



**Retail Space Available on  
Jersey City's Restaurant Row**

**JERSEY CITY, NJ**

**151 NEWARK AVENUE**

**SIZE**

First Floor	8,079 SF
Second Floor	8,317 SF
Third Floor front	2,823 SF
Third Floor back	2,808 SF
<b>Total</b>	<b>±22,027 SF</b>

**CEILING HEIGHTS**

First Floor	- 13' 9"
Second Floor front	- 12' 4"
Second Floor back	- 15'
Third Floor	- 13'

**FRONTAGE**  
48'

**FORMERLY**  
CH Martin

**ASKING RENT**  
Upon Request

**NEIGHBORS**  
Starbucks, Porta, WholeFoods, Shake Shack, Two Boots Pizza, Six26 Lounge and Rooftop, Skinner's Loft, Olivia, H&R Block, Nesh's Deli, acclaimed pizzeria Razza, Van Leeuwen, Tacombi (coming soon), Daily Provisions (coming soon), Han Dynasty (coming soon)

**COMMENTS**  
151 Newark Ave is located on the vibrant Newark Avenue Pedestrian Plaza, also proudly known as Jersey City's very own Restaurant Row.

- Full building branding opportunity
- Located in historic downtown Jersey City
- Located on Newark Avenue Pedestrian Walkway
- Half a block to Grove Street Path Station (120K riders per week)
- Vented for restaurant
- Liquor licenses available in town!**

**CONTACT EXCLUSIVE AGENTS**

**LISA RICCA**  
lricca@ripconj.com  
201.636.7449

**CLARE GOLZ**  
cgolz@ripconj.com  
201.636.7104

**JORDAN COHN**  
jcohn@ripcony.com  
646.765.0777



611 River Drive  
3rd Floor  
Elmwood Park, NJ 07407  
201.777.2300

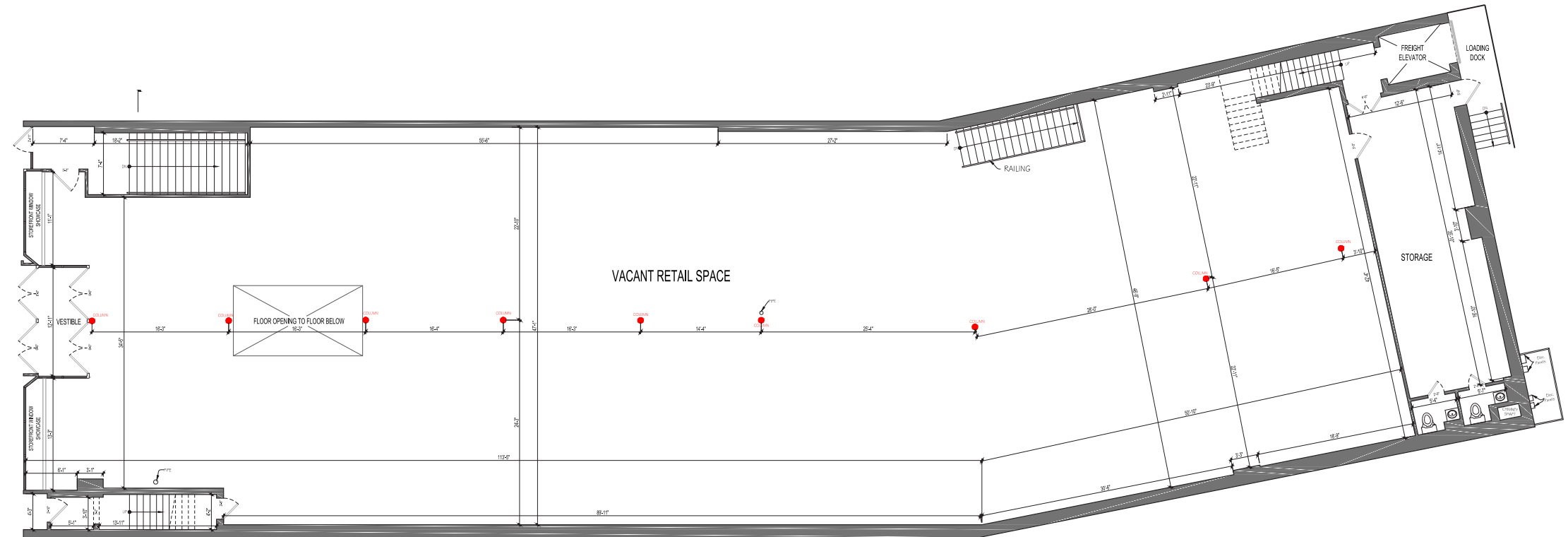
**Please visit us at ripcony.com for more information**

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.



# SITE PLAN

## EXISTING FIRST FLOOR LAYOUT

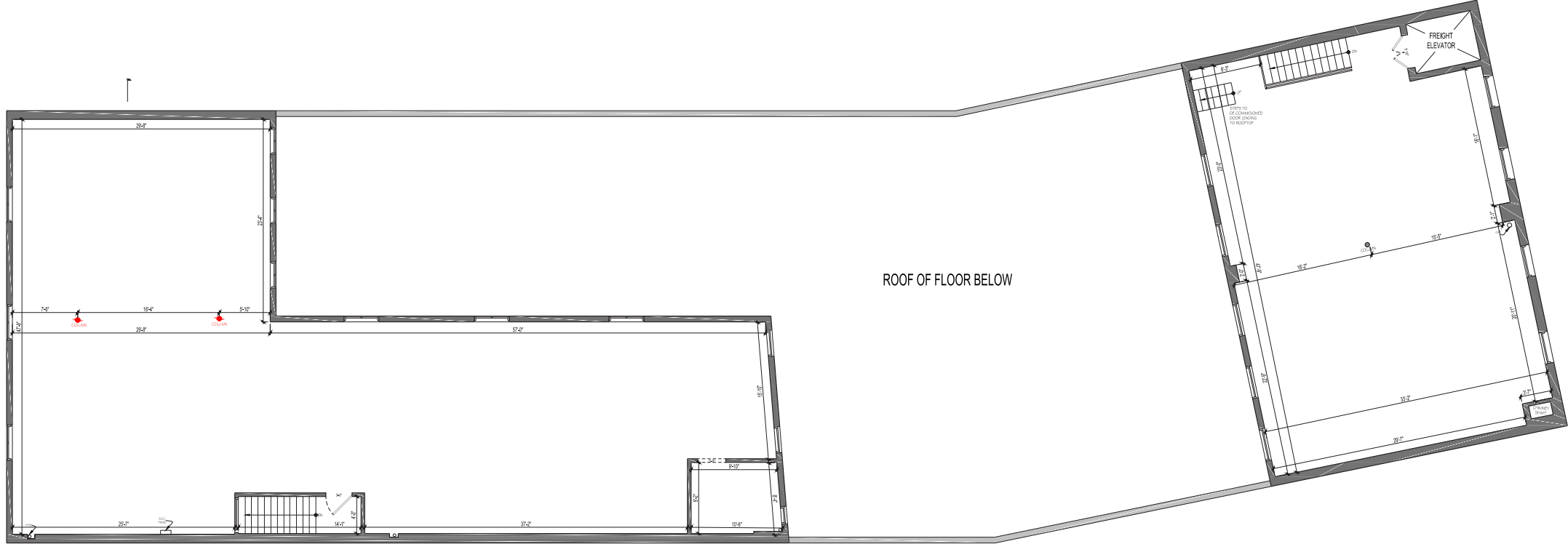


## EXISTING SECOND FLOOR LAYOUT



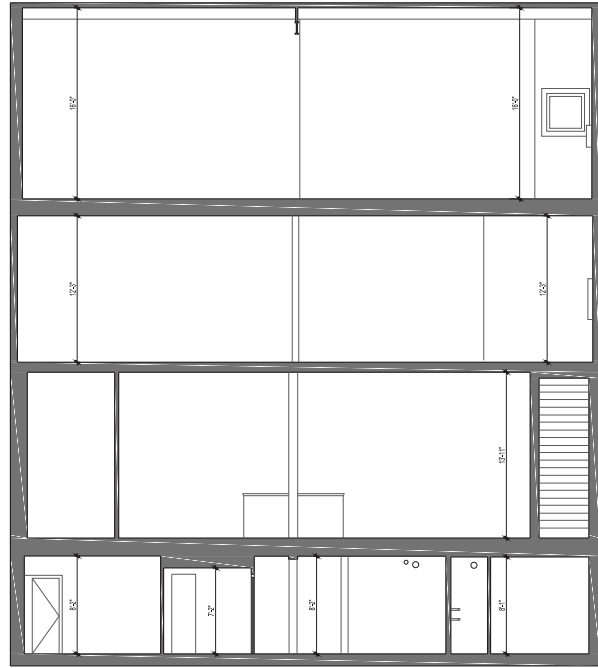
# SITE PLAN

## EXISTING THIRD FLOOR/LOFTS LAYOUT

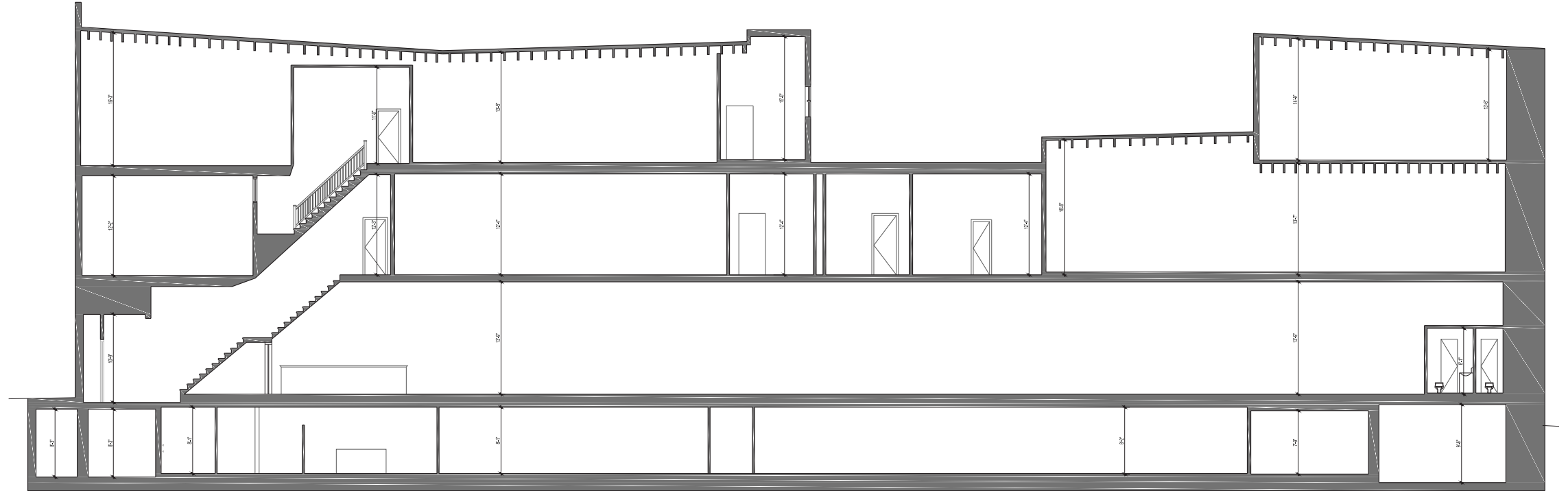


# SITE PLAN

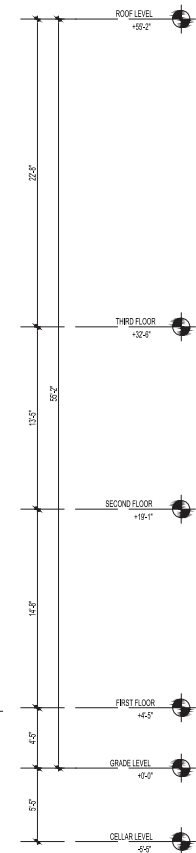
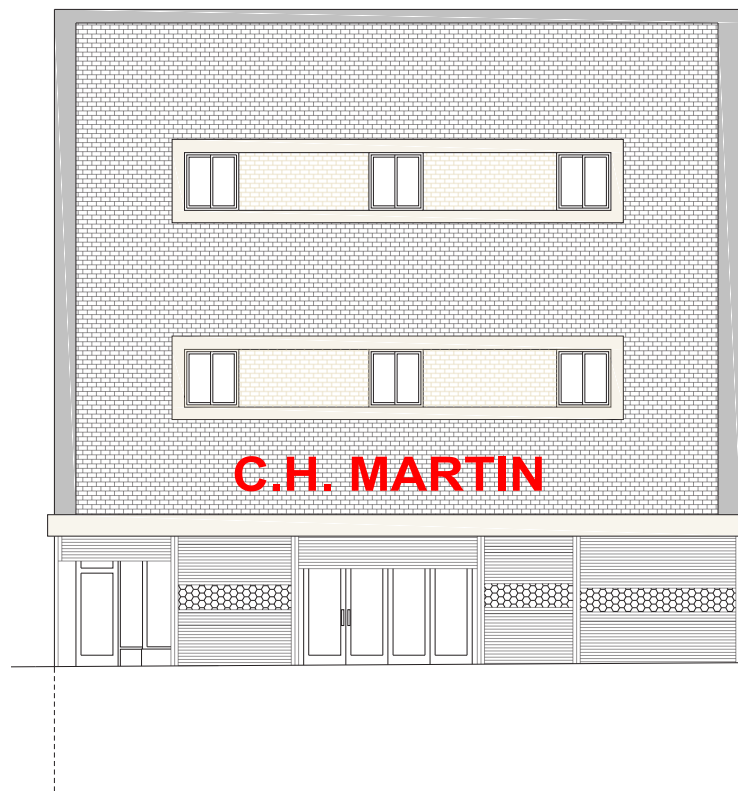
## EXISTING CROSS SECTION LAYOUT



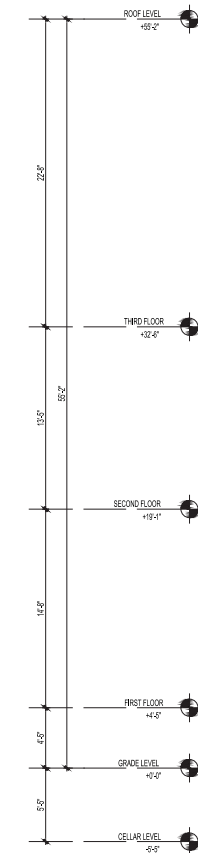
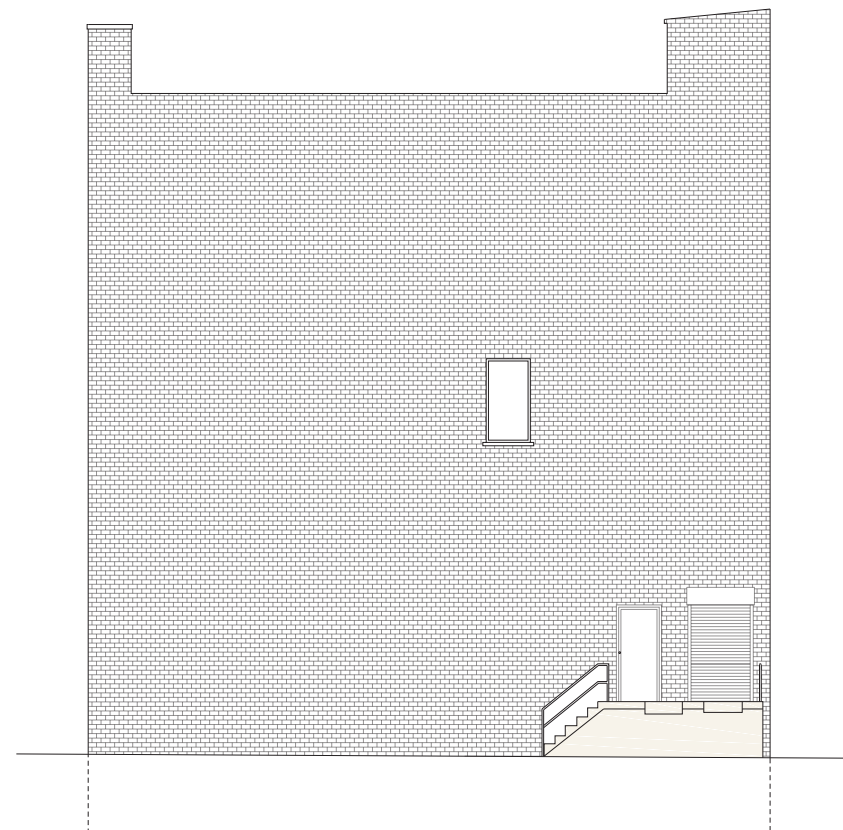
## LONGITUDINAL SECTIONAL



## EXISTING FRONT ELEVATION

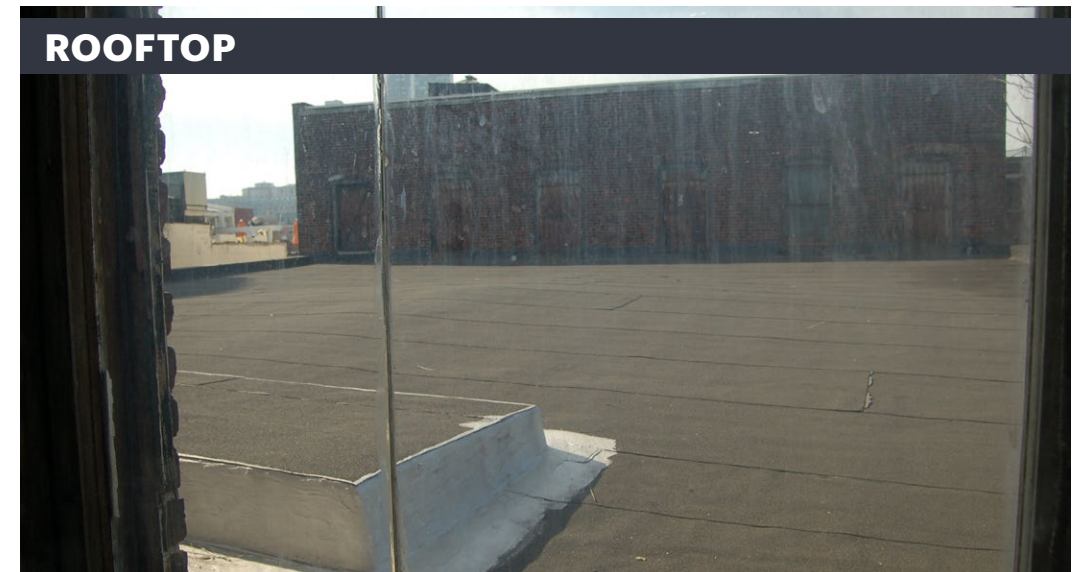


## EXISTING REAR ELEVATION





# BUILDING EXTERIOR AND NEIGHBORHOOD PHOTOS





**FIRST FLOOR INTERIOR PHOTOS**





**2ND AND 3RD FLOOR PHOTOS**







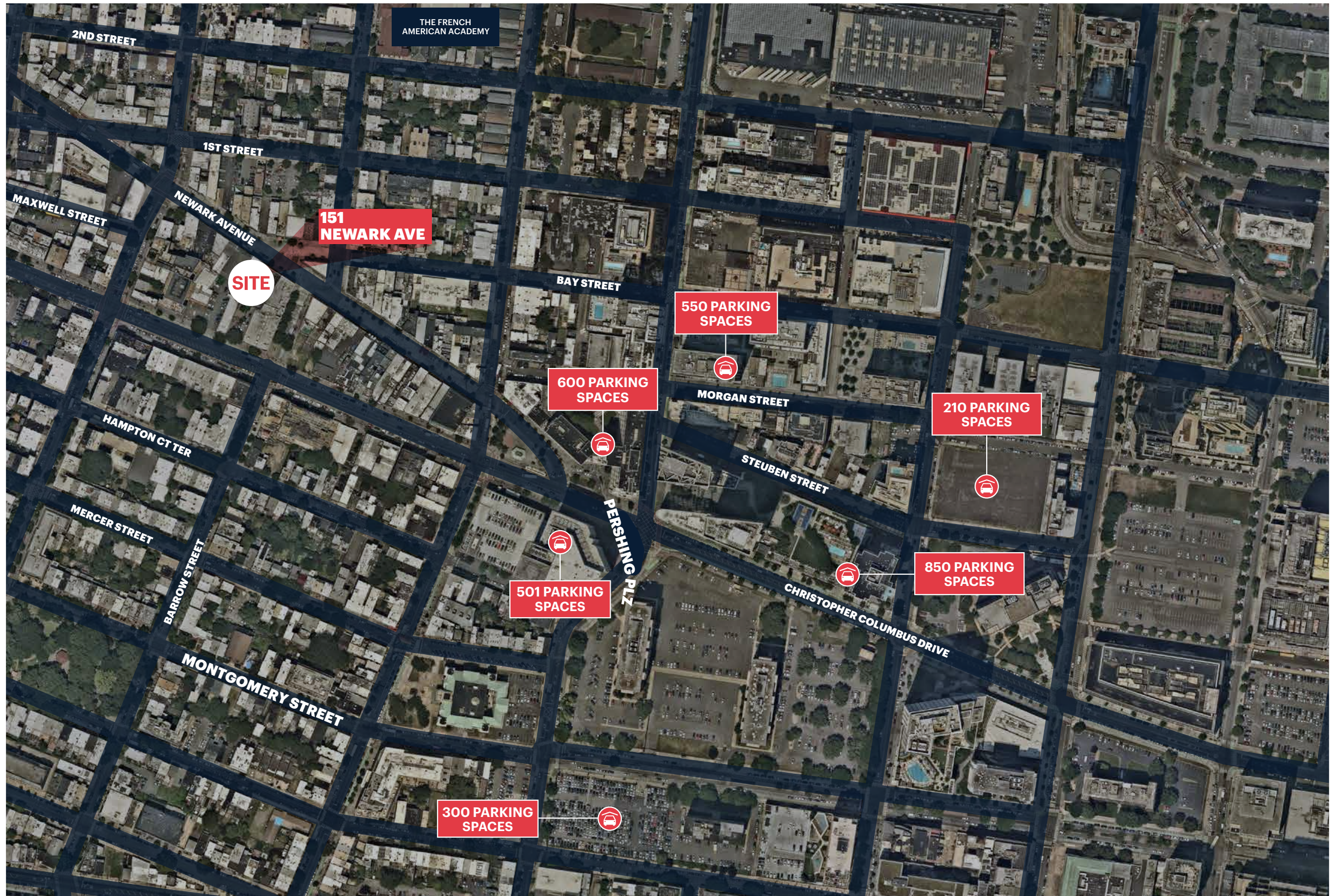


# STREET AERIAL - NEWARK AVE PEDESTRIAN WALKWAY





# PARKING LOCATIONS AERIAL

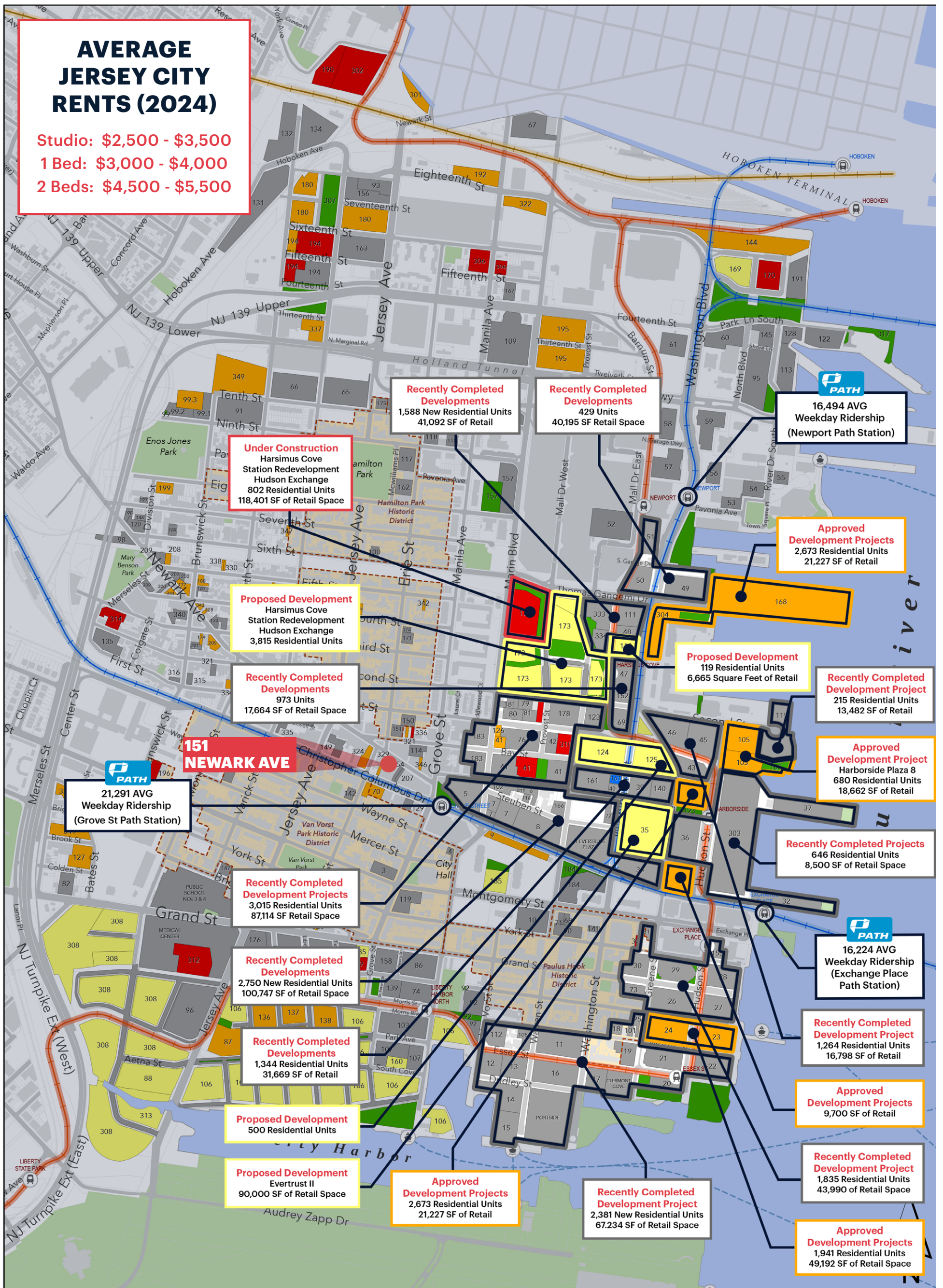




# JERSEY CITY DEVELOPMENTS

## AVERAGE JERSEY CITY RENTS (2024)

Studio: \$2,500 - \$3,500  
 1 Bed: \$3,000 - \$4,000  
 2 Beds: \$4,500 - \$5,500



### Project Development Status (Downtown)

- Proposed
- Park
- Under Construction
- Light Rail Line
- Ferry Routes
- Approved
- Future Street
- Light Rail Station
- Ferry Stops
- Capital
- Path Line
- NJ Transit Rail Line
- Completed
- Historic District
- Path Stations

0 500 1,000 2,000 Feet



## AREA NEIGHBORS/ADDITIONAL PHOTOS

### APPROVED RENOVATIONS FOR NEWARK AVENUE PEDESTRIAN PLAZA

- 6 million dollar renovation
- Improved aesthetics creates additional room for foot traffic and restaurant seating
- New lighting
- Sidewalk resurfacing
- Illuminated benches
- Decorative planters





# AREA DEMOGRAPHICS



## .25 MILE RADIUS

**POPULATION**  
10,827

**HOUSEHOLDS**  
5,186

**MEDIAN AGE**  
36.4

**AVERAGE HOUSEHOLD INCOME**  
\$216,470

**COLLEGE GRADUATES (Bachelor's +)**  
7,445 - 88%

**TOTAL BUSINESSES**  
558

**TOTAL EMPLOYEES**  
11,175

**DAYTIME POPULATION (w/ 16 yr +)**  
14,729

## .5 MILE RADIUS

**POPULATION**  
44,602

**HOUSEHOLDS**  
22,645

**MEDIAN AGE**  
36.6

**AVERAGE HOUSEHOLD INCOME**  
\$227,593

**COLLEGE GRADUATES (Bachelor's +)**  
30,342 - 88%

**TOTAL BUSINESSES**  
1,104

**TOTAL EMPLOYEES**  
24,916

**DAYTIME POPULATION (w/ 16 yr +)**  
40,239

## 1 MILE RADIUS

**POPULATION**  
90,675

**HOUSEHOLDS**  
44,225

**MEDIAN AGE**  
36.2

**AVERAGE HOUSEHOLD INCOME**  
\$211,289

**COLLEGE GRADUATES (Bachelor's +)**  
58,130 - 80%

**TOTAL BUSINESSES**  
2,573

**TOTAL EMPLOYEES**  
76,971

**DAYTIME POPULATION (w/ 16 yr +)**  
111,392

\*2024 estimates



## AREA RETAIL



### CONTACT EXCLUSIVE AGENTS

#### LISA RICCA

lricca@ripconj.com  
201.636.7449

#### CLARE GOLZ

cgolz@ripconj.com  
201.636.7104

#### JORDAN COHN

jcohn@ripcony.com  
646.765.0777

**RIPCO**  
REAL ESTATE

611 River Drive  
3rd Floor  
Elmwood Park, NJ 07407  
201.777.2300

Please visit us at [ripcony.com](http://ripcony.com) for more information

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.