



JERSEY CITY WOMEN'S CLUB

375 FAIRMOUNT AVENUE
JERSEY CITY, NJ 07306
OFFERING MEMORANDUM



CHRISTIE'S
INTERNATIONAL REAL ESTATE
GROUP

JERSEY CITY WOMEN'S CLUB

375 FAIRMOUNT AVENUE
JERSEY CITY, NJ 07306

EXCLUSIVELY PRESENTED BY:



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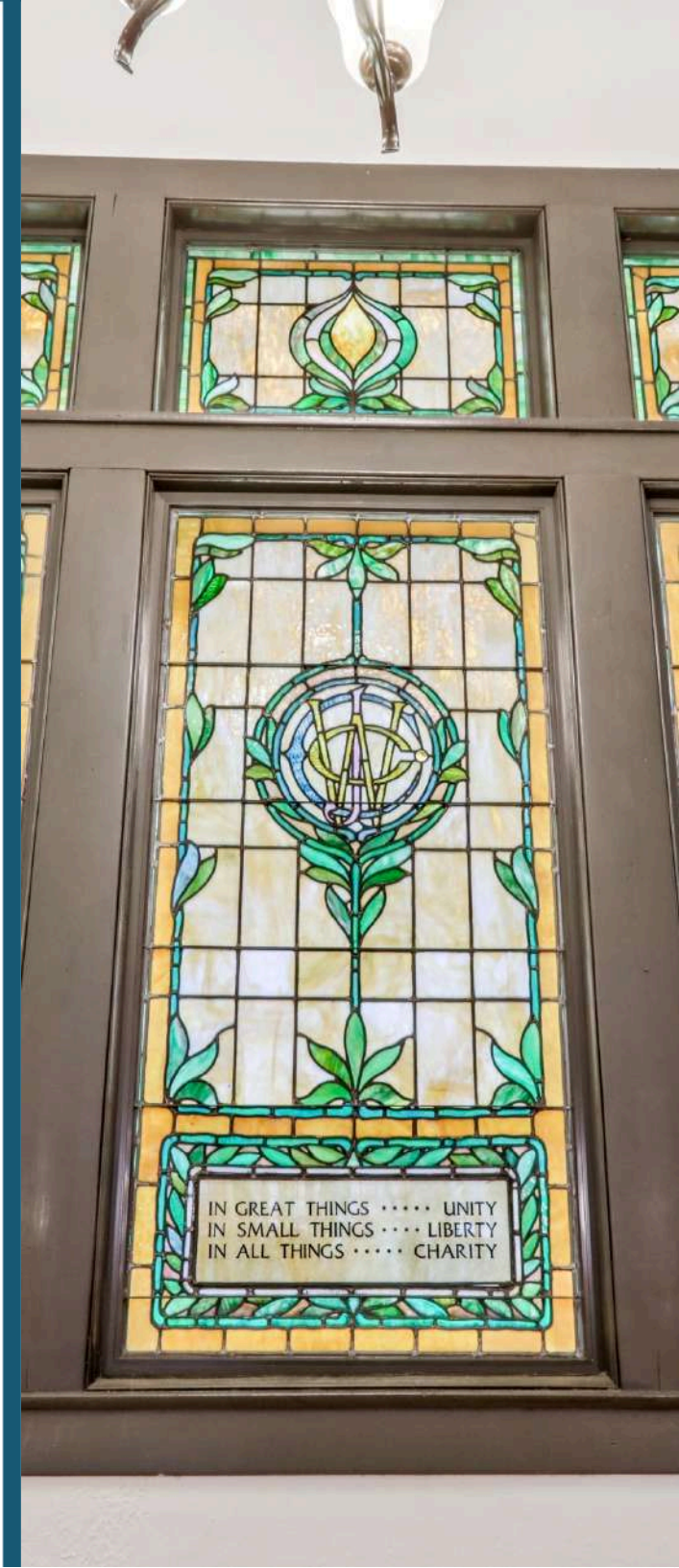
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INVESTMENT SUMMARY

The Jersey City Women's Club, a distinctive, landmarked property at 375 Fairmount Avenue, is now available for redevelopment. Located in Jersey City's McGinley Square/West Side neighborhood, just off JFK Boulevard and West End Avenue and a short distance from Journal Square, the site offers an uncommon chance to acquire an architecturally significant building with a long history of community use.

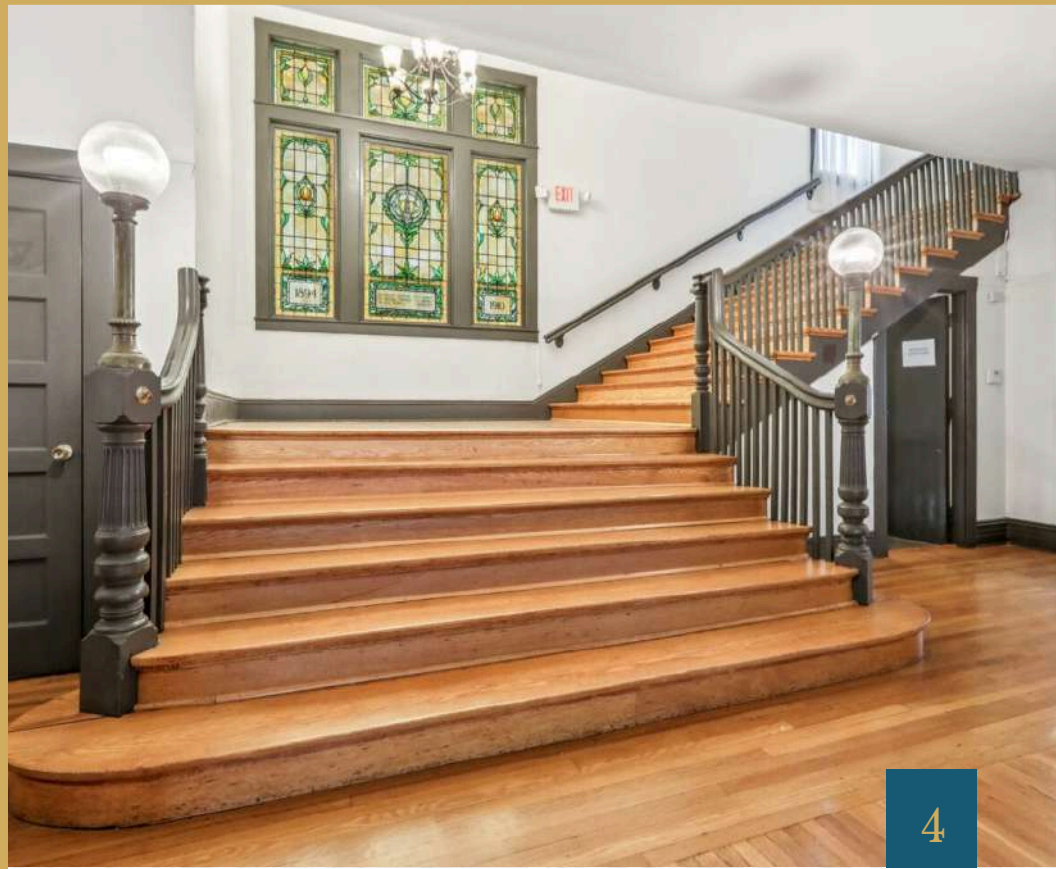
The property sits on approximately 0.285 acres (Block 16301, Lot 41) and is improved by a two-story historic club building. It supports continued institutional or event use and may offer the potential for a carefully planned repositioning, subject to zoning and historic preservation requirements.

Constructed in 1910 and designated a Jersey City local landmark in 2003, the Jersey City Women's Club remains a recognizable part of the neighborhood, valued for its character, scale, and street presence.



PROPERTY SUMMARY

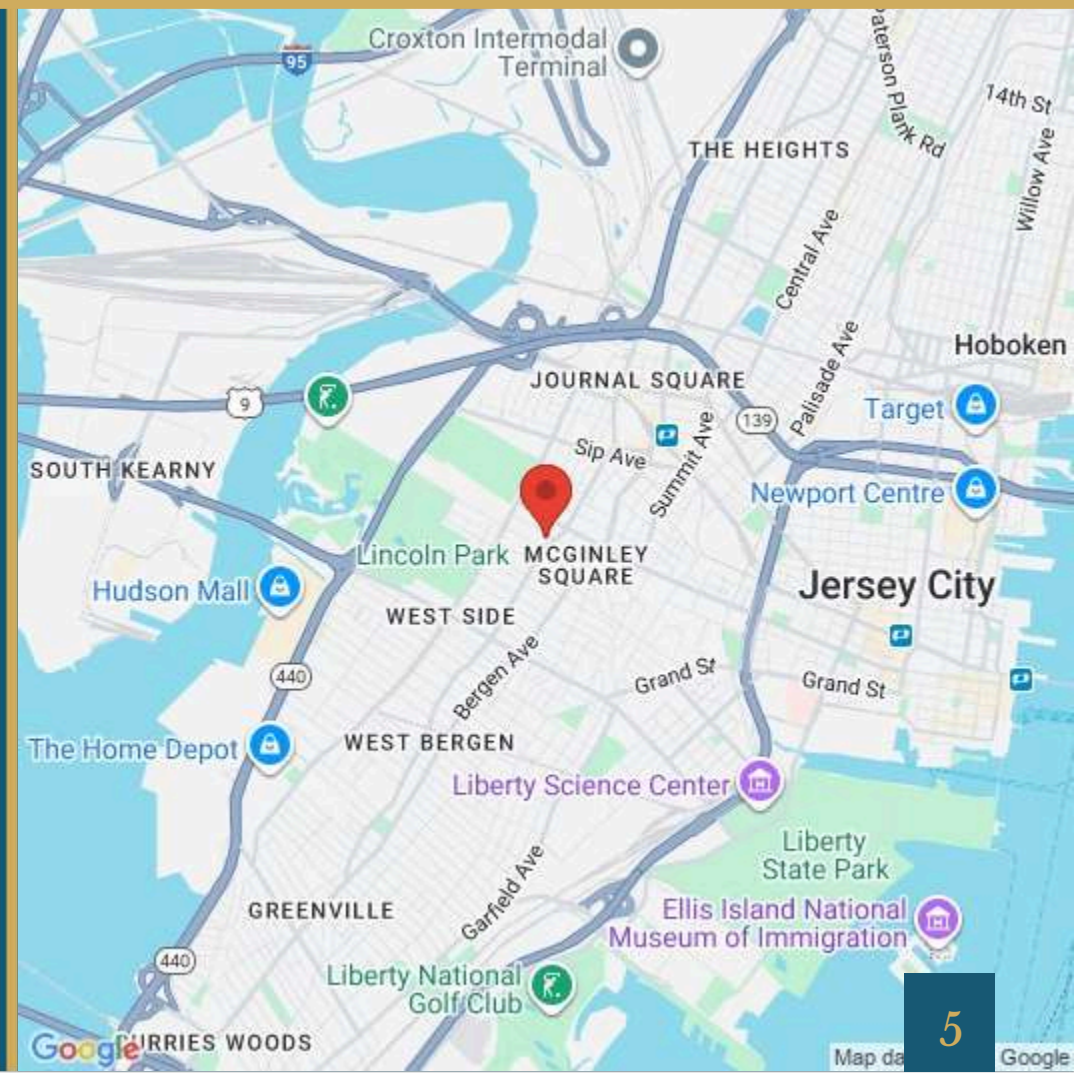
| | |
|-----------------|---------------------|
| Offering Price | \$2,250,000 |
| Year Built | 1910 |
| Lot Dimensions | 90' x 138' |
| Building SqFt | 5,951 SqFt |
| Levels | 2 |
| Construction | Frame |
| Lot Size | 0.29 acres |
| Lot Size | 12,420.00 SqFt |
| Zoning | RH-1 |
| Parcel ID / APN | 06 16301-0000-00041 |





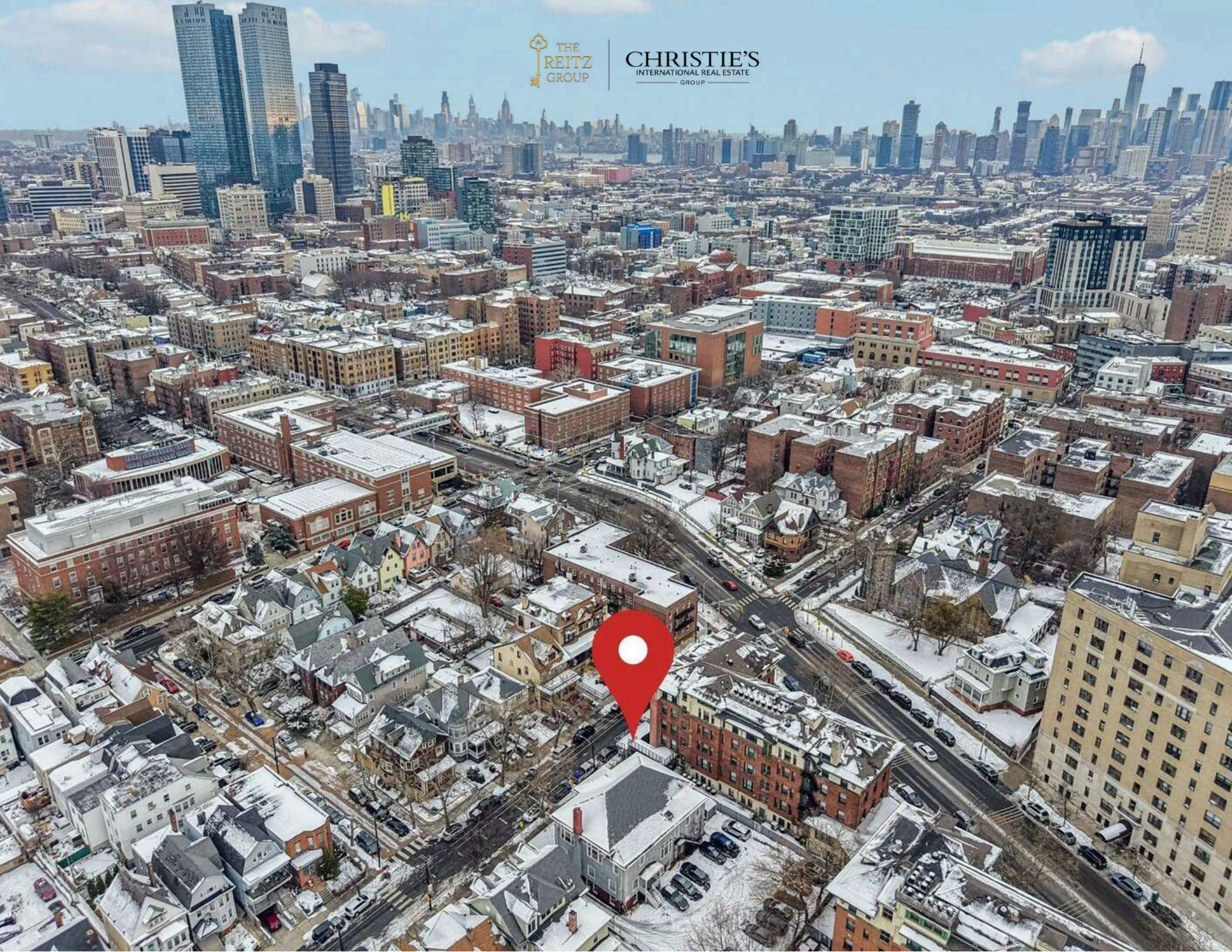
INVESTMENT HIGHLIGHTS

- Irreplaceable landmark architecture and strong identity for residential product positioning
- Adaptive reuse potential: condominiums or luxury rentals (subject to approvals)
- Potential for premium common areas using original architectural character
- Convenient Jersey City location with regional access and established neighborhood amenities
- As-is sale creates pricing and execution upside for experienced sponsors





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LOCATION HIGHLIGHTS

- Direct PATH access to Manhattan + Newark: Journal Square is served by Journal Square – 33rd Street and Newark – World Trade Center PATH lines.
- Port Authority Bus Terminal: NJ TRANSIT Route 119 connects Bayonne/Jersey City to the Port Authority Bus Terminal in Manhattan.
- Steps to John F Kennedy Boulevard and West End Avenue
- McGinley Square dining + hangouts: ITA Italian Kitchen, Café Alyce, Krewe of McGinley Square, Tlaloc Taqueria, Our Hero's Sandwich Shop, McGinley Square Pub, Astor Bar + Grill, plus local coffee options like Crema.
- Culture + anchors around Journal Square: Loew's Theatre and Mana Contemporary
- Outdoor recreation: Lincoln Park
- Close proximity to Saint Peter's University and Saint Dominic Academy





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THE WOMAN'S CLUB
RESIDENCES

SELECT COMPARABLES

81-83 Hutton Street Jersey City, NJ 07307

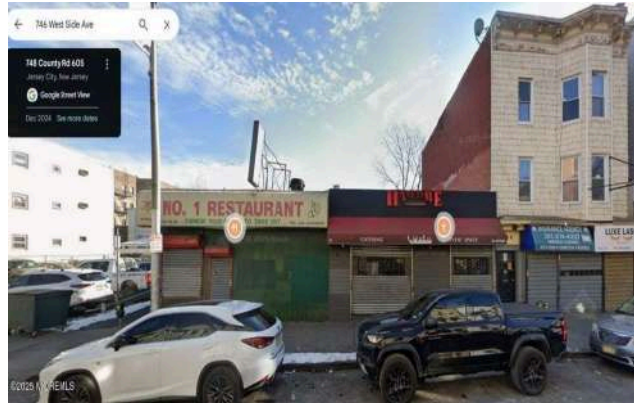
Historic Jersey City Landmark building
sold for redevelopment into luxury
condominiums.



| | |
|------------|-------------|
| SOLD PRICE | \$1,830,000 |
| SALE DATE | 06/03/2022 |
| LOT SIZE | 0.16 ACRES |

746 West Side Ave Jersey City, NJ 07306

No approved redevelopment plans.



| | |
|---------------|-------------|
| ASKING PRICE | \$2,500,000 |
| SALE DATE | ACTIVE |
| BUILDING SIZE | 2,300 SQFT |
| LOT SIZE | 0.15 ACRES |

1869 JFK Blvd Jersey City, NJ 07305

No approved redevelopment plans.



| | |
|--------------|-------------|
| ASKING PRICE | \$3,900,000 |
| SALE DATE | ACTIVE |
| LOT SIZE | 0.28 ACRES |



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DEMOGRAPHICS

| POPULATION | 1 MILE | 3 MILE | 5 MILE |
|-------------------------|---------|---------|-----------|
| 2000 Population | 81,509 | 299,335 | 967,461 |
| 2010 Population | 77,183 | 315,029 | 1,033,927 |
| 2025 Population | 90,756 | 392,688 | 1,204,767 |
| 2030 Population | 106,495 | 426,234 | 1,243,754 |
| 2025-2030 Growth Rate | 3.25 % | 1.65 % | 0.64 % |
| 2025 Daytime Population | 82,150 | 377,290 | 2,062,472 |

| 2025 HOUSEHOLD INCOME | 1 MILE | 3 MILE | 5 MILE |
|-----------------------|------------|------------|------------|
| less than \$15000 | 5,158 | 15,586 | 53,719 |
| \$15000-24999 | 2,834 | 8,645 | 28,143 |
| \$25000-34999 | 1,905 | 6,918 | 24,844 |
| \$35000-49999 | 3,369 | 11,372 | 36,058 |
| \$50000-74999 | 5,298 | 19,157 | 58,878 |
| \$75000-99999 | 3,964 | 14,828 | 48,613 |
| \$100000-149999 | 5,683 | 26,972 | 79,732 |
| \$150000-199999 | 3,015 | 16,153 | 52,867 |
| \$200000 or greater | 4,686 | 43,311 | 165,217 |
| Median HH Income | \$ 71,650 | \$ 106,872 | \$ 111,839 |
| Average HH Income | \$ 102,097 | \$ 153,078 | \$ 184,770 |

| HOUSEHOLDS | 1 MILE | 3 MILE | 5 MILE |
|------------------------------|--------|---------|---------|
| 2000 Total Households | 29,152 | 114,371 | 422,837 |
| 2010 Total Households | 29,052 | 126,160 | 461,487 |
| 2025 Total Households | 35,912 | 162,948 | 548,102 |
| 2030 Total Households | 43,111 | 177,896 | 568,381 |
| 2025 Average Household Size | 2.49 | 2.37 | 2.12 |
| 2025 Owner Occupied Housing | 7,488 | 41,825 | 138,941 |
| 2030 Owner Occupied Housing | 7,835 | 43,597 | 142,310 |
| 2025 Renter Occupied Housing | 28,424 | 121,123 | 409,161 |
| 2030 Renter Occupied Housing | 35,276 | 134,299 | 426,072 |
| 2025 Vacant Housing | 4,593 | 17,518 | 65,847 |
| 2025 Total Housing | 40,505 | 180,466 | 613,949 |



CITY OF JERSEY CITY

INCORPORATED 2/21/1838

AREA

| | |
|-----------|------------|
| CITY | 21 SQ MI |
| LAND | 14.7 SQ MI |
| WATER | 6.3 SQ MI |
| ELEVATION | 20 FT |

POPULATION

Currently estimated at 302,824 residents.

ABOUT JERSEY CITY

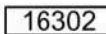
JERSEY CITY IS THE SECOND-MOST POPULOUS CITY IN THE STATE OF NEW JERSEY, AFTER NEWARK. IT IS THE COUNTY SEAT OF HUDSON COUNTY, THE COUNTY'S MOST POPULOUS CITY AND ITS LARGEST BY AREA. AS OF THE 2020 UNITED STATES CENSUS, THE CITY'S POPULATION WAS 292,449, AN INCREASE OF 44,852 (+18.1%) FROM THE 2010 CENSUS COUNT OF 247,597.





SIDE

AVENUE



AVENUE

APOLLO STREET

CALTHOUN STREET

KENNEDY

DISCLOSURE STATEMENTS

This Offering Memorandum ("OM") has been prepared by the Seller and/or its agents ("Seller Parties") for the sole purpose of providing general information to select prospective purchasers regarding the property located at 375 Fairmount Avenue, Jersey City, New Jersey (the "Property"). This OM is confidential and is intended only for the recipient. It may not be reproduced or distributed without the prior written consent of the Seller Parties. This OM is for marketing and discussion purposes only and does not constitute an offer to sell or a solicitation of an offer to buy. The Property may be withdrawn from the market at any time, and the Seller Parties reserve the right to reject any or all offers, modify terms, and/or terminate discussions without notice. Any transaction shall be subject to execution of mutually acceptable definitive agreements.

While information contained herein is believed to be reliable, it has been obtained from sources deemed reliable and is subject to change. The Seller Parties make no representation or warranty, express or implied, as to the accuracy or completeness of this OM or any information contained herein. Prospective purchasers must rely on their own independent investigation and verification of all information, including but not limited to building condition, financial information, zoning, measurements, taxes, compliance matters, and any other material considerations. Christie's International Real Estate and its affiliates make no representation, warranty or guaranty as to accuracy of any information contained herein. All real estate companies are exclusive affiliates of Christie's International Real Estate and not wholly owned by Christie's.

The Property is being offered and, if sold, will be conveyed "AS IS, WHERE IS," WITH ALL FAULTS, and without representations or warranties of any kind, whether express, implied, or statutory, including without limitation any warranty of condition, fitness for a particular purpose, merchantability, habitability, or compliance with laws. Seller shall have no obligation to make repairs or improvements, or to cure any physical, legal, or regulatory issues, except as may be expressly set forth in a fully executed purchase and sale agreement.

Prospective purchasers are hereby advised that the Property does not have redevelopment pre-approvals. Any discussion of potential redevelopment, zoning, density, unit count, FAR, height, permitted uses, timelines, or feasibility is conceptual only and is provided solely for general informational/marketing purposes. No statement in this OM shall be construed as a representation that any redevelopment approvals, variances, permits, site plan approvals, or other governmental entitlements can or will be obtained. Purchasers must independently verify all land use and redevelopment matters with the City of Jersey City and any other applicable authorities.

The Seller Parties make no representations or warranties regarding environmental conditions at or affecting the Property. This includes, without limitation, the presence or absence of hazardous substances (including petroleum), underground storage tanks, soil/groundwater or vapor conditions, asbestos-containing materials, lead-based paint, mold, PCBs, radon, or compliance with any environmental laws or requirements. Purchasers are encouraged to perform any environmental due diligence they deem necessary, including a Phase I Environmental Site Assessment (and Phase II testing if warranted), and to consult with qualified professionals.

Nothing in this OM constitutes legal, tax, accounting, environmental, engineering, or other professional advice. Prospective purchasers should consult their own advisors in evaluating the Property and any potential transaction.

PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE REITZ GROUP FOR MORE DETAILS.

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