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Greenwich Village

o New York, NY



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University V I L L A G E

Collection of 28 Retail Spaces Totaling Over
50,000 SF in the Heart of Greenwich Village



Greenwich Village

NEW YORK, NY

Greenwich Village is known for its walkable streets, historic architecture, and an active street-level retail environment. The neighborhood offers a balanced mix of long-established restaurants, neighborhood cafés, specialty food shops, and well regarded dining destinations. There is a strong presence of independent operators alongside recognizable brands, which creates a distinctive, authentic retail character. Visitors and residents have access to casual eateries, boutique coffee shops, and a range of dinner options from simple neighborhood spots to well-known, reservation-driven restaurants.



Walk Time Demographics	5 Min.	10 Min.	15 Min.
Population	15,774	59,722	133,427
Daytime Population	34,281	112,993	240,770
Households	7,922	30,340	73,286
Median Household Income	\$207,702	\$168,620	\$155,187
Median Age	36.6	33.3	35.0



57,000

People between the
age of 15 and 34

100,000+

Daily visitors
to Astor Place

83,127
Students enrolled
in area institutions

University VILLAGE

Astor Place
Annual Ridership
2024 4,055,298

8th Street — NYU
Annual Ridership
2024 4,035,110



Washington
Square Park





University

V I L L A G E

Now under new ownership, University Village consists of approximately 50,000 SF of retail along Broadway, East 8th Street and University Place in the heart of Greenwich Village.

Comments

Located at the base of three residential buildings, The Hamilton, The Sheridan and The Lafayette, collectively 508 units.

One of the most prominent city blocks in Manhattan, across from NYU, one block north of Washington Square Park and adjacent to the 8th Street NYU subway stop.

Select Tenants at University Village

SLT

 **CHIPOTLE**
MEXICAN GRILL

& Brooklyn Bagel
Coffee Company

FedEx®

JUST SALAD

KNICKERBOCKER
BAR & GRILL

 **GRANDPA THAI**
ร้านอาหารไทย

bleu sur bleu
NEW YORK

 **Northwell** |  **GoHealth**
URGENT CARE

 **萬波**
WANPO TEA SHOP
TAICHUNG TAIWAN
烏嶼紅茶專門店

Transportation

Across the street from East 8th Street NYU Subway

4,035,110 Annual Riders **N Q R W**

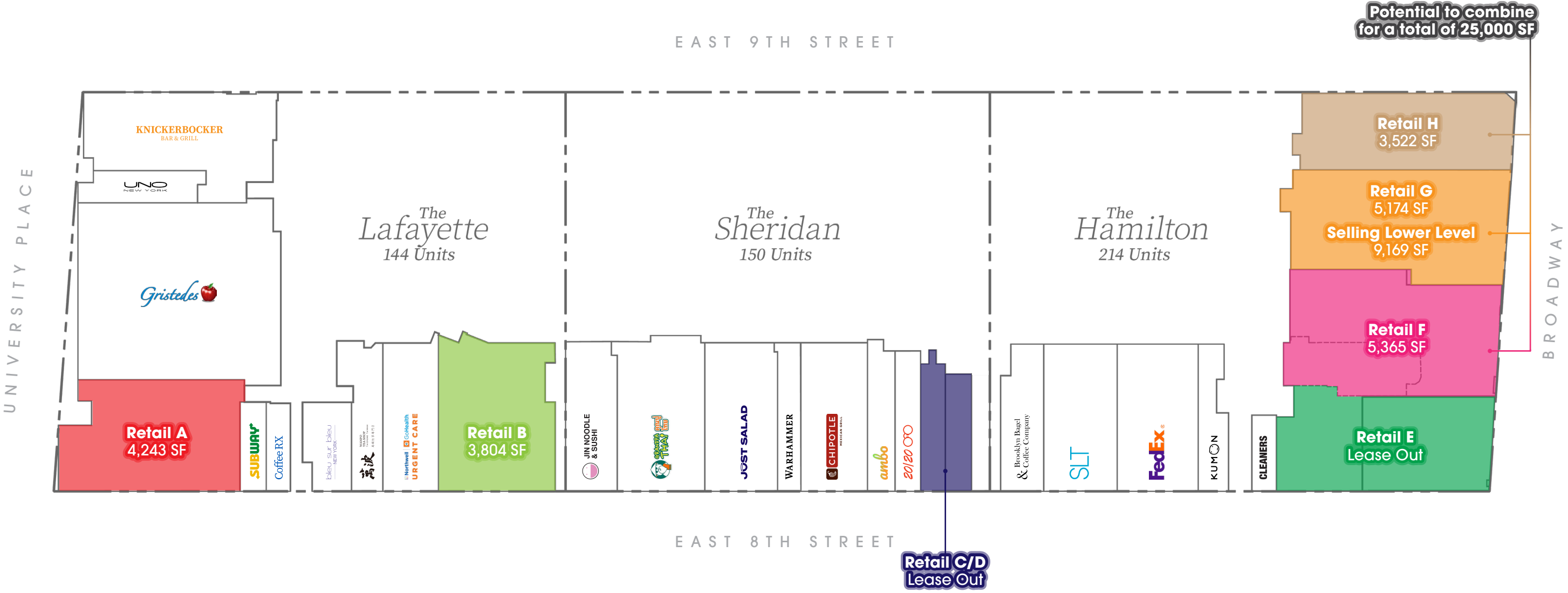
3 Minute walk from Astor Place Subway

4,055,298 Annual Riders **4 6**



University

V I L L A G E





Retail A

- 4,243 SF · Divisible
- Corner of University Place & East 8th Street
- Former Capital One
- 14'6" Ceiling Heights
- Landlord to deliver Vanilla Box Condition



Retail B

- 3,804 SF + 1,945 SF Lower Level
- Former Santander
- 13'1" Ceiling Heights
- Space in Vanilla Box Condition



Retail C

- 720 SF + 415 SF Lower Level
- Former Cafe Delia
- Vented Restaurant Space
- Can be combined with Retail D

Retail D

- 682 SF + 507 SF Lower Level
- Former Buttercup Bakeshop
- Can be combined with Retail C

East 8th Street

Available Retail



Broadway

Available Retail



Retail F

- 5,365 SF + 1,532 SF Mezzanine + 2,923 SF Lower Level
- Potential to divide space for 2,000 SF on 8th Street
- Formerly Duane Reade
- Landlord to deliver Vanilla Box Condition



Retail G

- 5,174 SF + 9,169 SF selling Lower Level
- 14,343 SF total
- Currently Staples
- Landlord to deliver Vanilla Box Condition



Retail H

- 3,522 SF + 1,899 SF Lower Level
- Former HSBC
- 11'10" Ceiling Heights
- Landlord to deliver Vanilla Box Condition

All three spaces can be combined to deliver roughly 16,000 SF of contiguous ground floor retail & 14,000 SF of contiguous lower level retail



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