

# 455

WASHINGTON  
BOULEVARD



# JERSEY CITY



**2ND GENERATION RESTAURANT SPACE**

## Retail for Lease - Contact

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## Availability

+/- 3,400 SF

## Neighboring Tenants



## Site Description

- Prime second generation restaurant space available at the base of the 198-key DoubleTree Hilton Hotel in Downtown Jersey City.
- Unique opportunity to operate a bar/restaurant with a captive audience from the hotel.
- Strong daytime and evening customer potential, with over 34,000 people within a 15-minute walk and a median household income of \$231,000.
- Convenient access to Newport PATH (3M+ annual passengers) and Harsimus Cove Light Rail stations, boosting commuter traffic.
- Located near Hudson Exchange, a major development with 5,000+ proposed residential units; 802 units delivering in early 2026.
- Liquor license available, offering value for hotel guests and surrounding patrons in an area with low retail vacancy.

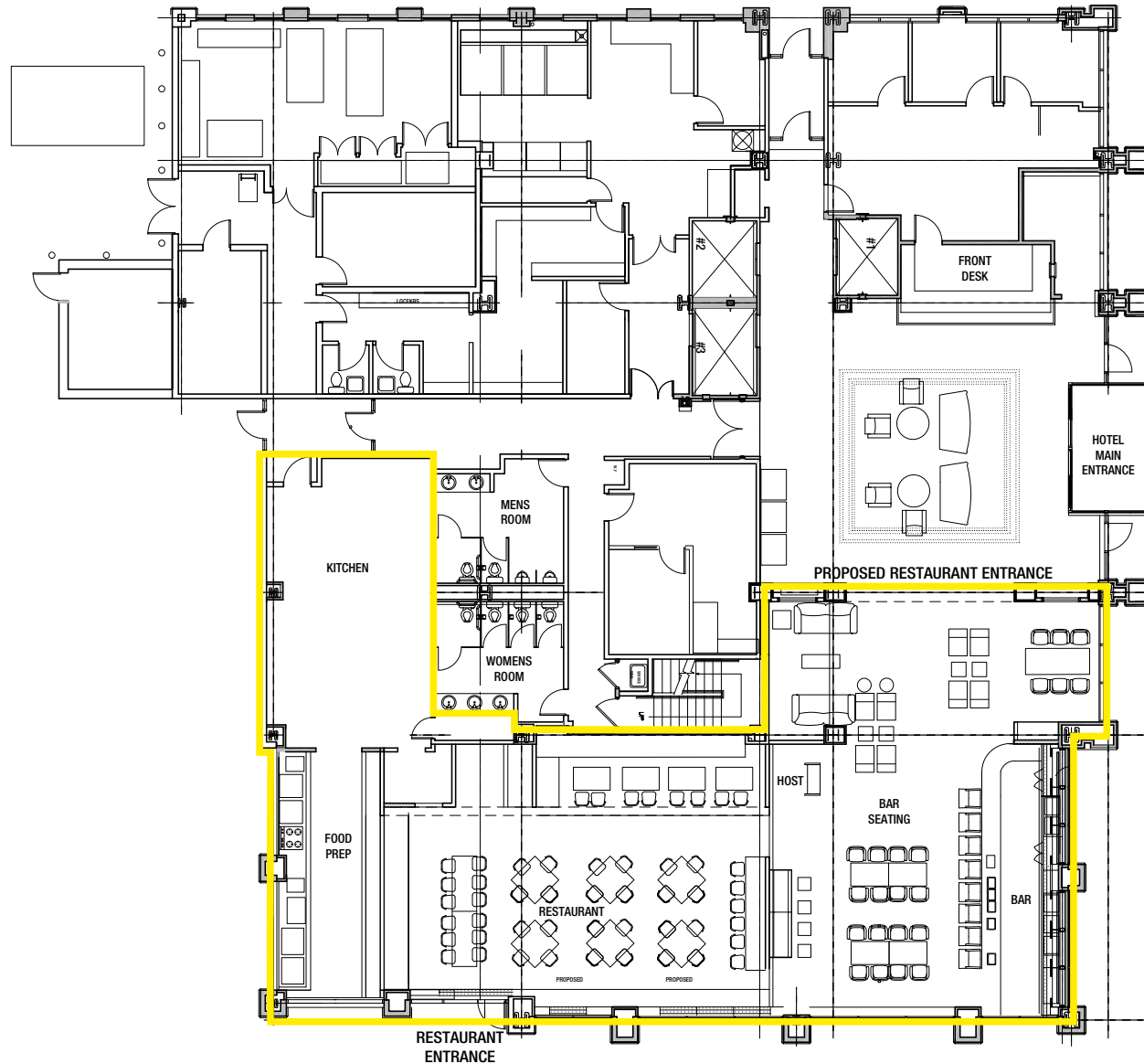
\*Per Port Authority Path Ridership data

## Demographics\*

Radius	Population	Total Daytime Population	Average HH Income	Median Age
.25 Mile	12,355	10,615	\$258,833	35.3
.5 Mile	37,752	56,004	\$235,677	35.3
1 Mile	87,943	111,308	\$226,184	35.9
2 Mile	239,732	240,330	\$173,581	36.5

\*Excluding NYC

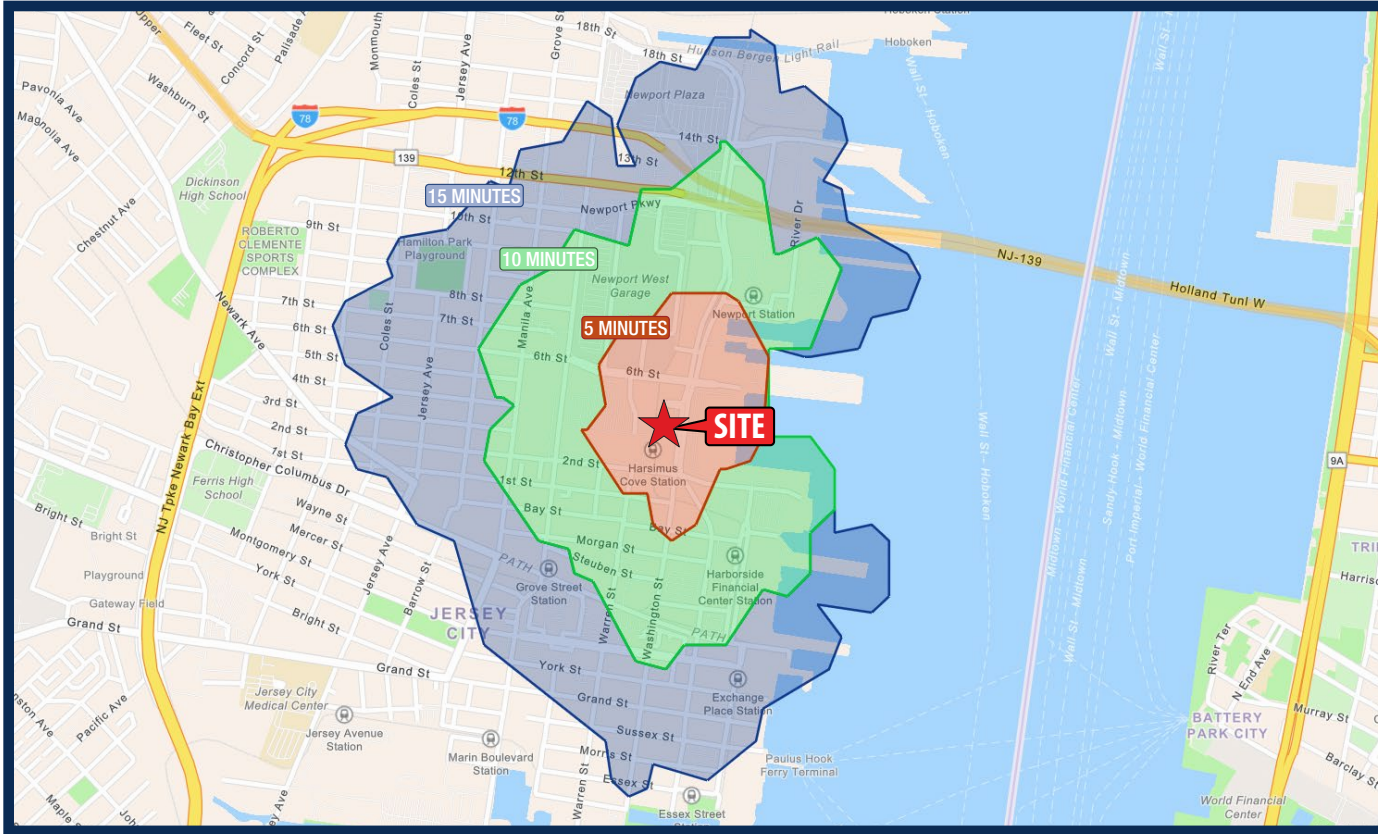
# FLOOR PLAN



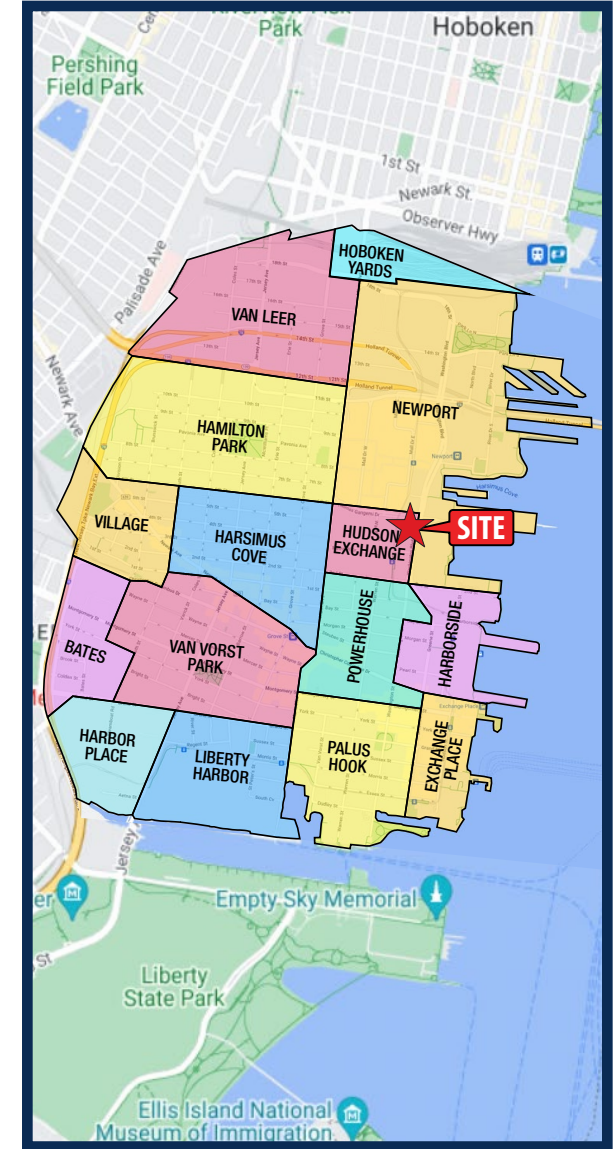
WASHINGTON BOULEVARD

# FOOT TRAFFIC/MARKET LOCATION

## Walking Distance Heat Map



## Neighborhood Map



## Walking Distance Demographics

Radius	Population	Total Daytime Population	Average HH Income	Median Age
5 Minute	7,051	7,392	\$243,403	34.8
10 Minute	19,634	33,761	\$230,865	35.3
15 Minute	26,335	34,951	\$231,319	35.7

# MARKET AERIAL



## AREA TENANTS

### AVAILABLE SPACE

1. +/- 3,400 SF

### AMENITIES

- 2. ACME Markets
- 3. AMC Theatres
- 4. BJ's
- 5. Duane Reade
- 6. Morton Williams
- 7. Newport Spirits
- 8. River School Newport
- 9. Stevens Cooperative
- 10. University of Phoenix
- 11. UPS

- 12. ShopRite (Coming Soon)
- 13. Phenix Salon Suites
- 14. Solidcore
- 15. Orange Theory Fitness
- 16. The Goddard School
- 17. V's Barbershop
- 18. European Wax Center
- 19. Massage Envy
- 20. Bright Horizons
- 21. Glowbar (Coming Soon)
- 22. Rumble Boxing (Coming Soon)

### RESTAURANTS

- 23. VB3 & Casa De Lobo
- 24. Chef Tan
- 25. Battello Restaurant
- 26. Kura Sushi Bar
- 27. Babo Teahouse
- 28. bwè kafe
- 29. Moge Tee
- 30. Cheesecake Factory
- 31. Chipotle
- 32. Cosi
- 33. Dorrian's Red Hand
- 34. Fire & Oak
- 35. Gregor's Coffee
- 36. Taim (Coming Soon)
- 37. Loradella's Family Pizzeria

- 38. Los Cuernos
- 39. Menya Sandaime Japanese Ramen
- 40. Panera Bread
- 41. Just Salad
- 42. Ruth's Chris Steakhouse
- 43. Starbucks
- 44. Charley's Cheesesteaks
- 45. Kings of Kobe
- 46. Chick-fil-A
- 47. Shake Shack
- 48. Starbucks
- 49. Domodomo
- 50. Tacombi (Coming Soon)
- 51. Daily Provisions (Coming Soon)

52. Hudson & Co.

### RETAIL

- 53. Adidas
- 54. Best Buy
- 55. Coach
- 56. Express
- 57. JCPenney
- 58. H&M
- 59. Kohl's
- 60. Lush
- 61. Macy's
- 62. Michael Kors
- 63. Zales

- 64. Dick's Sporting Goods (Coming Soon)
- 65. Sephora
- 66. Staples
- 67. Target
- 68. Zara
- 69. Uniqlo
- 70. Primark (Coming Soon)
- 71. Foot Locker

### HOTEL

- 72. Courtyard by Marriott
- 73. The Westin Jersey City
- 74. Sonesta Simply Suites

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