

# RETAIL SPACE FOR LEASE

IN HIGHLY SOUGHT AFTER SOHO WEST NEIGHBORHOOD, DOWNTOWN JERSEY CITY

315 15<sup>th</sup> Street, Jersey City, NJ 07310

HUDSON  
HOUSE  
JC

HUDSON HOUSE LOFTS DISTRICT



EXCLUSIVE RETAIL LEASING



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# ARCHITECTURE & MATERIALITY



**SPACE DETAILS:**  
315 15<sup>TH</sup> STREET, JERSEY CITY, NJ 07310

## SIZE AVAILABLE:

### BUILDING 3:

Retail A - 10,294 RSF

Retail D1 - 1,295 RSF

Retail D2 - 1,502 RSF

(Spaces Can Be Combined 2,797 RSF)

Retail E - 3,899 RSF

### BUILDING 2:

Retail A (2) - 2,758 SF

## POSSESSION:

Building 3: Immediate

Building 2: Q4 2025

## CEILING HEIGHT:

14-20 FT

## LEASE TYPE:

NNN

## ASKING RENT:

Upon Request

## HUDSON HOUSE LOFTS TENANTS:



HUDSON  
HOUSE





## A LIFE OF MYSTERY AWAITS

Your international life of mystery awaits in the heart of Jersey City, where swank style and a healthy dose of swagger present the lifestyle you've always imagined for yourself. The world is yours, should you choose to accept it. "This transformative redevelopment revitalizes the heart of downtown, delivering vibrant new residences and dynamic retail experiences to the SoHo West neighborhood."

## HIGHLIGHTS

Developers have dubbed SoHo West (south of Hoboken, West of New York City) SoHo West is evolving into a multi-dimensional neighborhood—where art, culture, new development, performance, and grassroots local pride coexist. Whether you're here for urban renewal, creative scenes, or community events, NoHo offers a unique, dynamic experience.

981 residential apartments in Hudson House Lofts.

Surrounded by over 2,000 residential units with another 2,000 under construction.

\$2 Million park completed directly next to the building along Coles St. between 16th and 18th Streets on a 2 acre plot.

## POINTS OF INTEREST

Minutes away from Hoboken.

Daily shuttle service to Path station and NY Waterway ferry terminals.

Convenient to NJ Turnpike extension, Route 78, and the Holland Tunnel.

NJ Transit Bus with direct access to Manhattan.

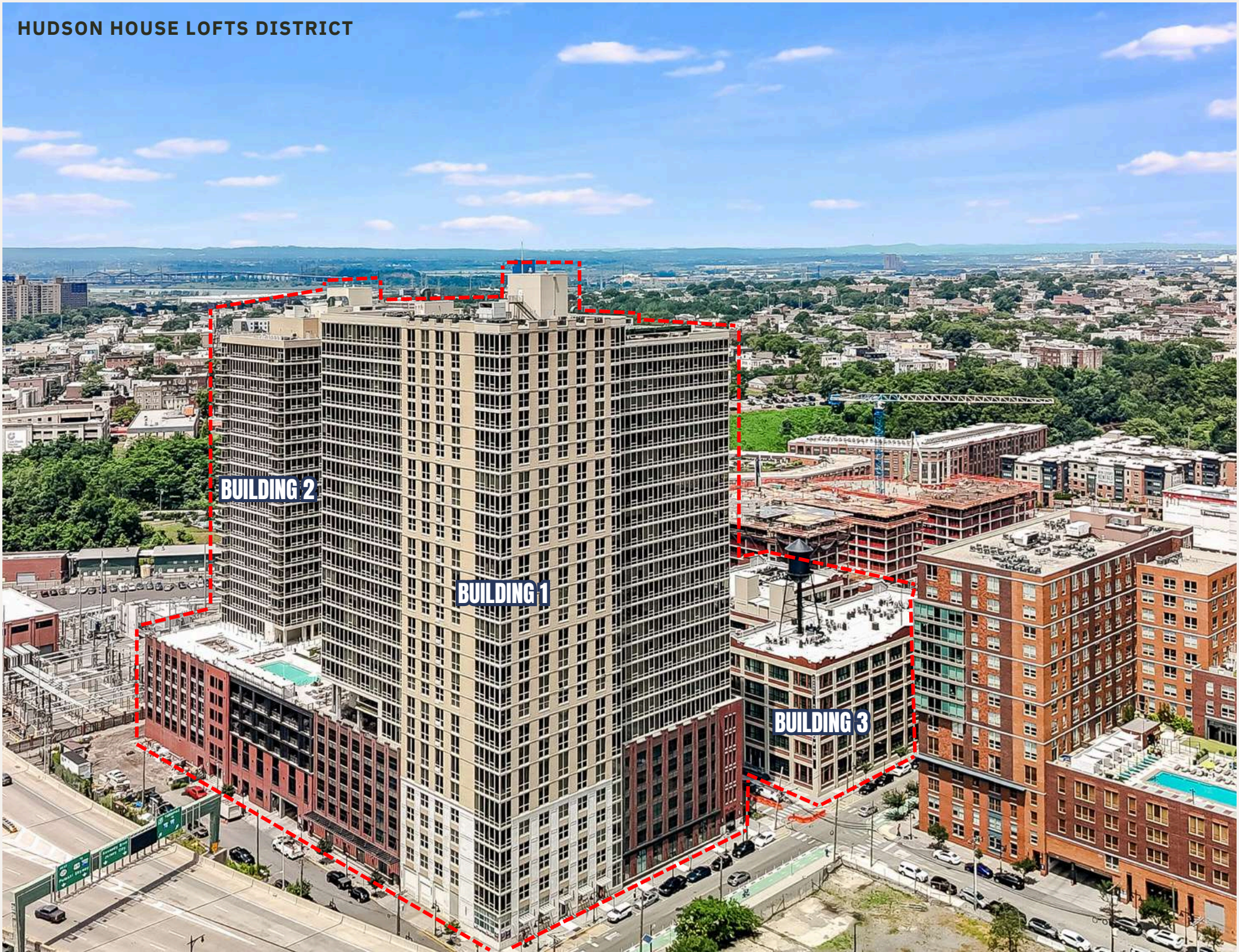


# MARKET AERIAL

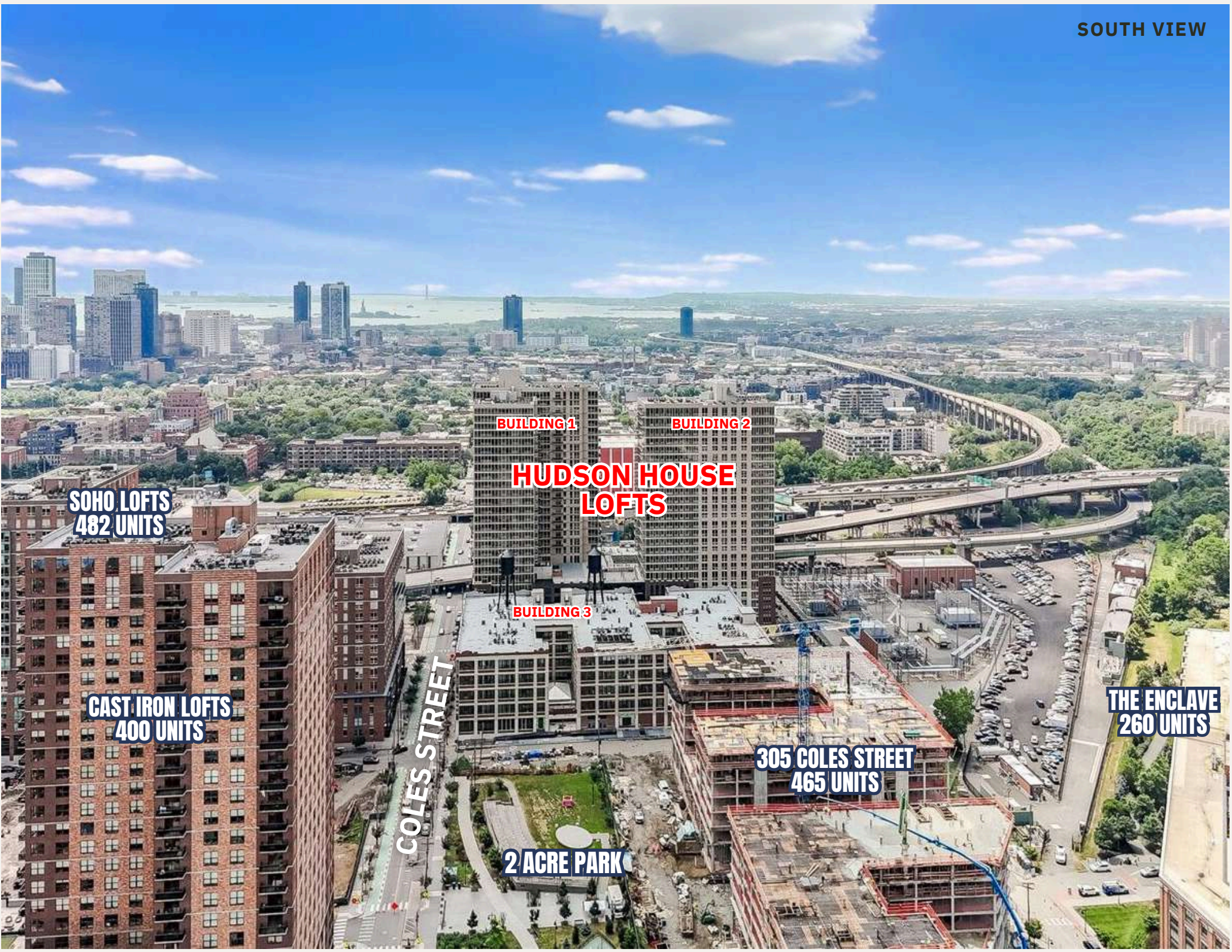




HUDSON HOUSE LOFTS DISTRICT







**SOHO LOFTS  
482 UNITS**

**CAST IRON LOFTS  
400 UNITS**

**COLES STREET**

**BUILDING 1**

**BUILDING 2**

**HUDSON HOUSE  
LOFTS**

**BUILDING 3**

**305 COLES STREET  
465 UNITS**

**THE ENCLAVE  
260 UNITS**

**2 ACRE PARK**



**CAST IRON LOFTS**  
**400 UNITS**

**SOHO LOFTS**  
**482 UNITS**

**290 COLES STREET**  
**UNDER CONSTRUCTION**  
**670 UNITS**

**2 ACRE PARK**

**305 COLES STREET**  
**UNDER CONSTRUCTION**  
**465 UNITS**

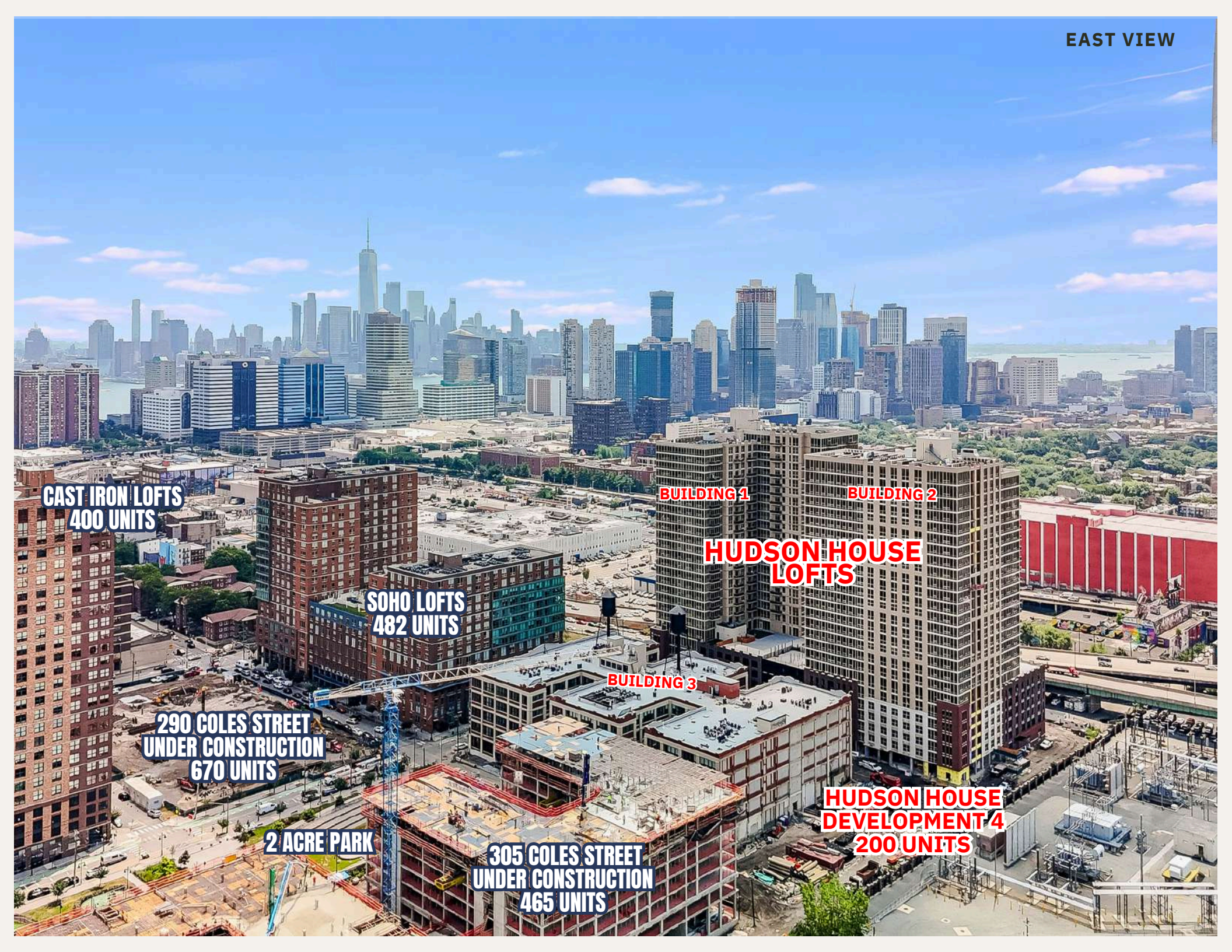
**BUILDING 1**

**BUILDING 2**

**HUDSON HOUSE**  
**LOFTS**

**BUILDING 3**

**HUDSON HOUSE**  
**DEVELOPMENT 4**  
**200 UNITS**







CAST IRON LOFTS



SOHO LOFTS

BUILDING 1 RETAIL TENANTS



BUILDING 1

BUILDING 2



RETAIL A

BUILDING 3

RETAIL D  
RETAIL E

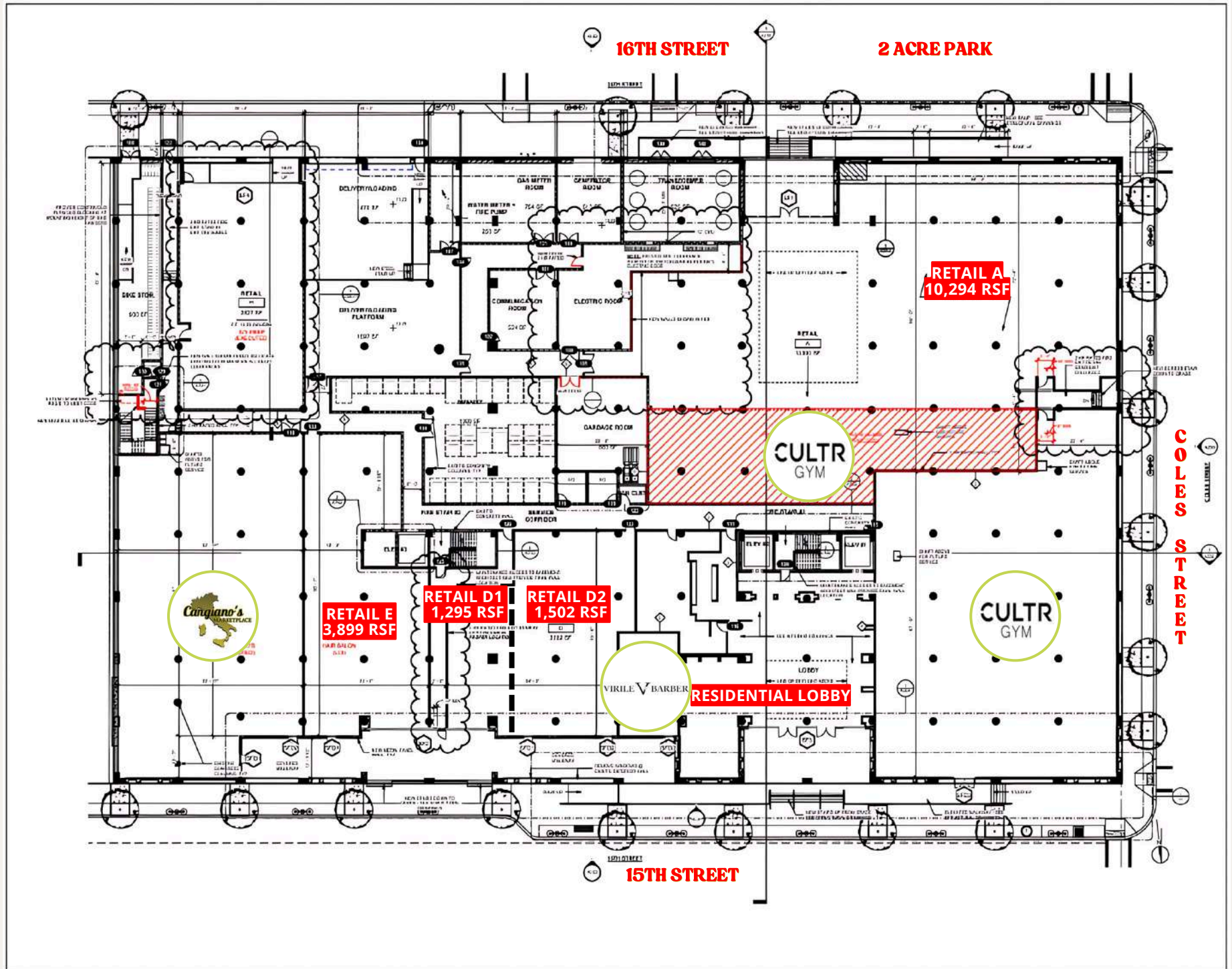


RETAIL A (2)





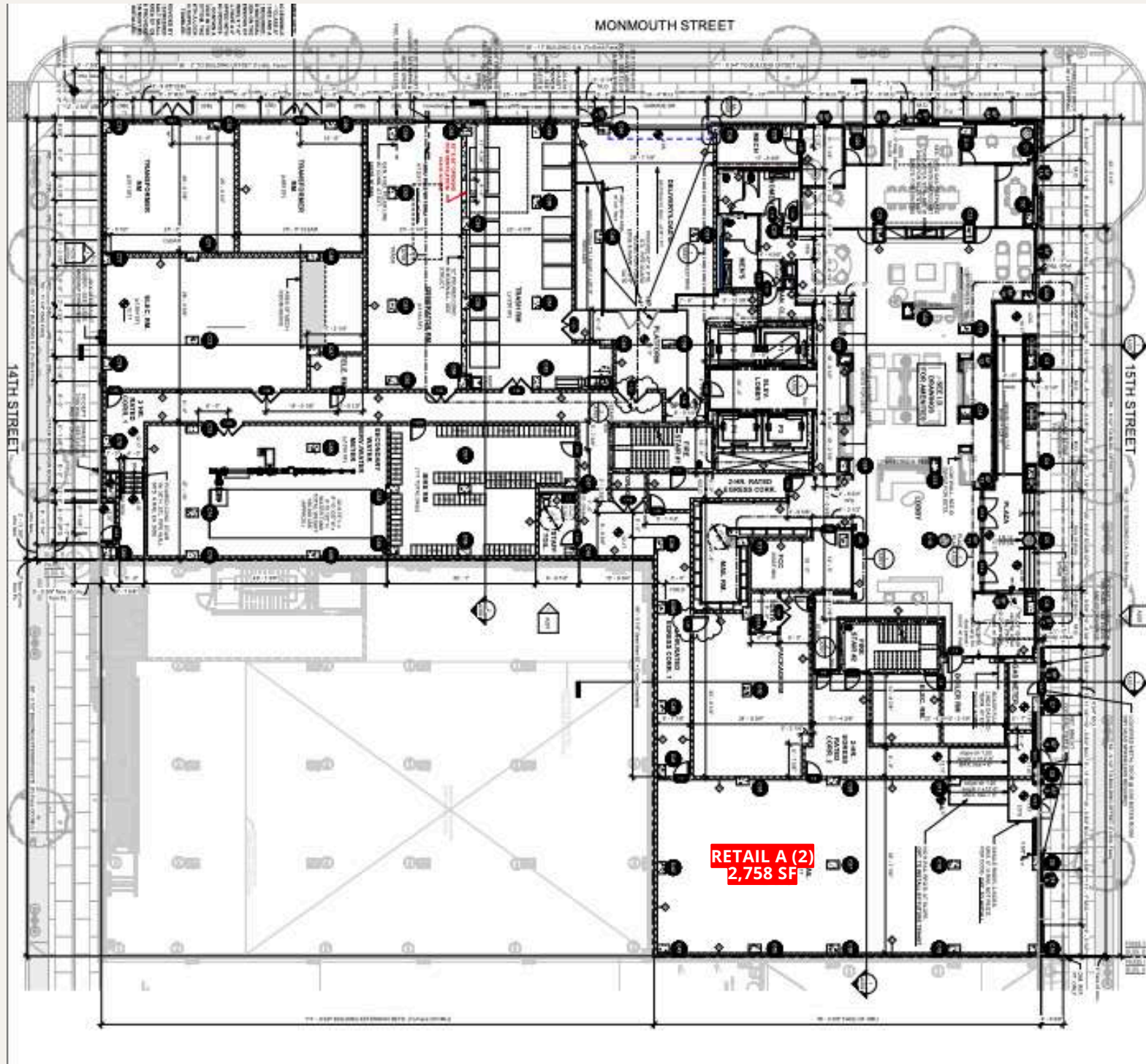
## NORTH VIEW



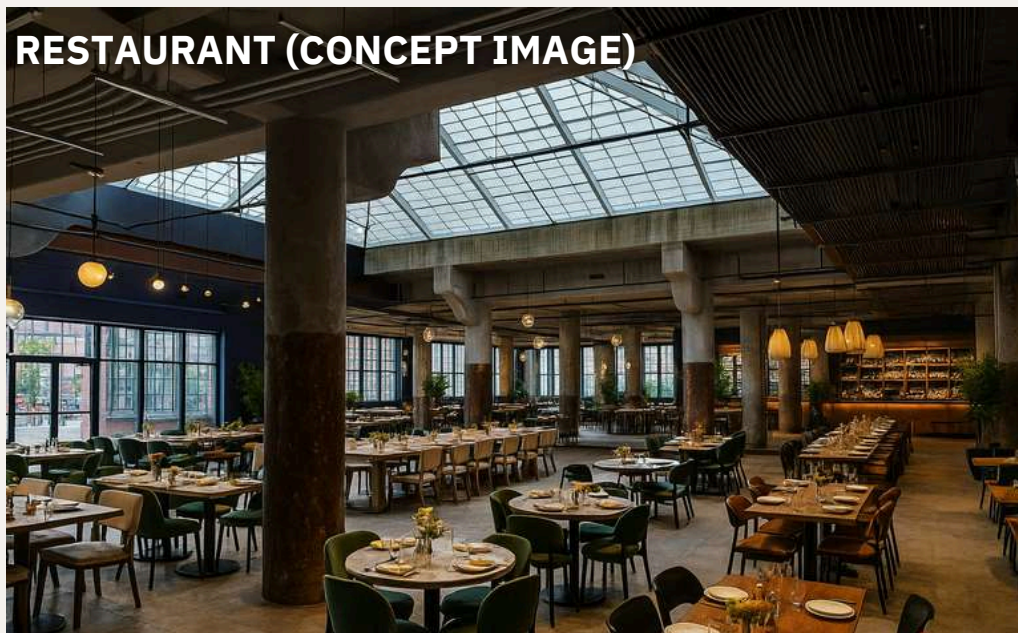
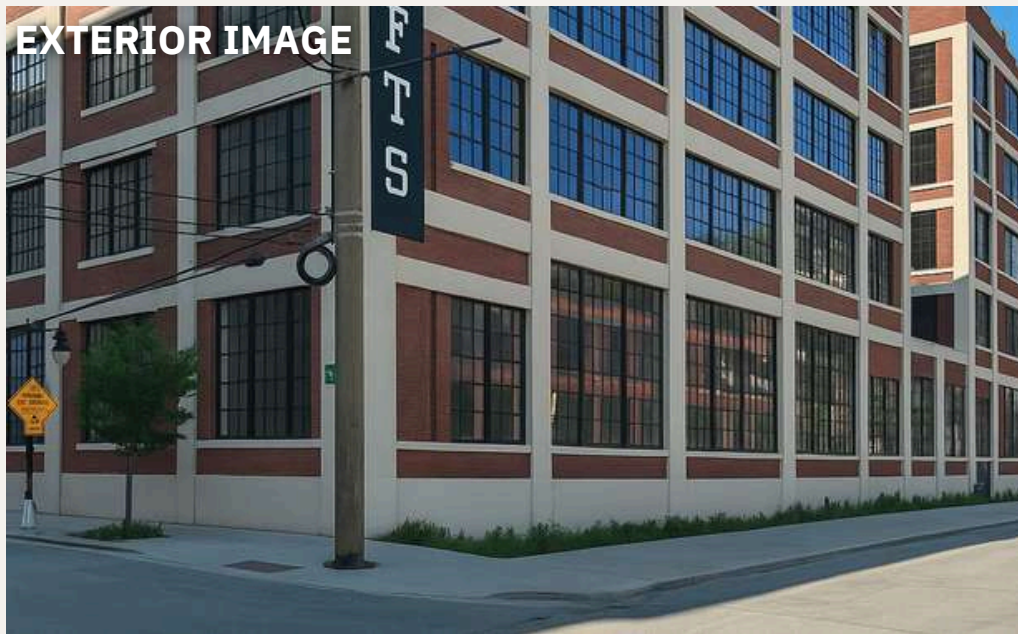


# FLOOR PLAN: BUILDING 2

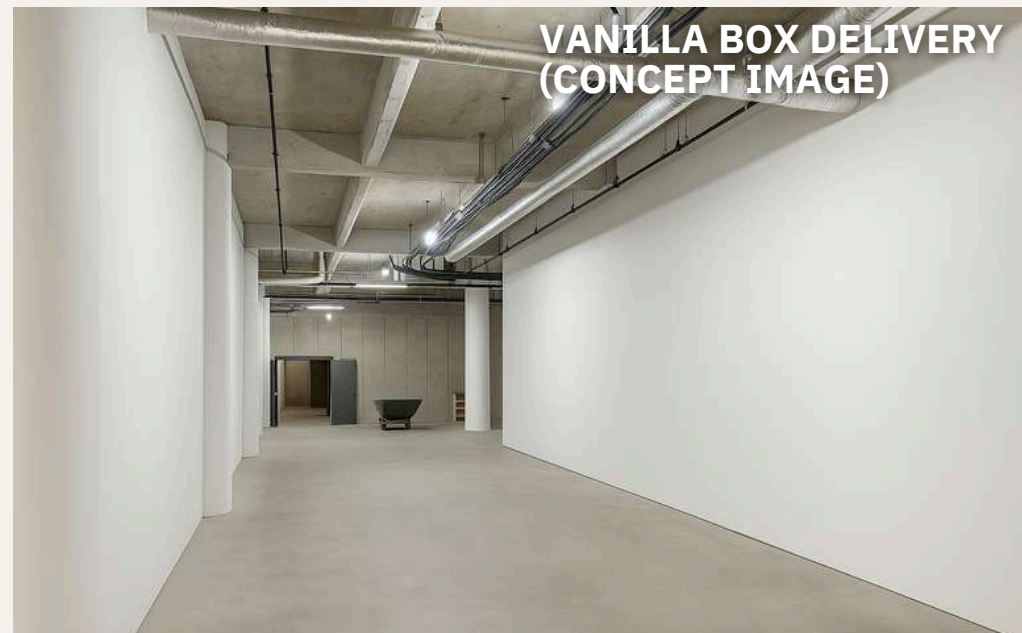
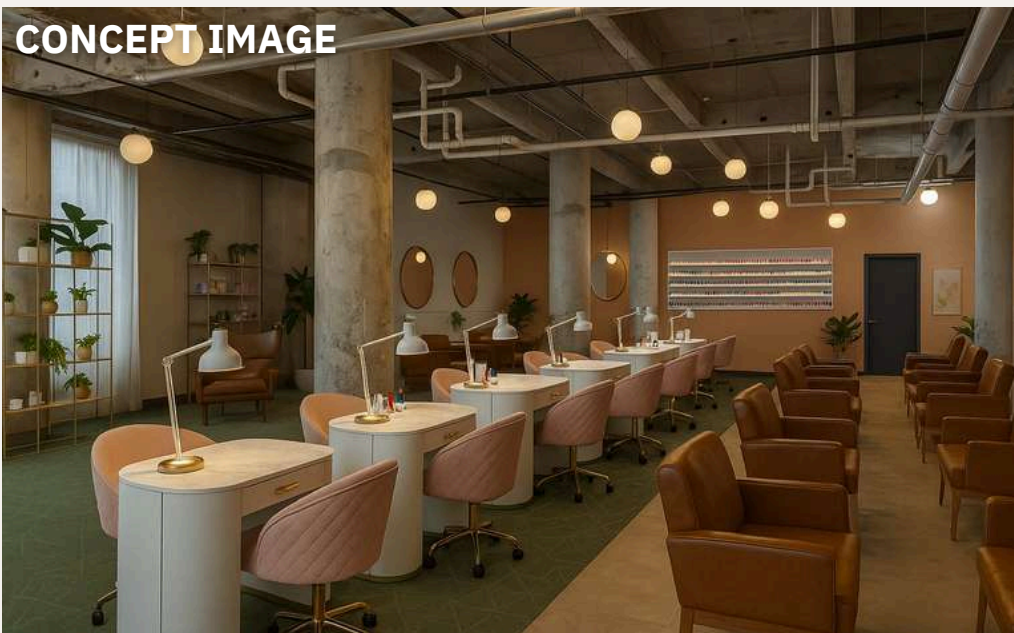
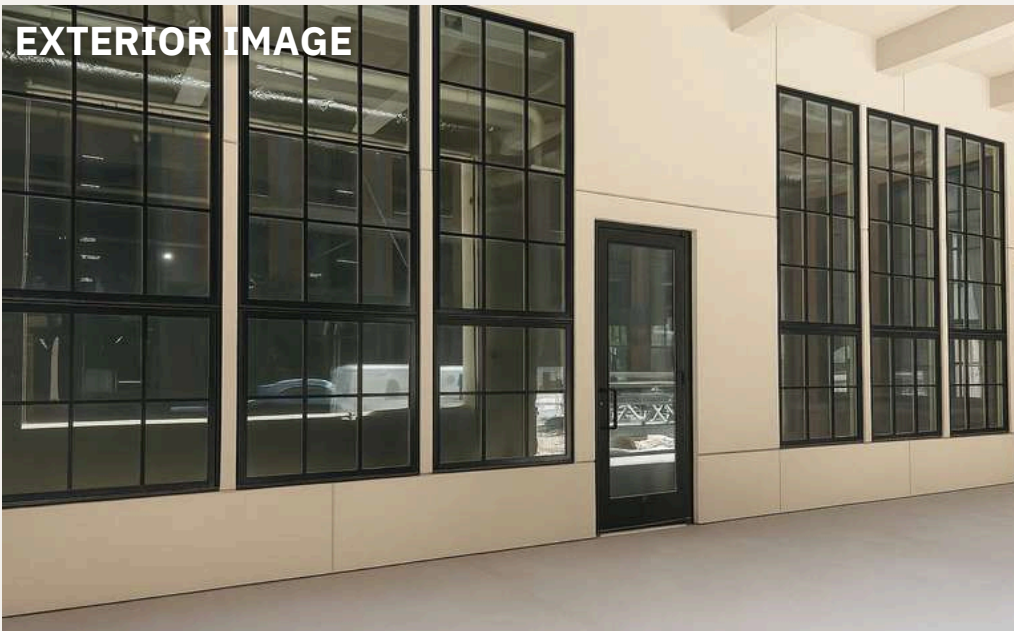
SOUTH VIEW



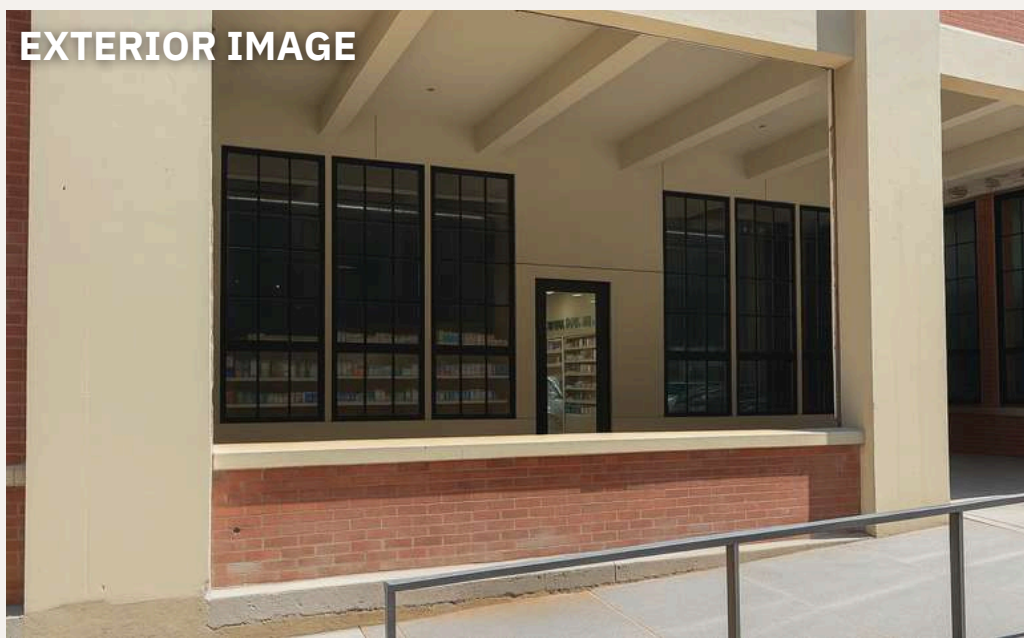














# AREA RESIDENTIAL DEVELOPMENT:

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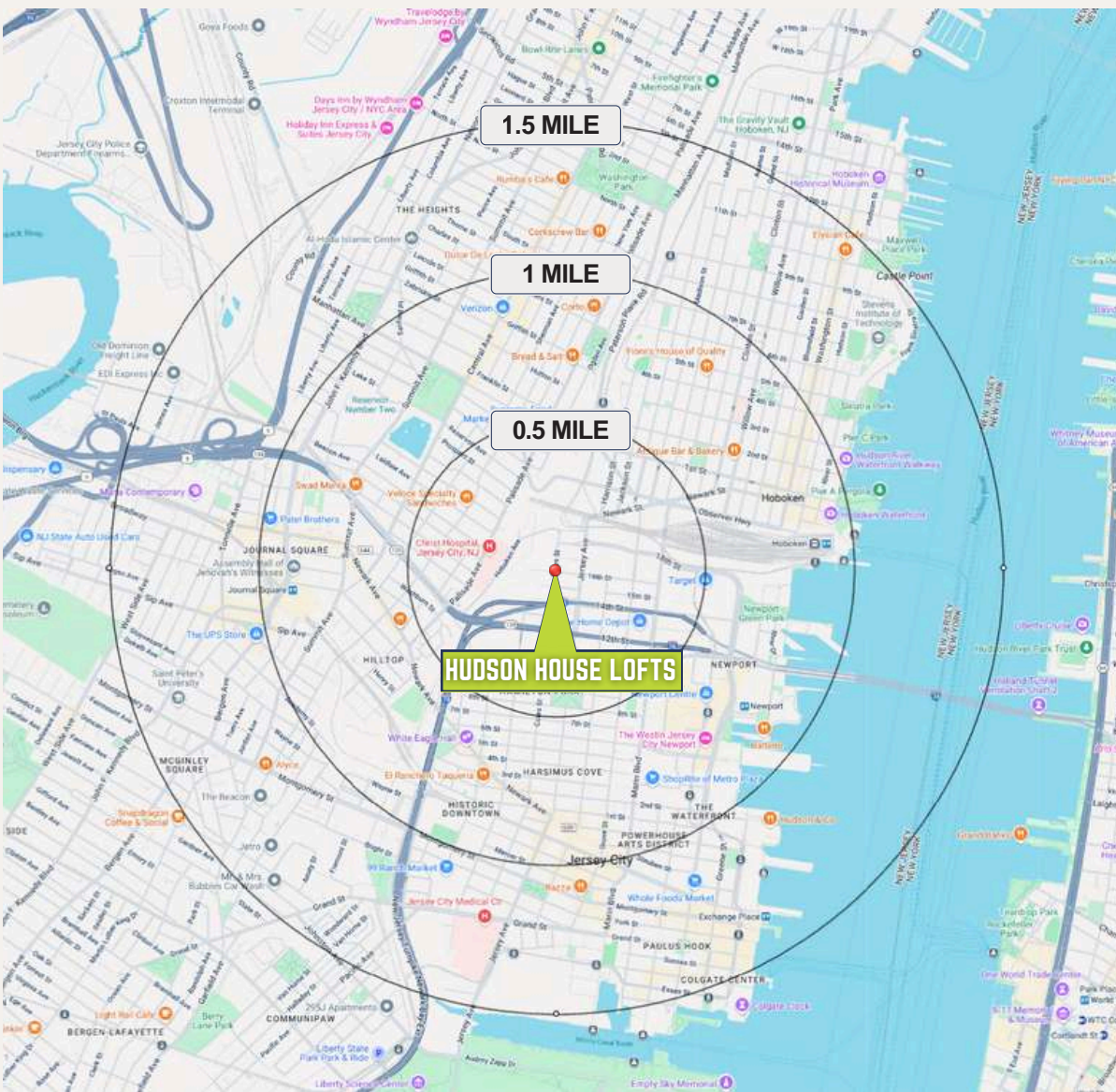


- 1 **39 NEW YORK AVENUE**  
154 Units (Under Construction)
- 2 **3-25 NEW YORK AVENUE**  
336 Units (Under Construction)
- 3 **2 HOBKEN AVENUE**  
161 Units (Approved)
- 4 **700 GROVE STREET**  
230 Units (Completed)
- 5 **110 HOBOKEN AVE.**  
240 Units (Completed)
- 6 **100 HOBOKEN AVE.**  
140 Units (Completed)
- 7 **THE ENCLAVE**  
260 Units (Completed)
- 8 **305 COLES STREET**  
465 Units (Under Construction)
- 9 **137-139 HOBOKEN AVENUE**  
482 Units (Completed)
- 10 **HUDSON HOUSE LOFTS DISTRICT**  
981 Units (Under Construction/Pre Construction)
- 11 **290 COLES STREET**  
670 Units (Under Construction)
- 12 **CAST IRON LOFTS II/ 827 JERSEY AVENUE**  
232 Units (Completed)
- 13 **CAST IRON LOFTS II/ 833 JERSEY AVENUE**  
155 Units (Completed)
- 14 **LEFRAK'S PROJECT/ 858 JERSEY AVENUE**  
258 Units (Approved)
- 15 **659 GROVE STREET**  
139 Units (Approved)
- 16 **650 GROVE STREET**  
108 Units (Under Construction)
- 17 **619,610-620 GROVE STREET**  
444 Units (Approved)
- 18 **182-184 14<sup>th</sup> STREET**  
87 Units (Hotel, Completed)
- 19 **580 MARIN BOULEVARD**  
367 Units (Approved)
- 20 **180 TENTH STREET/ROOSEVELT**  
128 Units (Completed)
- 21 **UNICO TOWER II**  
400 Units (Completed)
- 22 **HAMILTON SQUARE II**  
99 Units (Completed)
- 23 **25 MCWILLIAMS PLACE/ HAMILTON SQUARE**  
127 Units (Completed)
- 24 **210 9<sup>TH</sup> STREET/SILVERMAN**  
25 Units (Completed)
- 25 **204 TENTH STREET**  
153 Units (Completed)
- 26 **234 TENTH STREET/ SCHOEDER LOFTS**  
580 Units (Under Construction)
- 27 **242 TENTH STREET/ HAMILTON LOFTS**  
32 Units (Completed)
- 28 **270 TENTH STREET**  
163 Units (Completed)
- 29 **310 TENTH STREET**  
163 Units (Completed)
- 30 **367 TENTH STREET**  
54 Units (Approved)
- 31 **364 NINTH STREET**  
75 Units (Completed)
- 32 **387-389 8<sup>TH</sup> STREET & 34-40 DIVISION STREET**  
75 Units (Approved)

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# DEMOGRAPHICS:



## .5 MILE RADIUS

**POPULATION**  
34,734  
**HOUSEHOLDS**  
18,004  
**MEDIAN AGE**  
33.7  
**COLLEGE GRADUATES** (Bachelor's +)  
20,648 - 74.7%

**TOTAL BUSINESSES**  
1,362  
**TOTAL EMPLOYEES**  
19,145  
**AVERAGE HOUSEHOLD INCOME**  
\$154,002  
**DAYTIME POPULATION** (w/ 16 yr +)  
24,970

## 1 MILE RADIUS

**POPULATION**  
71,740  
**HOUSEHOLDS**  
35,439  
**MEDIAN AGE**  
33.4  
**COLLEGE GRADUATES** (Bachelor's +)  
41,459 - 73.9%

**TOTAL BUSINESSES**  
3,033  
**TOTAL EMPLOYEES**  
51,097  
**AVERAGE HOUSEHOLD INCOME**  
\$154,561  
**DAYTIME POPULATION** (w/ 16 yr +)  
64,808

## 1.5 MILE RADIUS

**POPULATION**  
131,657  
**HOUSEHOLDS**  
61,546  
**MEDIAN AGE**  
33.8  
**COLLEGE GRADUATES** (Bachelor's +)  
65,858 - 66.1%

**TOTAL BUSINESSES**  
5,672  
**TOTAL EMPLOYEES**  
75,575  
**AVERAGE HOUSEHOLD INCOME**  
\$136,380  
**DAYTIME POPULATION** (w/ 16 yr +)  
105,010



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