAIL SPACE 4
1,769 SF Available

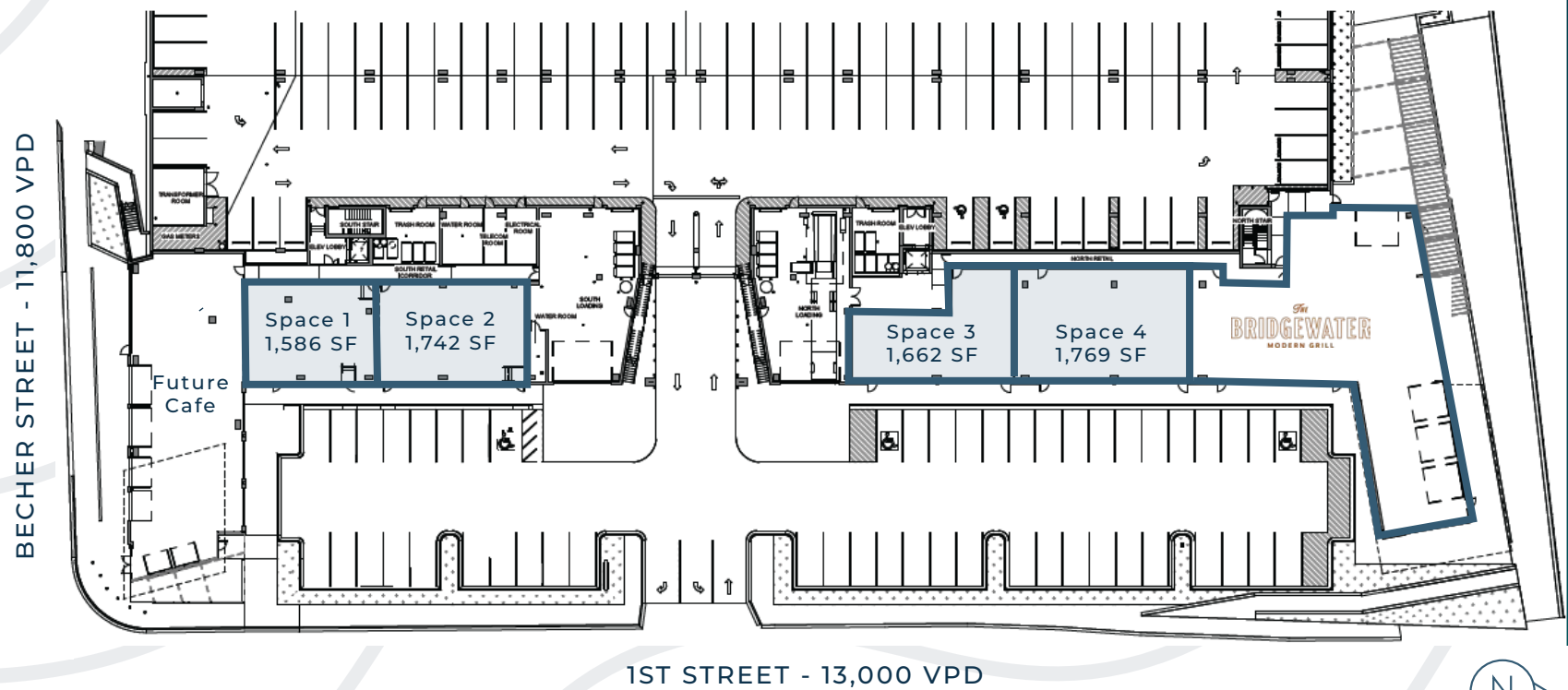
LEASE RATE
\$18.00 / SF NNN

ESTIMATED OPERATING
EXPENSES & TAXES
\$9.79 / SF

173 ON-SITE PARKING
STALLS / 50 DEDICATED TO
RETAIL

BUILDING & MONUMENT
SIGNAGE AVAILABLE

SITE PLAN



R1VER

2013-2027 & 2051-2065 S 1st Street
Milwaukee, WI 53217

RUSS SAGMOEN
PARTNER
262 573 0640
russ.sagmoen@colliers.com

ISAAC BERG
SENIOR REAL ESTATE ADVISOR
414 630 8511
isaac.berg@colliers.com

JAMES MCKENNA
REAL ESTATE ADVISOR
262 492 9073
james.mckenna@colliers.com

