

RETAIL & RESTAURANT LEASING OPPORTUNITY

ArtSide

1 CENTER STREET • NEWARK, NEW JERSEY

Midrise • Ground Floor

Premier ground-floor retail & restaurant space at Newark's most anticipated mixed-use development — steps from NJPAC.

13,633 SF

GROUND FLOOR RETAIL

350

ON-SITE RESIDENTIAL UNITS

825

ADJACENT RESIDENTIAL UNITS

Summer '27

PROJECT DELIVERY

N J P A C

Arts *District*

- 3,800 seat performing arts center
- World renowned performances that attract over 650,000 annual visitors
- Includes Chambers Plaza with year-round events
- \$70m dollar investment into developing the Cooperman Arts and Education Center, a 53,000 SF educational facility set to open in 2027
- 1,175 residential units within the immediate area of the NJPAC Arts Campus District

The retail opportunity is located in the heart of the NJPAC Arts Campus District, a new neighborhood in downtown Newark anchored by the iconic New Jersey Performing Arts Center and its commitment to growing the city's arts community.



Floor *Plan*

- Zone A – Destination Retail | 5,555 SF (Can be Demised)
- Zone B – Full Service Restaurant | 4,749 SF
- Zone C – Fast Casual Restaurant | 3,329 SF
- Possible Division

THE OPPORTUNITY

A new *destination* in the heart of Newark

ArtSide transforms NJPAC's 12-acre campus into a vibrant arts-infused neighborhood — with 350 residential units above, a redesigned four season plaza, and world class foot traffic. Delivering Summer 2027.

\$336M

CAMPUS INVESTMENT

650,000+

ANNUAL VISITORS TO NJPAC



NEWARK & REGIONAL TRADE AREA

A growing city with *regional reach*

Newark is a dynamic, diverse and fast-growing city at the heart of the 20-mile regional trade area.

NEWARK CITY METRICS



20-MILE REGIONAL TRADE AREA



Newark City Metrics 20-Mile Regional Trade Area

*Source: ArcGIS Business Analyst · 2026



SITE DESCRIPTION

Premier retail & restaurant *opportunity*

Transformative mixed-use development in the heart of Downtown Newark's Arts & Education District featuring best in class retail and restaurant space.



350

RESIDENTIAL UNITS



13,000+ SF

OF RETAIL SPACE (COMING TO MARKET)



AVAILABLE LIQUOR LICENSE IN ONE OF NEWARK'S FASTEST-GROWING LIVE-WORK-PLAY NEIGHBORHOODS



RARE OPPORTUNITY TO ESTABLISH A FLAGSHIP PRESENCE WITHIN DOWNTOWN NEWARK'S ONGOING REVITALIZATION AND RETAIL GROWTH STORY



ADJACENT TO

new jersey performing arts center
njpac

3,800+

SEATS

NJPAC-PROGRAMMED CHAMBERS PLAZA WITH

25,000+

ANTICIPATED ATTENDEES



STEPS FROM

**NEWARK
PENN STATION**

NJ TRANSIT
The Way To Go.



DIRECT CONNECTIVITY TO

New York City

VIA NJ TRANSIT, PATH, AND AMTRAK AND SURROUNDED BY MAJOR CORPORATE EMPLOYERS INCLUDING:



CLOSE PROXIMITY TO

**Educational
Institutions**

40,000+

STUDENTS

20,000+

FACULTY & STAFF

DRAWS FROM A UNIVERSITY POPULATION FROM:



Strong daytime population

DRIVEN BY OFFICE WORKERS, STUDENTS, COMMUTERS AND ENTERTAINMENT VISITORS



Pedestrian-oriented design

FEATURING EXPANSIVE STORE-FRONT VISIBILITY AND ACTIVATED PUBLIC SPACES



Multiple venting opportunities

IDEAL FOR RESTAURANT, CAFÉ, ENTERTAINMENT AND EXPERIENTIAL RETAIL CONCEPTS



NEWARK SURROUNDING MARKET ACTIVATORS

Market Aerials

Surrounded by a thriving mix of professionals, residents, students and visitors. The District offers unmatched energy, connectivity and opportunity for brands to grow within a walkable, culture-driven environment.



Proven *market*

Newark has proven itself as a growing and successful market, with the continued success of many transformative mixed-use and retail developments throughout the city demonstrating sustained investor confidence and market demand.

L+M DEVELOPMENT

The Retail at Hahne's & Co

NEWARK, NJ



70,000 SF
TOTAL RETAIL

ONYX EQUITES

The Junction at Gateway Center

NEWARK, NJ



CLUB PILATES®



12+ Leases
EXECUTED • ONGOING

EDISON PROPERTIES

Newark's Ironside

NEWARK, NJ



8,000 SF
ANCHOR RESTAURANT

L+M DEVELOPMENT

Walker House

NEWARK, NJ



1 Space
REMAINING

ArtSide

1 CENTER STREET • NEWARK, NEW JERSEY

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