

Julia's



REAL^{NY}
COMMERCIAL



RESTAURANT BUSINESS/LEASEHOLD
& ASSET SALE

Jublia's

8-18 WOODWARD AVENUE
RIDGEWOOD, QUEENS

THE OPPORTUNITY



With over 10 years of being one of the most popular brunch spots in Ridgewood, this opportunity is perfect for a chef owner to take the helm keeping the concept and introducing their culinary influences or ideal for an owner to take the popularity of this beloved neighborhood institution and reinvent to launch their own concept!

Julia's is currently run efficiently with a dedicated team (aware of sale), well maintained, and has so much to offer an operator with tremendous upside by expanding day parts.

Recently ranked as the coolest neighborhood in NYC by TimeOut, Ridgewood, Queens is an exciting opportunity for any restaurateur, blending historical charm with a vibrant, dynamic dining scene that constantly draws in new locals and visitors alike. Right on the border of Brooklyn's trendiest neighborhoods, Ridgewood brings together the hip sensibilities of both boroughs while keeping an authentic, welcoming community spirit at its core.

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ANANDA GELLOCK
206-707-3259
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FEATURES

- Exceptionally wide Frontage - approx 37'!
- Large Storefront windows draw customer interest
- Welcoming front patio seating
- Charming architectural details like arched doorways and tin ceiling in dining room
- Full liquor license and bar set up
- Complete espresso set up
- Vault door for deliveries into dedicated lower level storage room for dry goods and refrigeration
- Separately locked secure storage room for office, liquor, and anything else

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DETAILS

- Approx 900 +/- SF Ground Floor
- Approx 184 SF Front Patio
- Seating for 42 in current configuration including 5 at the bar
- Full liquor bar set up
- Commercial Espresso machine set up
- Small, efficient but mighty kitchen. Ability to add venting.
- Two Restrooms, including one ADA one
- Plus refrigerated & dry goods Storage Rooms with sidewalk vault entry (in addition to square footage referenced above)

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NEIGHBORHOOD



POPULATION

1 mile | 136,637
2 miles | 412,070
3 miles | 1,084,614



TOTAL HOUSEHOLDS

1 mile | 50,246
2 miles | 153,254
3 miles | 400,936



AVERAGE HOUSEHOLD INCOME

1 mile | 50,246
2 miles | 153,254
3 miles | 400,936



TOTAL BUSINESSES

1 mile | 2,796
2 miles | 412,070
3 miles | 1,084,614



TOTAL EMPLOYEES

1 mile | 35,386
2 miles | 125,519
3 miles | 311,392



ESTIMATED DAYTIME POPULATION

1 mile | 98,646
2 miles | 327,634
3 miles | 874,588

Close proximity to the **M** and **L** subway lines at Myrtle-Wyckoff Avenue with heavy annual ridership

Join same block locally owned synergistic businesses including:
Bakeri (small batch breads and pastries with two locations in Brooklyn)
Stay Forever (endlessly fun and well curated gift & home goods store)
Forever Young Kids (sweet children's apparel and toys, hosting classes and activities)

CONTACT



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