



**6,400 SF**

Former Restaurant  
Available for Lease in  
Downtown Hoboken

**RESTAURANT SPACE**

**HOBOKEN, NJ**

Former House of Que

**340 SINATRA DRIVE**

HUDSON COUNTY

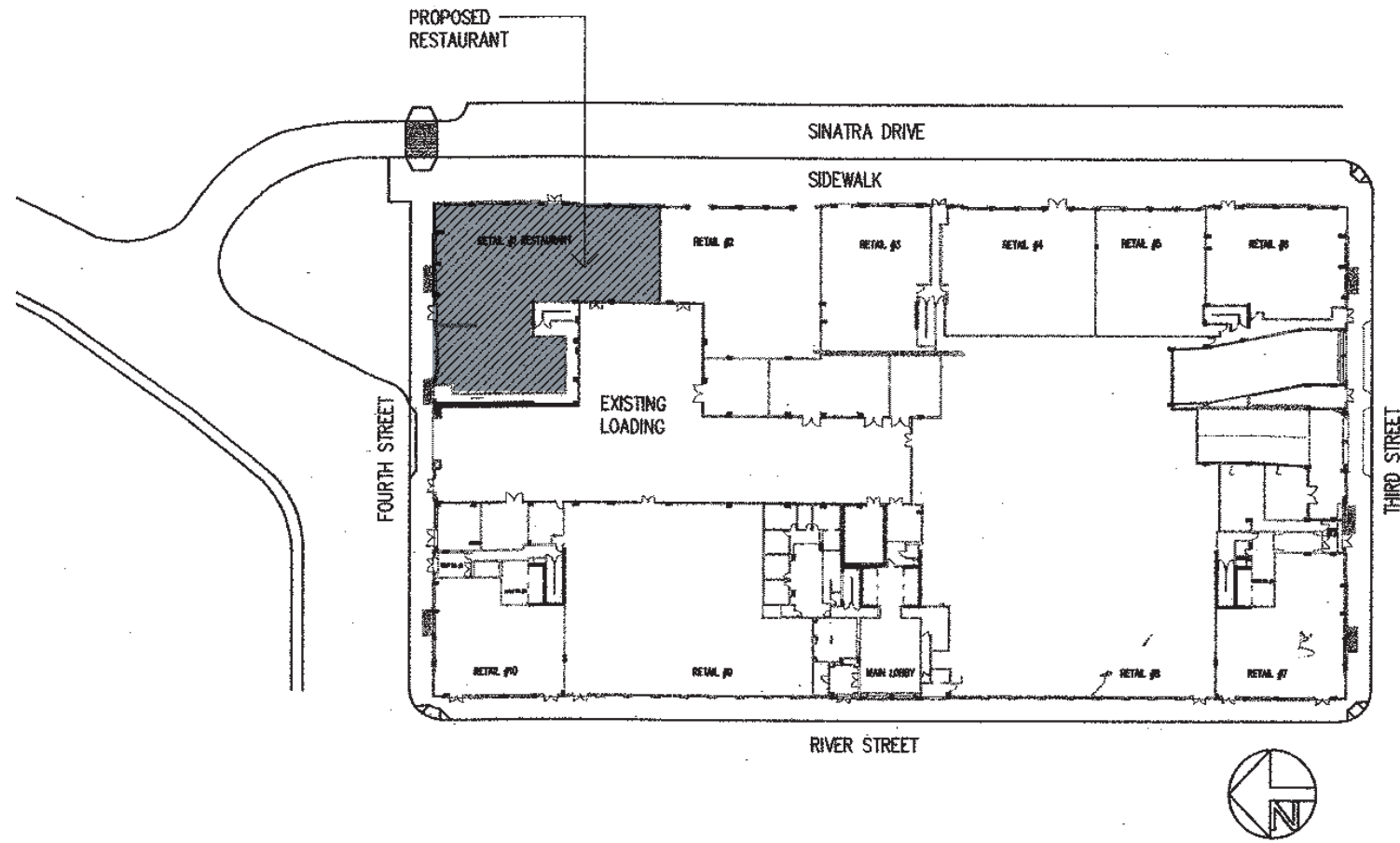


**RIPCO**  
REAL ESTATE

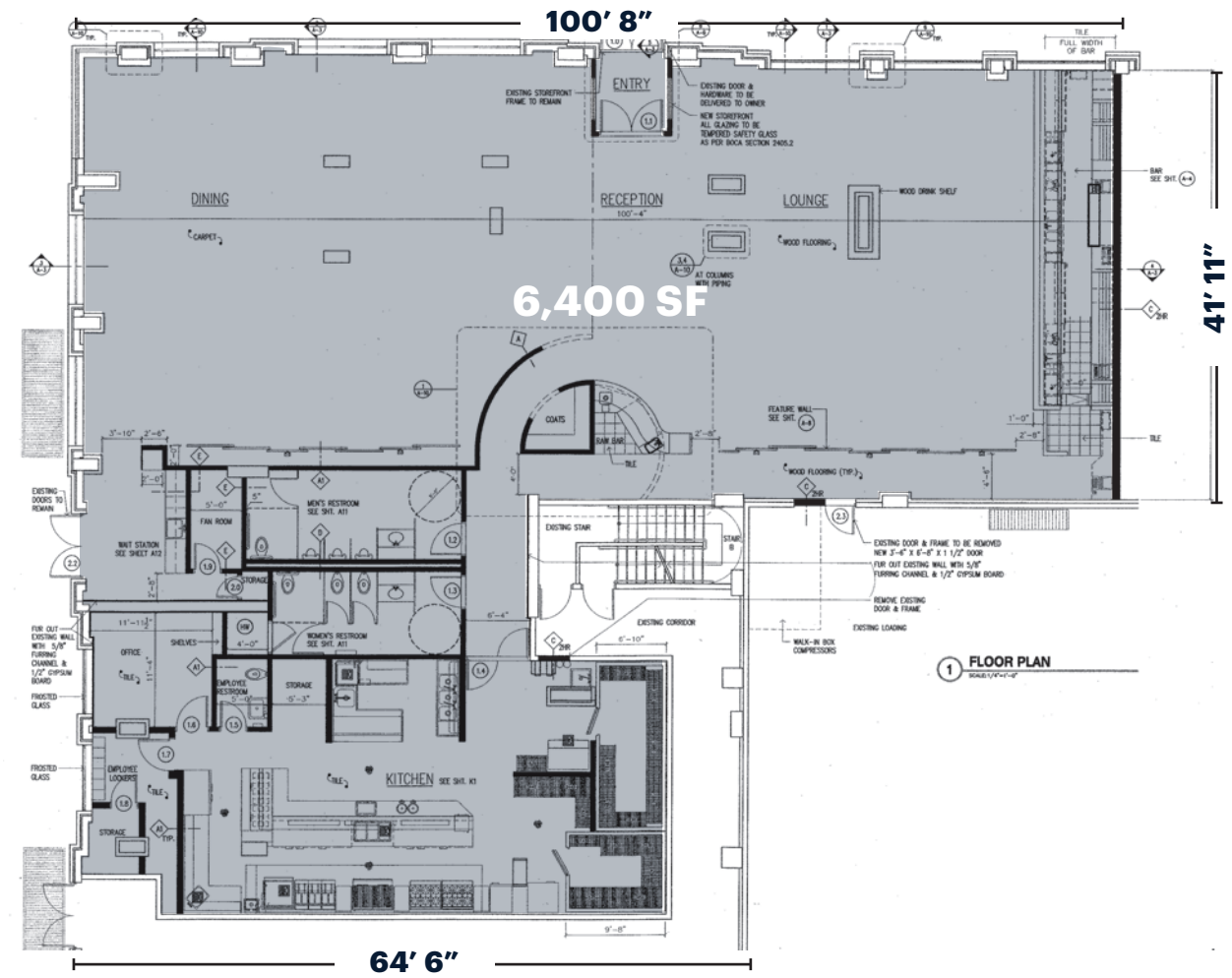
**IRONSTATE**

# SPACE DETAILS

## SITE PLAN



## GROUND FLOOR



### LOCATION

Corner of Sinatra Drive and 4th Street

### SIZE

Ground Floor 6,400 SF

### RENT

Upon Request

### FORMERLY

House of Que

### NEIGHBORS

The W Hotel, Woodhouse Spa, Barrys Bootcamp, Del Friscos Grille

### CO-TENANTS

Bright Horizons, Studio L Dance, Union Hall, The Ainsworth, Giannone's Liquors, Steven's Cooperative

### COMMENTS

Corner space with dedicated outdoor seating

Working overhead garage doors

Prime location along Hoboken's popular waterfront walkway with views of the Hudson River and New York City

Sinatra Drive is a vibrant and established street known for restaurants

Close to parks, shops, residential, and transportation

## SINATRA DRIVE AREA



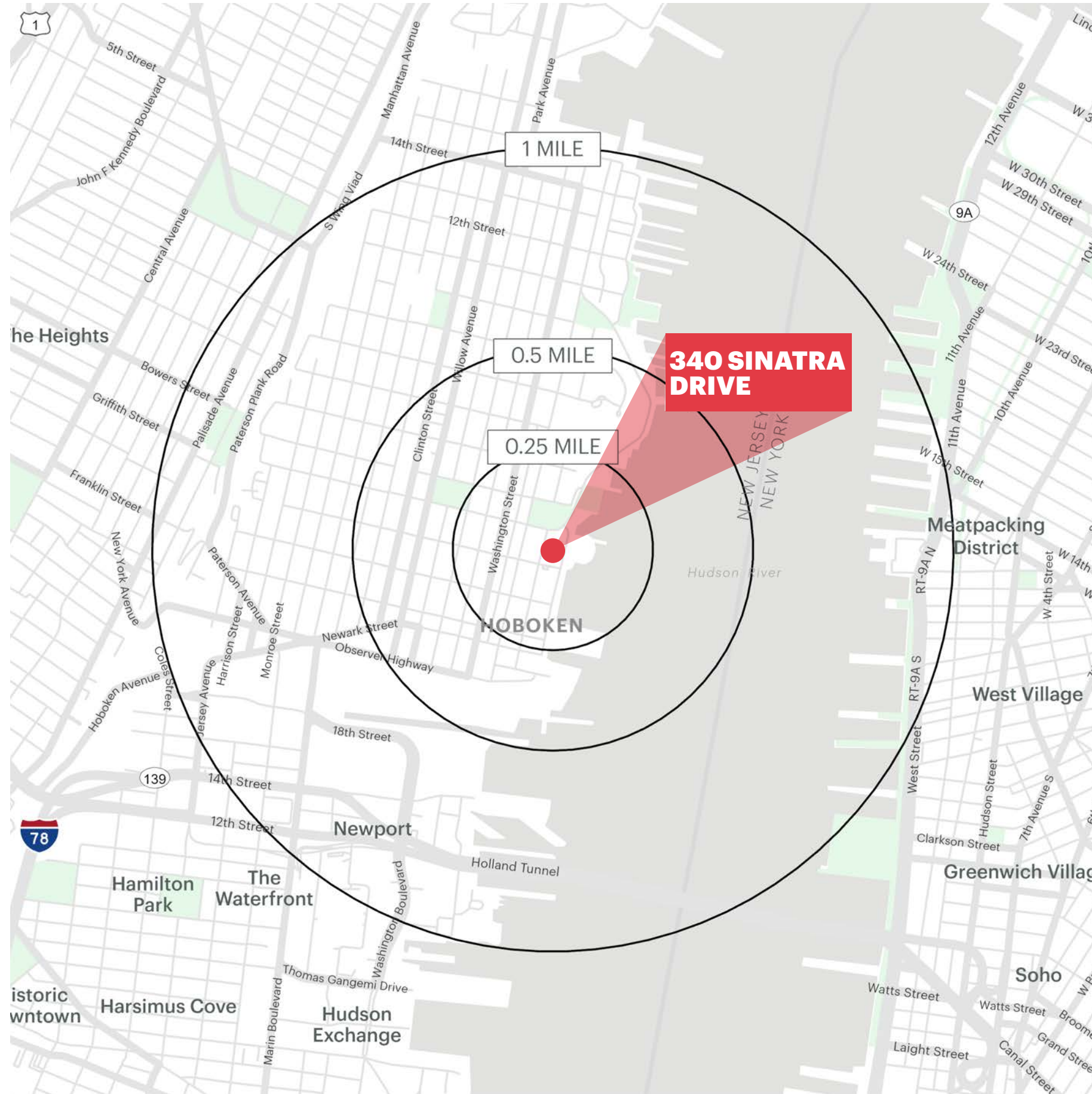
**EXTERIOR/INTERIOR PHOTOS**



MARKET AERIAL



# AREA DEMOGRAPHICS



## **.25 MILE RADIUS**

### **TOTAL POPULATION**

6,299

### **DAYTIME POPULATION**

13,017

### **TOTAL HOUSEHOLDS**

3,103

### **AVERAGE HOUSEHOLD INCOME**

\$199,366

### **TOTAL BUSINESSES**

462

### **TOTAL EMPLOYEES**

10,839

### **COLLEGE GRADUATES (Bachelor's +)**

80.7%

## **.5 MILE RADIUS**

### **TOTAL POPULATION**

21,804

### **DAYTIME POPULATION**

31,688

### **TOTAL HOUSEHOLDS**

10,401

### **AVERAGE HOUSEHOLD INCOME**

\$206,655

### **TOTAL BUSINESSES**

1,218

### **TOTAL EMPLOYEES**

23,831

### **COLLEGE GRADUATES (Bachelor's +)**

79.4%

## **1 MILE RADIUS**

### **TOTAL POPULATION**

80,970

### **DAYTIME POPULATION**

84,112

### **TOTAL HOUSEHOLDS**

37,847

### **AVERAGE HOUSEHOLD INCOME**

\$218,775

### **TOTAL BUSINESSES**

2,497

### **TOTAL EMPLOYEES**

54,338

### **COLLEGE GRADUATES (Bachelor's +)**

80.8%

\*2024 estimates

**HOBOKEN WATERFRONT DIRECTLY ACROSS FROM SPACE**



**CONTACT  
EXCLUSIVE  
AGENT**

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IRONSTATE

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