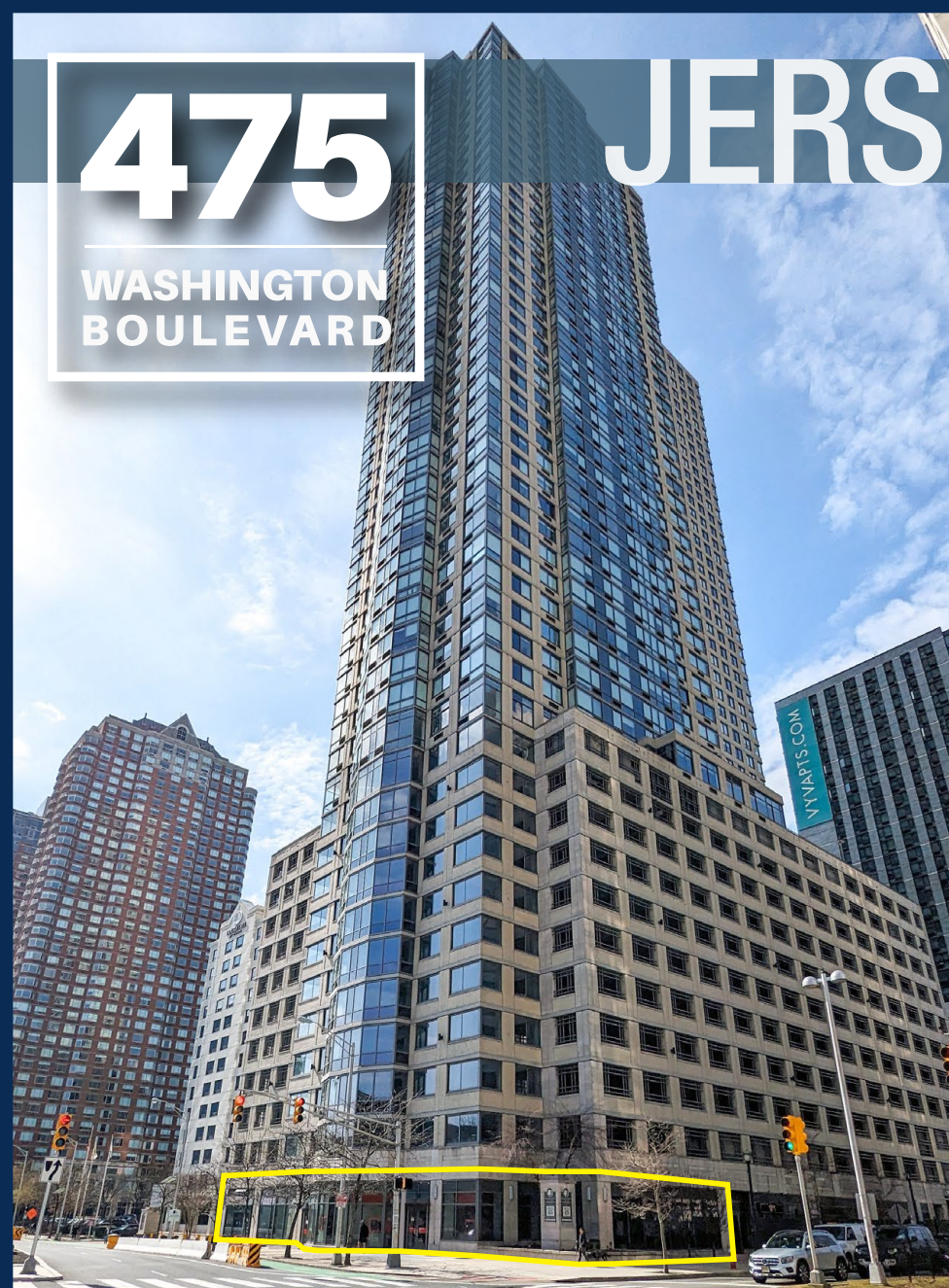


475

WASHINGTON
BOULEVARD

JERSEY CITY



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Retail for Lease - Contact

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PIERSON
COMMERCIAL REAL ESTATE®



Availability

+/- 4,100 SF

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

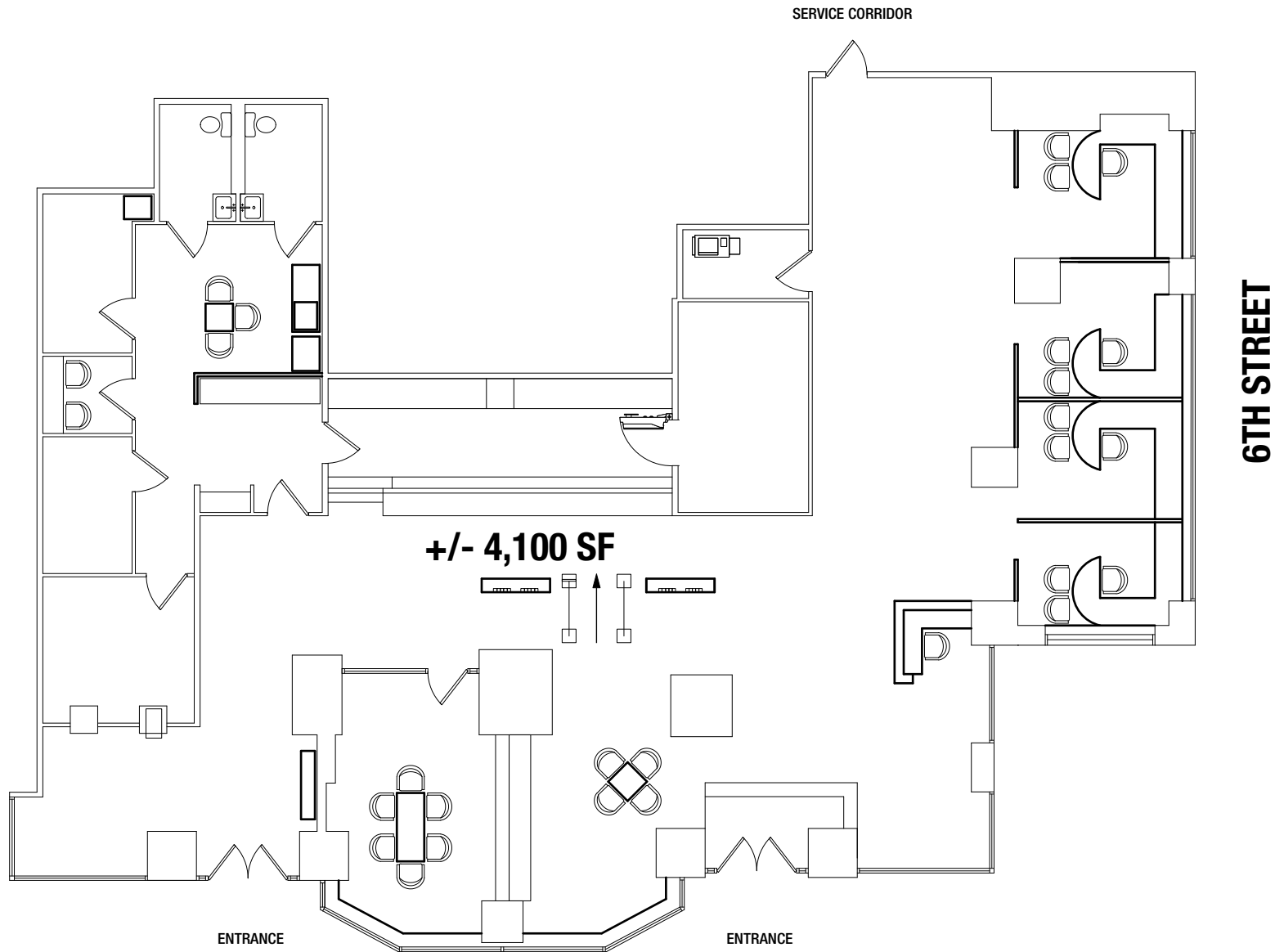
*Per Port Authority Path Ridership data

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

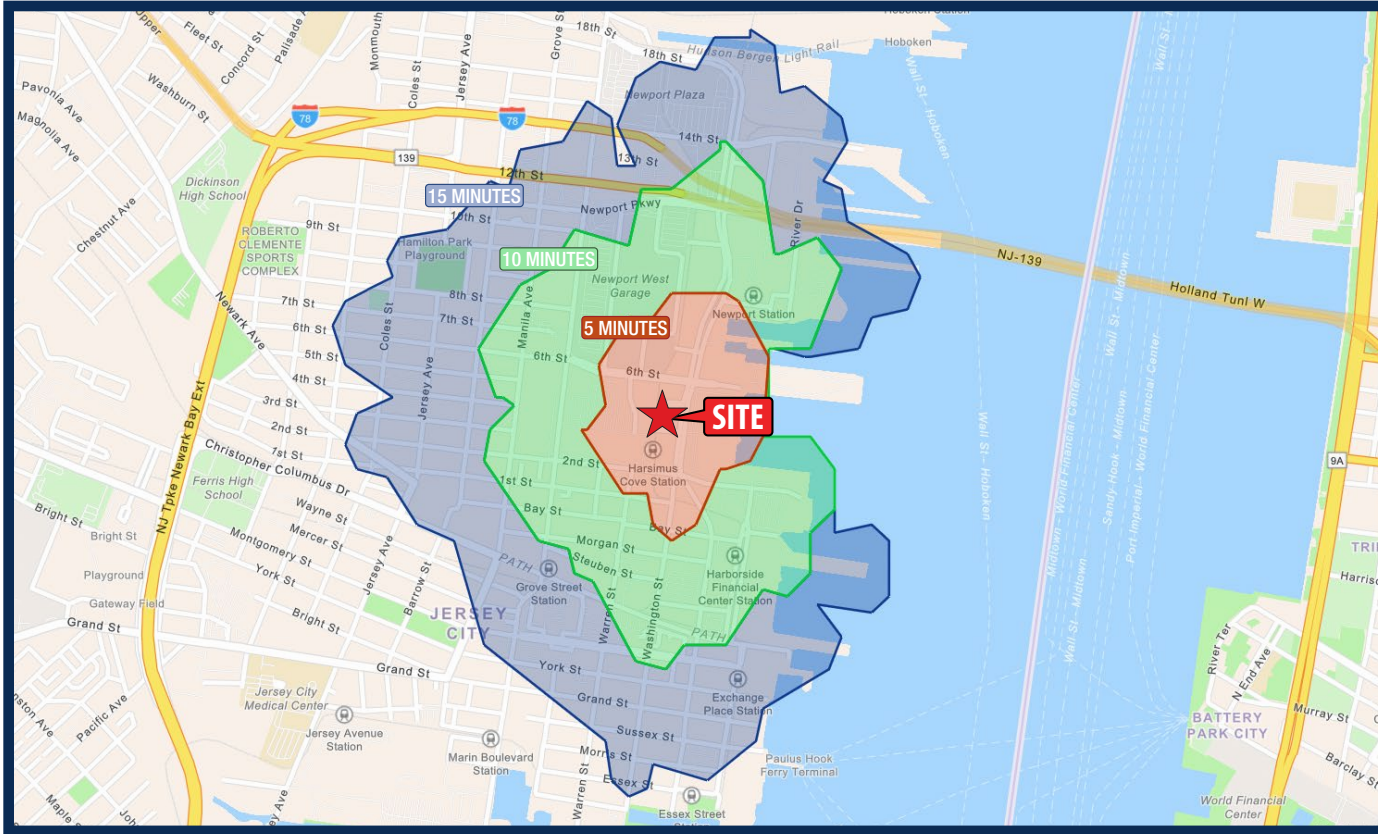
*Excluding NYC

FLOOR PLAN

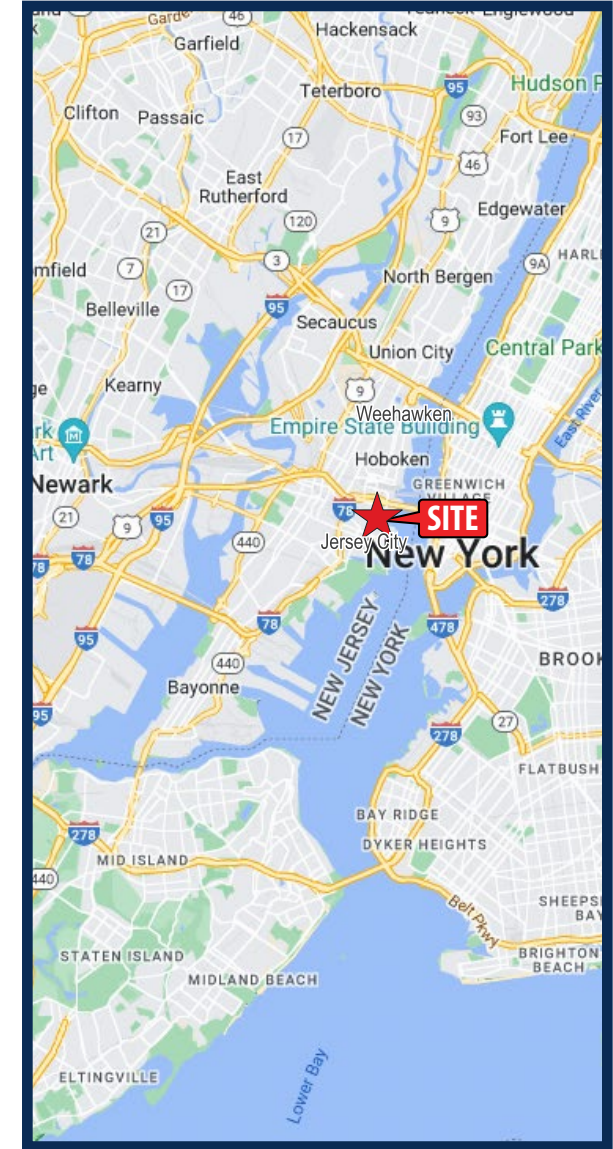


FOOT TRAFFIC/MARKET LOCATION

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 (Coming Soon)
- 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 (Coming Soon)
- 22. Rumble Boxing (Coming Soon)

RESTAURANTS

- 23. VB3 & Casa De Lobo
- 24. Chef Tan
- 25. Battello Restaurant
- 26. Kura Sushi Bar
- 27. Babo Teahouse
- 28. bwè kafe
- 29. Moge Tee
- 30. Cheesecake Factory
- 31. Chipotle
- 32. Cosi
- 33. Dorrian's Red Hand
- 34. Fire & Oak
- 35. Gregorys Coffee
- 36. Taim (Coming Soon)
- 37. Loradella's Family Pizzeria

- 38. Los Cuernos
- 39. Menya Sandaime Japanese Ramen
- 40. Panera Bread
- 41. Just Salad
- 42. Ruth's Chris Steakhouse
- 43. Starbucks
- 44. Charley's Cheesesteaks
- 45. Kings of Kobe
- 46. Chick-fil-A
- 47. Shake Shack
- 48. Starbucks
- 49. Domodomo
- 50. Tacombi (Coming Soon)
- 51. Daily Provisions (Coming Soon)

- 52. Hudson & Co.

RETAIL

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

- 64. Dick's Sporting Goods (Coming Soon)
- 65. Sephora
- 66. Staples
- 67. Target
- 68. Zara
- 69. Uniqlo
- 70. Primark (Coming Soon)
- 71. Foot Locker

HOTEL

- 72. Courtyard by Marriott
- 73. DoubleTree by Hilton
- 74. The Westin Jersey City
- 75. Sonesta Simply Suites

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