

1404
WILLOW
AVENUE

HOBOKEN

NEW MIXED-USE DEVELOPMENT UNDER CONSTRUCTION
ESTIMATED DELIVERY: Q3 2026

14TH STREET
PEDESTRIAN
WALKWAY



STARBUCKS

SPACE 2
+/- 4,850 SF

WILLOW AVE



Retail for Lease - Contact

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DETAILS

Availability

Ground Floor:

- Space 1: Starbucks
- Space 2: +/- 4,850 SF

Possession

Q3 2026

Neighboring Tenants

TRADER JOE'S **NYSC**



one medical
(COMING SOON)

SOULCYCLE **west elm**

Walgreens

**VETERINARY
EMERGENCY
GROUP**

**CVS
pharmacy**

THE GRAVITY VAULT®
INDOOR ROCK GYMS

ADVANCE
REALTY INVESTORS

Site Description

- 1404 Willow Avenue is a brand new 52-unit residential mixed-use development strategically located at the prime intersection of Willow Avenue and 14th Street within Hoboken's North End Redevelopment Area
- Positioned at one of the primary entry points to Hoboken, 1404 Willow offers exceptional visibility to both vehicular and pedestrian traffic
- The property is conveniently situated directly across from a highly successful Trader Joe's store, one of their top-performing locations in the state
- Conveniently positioned opposite an extremely active bus stop offering frequent service to New York's Port Authority Bus Terminal, attracting a steady flow of commuters and potential patrons
- Unique opportunity to tap into a thriving market with low retail vacancy, making it an ideal location for businesses looking to establish a strong presence within the market

Demographics*

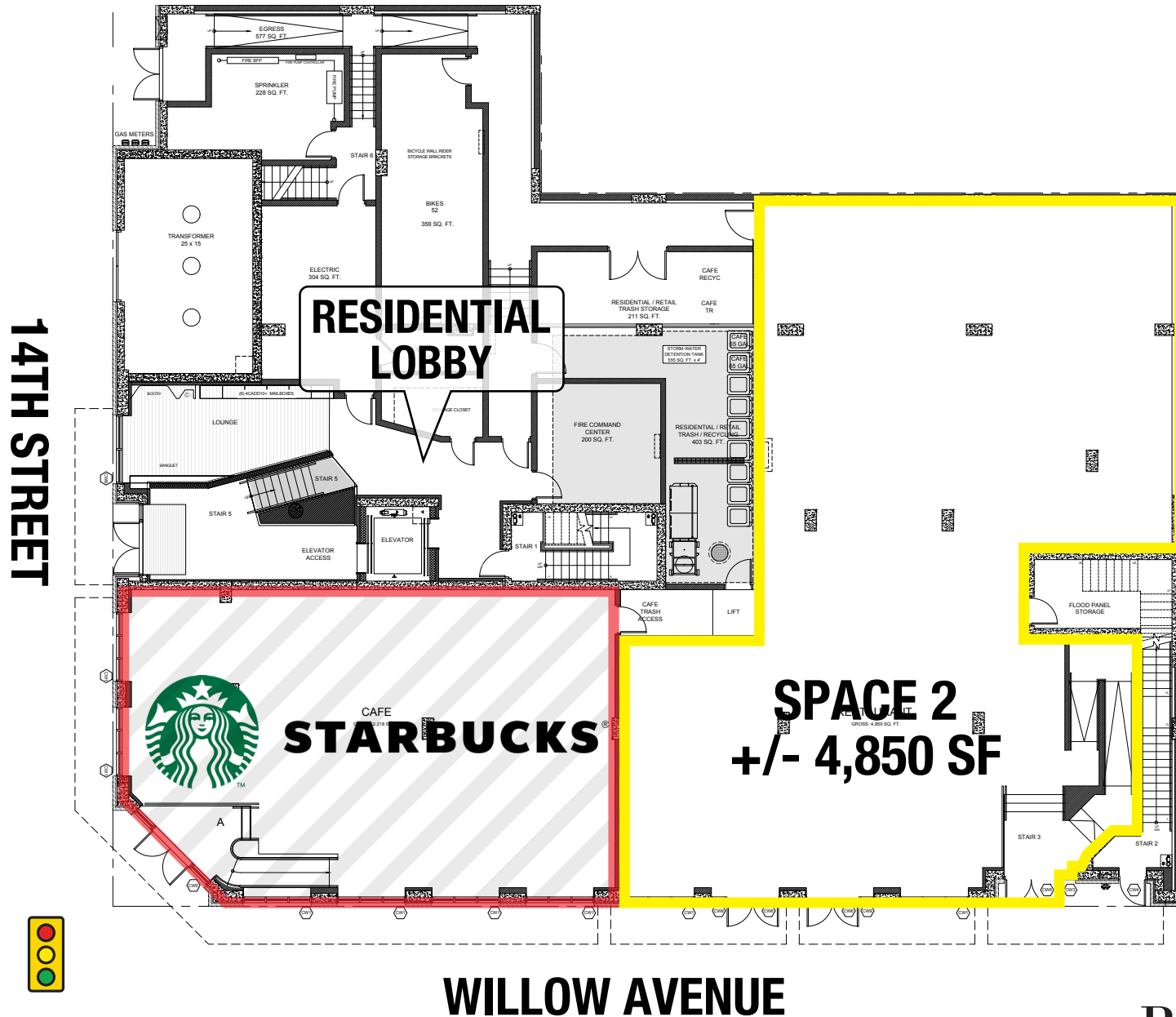
Radius	Population	Housing Units	Average HH Income	Median Age
.25 Mile	7,728	3,819	\$270,234	35.3
.5 Mile	29,794	14,682	\$242,947	35.6
1 Mile	99,724	45,370	\$175,722	34.8
2 Mile	243,148	109,424	\$152,090	35.4

*Excluding NYC

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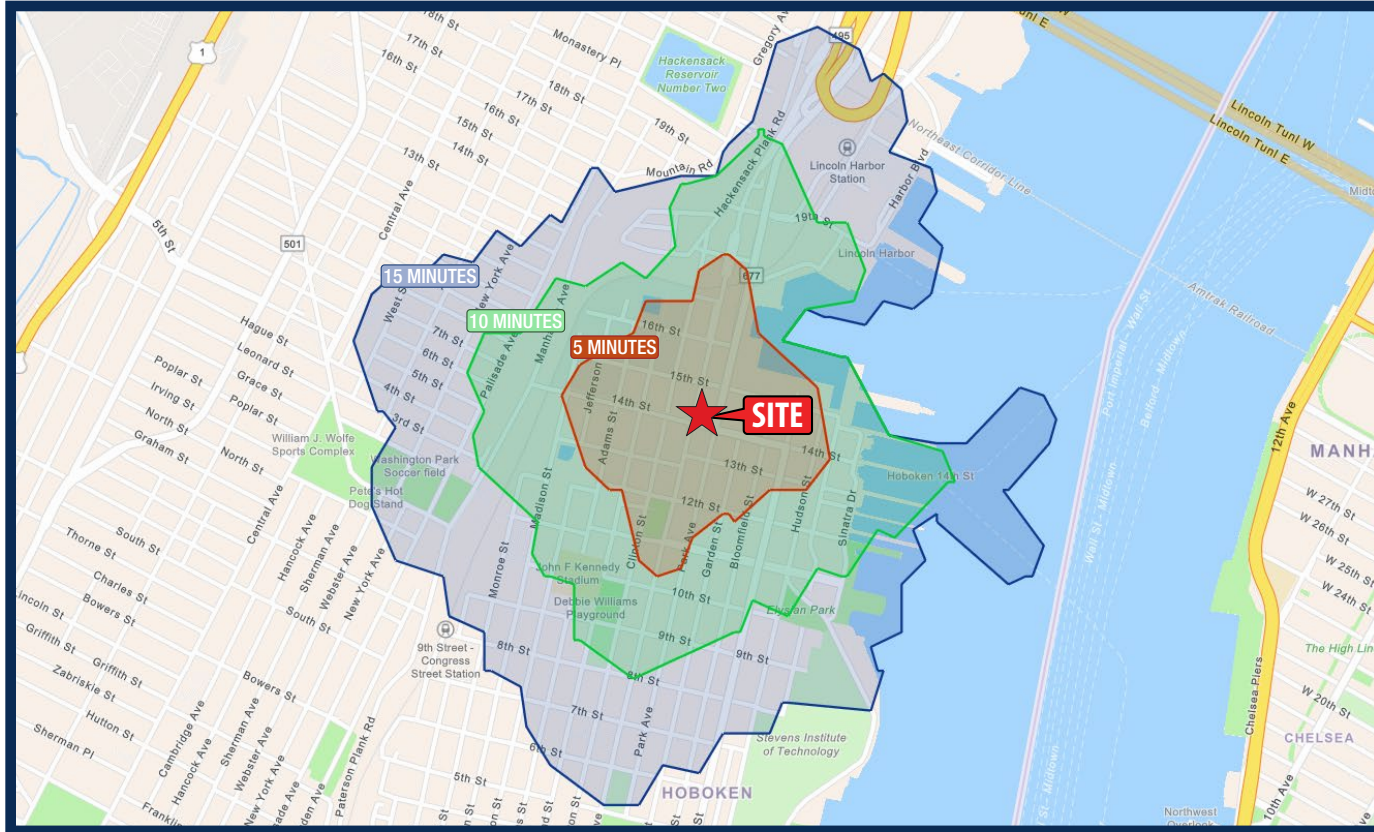
FLOOR PLAN

Space Plan

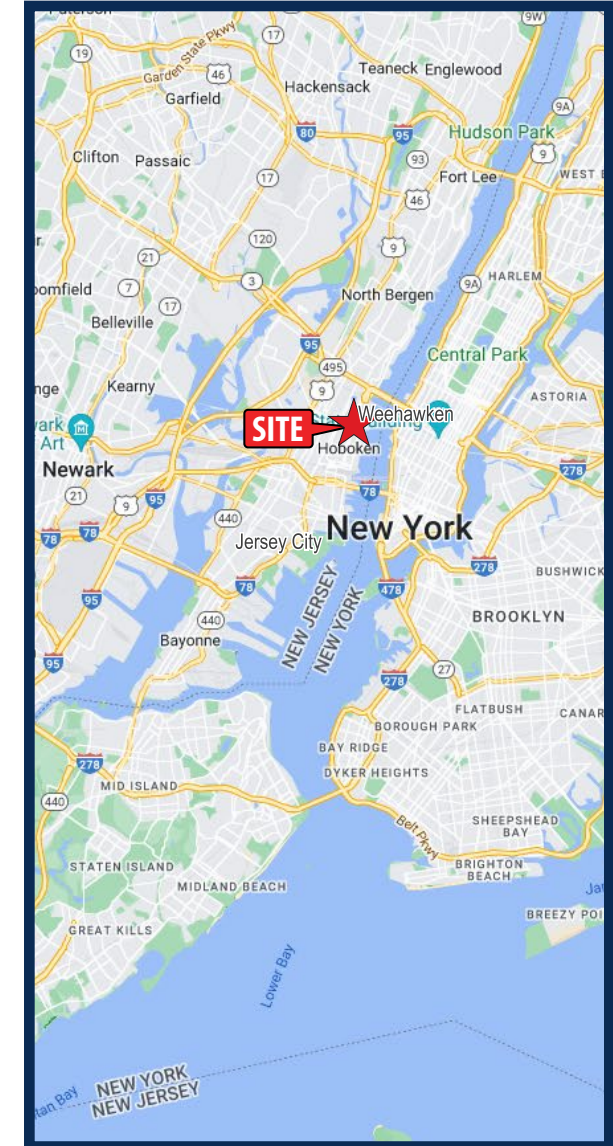


FOOT TRAFFIC/MARKET LOCATION

Walking Distance Heat Map



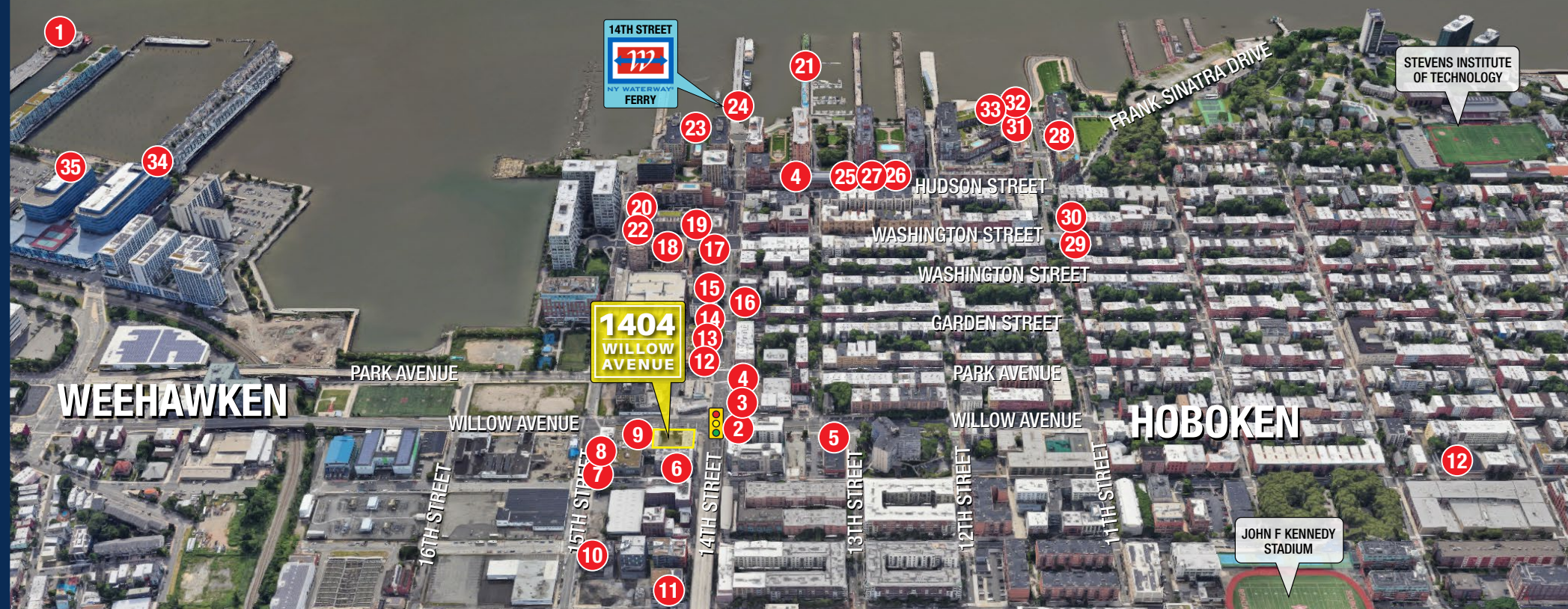
Market Location



Walking Distance Demographics

Radius	Population	Housing Units	Average HH Income	Median Age
5 Minute	7,993	4,016	\$279,030	35.2
10 Minute	22,603	11,254	\$264,527	35.6
15 Minute	46,794	22,490	\$226,256	34.8

MARKET AERIAL



AREA TENANTS

- | | | | | |
|------------------------------|------------------------|-------------------------------|---------------------------------|------------------------------|
| 1. Chart House | 8. SLT Fitness | 15. Hoboken Montessori | 22. Club Pilates | 29. Sorellina |
| 2. Trader Joe's | 9. West Elm | 16. Dino & Harry's Steakhouse | 23. Turning Point | 30. Sirenetta |
| 3. Vet Emergency Group | 10. Pilsner Biergarten | 17. Soul Cycle | 24. 14th Street Ferry – Hoboken | 31. Massage Envy |
| 4. One Medical (Coming Soon) | 11. Bwe Kafe | 18. Toastique | 25. King's Supermarket | 32. Just Food For Dogs |
| 5. Walgreens | 12. CVS | 19. Bond Vet | 26. Starbucks | 33. 16 Handles |
| 6. Hudson Table | 13. NYSC | 20. Hand & Stone Spa | 27. Rumble Boxing | 34. Ruth's Chris Steak House |
| 7. Gravity Vault | 14. Chase | 21. Pier 13 | 28. Solidcore | 35. Blu On The Hudson |

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