

# SHADY HILL CENTER PROPOSED REDEVELOPMENT

SHADY AVENUE + PENN AVENUE // PITTSBURGH, PA



DEVELOP • INVEST • MANAGE

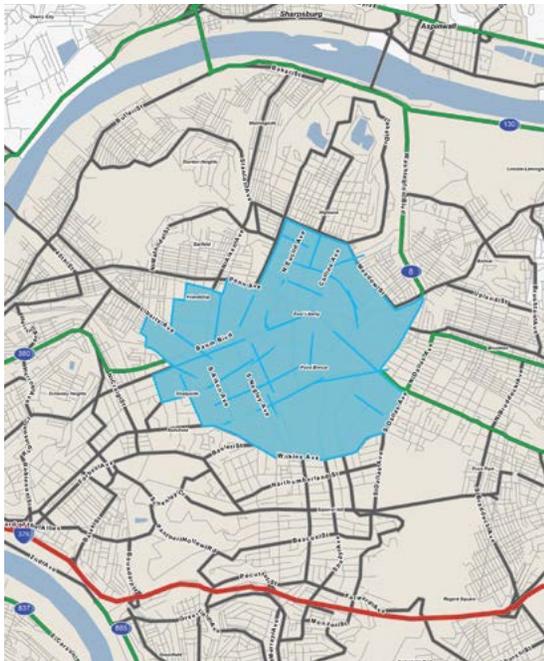
[ECHOREALTY.COM](http://ECHOREALTY.COM)

# ABOUT THE AREA

The East End has quickly become the diamond of Pittsburgh's recent revitalization. A neighborhood full of history and culture is now accompanied by some of the best living, shopping & dining options the city has to offer.

Nestled in Pittsburgh's East End about 5 miles outside of downtown, East Liberty's energy is fueled by huge investments from the technology industry and grounded in a resilient community. Its diversity contributes to East Liberty's success as a cultural destination, including the attraction of its ethnic restaurants and the development of its nightlife and entertainment venues. East Liberty boasts many positives today, including the offices of Google in Bakery Square that has stirred further development. Early successes were the establishment of Home Depot, Whole Foods, Target, Trader Joe's and many smaller businesses in the neighborhood. A wide array of Pittsburgh's unique restaurants and bars are in East Liberty in addition to other eateries and local favorites. Two unique hotels are now open, Hotel Indigo and the Ace Hotel which is in a century-old former YMCA building at the heart of East Liberty. Large construction projects including Bakery Square 2 and the East Liberty Transit station and development are attracting new retailers to East Liberty and building many new luxury apartments.

In Shadyside, boutiques, shops and galleries mingle with national retailers in a neighborhood of tree-lined streets, historic homes, hip events and delicious restaurants. This East End neighborhood includes beautifully restored Victorian mansions alongside modern homes and condos, with three separate business districts – Ellsworth Avenue, Walnut Street and S. Highland Avenue – it's one of Pittsburgh's most favored areas for upscale shopping, and is conveniently located about six miles from Downtown.



**Boasting an open-minded and diverse vibe, East Liberty is great for trendsetters, artists, and young professionals while Shadyside feels more sophisticated and contemporary, attracting foodies, art lovers and discerning shoppers.**

**THE EAST END CONTAINS A SUBSTANTIAL AMOUNT OF SMALL START-UP BUSINESSES.**

**27,251** POPULATION  
**15,066** HOUSEHOLDS  
**32.2** MEDIAN AGE  
**\$86,493** AVERAGE HH INCOME  
**68.5%** BACHELOR'S DEGREE+  
**\$949 M** TOTAL HH EXPENDITURE  
**18,665** NUMBER OF EMPLOYEES  
**1,972** NUMBER OF BUSINESSES

2017 Estimates

## WALNUT STREET

### RETAIL

Patagonia  
 Alex and Ani  
 Francesca's  
 Talbots  
 Athleta  
 Gap  
 Apple  
 Williams-Sonoma  
 L'Occitane  
 Lululemon  
 Sephora  
 Banana Republic  
 Henne Jewelers  
 e.b. Pepper  
 Blick Art Materials  
 Kards Unlimited  
 Scribe

### RESTAURANTS

The Yard Gastropub  
 Steel Cactus  
 Bruegger's Bagels  
 Stack'd  
 Girasole  
 Spinach Urban Bistro  
 Starbucks  
 Cappy's Café  
 Sushi Too  
 Acorn  
 Mario's Saloon  
 Shady Grove  
 Cafe Moulin  
 Mercurio's  
 Pamela's Diner  
 Coffee Tree Roasters  
 Happy Berry Fro Yo  
 Jitters Cafe

## ELLSWORTH AVENUE

### RETAIL

Hey Betty Vintage  
 Eons Vintage  
 Petagogy

### RESTAURANTS

Umi  
 Soba  
 Cafe Zinho  
 Arriviste Coffee Bar  
 The Bagel Factory  
 Crazy Mocha  
 Daphne Café  
 5801 Video Lounge  
 Harris Grill  
 The Tippy Cow  
 Element

### NOTABLE OFFICES

Niche

## HIGHLAND AVENUE

### RETAIL

Arhaus Furniture  
 Weisshouse Furniture  
 Penhollows

### RESTAURANTS

The Urban Tap  
 Mad Mex  
 Casbah  
 Noodlehead  
 Millie's Ice Cream  
 Adda Coffee & Tea House

## BAKERY SQUARE

### RETAIL

LA Fitness  
 West Elm  
 Ragged Row  
 Anthropologie  
 Free People  
 Learning Express  
 Massage Heights

### RESTAURANTS

Social  
 Coffee Tree Roasters  
 Panera  
 Jimmy John's

### NOTABLE OFFICES

Google (200k sf)  
 Philips Sleep & Respiratory Care (200k sf)  
 UPMC  
 Carnegie Mellon  
 University of Pittsburgh  
 Autodesk  
 Spaces

## EAST LIBERTY BUSINESS DISTRICT

### RESTAURANTS

Muddy Waters Oyster Bar  
 Whitfield  
 Wallace's Whiskey Room  
 Capri Pizzeria  
 Porked  
 Zeke's Coffee  
 Patron Mexican Grill  
 Paris 66 Bistro  
 Everyday's A Sundae  
 Kelly's Bar & Lounge  
 Tana Ethiopian Cuisine  
 Pizza Taglio  
 The Twisted Frenchman  
 Kahuna Poke & Juice Bar  
 Choolah Indian BBQ  
 Menchie's  
 Mola  
 Slice on Broadway  
 Honeygrow  
 Milkshake Factory  
 Bird on the Run  
 Spoon  
 BRGR  
 Dinette  
 Chipotle  
 Starbucks

### RETAIL

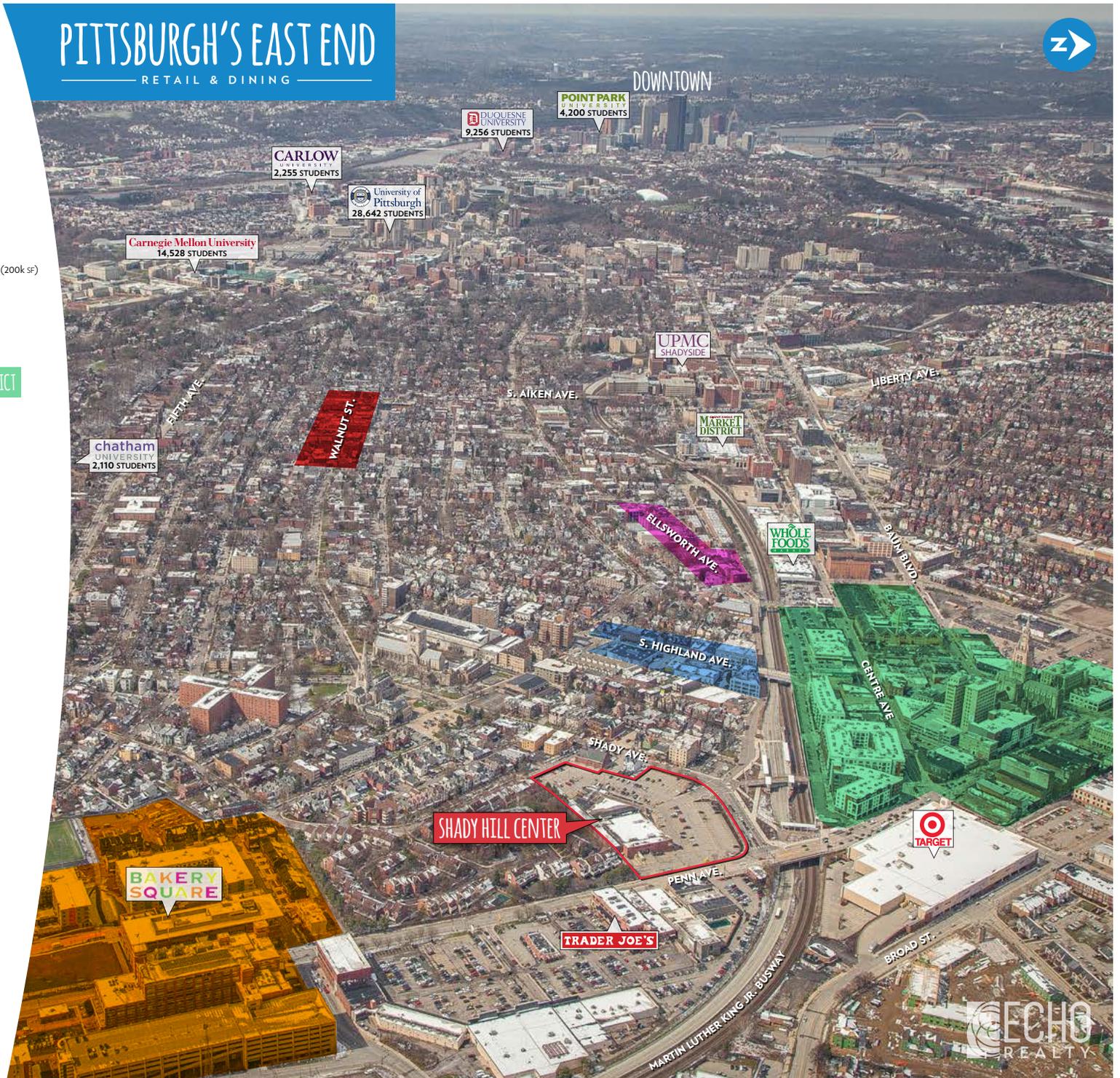
PetSmart  
 Walgreens  
 Pure Barre  
 Top Gear Bicycle Shop  
 Trim Pittsburgh  
 Boxwood Home  
 Homage  
 Bonobos  
 Sola Salon Studios  
 Deka Lash  
 Orangetheory Fitness  
 Olive & Marlowe  
 LUXE Home & Design  
 Fine Wine & Good Spirits  
 T-Mobile  
 Panache

### NOTABLE OFFICES

DuoLingo  
 AlphaLab  
 Beauty Shoppe  
 Cube Creative Space

# PITTSBURGH'S EAST END

RETAIL & DINING



## BAKERY SQUARE

### RETAIL

LA Fitness  
West Elm  
Ragged Row  
Anthropologie  
Free People  
Learning Express  
Massage Heights

### RESTAURANTS

Social  
Coffee Tree Roasters  
Panera  
Jimmy John's

### NOTABLE OFFICES

Google (200k sf)  
Philips Sleep & Respiratory Care (200k sf)  
UPMC  
Carnegie Mellon  
University of Pittsburgh  
Autodesk  
Spaces

## EAST LIBERTY BUSINESS DISTRICT

### RESTAURANTS

Muddy Waters Oyster Bar  
Whitfield  
Wallace's Whiskey Room  
Capri Pizzeria  
Porked  
Zeke's Coffee  
Patron Mexican Grill  
Paris 66 Bistro  
Everyday's A Sundae  
Kelly's Bar & Lounge  
Tana Ethiopian Cuisine  
Pizza Taglio  
The Twisted Frenchman  
Kahuna Poke & Juice Bar  
Choolah Indian BBQ  
Menchie's  
Mola  
Slice on Broadway  
Honeygrow  
Milkshake Factory  
Bird on the Run  
Spoon  
BRGR  
Dinette  
Chipotle  
Starbucks

### RETAIL

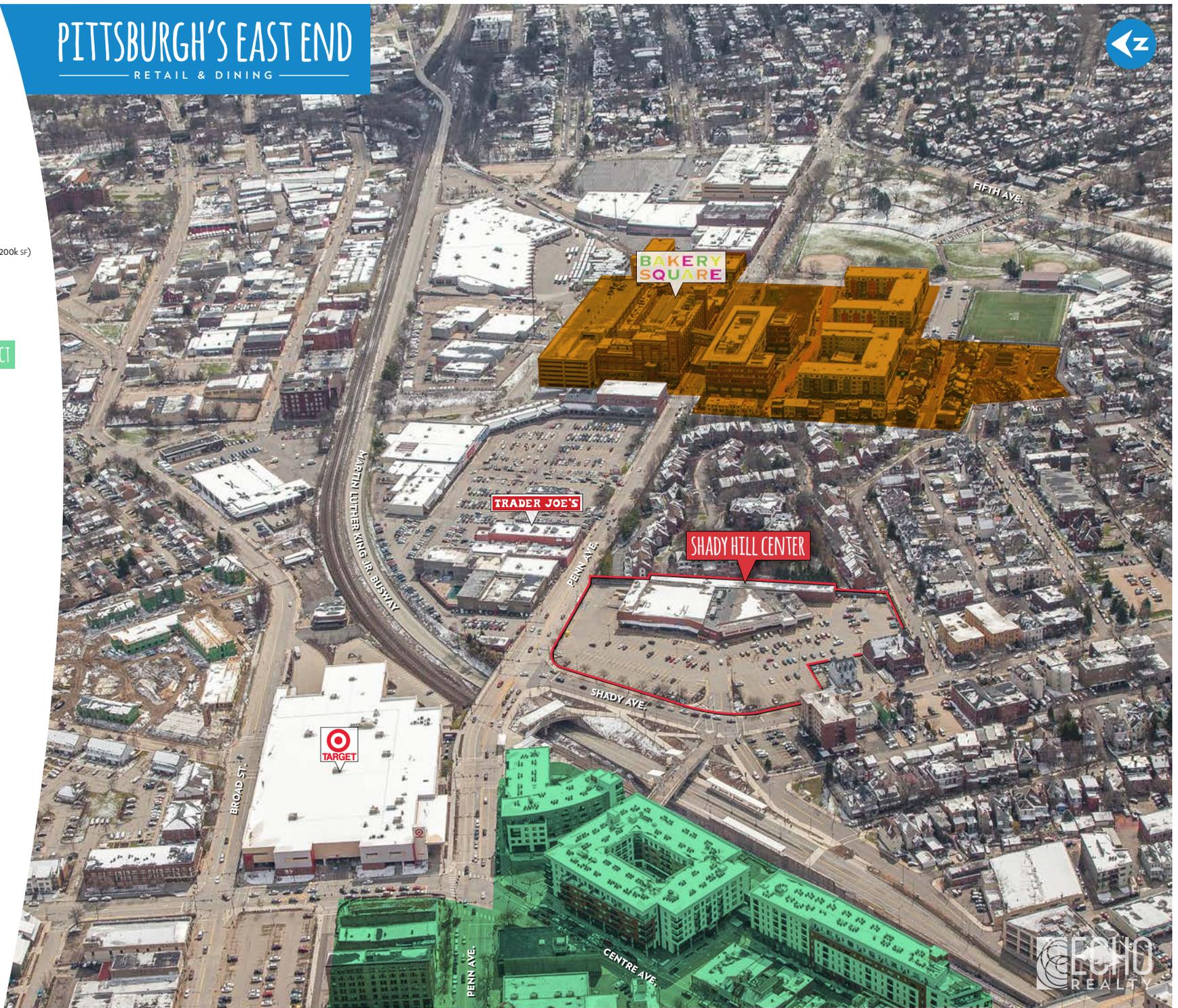
PetSmart  
Walgreens  
Pure Barre  
Top Gear Bicycle Shop  
Trim Pittsburgh  
Boxwood Home  
Homage  
Bonobos  
Sola Salon Studios  
Deka Lash  
Orangetheory Fitness  
Olive & Marlowe  
LUXE Home & Design  
Fine Wine & Good Spirits  
T-Mobile  
Panache

### NOTABLE OFFICES

DuoLingo  
AlphaLab  
Beauty Shoppe  
Cube Creative Space

# PITTSBURGH'S EAST END

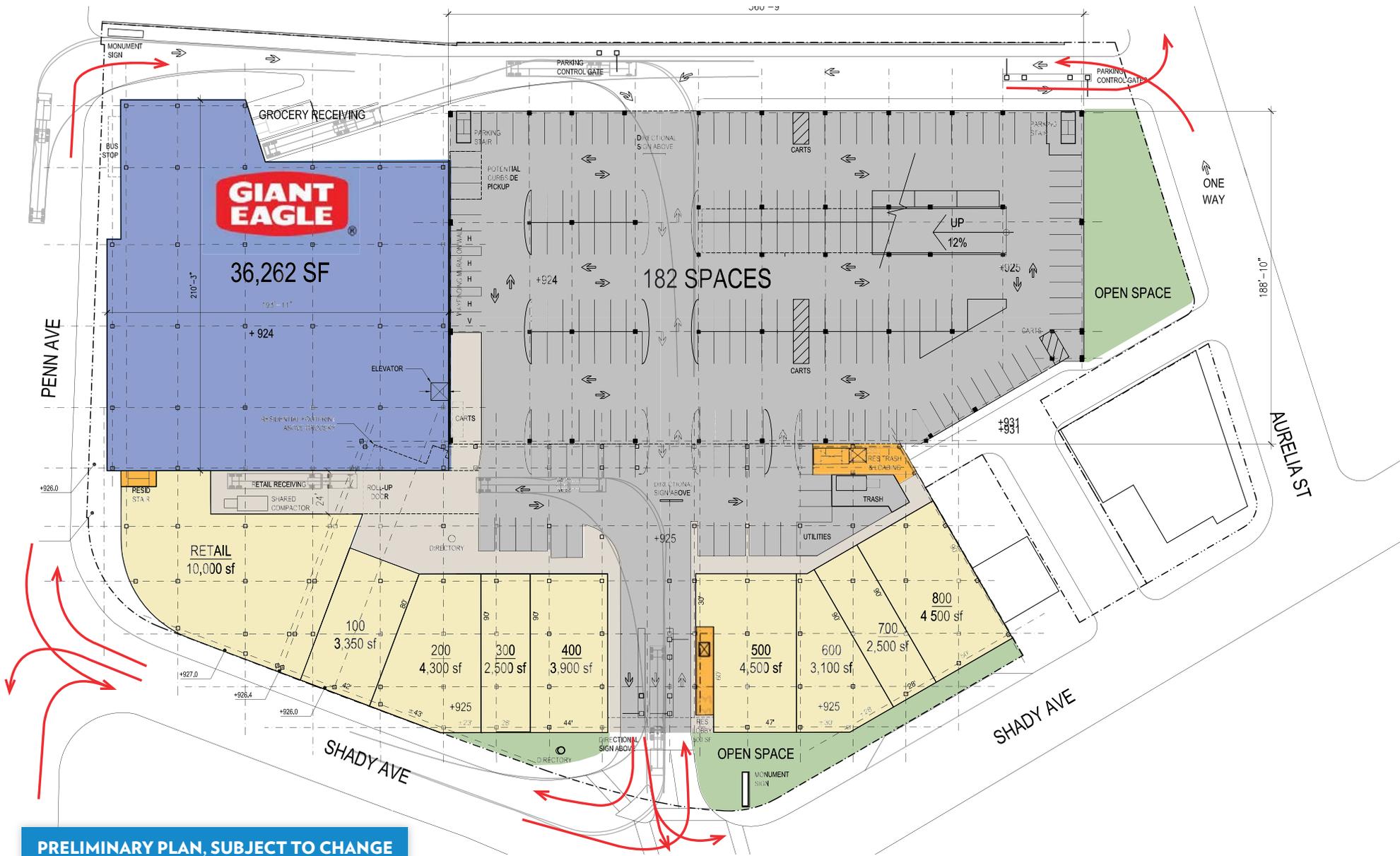
RETAIL & DINING



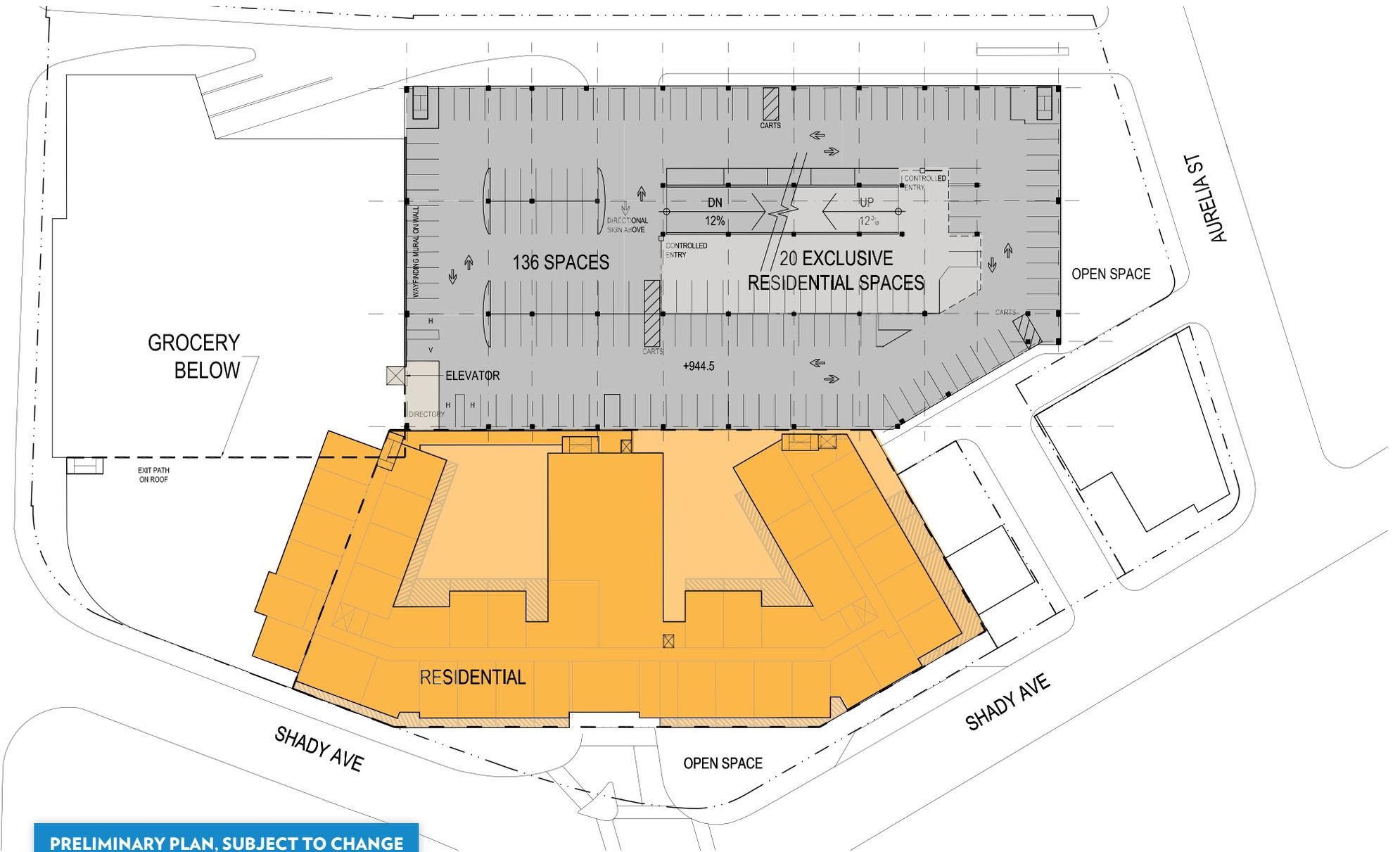
# PROPOSED SOUTH VIEW



# PROPOSED LEVEL 1

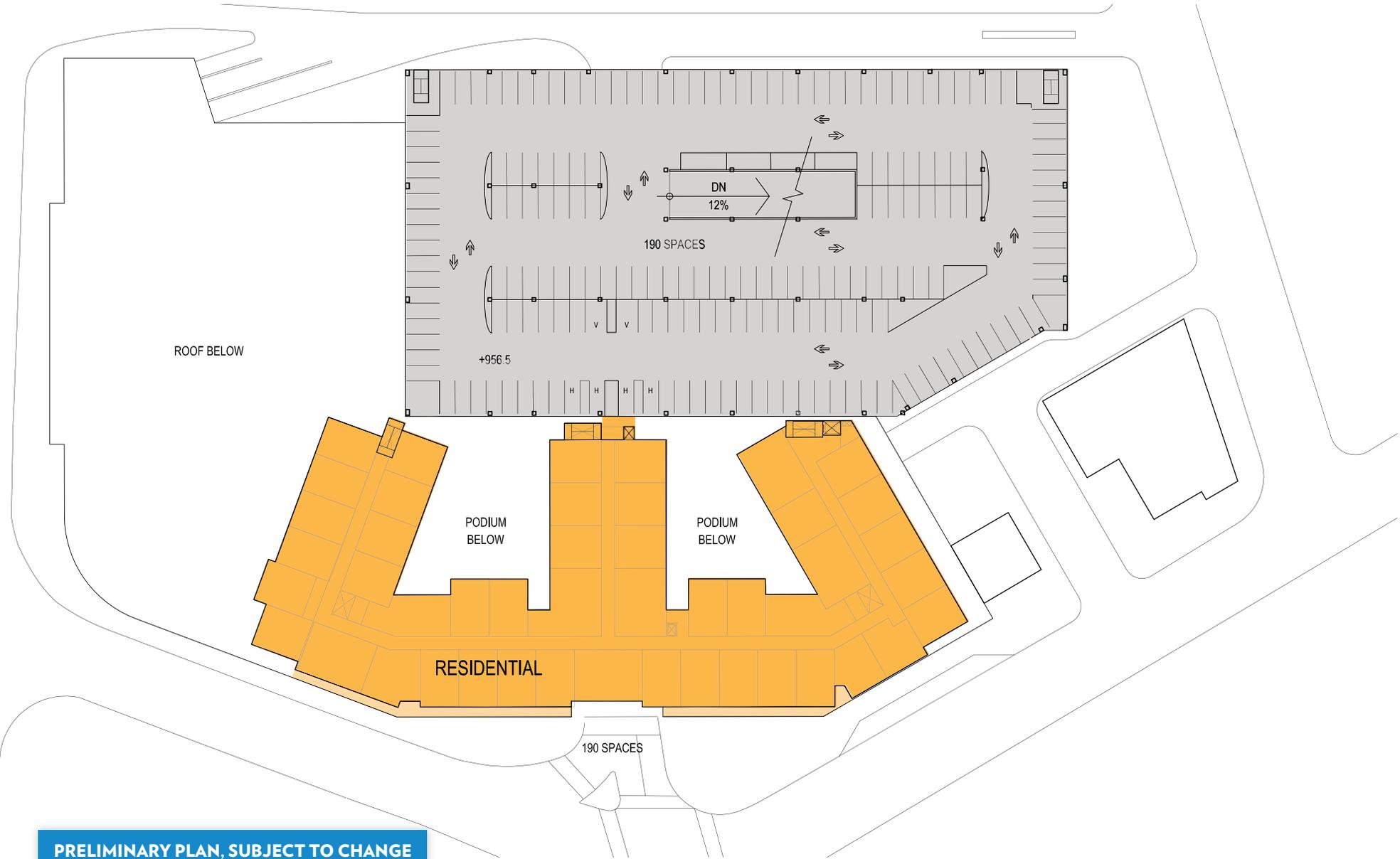


# PROPOSED LEVEL 2



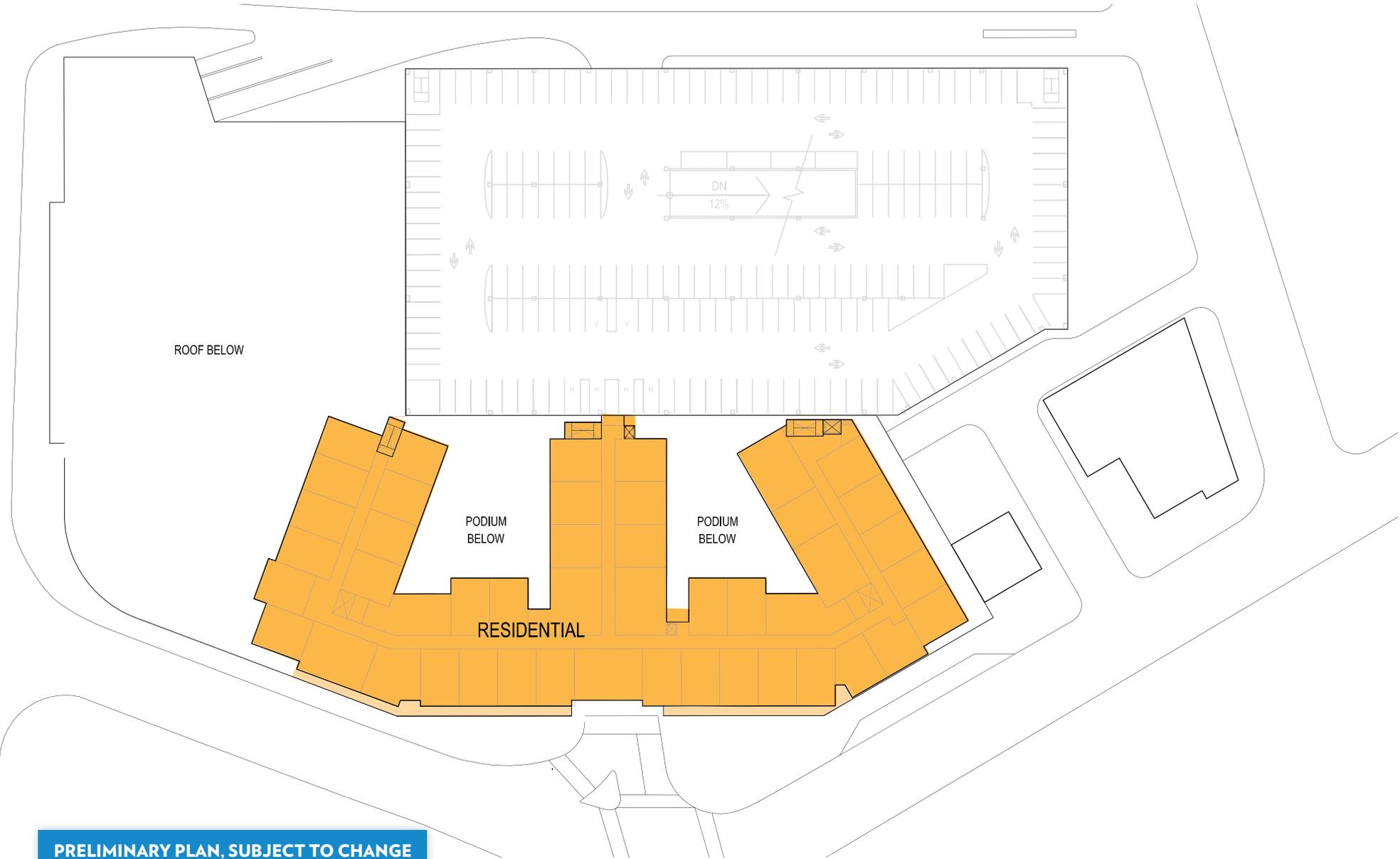
**PRELIMINARY PLAN, SUBJECT TO CHANGE**

# PROPOSED LEVEL 3



PRELIMINARY PLAN, SUBJECT TO CHANGE

# PROPOSED LEVELS 4-6



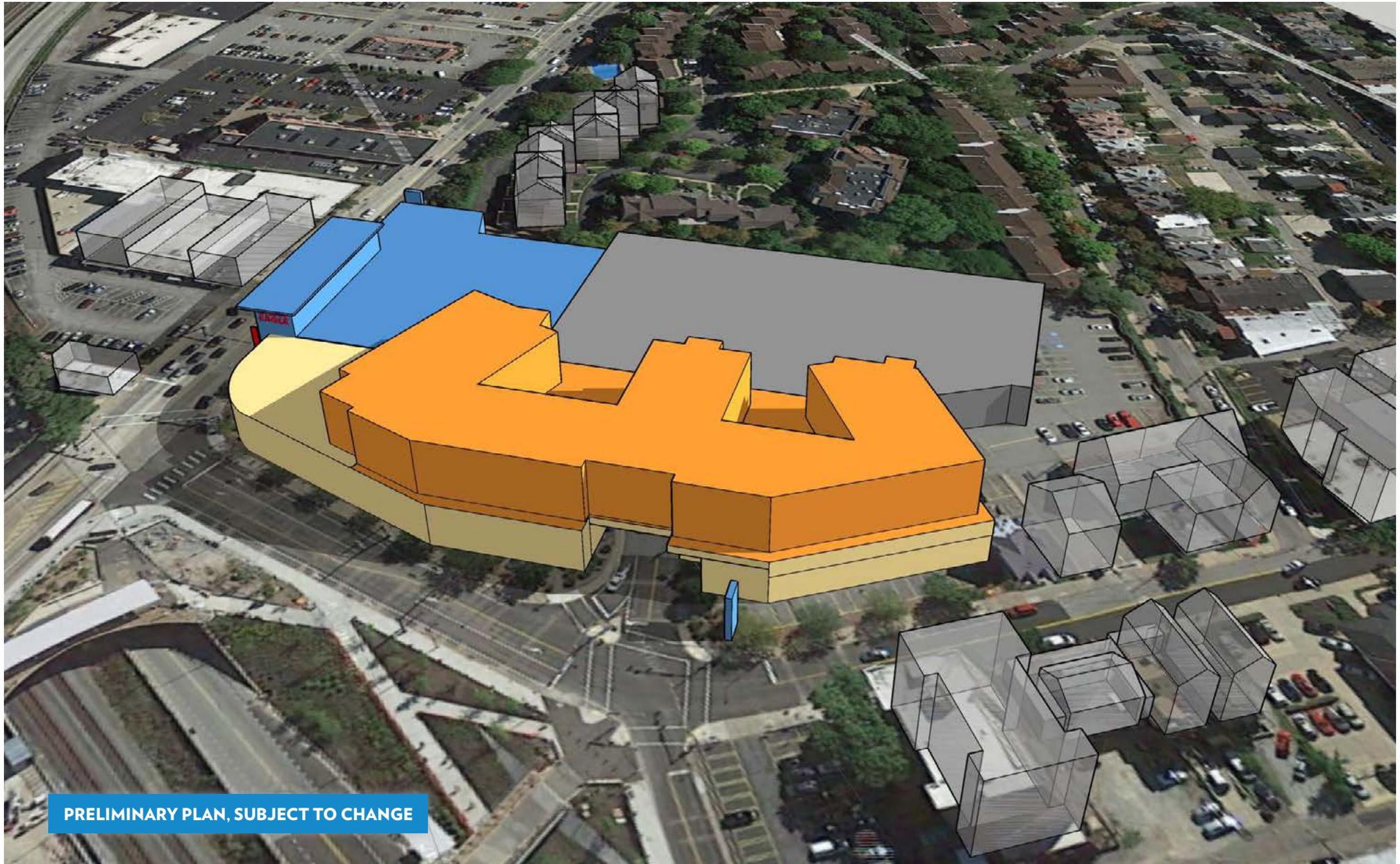
PRELIMINARY PLAN, SUBJECT TO CHANGE

# PROPOSED SOUTH VIEW



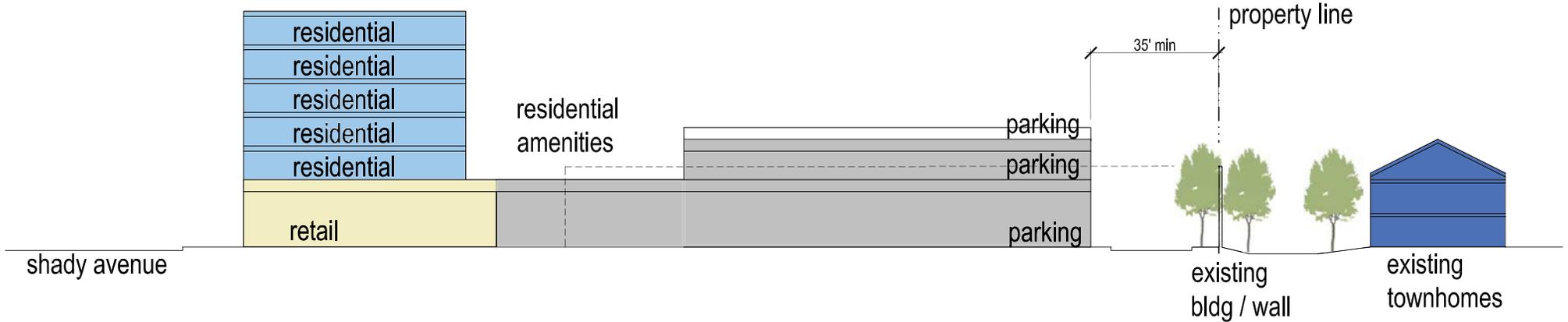
PRELIMINARY PLAN, SUBJECT TO CHANGE

# PROPOSED EAST VIEW

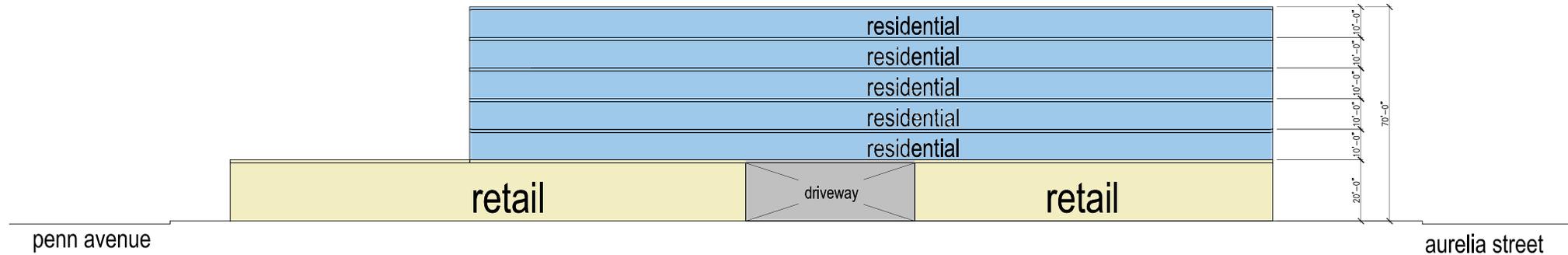


PRELIMINARY PLAN, SUBJECT TO CHANGE

# ELEVATIONS



**schematic site section**



**PRELIMINARY PLAN, SUBJECT TO CHANGE**

## CONTACT

**Jaimie Sakmar**

jsakmar@echoretail.com

(412)850-5363

