



## RETAIL HIGHLIGHTS:

- Developed in conjunction with New Jersey City University and Jersey City, University Place includes the construction of eight buildings, 1,000 new luxury rental residences and access to more than 120,000 square feet of retail, a performing arts center, cafes, theaters and lush green space.
- Situated in the midst of bustling Jersey City's West Side corridor with a living population of 52,239 residents and a median age of 35 ranking it one of the most populous neighborhoods in the city.
- Only one retail spaces left at University Place.
- Located across from Bayfront- Jersey City's largest development 8,000 + residential units and the luxury Society Hill neighborhood.
- Over 1,000 new residential units delivered or under construction in the immediate area.
- Fantastic visibility off Rt 440 and one of New Jersey's busiest highways.

## LOCATION:

- Signalized intersection of West Side Ave and University Place Blvd.
- Route 440 N. and University Place Blvd.
- Exceptional visibility.
- High traffic counts on West Side Ave and Rt 440.

## SPACE AVAILABLE:

- 3,900 SF - Space can be broken down to a smaller space
- Outdoor Space On Site

## RETAIL LOCATION & FRONTAGE:

- Located on University Place Blvd.
- 25 FT Frontage

## POSSESSION:

- Immediate

## ASKING RENT:

- Upon Request

## UNIVERSITY PLACE RETAILERS:





# INTERIOR IMAGES:

- Space can be broken down to a smaller space

**26 UNIVERSITY PLACE**  
JERSEY CITY, NJ 07305

**RETAIL FOR LEASE**



LANDLORD WILL COMPLETE RAISED FLOORING



TWO ADA RESTROOMS





# UNIVERSITY PLACE MASTER PLAN:

26 UNIVERSITY PLACE  
JERSEY CITY, NJ 07305

RETAIL FOR LEASE



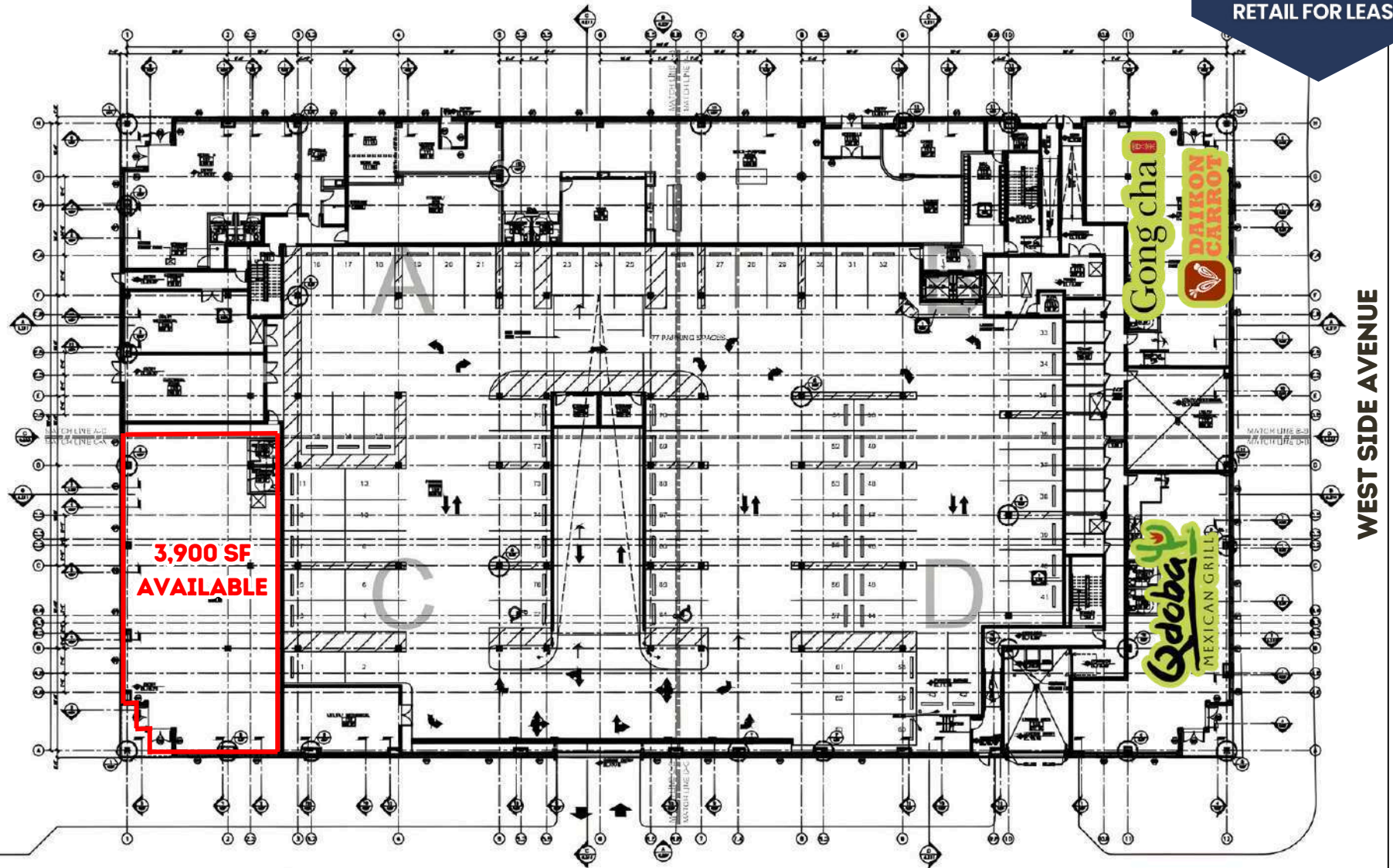


# FLOOR PLAN:

Space can be broken down to a smaller space

26 UNIVERSITY PLACE  
JERSEY CITY, NJ 07305

RETAIL FOR LEASE



Space can be broken  
down to a smaller  
space

UNIVERSITY PLACE BLVD.

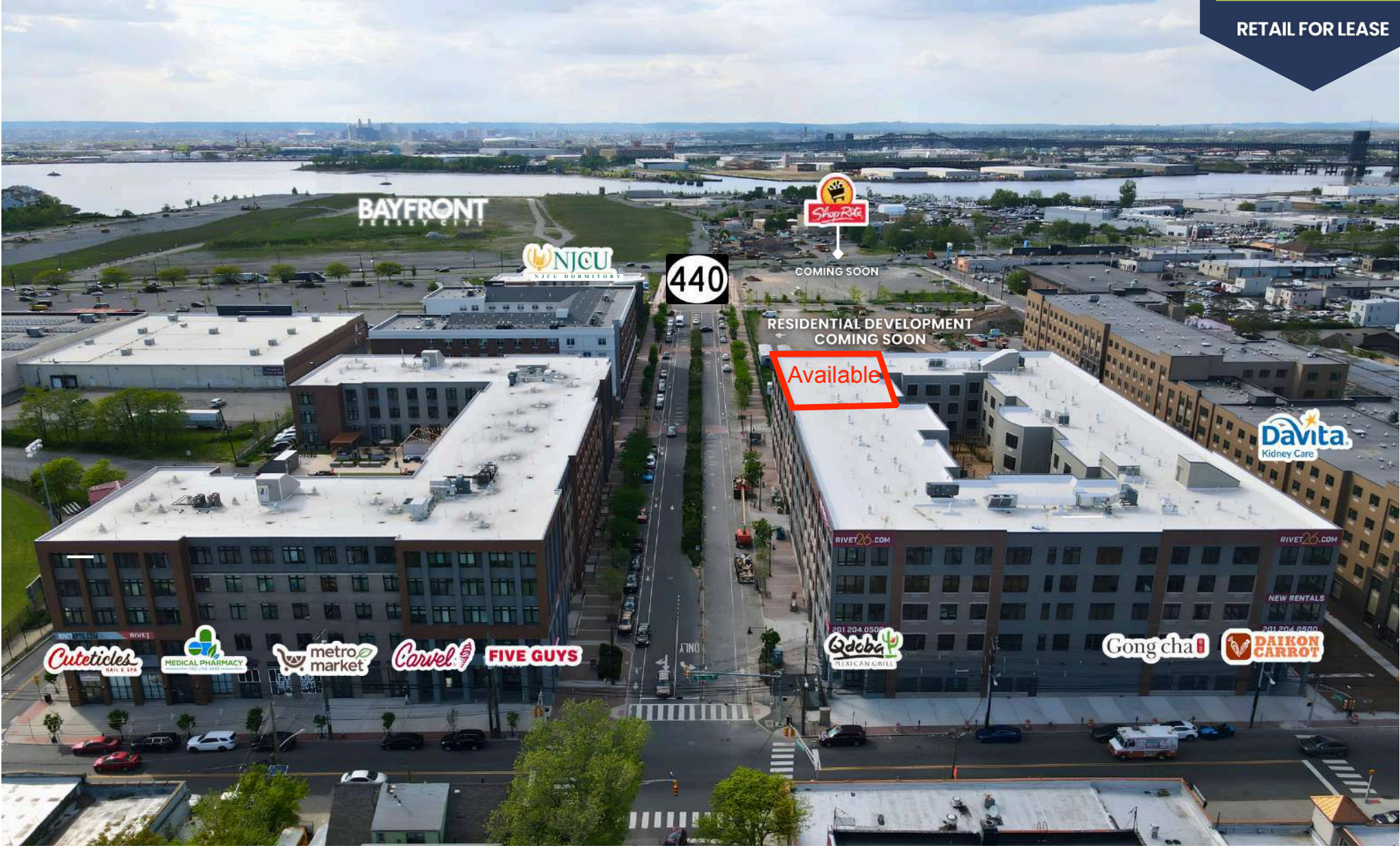
A  
A.101 OVERALL GROUND FLOOR PLAN  
SCALE: 1/16"=1'-0"



# AERIAL & NEIGHBORING TENANTS:

26 UNIVERSITY PLACE  
JERSEY CITY, NJ 07305

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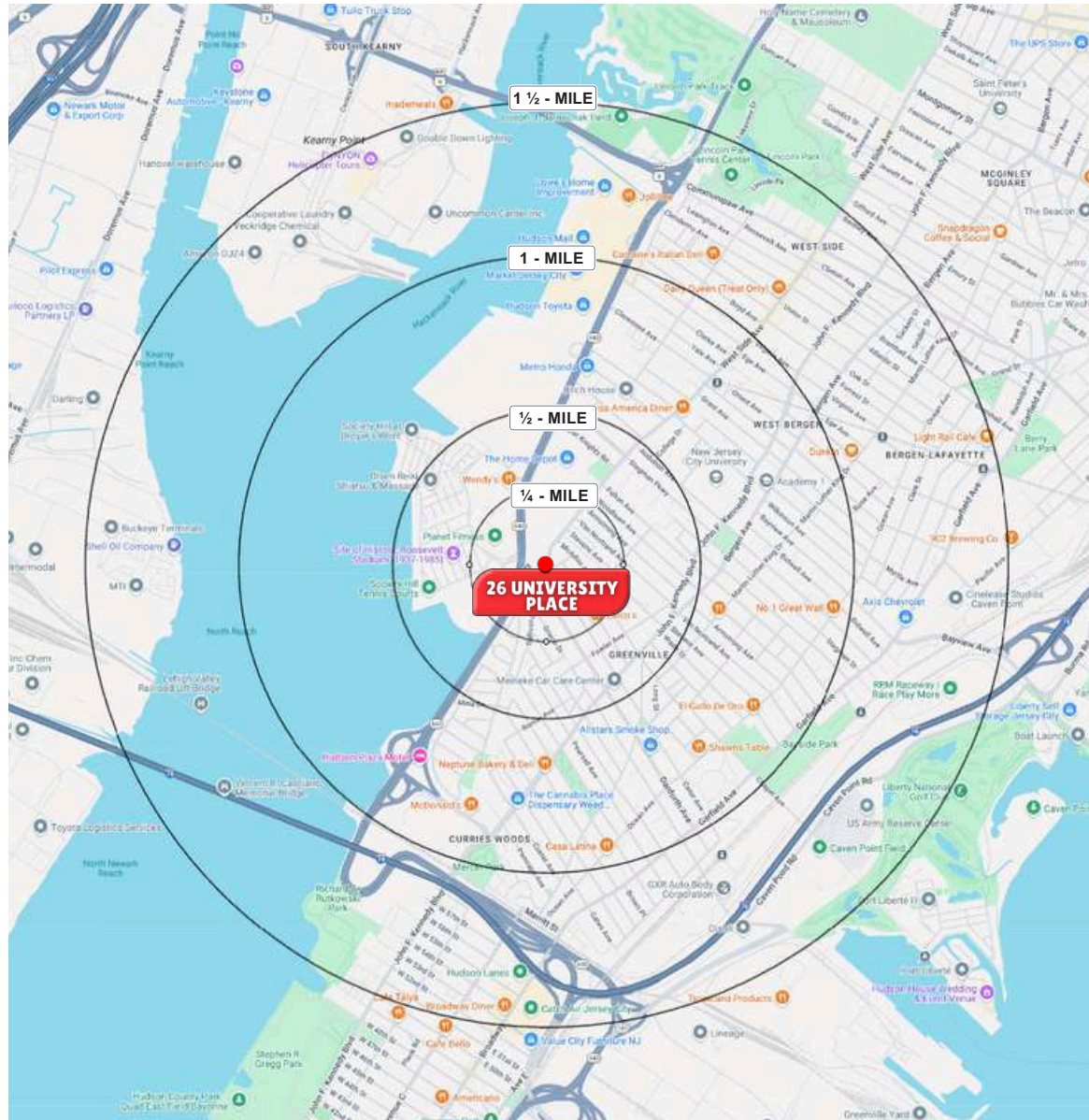




# AREA DEMOGRAPHICS:

**26 UNIVERSITY PLACE**  
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RETAIL FOR LEASE



## ESTIMATED DAYTIME POPULATION

1/4 mile	7,703
1/2 mile	27,463
1 mile	68,773
1 1/2 mile	134,234

## TOTAL POPULATION

1/4 mile	5,787
1/2 mile	26,339
1 mile	79,450
1 1/2 mile	152,117

## AVERAGE HOUSEHOLD INCOME

1/4 mile	\$59,880
1/2 mile	\$64,409
1 mile	\$67,278
1 1/2 mile	\$77,485

## MEDIAN AGE

1/4 mile	34.5
1/2 mile	35.0
1 mile	34.8
1 1/2 mile	34.3

## AVERAGE HOUSEHOLD EXPENDITURE ON FOOD AT RESTAURANTS

1/4 mile	\$2,385
1/2 mile	\$2,541
1 mile	\$2,659
1 1/2 mile	\$3,073

2022 numbers