

103 WEST 70TH STREET - Steps off Columbus Avenue

Close to Lincoln Center,
The Juilliard School &
Fordham University



Vented Restaurant for Lease - 1,400 SF + Basement

103 West 70th Street

Between Broadway and Columbus Avenue






Available

Ground: 1,400 sf
Basement: 550 sf

Frontage: approx. 12 Ft. along West 70th Street

Possession: Immediate
Rent: Upon Request

Comments

- Vented 2nd Generation restaurant space with gas in place and 16' hood in the Lincoln Square section of the Upper West Side - currently Amber
- Fantastic location between two high foot-traffic corridors — just steps off Columbus Avenue and one block from Broadway
- 5 Blocks from Lincoln Center, The Julliard School, and Fordham University; and one block from Central Park
- Accessible via      express and local trains along 72nd Street
- Area tenants include The Muffins Shop, La Petit Kids, Lululemon, Madewell, Club Monaco, Parm, Pomodoro Rosso, Love-Sac, Van Leeuwen, Felice Wine Bar, Anne & Valentin, Madison Reed Salon, WTHN, Sweetgreen, Equinox, Francesco Pizzeria, Maman bakery . . . and many more

By the Numbers

Retail Businesses

1,590

1 Mile Radius

Households

89,540

2024 - 1 Mile Radius

Household Income

\$157,592

2024 Average

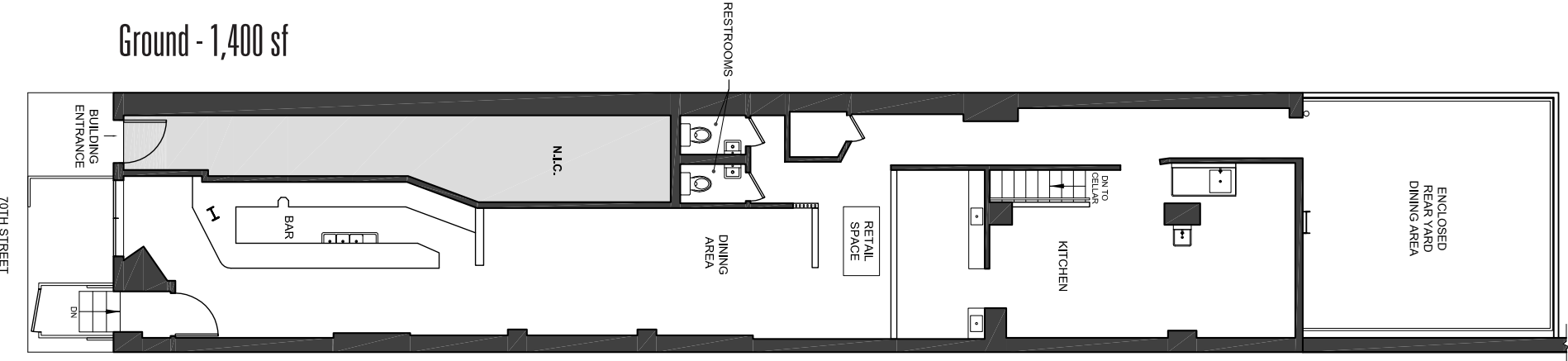
Subway Ridership

11,429,488

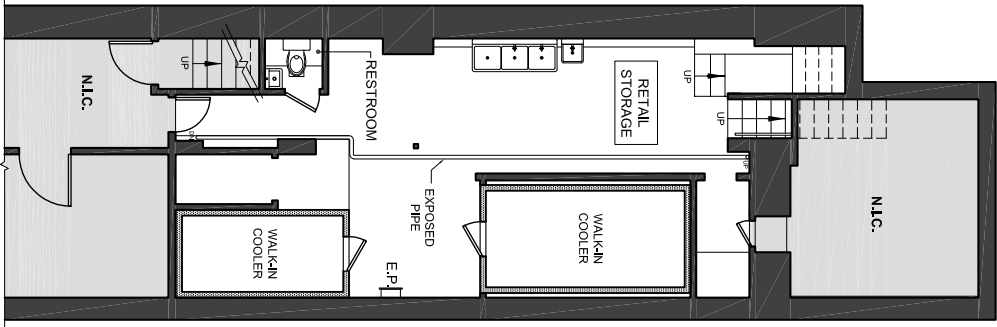
2023 Annual - 72nd Street Stations

Floor Plans (as-built)

Ground - 1,400 sf



Basement - 550 sf



Existing Conditions



Area Retail - Columbus Avenue Corridor



AREA RETAIL

- | | | | | | |
|------------------------------|-----------------------------|--------------------------|-----------------|-------------------------|-------------------------|
| 1. Poetry of Material Things | 12. Two Boots Pizza | 23. Chase Bank | 34. Ella Social | 45. El Mitote | 56. Bluemercury |
| 2. Muffins Shop | 13. Juice Press | 24. Black Press Coffee | 35. Santa Fe | 46. Magnolia Bakery | 57. Il Violino |
| 3. Le Petit Kids | 14. Intimissimi | 25. Vince | 36. Polpette 71 | 47. Le Labo | 58. 67Wine |
| 4. Solid State Coffee | 15. Felice 71 | 26. Starbucks | 37. WTHN | 48. Chanel Fragrance | 59. Sweetgreen |
| 5. Gnocchi on 9th | 16. Faherty | 27. KTCollection | 38. Bin 71 | 49. Venchi Chocolate | 60. The Migrant Kitchen |
| 6. Love•Sac | 17. Joe & The Juice | 28. Zucker's Bagels | 39. Aesop | 50. Blank Street Coffee | 61. Equinox |
| 7. Lululemon | 18. Van Leeuwen Ice Cream | 29. Harvest Kitchen | 40. Madewell | 51. Joe Coffee Company | 62. Arc'teryx |
| 8. Manny's Bistro | 19. West Side Pharmacy | 30. Dahlia | 41. Club Monaco | 52. Warby Parker | 63. Le Botaniste |
| 9. Pomodoro Rosso | 20. Anne & Valentin Eyewear | 31. 72nd Eatery | 42. Gorjana | 53. Bank of America | 64. Kiehl's |
| 10. Parm | 21. Madison Reed | 32. The Dakota Bar | 43. SEE Eyewear | 54. Rothy's | 65. Maman |
| 11. Artiste Jewelers | 22. Malin+Goetz | 33. Scott J. Aveda Salon | 44. Vuori | 55. Francesco's Pizza | |



For further information and/or inspection contact:

Mark Tergesen

Partner

212.400.9528

mt@absre.com

Cooper Katz

Executive Director

646.439.2009

ckatz@absre.com

ABS Partners Real Estate • 200 Park Avenue South, 10th Floor, New York, NY 10003 • 212.400.6060 • www.absre.com