

[BLOCK 6] AT
MADISON YARDS
Retail Opportunity

MADISON YARDS
HILL FARMS

CBRE

CONCEPTUAL RENDERING



SWC Madison Yards Way & Gardener Rd, Madison WI

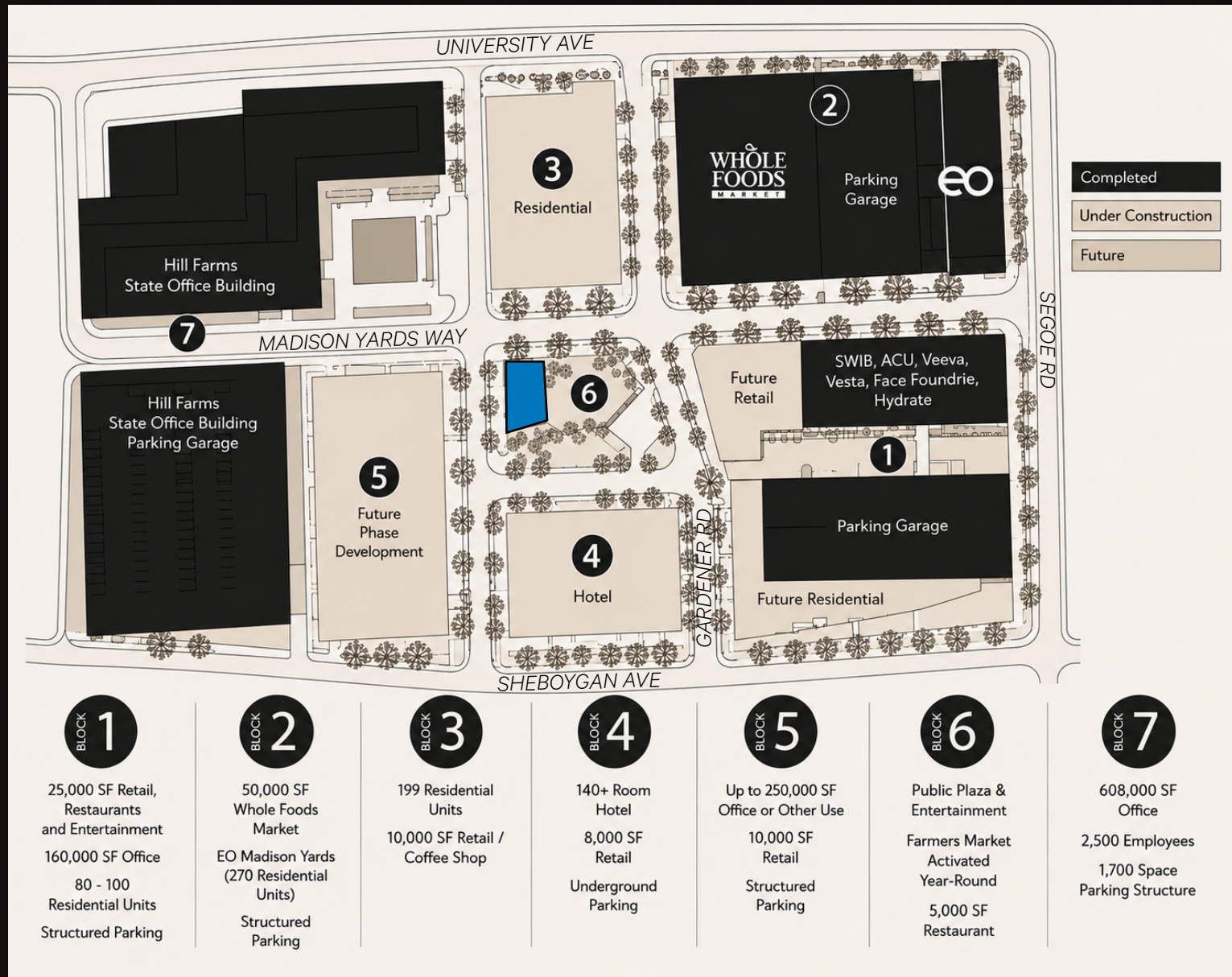
Welcome TO MADISON YARDS



Madison Yards is a premier 21-acre, Class A mixed-use destination redefining Madison's affluent west side. Centered around a vibrant public green, the development features more than 550 luxury apartment residences, Class A office space anchored by SWIB, ACU, Vesta, and Veeva, an adjacent Wisconsin State office campus with approximately 2,500 daily employees, and a Homewood Suites hotel coming soon.

Join a growing collection of premier retailers including Whole Foods Market, Face Foundrie, Hydrate IV Bar, and more as Madison Yards continues to establish itself as one of the city's premier shopping, dining, and lifestyle destinations.

Ideally positioned adjacent to Hilldale Shopping Center, which attracts more than 4.8 million annual visitors, and just minutes from Capitol Square, the University of Wisconsin–Madison, and State Street, Madison Yards offers unmatched access to Madison's most affluent residents, daytime workforce, students, and visitors. With direct access to two Bus Rapid Transit (BRT) stations, the project delivers exceptional visibility, connectivity, and sustained consumer traffic.



THE [Block 6] SCOPE

Block 6 at Madison Yards offers a premier retail opportunity at the heart of one of Madison's most dynamic mixed-use destinations. Highly visible storefronts are surrounded by a built-in customer base of luxury apartment residents, Class A office tenants, state employees, hotel guests, and daily visitors. Anchored by a vibrant central plaza and exceptional pedestrian activity, Block 6 provides retailers with a rare opportunity to establish a presence in one of Madison's fastest growing and most sought-after commercial districts.

BUILD TO SUIT

Opportunity

UP TO 5,000 SF

Available

LEASE RATE:

Contact Broker

EXPENSES:

Contact Broker



MADISON YARDS STRUCTURAL PROGRESS

LAKE MENDOTA

eo MADISON
YARDS
273 UNITS

BLACKHAWK COUNTRY CLUB

DOA OFFICE
BUILDING
2,500+
Employees

EmBRa
199 UNITS

**WHOLE
FOODS**
MARKET

BLOCK 3
RETAIL

BLOCK 1
RETAIL

BLOCK 6
RETAIL

PUBLIC
COURTYARD



Centralized LOCATION



Area Demographics	1 Mile	3 Miles	5 Miles
Population	13,336	91,028	228,780
Avg HH Income	\$115,348	\$119,459	\$111,082
Daytime Population	12,531	140,528	303,344

[BLOCK 6] AT MADISON YARDS *Retail Opportunity*

Retail Contact

DINA STETLER

Vice President
+1 608 577 0969
dina.stetler@cbre.com

©2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. Text contained in this document has been generated in whole or in part by or with the assistance of generative artificial intelligence.

CBRE



MADISON YARDS
HILL FARMS

CONCEPTUAL RENDERING



SWC Madison Yards Way & Gardener Rd, Madison WI

STATE OF WISCONSIN BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

Wisconsin Law requires all real estate licensees to give the following information about brokerage services to prospective customers.

Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

BROKER DISCLOSURE TO CUSTOMERS

You are the customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker who is the agent of another party in the transaction. The broker, or a salesperson acting on the behalf of the broker, may provide brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer the following duties:

- The duty to prove brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is prohibited by law (see "Definition of Material Adverse Facts" below).
- The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information of other parties.
- The duty to safeguard trust funds and other property the broker holds.
- The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin Statutes and is for information only. It is a plain language summary of a broker's duties to a customer under section 452.133(l) of the Wisconsin Statutes.

CONFIDENTIALITY NOTICE TO CUSTOMERS

Broker will keep confidential any information given to broker in confidence, or any information obtained by broker that he or she knows a reasonable person would want to be kept confidential by law, or authorize the broker to disclose particular information. A broker shall continue to keep the information confidential after broker is no longer providing brokerage services to you.

The following information is required to be disclosed by law:

1. Material adverse facts, as defined in section 452.01(5g) of the Wisconsin statutes (see "definition of material adverse facts" below).
2. Any facts known by the broker that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction. To ensure that the broker is aware of what specific information below. At a later time, you may also provide the broker with other information that you consider to be confidential.

CONFIDENTIAL INFORMATION:

NON-CONFIDENTIAL INFORMATION

(The following information may be disclosed by Broker):

(Insert information you authorize to broker to disclose such as financial qualification information)

CONSENT TO TELEPHONE SOLICITATION

I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/ we withdraw this consent in writing. List Home/Cell Numbers:

SEX OFFENDER REGISTRY

Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the internet at <http://offender.doc.state.wi.us/public/> or by phone at (608)240-5830.

DEFINITION OF MATERIAL ADVERSE FACTS

A "material adverse fact" is defined in Wis. Stat. 452.01 (5g) as an adverse fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision about the terms of such a contract or agreement. An "adverse fact" is defined in Wis. Stat. 452.01 (i.e.) as a condition or occurrence that a competent licensee generally recognizes will significantly adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property, or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.

No representation is made as to the legal validity of any provision or the adequacy of any provision on any specific transaction.

CBRE