

450
WASHINGTON
STREET

Tribeca, Manhattan

ASKING PRICE **\$6,500,000**
PRICE PER SF **\$1,029**

THE PROPERTY

Two retail spaces are available at 450 Washington Street, located at the base of a luxury residential building in the heart of Tribeca. These spaces offer direct access to the Hudson River Park and Greenway, with 167' of direct frontage along Washington Street

Surrounded by high-end residential buildings and limited existing retail, this is a rare opportunity to bring much-needed amenities—such as boutique fitness, wellness, restaurants, cafés, or lifestyle services—to an underserved, highly affluent neighborhood

Spaces can be leased individually or combined to accommodate larger concepts.



PROPERTY SUMMARY

THE OFFERING

Address	450 Washington Street #RETL1, Tribeca, NY 10013	450 Washington Street #RETL2, Tribeca, NY 10013
Location	Located on southwest corner of Washington St. and Desbrosses St.	Located on northwest corner of Washington St. and Watts St.
Block / Lot	224 / 1301	224 / 1302
Property Type	Retail Condo	Retail Condo

PROPERTY INFORMATION

Total Gross SF	3,006 SF (approx.)	3,307 SF (approx.)
Combined Total Gross SF	6,313 SF (approx.)	
CAM Charges (2026 Budget)	\$11,055	\$12,634
Combined CAM	\$23,689	
Commercial Units	1	1

TAX INFORMATION

Assessment (25/26)	\$440,223	\$503,112
Tax Rate	10.848%	10.848%
Annual Property Tax	\$47,755	\$54,578
Combined Annual Property Tax (25/26)	\$102,333	
Tax Class	4	4

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Lot SF	36,858 SF (approx.)
Leasehold Expiration (Entire ground lease has been pre-paid in full by sponsor - no further payments exist)	April, 2105
Stories	16
Year Built / Last Altered	2009 / 2023
Total Gross SF	281,549 SF (approx.)
Residential Units	172
Commercial Units	2
Total Units	174



PROJECTED REVENUE

KEY	
VACANT	PROJECTED

COMMERCIAL REVENUE

UNIT	TENANT	SF	BASE RENT / SF	ANNUAL RENT	MONTHLY RENT
RET1	Vacant	3,006	\$125	\$375,750	\$31,313
RET2	Vacant	3,307	\$125	\$413,375	\$34,448
	Total SF	6,313		Gross Monthly Commercial Revenue	\$65,760
				Gross Annual Commercial Revenue	\$789,125
				Average Rent per SF (Gross)	\$125

INVESTMENT ANALYSIS

COMMERCIAL REVENUE	SF	\$ / SF	ANNUAL INCOME
Gross Annual Commercial Income	6,313	\$125.00	\$789,125
Less General Vacancy / Credit Loss (3.0%)		\$(3.75)	\$(23,674)
Effective Gross Annual Commercial Income		\$121.25	\$765,451

PROJECTED EXPENSES				
TYPE	PROJECTION	% OF EGI	\$ / SF	PROJECTED
Property Taxes	25/26 Actual	13.37%	\$16.21	\$102,333
CAM	2026 Budget	3.09%	\$3.75	\$23,689
Management	3% of EGI	3.00%	\$3.64	\$22,964
TOTAL EXPENSES		19.46%	\$23.60	\$148,986

NET OPERATING INCOME				\$616,466
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FLOOR PLANS

RETAIL 1
3,006 SF

RETAIL 2
3,307 SF



Ceiling Height
10 FT 4 IN

Frontage
83 FT 6 IN on Washington Street
29 FT on Desbrosses Street

Possession
Immediate

Term
Negotiable

Comments
Ability to combine southern corner with northern corner
For lease or for sale

Ceiling Height
10 FT 4 IN

Frontage
83 FT 6 IN on Washington Street
34 FT 8 IN on Watts Street

Possession
Immediate

Term
Negotiable

Comments
Second generation, vented restaurant space
For lease or for sale



5K
TOTAL
POPULATION



14K
DAYTIME
POPULATION



\$200K
MEDIAN HOUSEHOLD
INCOME

TRIBECA DEMOGRAPHICS

in a .25 mile radius

\$172M
RETAIL
EXPENDITURE



755
TOTAL
BUSINESSES



SUBWAY YEARLY RIDERSHIP, 2023

1
Franklin Street 1,329,726

1
Canal Street 1,148,885

A C E
Canal Street 3,950,546

Hudson River Greenway

- - - - -
.25 Mile Radius

Pier 26 Tide Deck

Pier 25

17M Visitors
to Hudson River
Park Annually

West Side Highway
Access Point



HOTEL & RESIDENTIAL MAP

HOTELS*

- | | |
|---|---|
| 1 COURTYARD
NEW YORK/ SOHO | 6 THE MANNER |
| 2 THE DOMINICK | 7 THE SOHO GRAND |
| 3 FOUQUET'S NEW YORK
AVG. \$ PER NIGHT \$1K - \$2K | 8 MODERNSHAUS SOHO |
| 4 THE GREENWICH HOTEL
AVG. \$ PER NIGHT \$1.2K - \$1.4K | 9 HOTEL HUGO |
| 5 THE ROXY HOTEL | * ~655 HOTEL ROOMS
WITHIN A .25 MILE RADIUS |

RESIDENTIAL

- | | |
|--|---|
| 10 70 VESTRY STREET
AVG. APT. COST: \$22 | 16 39 VESTRY STREET
AVG. APT. COST: \$8M |
| 11 67 VESTRY STREET
AVG. APT. COST: \$8M | 17 37 LISPENARD STREET
AVG. APT. COST: \$4.2M |
| 12 60 COLLISTER STREET
AVG. APT. COST: \$11M | 18 55 NORTH MOORE STREET
AVG. APT. COST: \$4M |
| 13 71 LAIGHT STREET
AVG. APT. COST: \$5.8M | 19 471 WASHINGTON STREET
AVG. APT. COST: \$4M |
| 14 250 WEST STREET
AVG. APT. COST: \$5.8M | 20 443 GREENWICH STREET
AVG. APT. COST: \$13M |
| 15 33 VESTRY STREET
AVG. APT. COST: \$10.5M | 21 290 WEST STREET
AVG. APT. COST: \$5.75M |



450 WASHINGTON STREET

Tribeca, Manhattan

RIPCO
REAL ESTATE

150 East 58th Street
15th Floor
New York, NY 10155
212.750.6565

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.

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