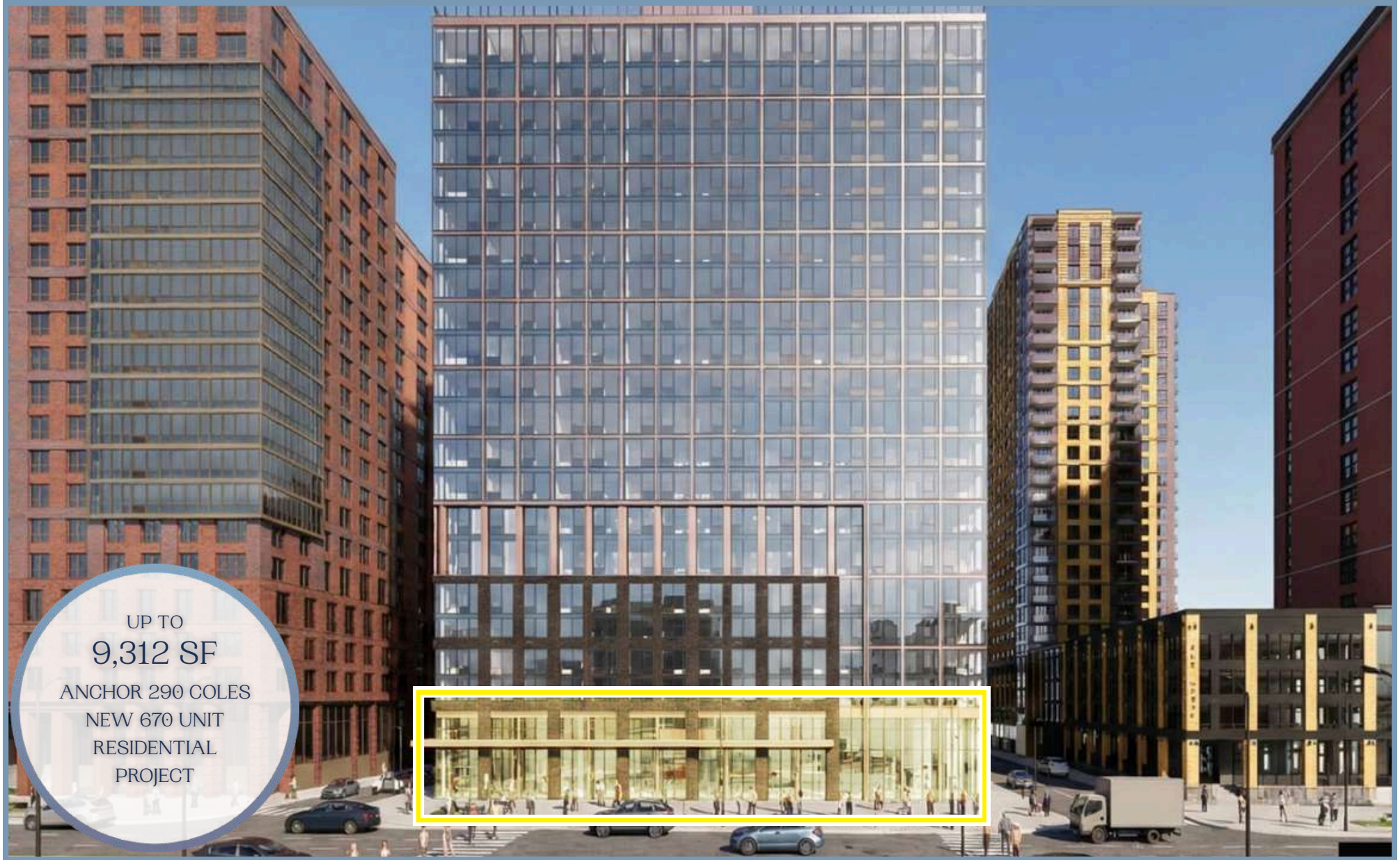


Prime Anchor Opportunity For Grocery, Pharmacy, or Convenience Retail.

290 COLES STREET, JERSEY CITY, NJ - SOHO WEST NEIGHBORHOOD

On High-Traffic Jersey Avenue with Corner-to-Corner Visibility and 20,149 VPD



UP TO
9,312 SF
ANCHOR 290 COLES
NEW 670 UNIT
RESIDENTIAL
PROJECT

FEBRUARY 2026 - SITE STATUS

ANTICIPATED COMPLETION DATE: 2028



290 COLES STREET, JERSEY CITY, NJ

SIZE:

GROUND FLOOR: 9,312 SF
MEZZANINE OPPORTUNITY
AVAILABLE

STATUS:

UNDER CONSTRUCTION
2028 COMPLETION

FRONTAGE:

JERSEY AVENUE: 118 FT
16TH STREET: 55 FT
17TH STREET: 35 FT
(FLOOR TO CEILING GLASS WINDOWS)

CEILING HEIGHT:

GROUND FLOOR: 27 FT

LOCATION:

LOCATED ON JERSEY AVE
BETWEEN 16TH AND 17TH
STREET

LOADING:

ALONG 16TH STREET

RENT TYPE:

NNN

ASKING RENT:

UPON REQUEST

COMMENTS:

DEVELOPERS HAVE DUBBED SOHO WEST (SOUTH OF HOBOKEN, WEST OF NEW YORK CITY) A RISING HOTSPOT IN JERSEY CITY.

SOHO WEST IS TRANSFORMING INTO A VIBRANT, MULTI-FACETED NEIGHBORHOOD—WHERE ART, CULTURE, FRESH DEVELOPMENT, LIVE PERFORMANCES, AND STRONG GRASSROOTS COMMUNITY SPIRIT ALL THRIVE TOGETHER. WHETHER YOU'RE DRAWN TO URBAN REVITALIZATION, CREATIVE ENERGY, OR LOCAL EVENTS, SOHO WEST DELIVERS A DISTINCTIVE, LIVELY EXPERIENCE.

NEW BIG BOX RETAIL WITH GREAT VISIBILITY AND FRONTAGE ALONG JERSEY AVENUE, 16TH AND 17TH STREET.

AT BASE OF 670 UNIT LUXURY RESIDENTIAL BUILDING.

PERFECT FOR A NEIGHBORHOOD GROCER OR PHARMACY WITH BUILT-IN DEMAND FROM 1000+ ON-SITE RESIDENTS AND 4,000 + UNITS IN A 3 BLOCK RADIUS.

AMAZING FRONTAGE (118 FT), 27 FT CEILINGS, LOADING DOCK, AND FUNCTIONAL LAYOUT FOR EFFICIENT OPERATIONS.

VIEW FROM 17TH STREET



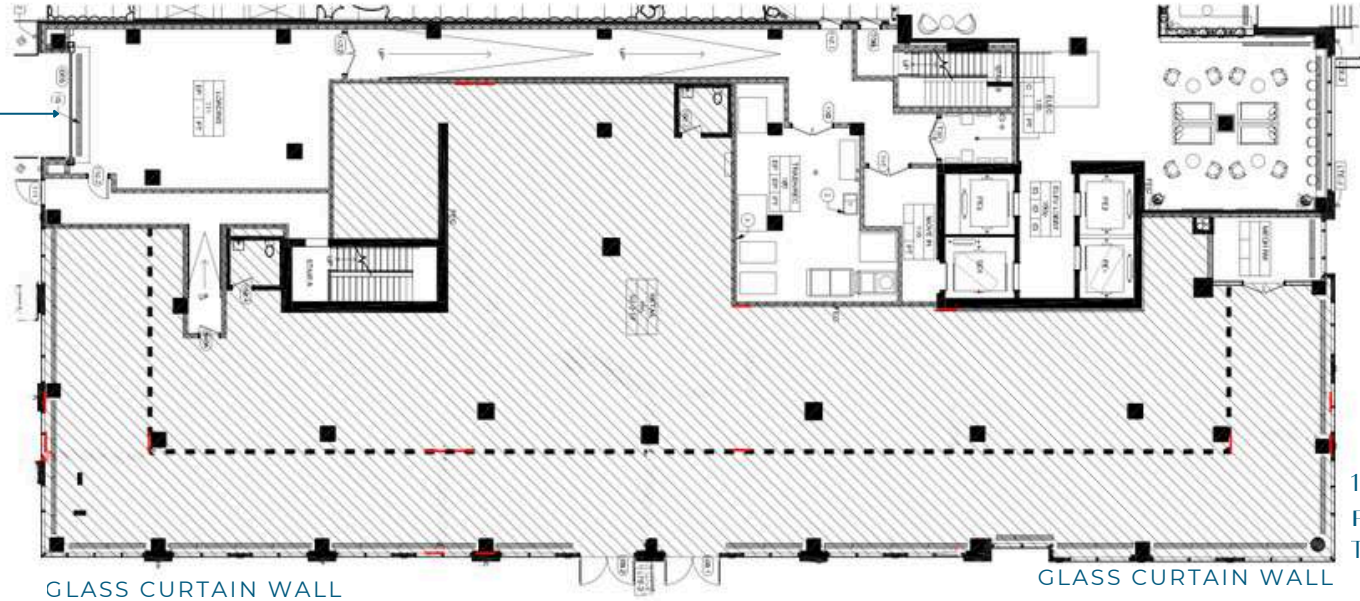
VIEW FROM 16TH STREET



FLOOR PLAN:

9,312 SF
GROUND
LEVEL

LOADING



16th Street
FRONTAGE: 55 Ft
Two Way Traffic

17th Street
FRONTAGE: 35 Ft
Two Way Traffic

GLASS CURTAIN WALL

GLASS CURTAIN WALL

Jersey Avenue
FRONTAGE: 118 Ft

27 FT
CEILING
HEIGHT &
MEZZANINE
14 FT



Soho West Neighborhood
DOWNTOWN JERSEY CITY

A VIBRANT DESTINATION



DEVELOPMENT AERIAL



HUDSON LOFTS PH 2
338 UNITS

HUDSON LOFTS PH 1
351 UNITS

HUDSON LOFTS PH 4
270 UNITS
APPROVED

305 COLES STREET
465 UNITS

EMERSON LOFTS
150 UNITS

FUTURE DEVELOPMENT
SITE

THE HEIGHTS

SOHO LOFTS
377 UNITS

FUTURE DEVELOPMENT
SITE

39 NEW YORK AVE
155 UNITS

P

CAST IRON LOFTS
387 UNITS

290 COLES STREET

3 NEW YORK AVE
336 UNITS

2 HOBOKEN AVE
161 UNITS APPROVED

HOBOKEN

858 JERSEY AVE
258 UNITS
APPROVED

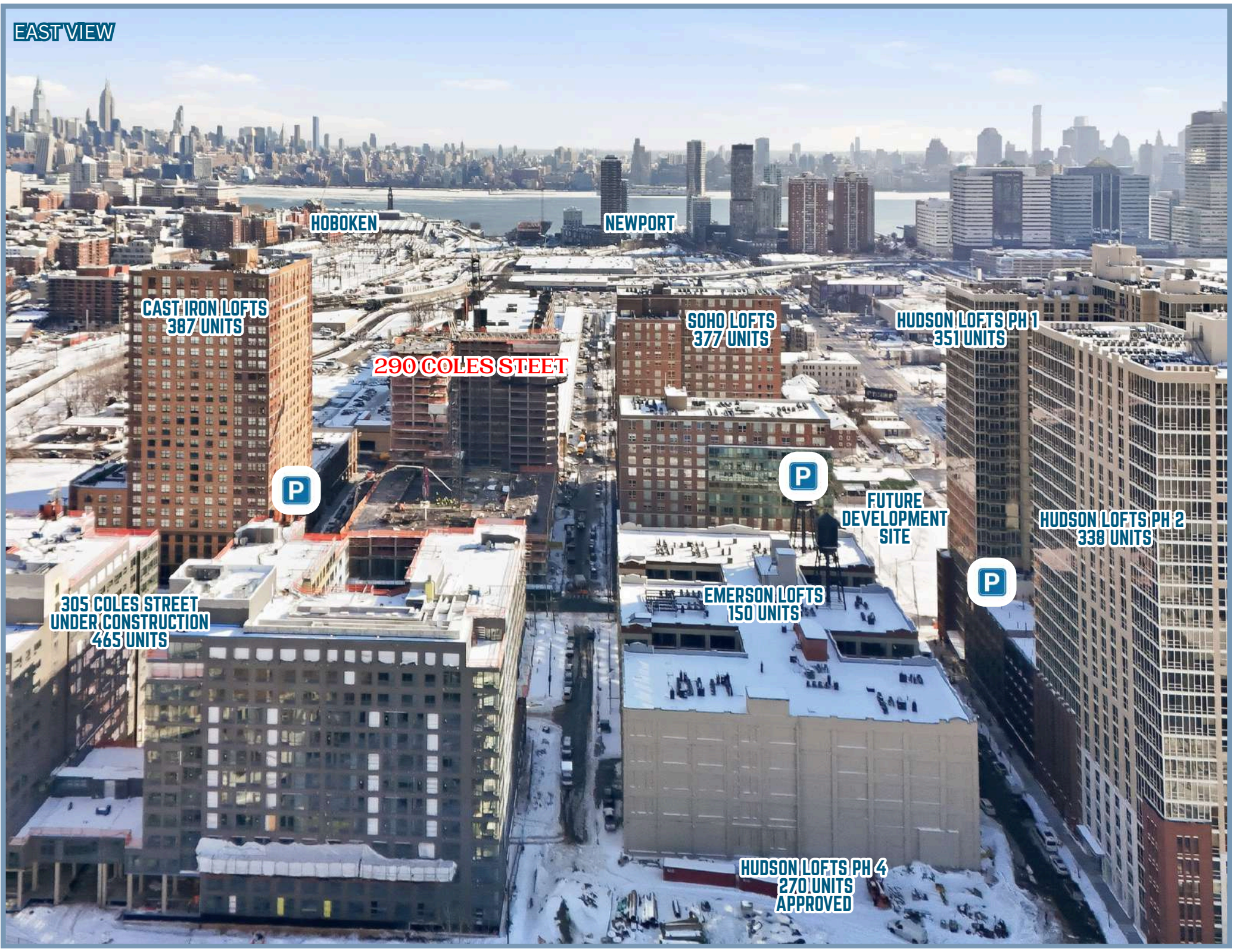
LACKAWANA WAREHOUSE
(INDUSTRIAL BUSINESSES)

HOLLAND GARDENS REDEVELOPMENT
192 UNITS

INTERSTATE
78

HOLLAND TUNNEL

EASTVIEW



HOBOKEN

NEWPORT

**CAST IRON LOFTS
387 UNITS**

290 COLES STREET

**SOHO LOFTS
377 UNITS**

**HUDSON LOFTS PH 1
351 UNITS**



**FUTURE
DEVELOPMENT
SITE**

**HUDSON LOFTS PH 2
338 UNITS**



**305 COLES STREET
UNDER CONSTRUCTION
465 UNITS**

**EMERSON LOFTS
150 UNITS**

**HUDSON LOFTS PH 4
270 UNITS
APPROVED**

HUDSON LOFTS/EMERSON LOFTS



ITALIAN MARKET



FULL SERVICE GYM



CONVENIENCE STORE



BARBER



DAYCARE



COFFEE SHOP

SOHO LOFTS



LIQUOR STORE



RESTAURANT



DAYCARE



CAFE



DAYCARE



ART SCHOOL

CAST IRON LOFTS



CONVENIENCE STORE



MUSIC SCHOOL



RESTAURANT/BAR



WOMEN SALON



DENTIST



DAYCARE

THE ENCLAVE



DAYCARE

HOBOKEN

290 COLES STREET

HOLLAND GARDENS REDEVELOPMENT
192 UNITS & APPROVED
FUTURE RETAIL



CAFE



37,444 VPD



HOLLAND TUNNEL

CAST IRON LOFTS
387 UNITS

SOHO LOFTS
377 UNITS

HOBOKEN

SOUTH END LOFTS
151 UNITS

290 COLES STREET

LACKAWANA WAREHOUSE

JERSEY AVE 20,149 VPD

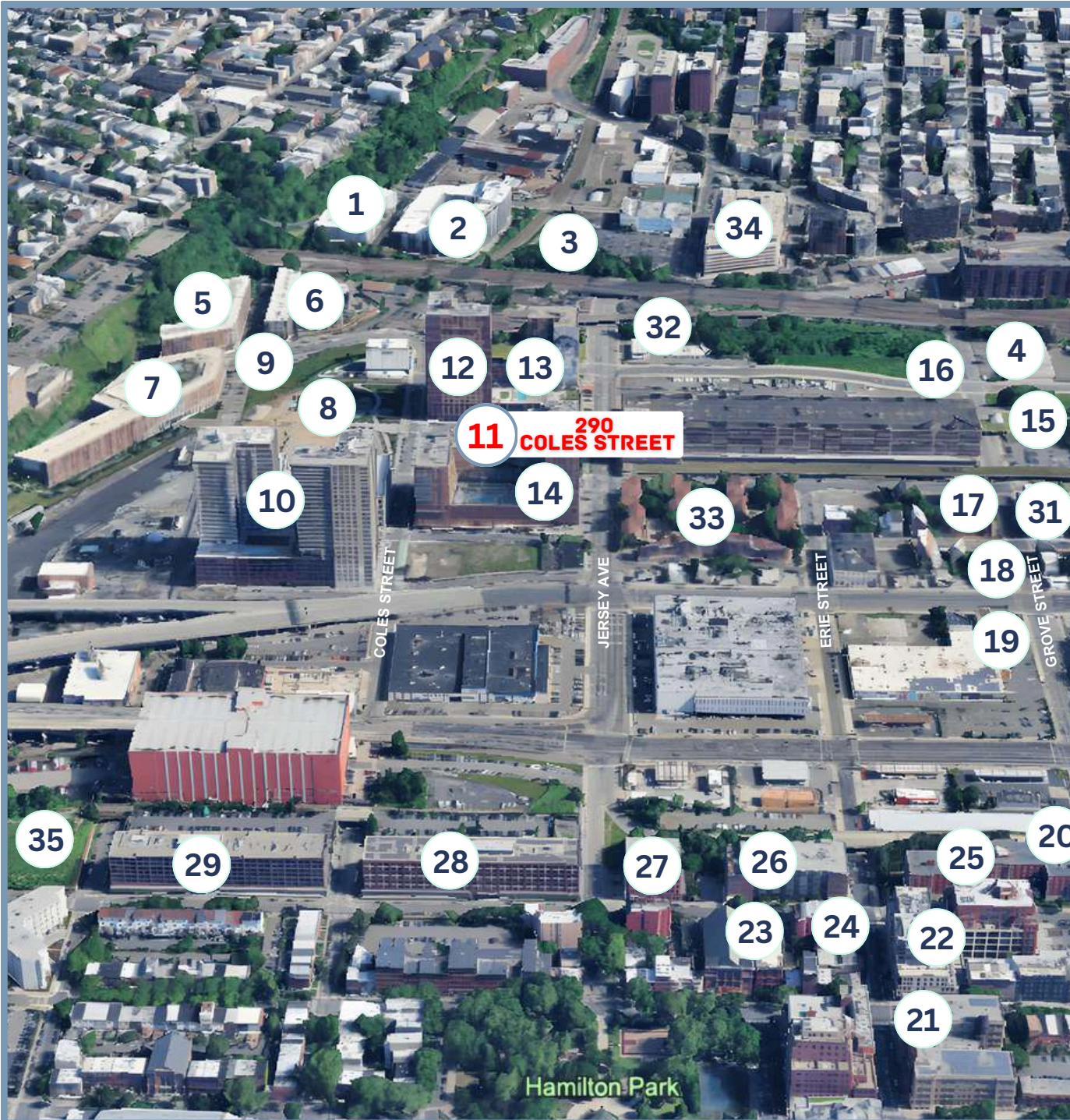
HOLLAND GARDENS REDEVELOPMENT
192 UNITS

INTERSTATE
78

37,444 VPD

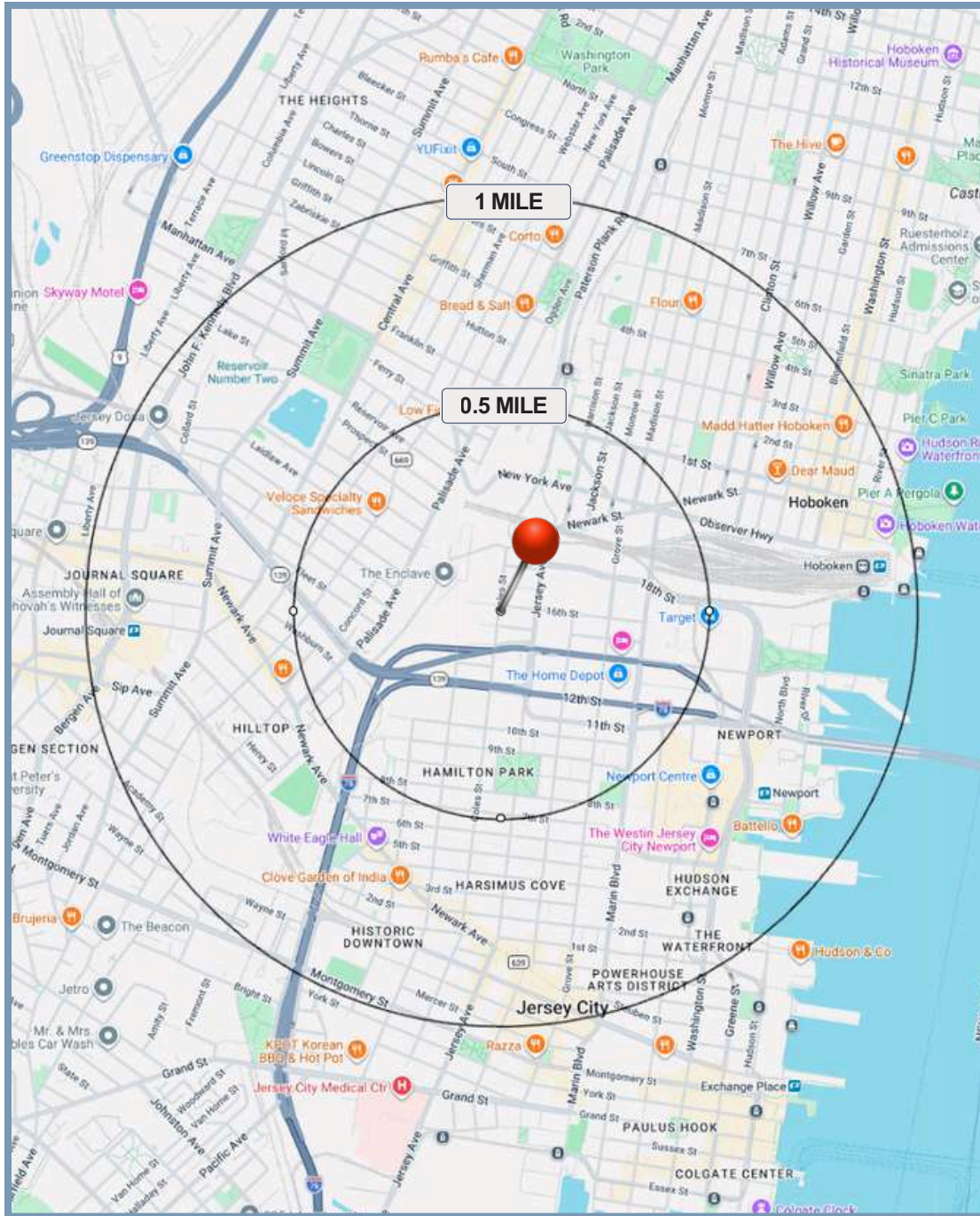


MARKET AERIAL:



- | | | | |
|----|---|----|---|
| 1 | 39 NEW YORK AVE
155 Units (Completed) | 20 | 180 TENTH STREET
128 Units (Completed) |
| 2 | 3 NEW YORK AVE
336 Units (Completed) | 21 | UNICO TOWER II
400 Units (Completed) |
| 3 | 2 HOBOKEN AVE
161 Units (Approved) | 22 | HAMILTON SQUARE II
99 Units (Completed) |
| 4 | 700 GROVE STREET
230 Units (Completed) | 23 | 25 MCWILLIAMS PLACE
127 Units (Completed) |
| 5 | 110 HOBOKEN AVE
238 Units (Completed) | 24 | 210 9TH STREET
25 Units (Completed) |
| 6 | 100 HOBOKEN AVE
137 Units (Completed) | 25 | 204 TENTH STREET
153 Units (Completed) |
| 7 | THE ENCLAVE
260 Units (Completed) | 26 | 234 TENTH STREET
580 Units (Under Construction) |
| 8 | 305 COLES STREET
465 Units (Under Construction) | 27 | 242 TENTH STREET
32 Units (Completed) |
| 9 | 137-139 HOBOKEN AVE
137 Units (Completed) | 28 | 270 TENTH STREET
32 Units (Completed) |
| 10 | HUDSON HOUSE
LOFTS DISTRICT
981 Units (Under Construction/Pre Construction) | 29 | 310 TENTH STREET
163 Units (Completed) |
| 11 | 290 COLES STREET
670 Units (Under Construction) | 30 | 660 GROVE STREET
1,000 Units (Proposed) |
| 12 | CAST IRON LOFTS II/
827 JERSEY AVE
232 Units (Completed) | 31 | 619 GROVE STREET
613 Units (Under Construction) |
| 13 | CAST IRON LOFTS II/
833 JERSEY AVE
377 Units (Completed) | 32 | 858 JERSEY AVE
258 Units (Approved) |
| 14 | SOHO LOFTS
273 16TH STREET
377 Units (Completed) | 33 | HOLLAND GARDENS
192 Units (Approved) |
| 15 | 659 GROVE STREET
139 Units (Approved) | 34 | SOUTH END LOFTS
151 Units |
| 16 | 650 GROVE STREET
108 Units (Under Construction) | 35 | HAMILTON HOUSE PH 3
258 Units (Approved) |
| 17 | 610-620 GROVE STREET
444 Units (Under Construction) | | |
| 18 | 182-184 14TH STREET
87 Units (Hotel, Completed) | | |
| 19 | 580 MARIN BLVD.
750 Units (Approved) | | |

DEMOGRAPHICS:



0.5 MILE RADIUS

POPULATION

23,008

HOUSEHOLDS

10,121

MEDIAN AGE

33.7

AVERAGE HOUSEHOLD INCOME

\$202,328

COLLEGE GRADUATES

(Bachelor's +)

20,648 - 74.7%

TOTAL BUSINESSES

529

TOTAL EMPLOYEES

11,928

DAYTIME POPULATION (w/ 16 yr +)

21,616

2025 POPULATION

23,242

MALE

12,041 51.8%

FEMALE

11,201 48.2%

2025 POPULATION 15+

19,644

NEVER MARRIED

10,155 51.7%

MARRIED

7,970 40.6%

WIDOWED

537 2.7%

DIVORCED

982 5.0%

1 MILE RADIUS

POPULATION

121,505

HOUSEHOLDS

56,759

MEDIAN AGE

33.8

AVERAGE HOUSEHOLD INCOME

\$190,199

COLLEGE GRADUATES

(Bachelor's +)

41,459 - 73.9%

TOTAL BUSINESSES

3,878

TOTAL EMPLOYEES

82,728

DAYTIME POPULATION (w/ 16 yr +)

131,706

2025 POPULATION

117,426

MALE

60,872 51.8%

FEMALE

56,554 48.2%

2025 POPULATION 15+

117,426

NEVER MARRIED

48,636 48.0%

MARRIED

7,970 40.6%

WIDOWED

2,789 2.8%

DIVORCED

6,058 6.0%

CONTACT AGENT

BOBBY ANTONICELLO JR.

LICENSED REAL ESTATE BROKER

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