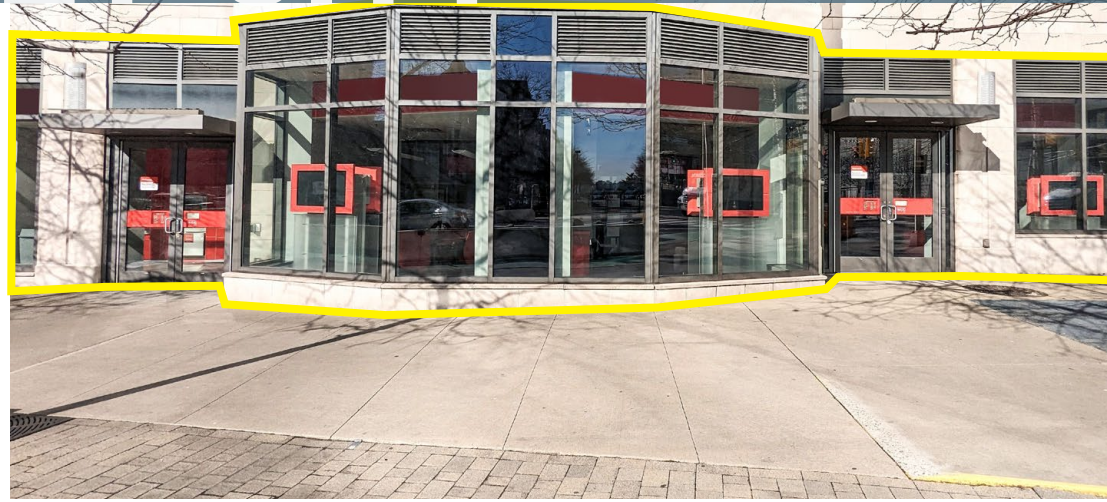


475

WASHINGTON
BOULEVARD

JERSEY CITY



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Retail for Lease - Contact

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Availability

+/- 4,100 SF

(Logical Divisions will be Considered)

Co-Tenants



Neighboring Tenants



Site Description

- Prime corner available for the first time in over 13 years at the intersection of Washington Boulevard and 6th Street in the Newport section of Downtown Jersey City
- 475 Washington Boulevard aka BLVD 475 Residences consists of 523 luxury residential units including shared access with the DoubleTree by Hilton Hotel, which consists of 198 rooms
- Strong daytime population with over 8MM square feet of office space within a few block radius of the subject site
- Directly behind Hudson Exchange, a master planned community with over 5,000 proposed residential units. The next phase of 802 units will be delivered in early 2025.
- A short 5-minute walk to the Newport Path Station (3,092,268 annual passengers in 2023*) with 10 minute service to NYC
- A short walk to the Harsimus Cove Light Rail Station with service running as far south as Bayonne and as far North as Weehawken

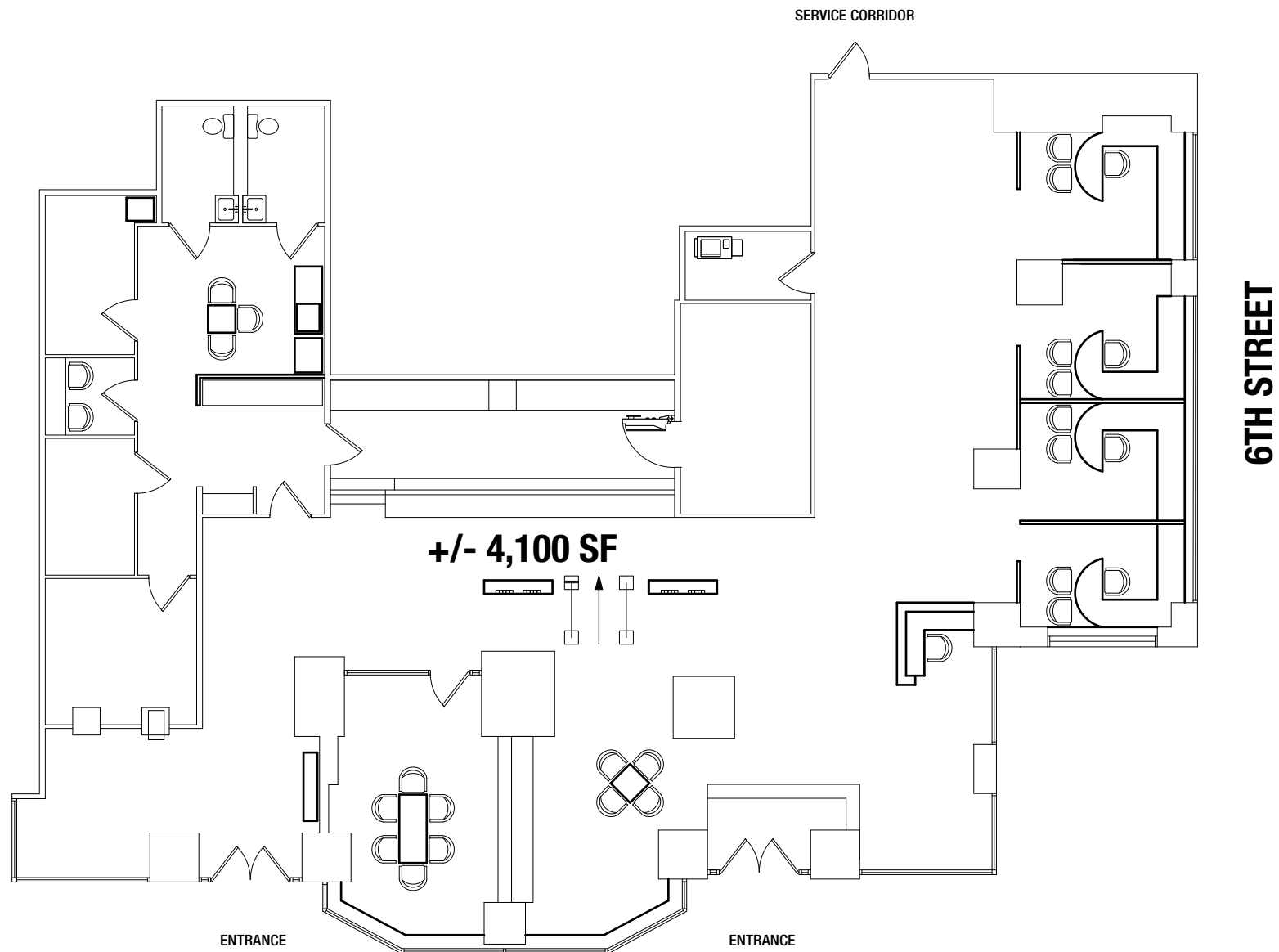
*Per Port Authority Path Ridership data

Demographics*

Radius	Population	Total Daytime Population	Average HH Income	Median Age
.25 Mile	12,355	10,615	\$258,833	35.3
.5 Mile	37,752	56,004	\$235,677	35.3
1 Mile	87,943	111,308	\$226,184	35.9
2 Mile	239,732	240,330	\$173,581	36.5

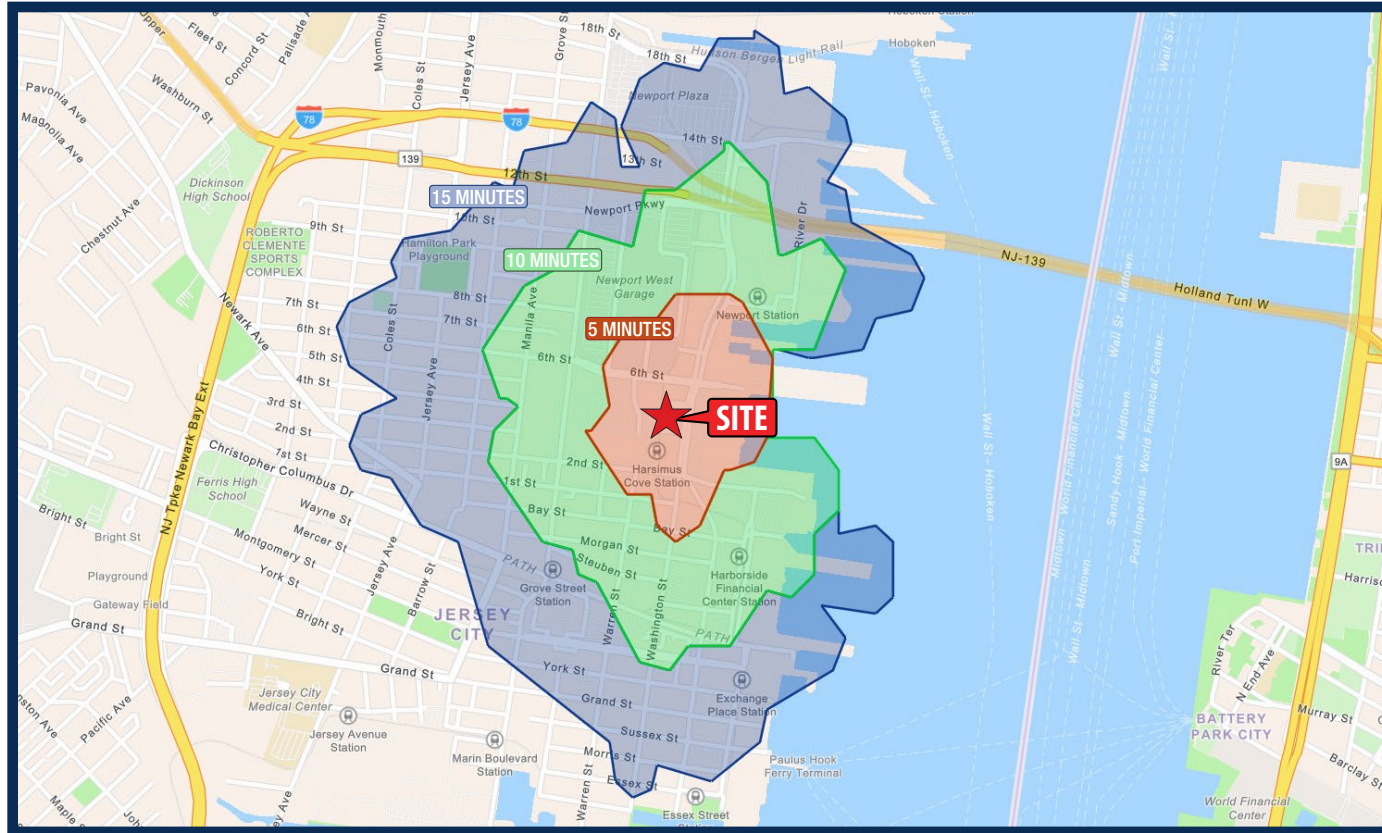
*Excluding NYC

FLOOR PLAN

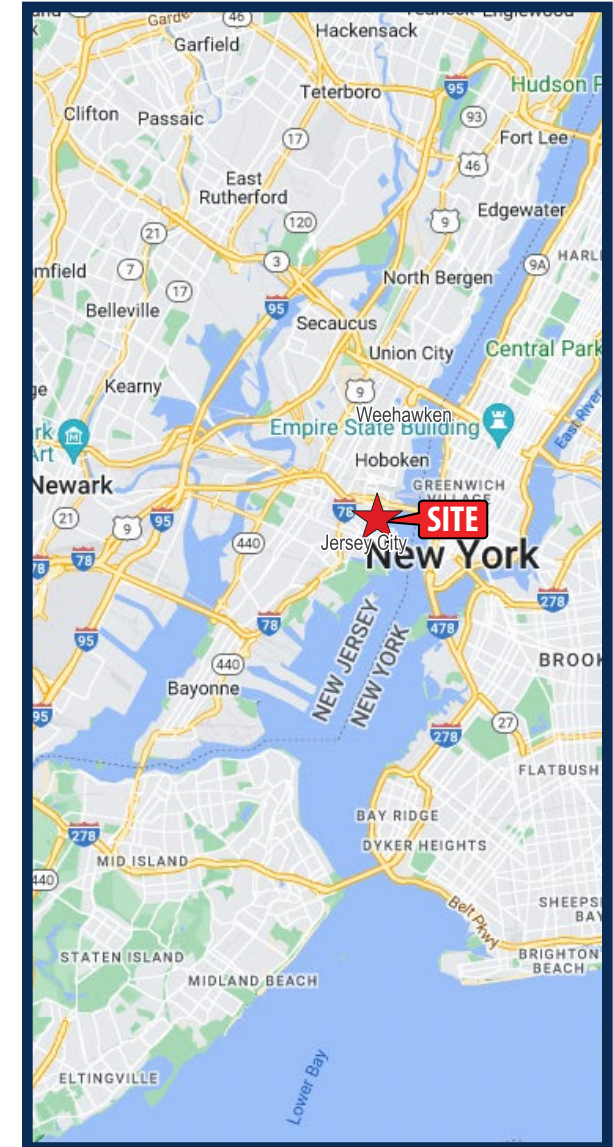


FOOT TRAFFIC/MARKET LOCATION

Walking Distance Heat Map



Market Location



Walking Distance Demographics

Radius	Population	Total Daytime Population	Average HH Income	Median Age
5 Minute	7,051	7,392	\$243,403	34.8
10 Minute	19,634	33,761	\$230,865	35.3
15 Minute	26,335	34,951	\$231,319	35.7

MARKET AERIAL



AREA TENANTS

AVAILABLE SPACE

1. +/- 4,100 SF

AMENITIES

2. ACME Markets
3. AMC Theatres
4. BJ's
5. Duane Reade
6. Morton Williams
7. Newport Spirits
8. River School Newport
9. Stevens Cooperative
10. University of Phoenix
11. UPS

12. ShopRite
13. Phenix Salon Suites
14. Solidcore
15. Orange Theory Fitness
16. The Goddard School
17. V's Barbershop
18. European Wax Center
19. Massage Envy
20. Bright Horizons
21. Glowbar
22. Rumble Boxing

RESTAURANTS

23. Chef Tan

24. Battello Restaurant
25. Kura Sushi Bar
26. Babo Teahouse
27. bwè kafe
28. Moge Tee
29. Cheesecake Factory
30. Chipotle
31. Così
32. Dorrian's Red Hand
33. Fire & Oak
34. Gregor's Coffee
35. Naya
36. Loradella's Family Pizzeria
37. Los Cuernos

38. Menya Sandaime Japanese Ramen
39. Panera Bread
40. Just Salad
41. Ruth's Chris Steakhouse
42. Starbucks
43. Charley's Cheesesteaks
44. Tapville
45. Chick-fil-A
46. Shake Shack
47. Starbucks
48. Domodomo
49. Daily Provisions
50. Hudson & Co.

RETAIL

51. Adidas
52. Best Buy
53. Coach
54. Express
55. JCPenney
56. H&M
57. Kohl's
58. Lush
59. Macy's
60. Michael Kors
61. Zales
62. Dick's Sporting Goods
63. Sephora

HOTEL

64. Staples
65. Target
66. Zara
67. Uniqlo
68. Primark
69. Foot Locker
70. Courtyard by Marriott
71. DoubleTree by Hilton
72. The Westin Jersey City
73. Sonesta Simply Suites

475

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