

Landmark Building for Sale in Atlantic City!

1926 ATLANTIC AVE
ATLANTIC CITY, NJ 08401



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NJ# 1004962

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PROPERTY DESCRIPTION

Los Amigos
1926 Atlantic Ave | Atlantic City, NJ 08401

03



\$999,999

Exceptional Opportunity to Own Iconic Atlantic City Real Estate This prime commercial property, a staple in Atlantic City since 1978, presents a unique opportunity for investors. Completely renovated in May 1998, the building offers 4,000 square feet of modern upgrades while maintaining its charm. Originally operated as a restaurant and still contains much of the infrastructure. Located in a high-traffic area, the property is strategically anchored by AtlantiCare Regional Medical Center and the Tanger Outlet Mall, home to 109 popular retail stores. In 2023, AtlantiCare opened a state-of-the-art 100,000 SF HealthPlex, further enhancing the area's appeal. With NJ Transit Bus & Train Terminals just blocks away, this location benefits from high foot traffic and year-round business. It sits at the base of the Atlantic City Expressway, providing convenient access for both locals and visitors. Contact us to schedule a private tour of this extraordinary property.

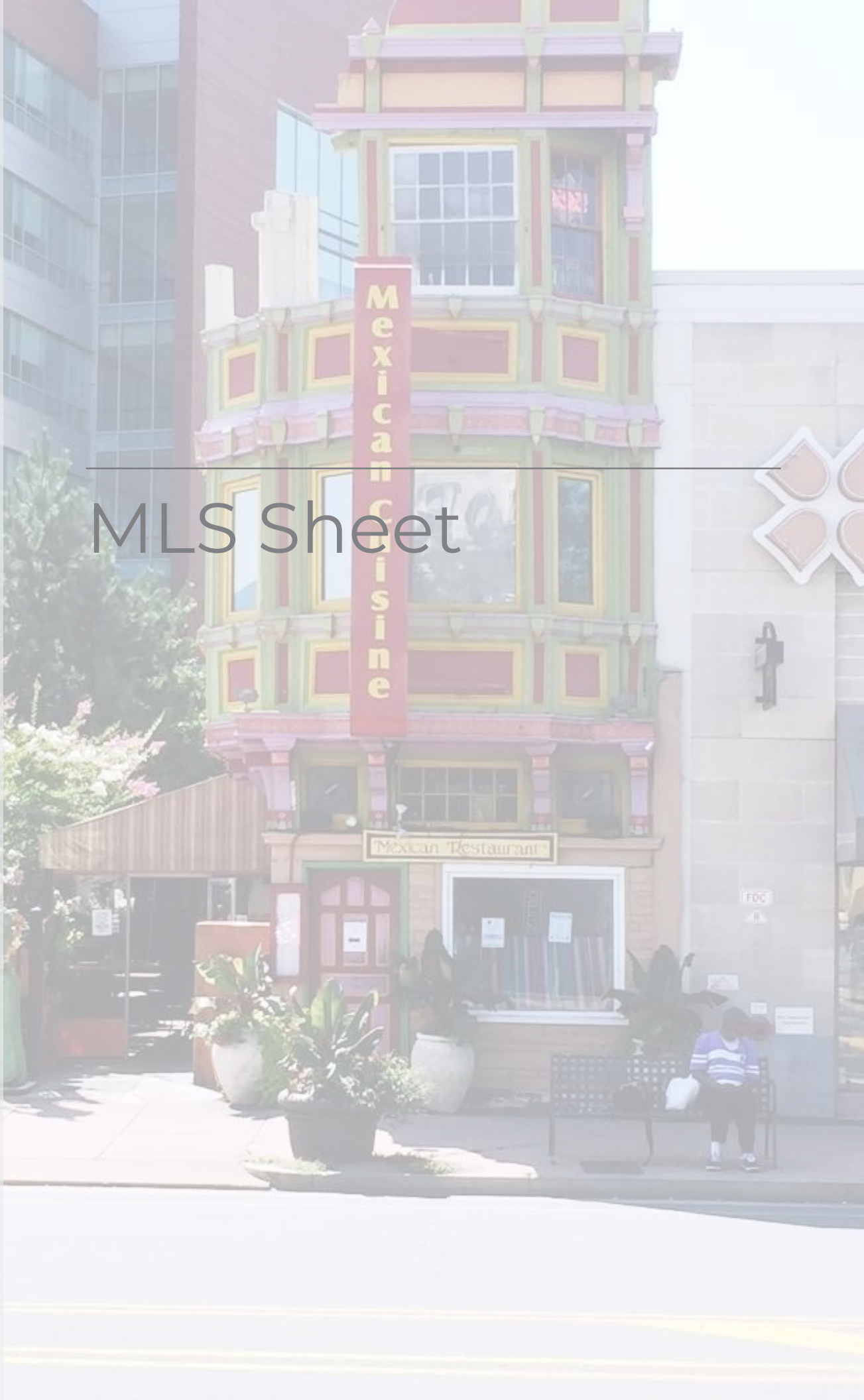
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SECTION 1

MLS Sheet



ALL FIELDS DETAIL



MLS # 592012
Class COMMERCIAL /INDUSTRIAL
Type Commercial
Area Atlantic City
Asking Price \$999,999
Address 1926 Atlantic Ave
City Atlantic City
/Community
State NJ
Zip 08401
Status Active
Sale/Rent For Sale
IDX Include Y

Listing Type Exclusive Right to Sell



GENERAL

Allow Internet Display	Yes	Allow Address on Internet	Yes
Allow AVM	No	Allow Consumer Comment	No
Limited Service (Y/N)	No	County	Atlantic
FIPS Code	34001	Waterfront (Y/N)	No
Number of Units	1	Appointment Phone Number	(609) 344-5200
Listing Date	1/7/2025	Expiration Date	7/7/2025
MayBSub3rdPartyApp/ShortS	No	Approved Short Sale?	N/A
Bank Owned/Foreclosure	No	Year Built	1998
Lot Dimensions	21.25 x 150	Shopping Center Name	Los Amigos
Lot #	3.01	Block #	158
# of Buildings	1	# of Stories	2
# of Wash Rooms	3	Approx. Building SQFT	4,000
Zoned	RS-C	Water \$	Public
Sewer \$	Public	Gas \$	SJ Gas
Electric \$	ACE	Oil \$	N/A
Directions	Next to AtlantiCare Regional Medical Center. Just off the Corner of Michigan and Atlantic Avenues.		
Status Date	1/10/2025	HotSheet Date	1/10/2025
Price Date	1/10/2025	Input Date	1/10/2025 3:39 PM
Associated Document Count	0	Original Price	\$999,999
Agent Hit Count	2	Client Hit Count	1
Days On Market	3	Agent	LEE JEROME - CELL: 609-289-6887
Agent License ID	1004962	Listing Office 1	LEVIN COMMERCIAL REAL ESTATE, LLC - OFFICE: 609-344-5200
Office License ID	0791465	Listing Agent 2	JOSHUA E LEVIN, CCIM - VOICE: 609-344-5200
Agent 2 License ID	SP-9235858	Listing Office 2	LEVIN COMMERCIAL REAL ESTATE, LLC - OFFICE: 609-344-5200
Office 2 License ID	0791465	Auction Y/N	No
Solar Panel Y/N	No	Listing Visibility Type	MLS Listing
Geocode Quality	Exact Match	Picture Count	17
Input Date	1/10/2025 3:39 PM	Update Date	1/10/2025 3:39 PM

FEATURES

LOCATION	INTERIOR FEATURES	AIR CONDITIONING	STYLE
Business District	Handicap Features	Central	Liquor License
Boardwalk Area	Restroom	Multi-Zoned	Restaurant
EXTERIOR/SIDING	HOT WATER	SPECIALTY ROOMS	Restaurant & Bar
Frame/Wood	Gas	Office Space Avail.	SHOWING INSTRUCTIONS
Masonry	WATER	AVAILABLE	Appointment Only
Stucco	Public	Equipment	LB Accompany
EXTERIOR FEATURES	SEWER	Fixtures	
Sign	Public Sewer	Furnishings	
Fence	HEATING	Income Expense Info.	
BASEMENT	Forced Air	Inventory	
Slab	Gas-Natural	Refrigeration/Freezer	
	Multi-Zoned		

FINANCIAL

Total Assessment	\$497,300	Taxes	\$17,167
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SECTION II

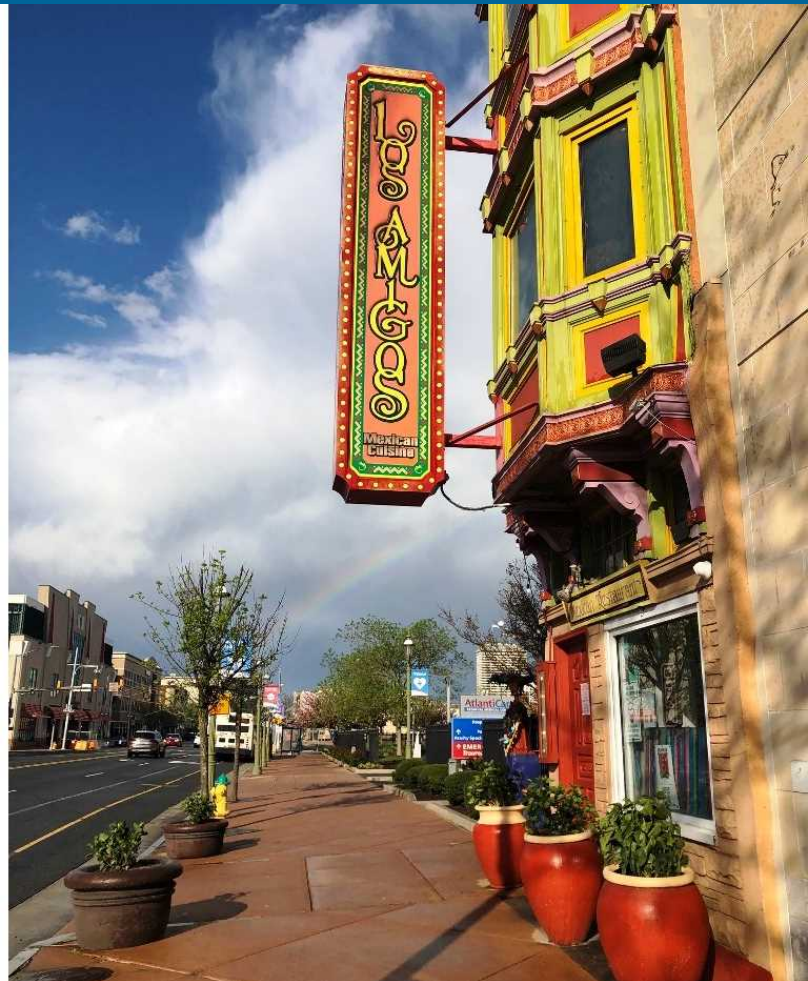
Photos, Aerials & Maps



PROPERTY PHOTOS

Los Amigos
1926 Atlantic Ave | Atlantic City, NJ 08401

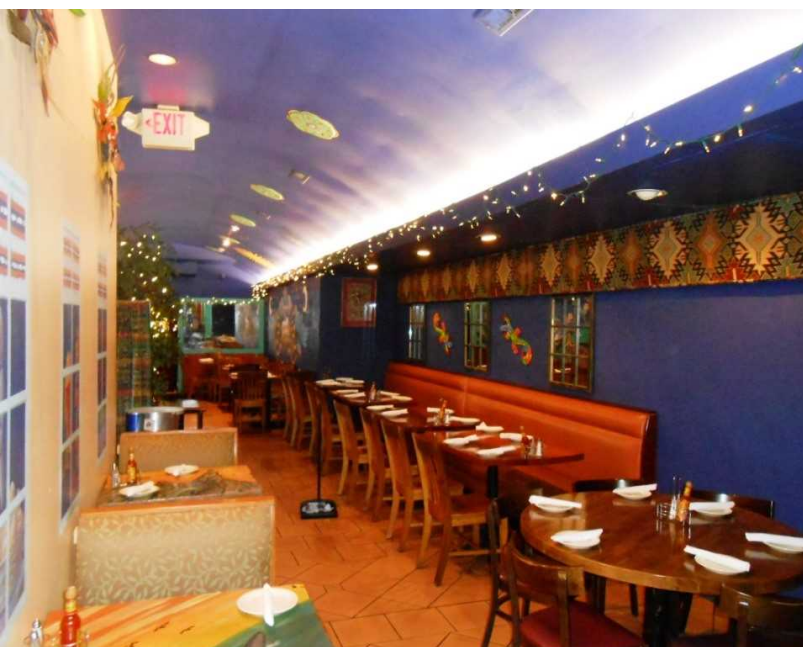
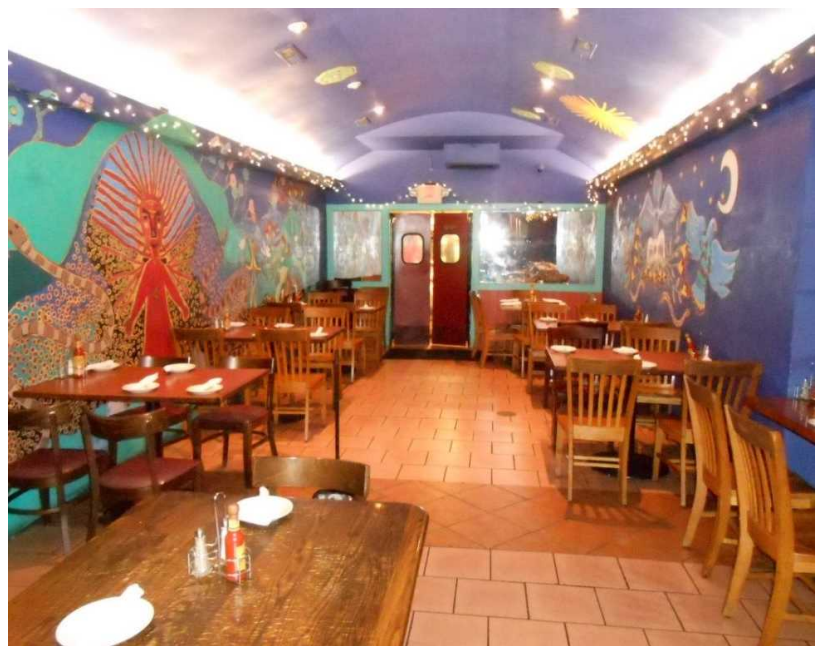
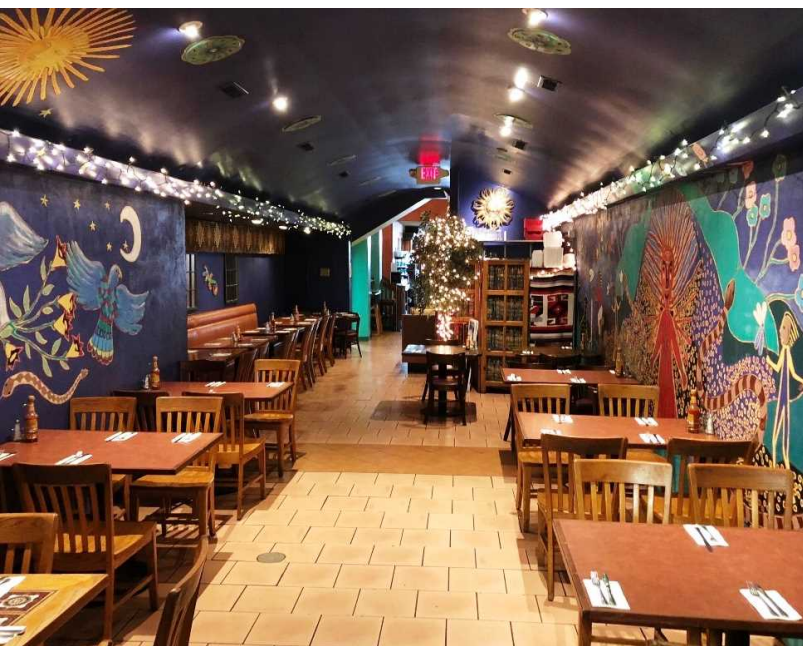
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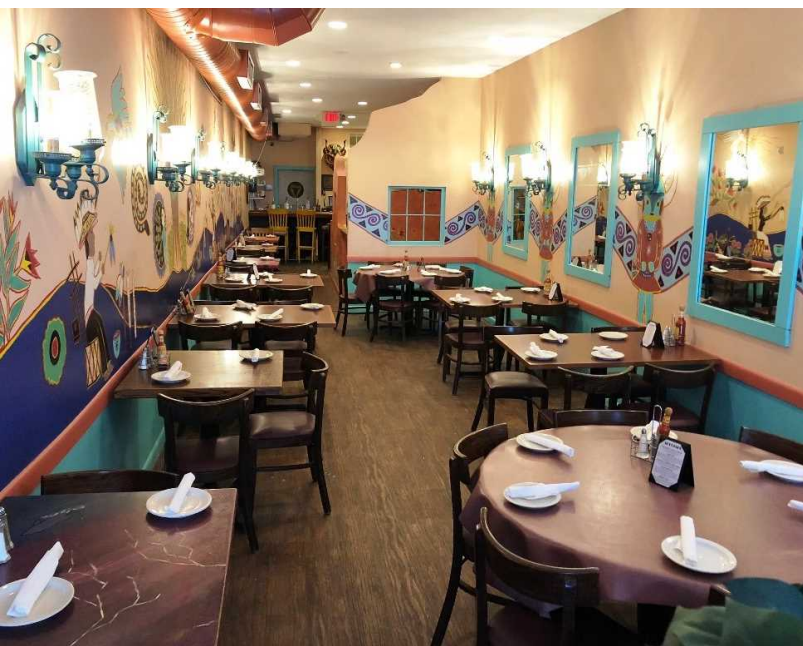
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PROPERTY PHOTOS

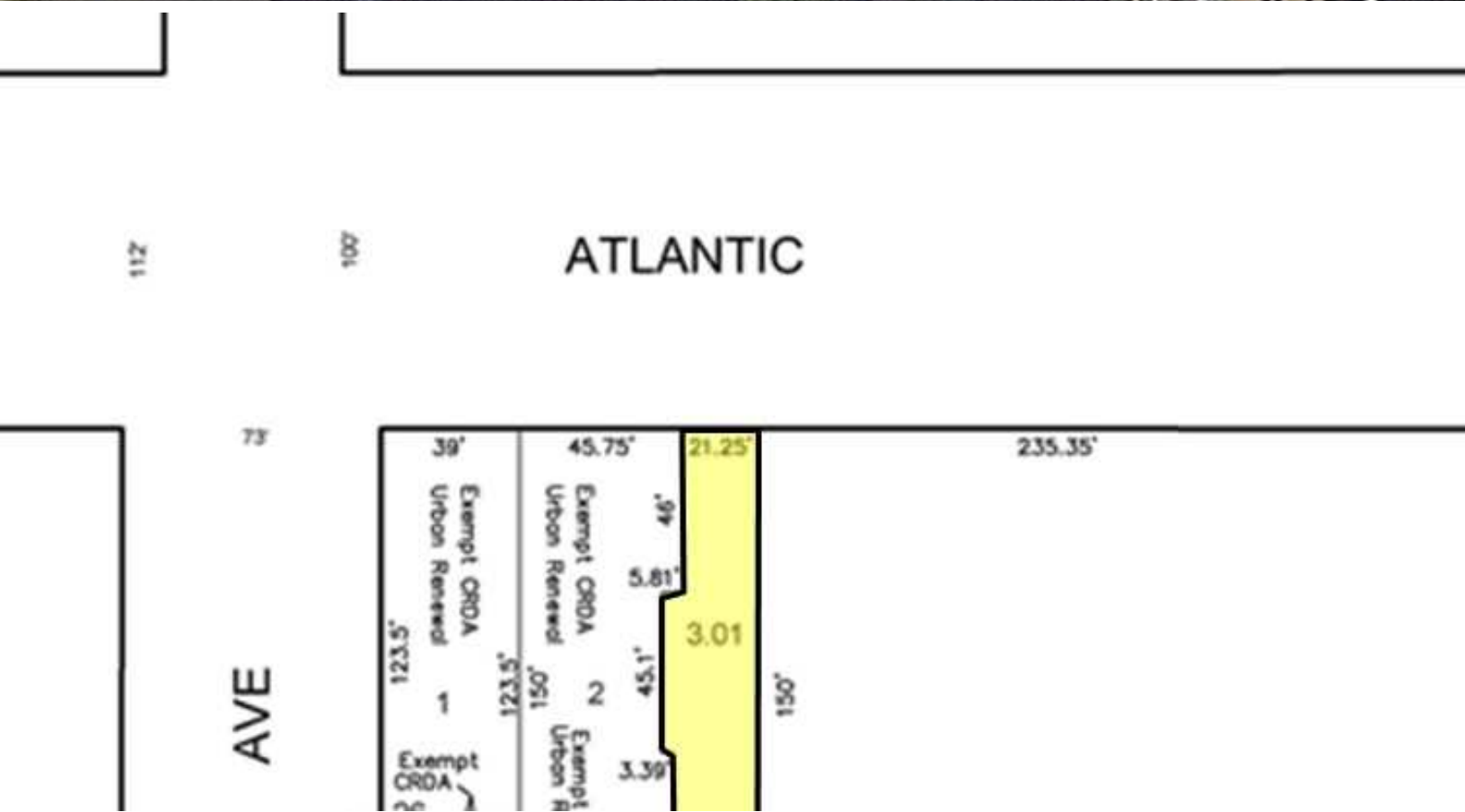
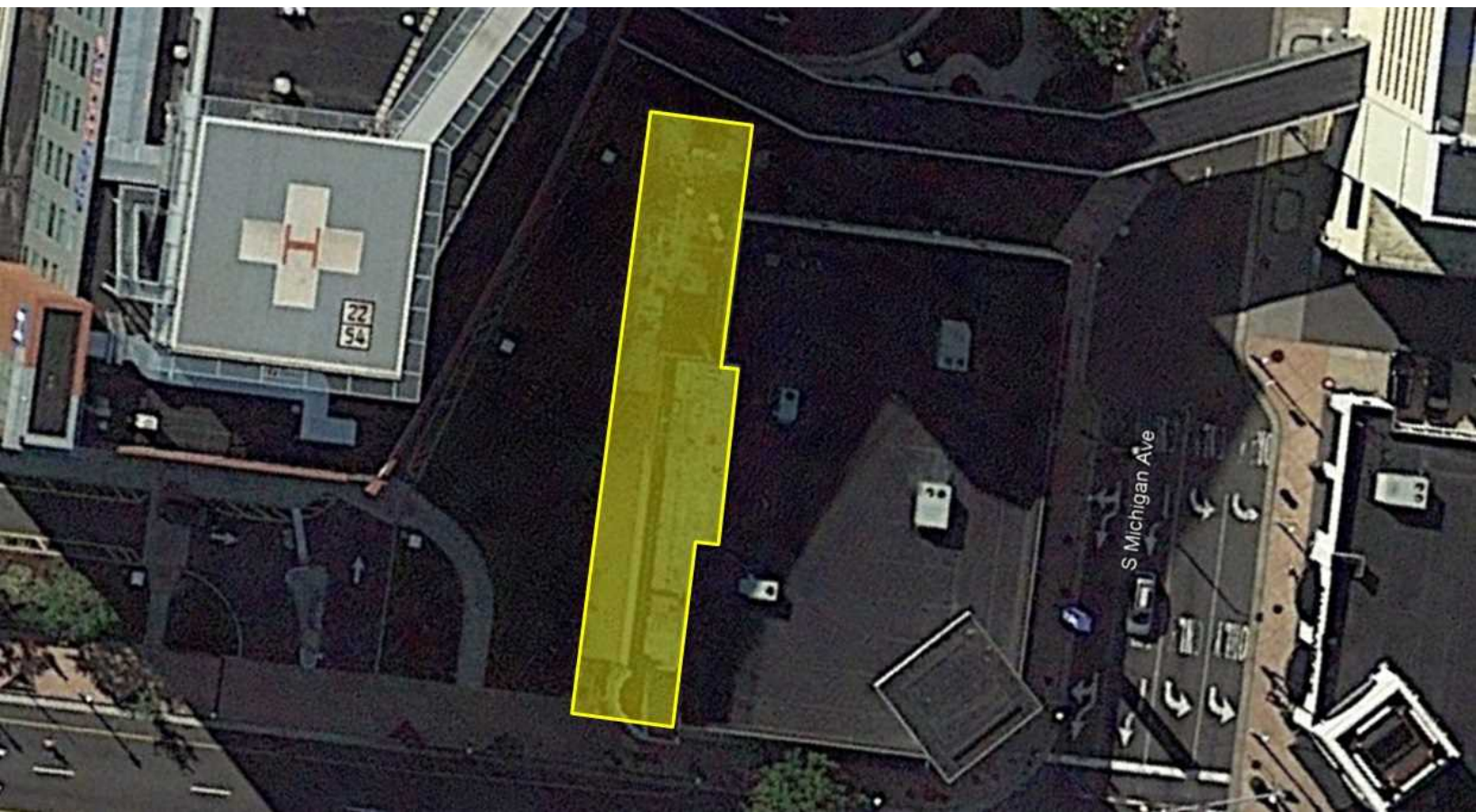
Los Amigos
1926 Atlantic Ave | Atlantic City, NJ 08401

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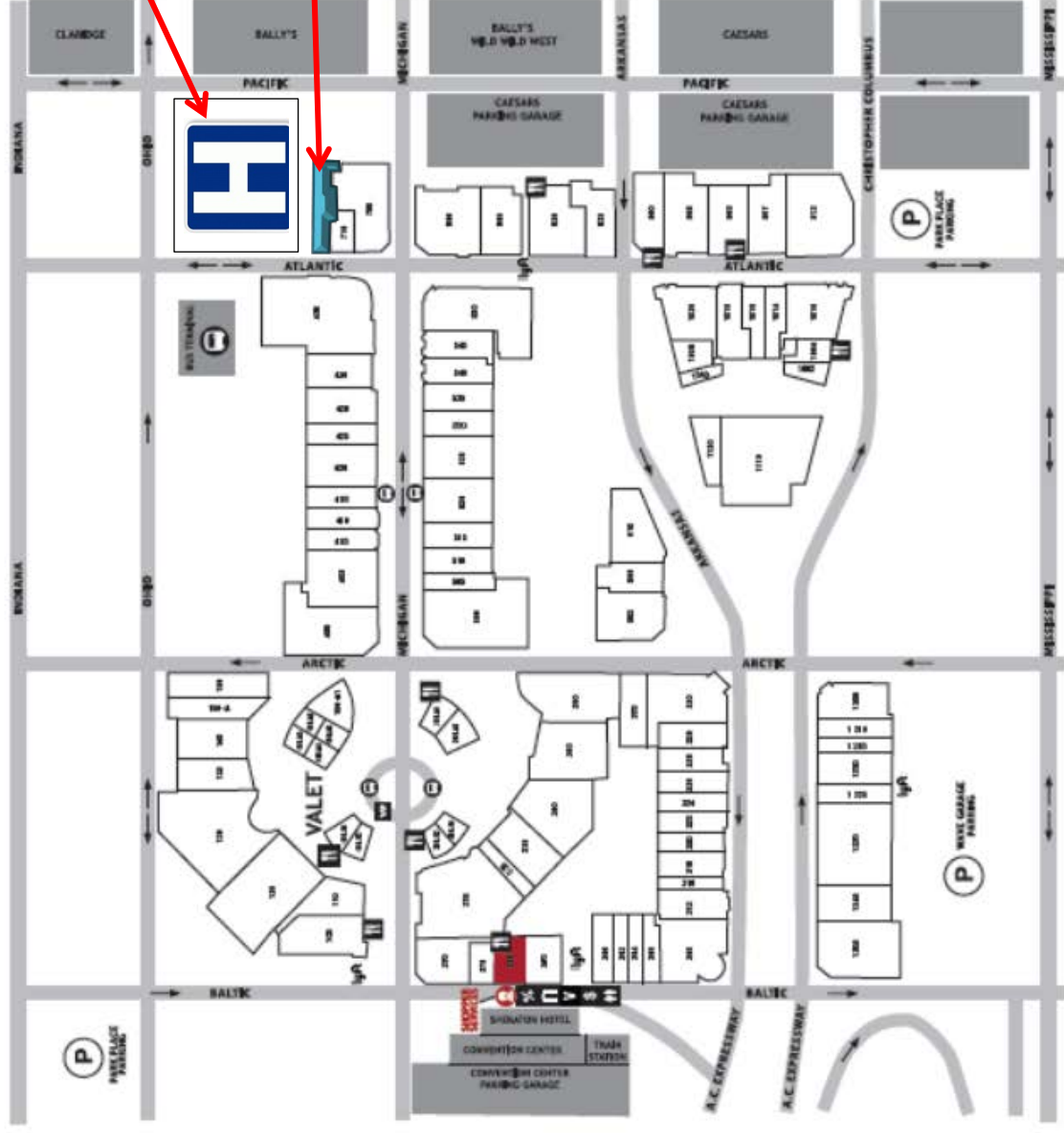


AERIAL & TAX MAP

Los Amigos
1926 Atlantic Ave | Atlantic City, NJ 08401



CENTER MAP



AtlantiCare
REGIONAL MEDICAL CENTER
A member of Geisinger

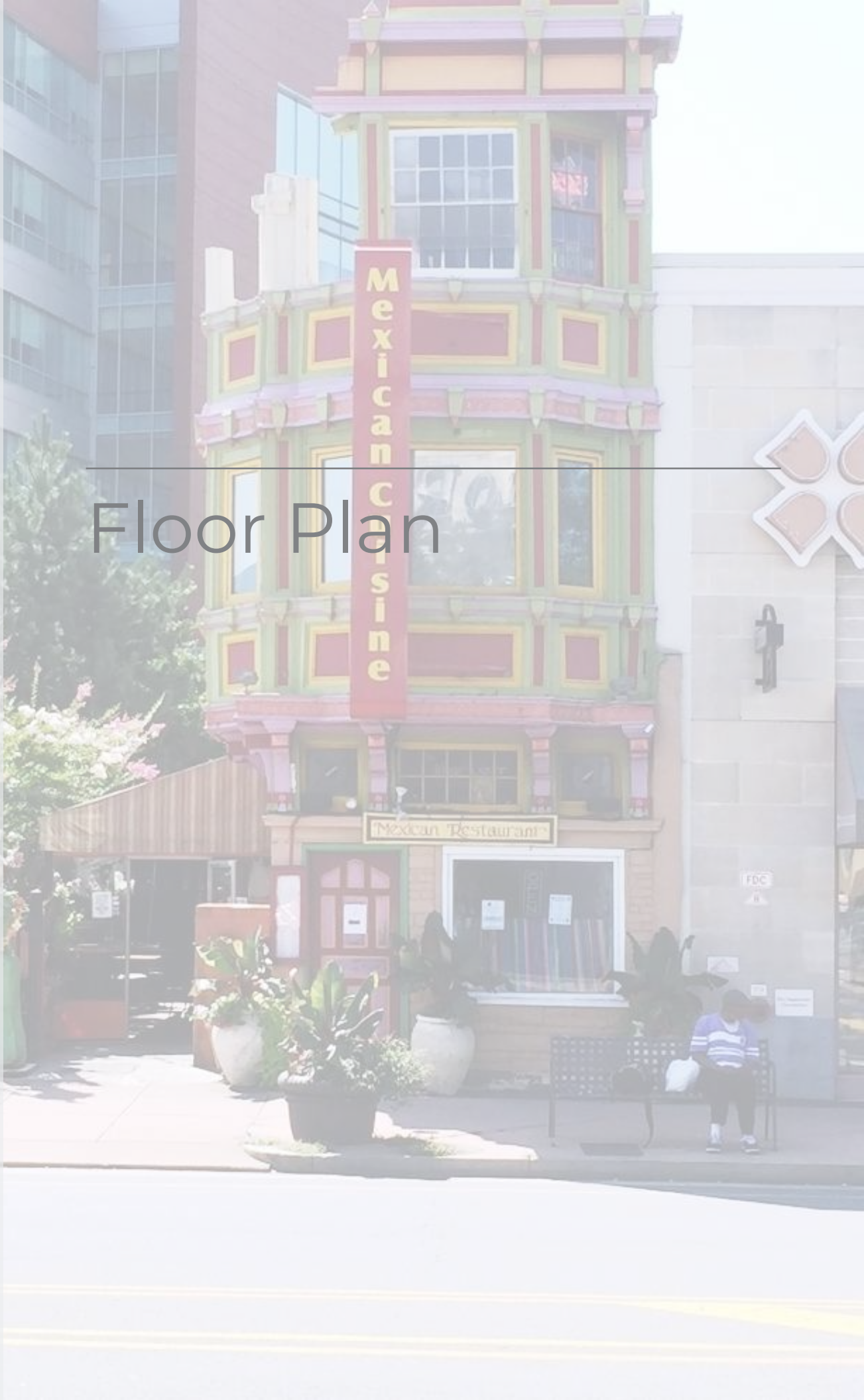
Subject Property

SERVICE LEGEND

- SHOPPER SERVICES
- COUPON BOOKS
- PURCHASE GIFT CARDS
- RESTAURANT/FOOD
- VENDING MACHINE
- RESTROOMS
- JITNEY STOP
- VALET PARKING
- PARKING
- lyft Drop-off/pick-up

SECTION III

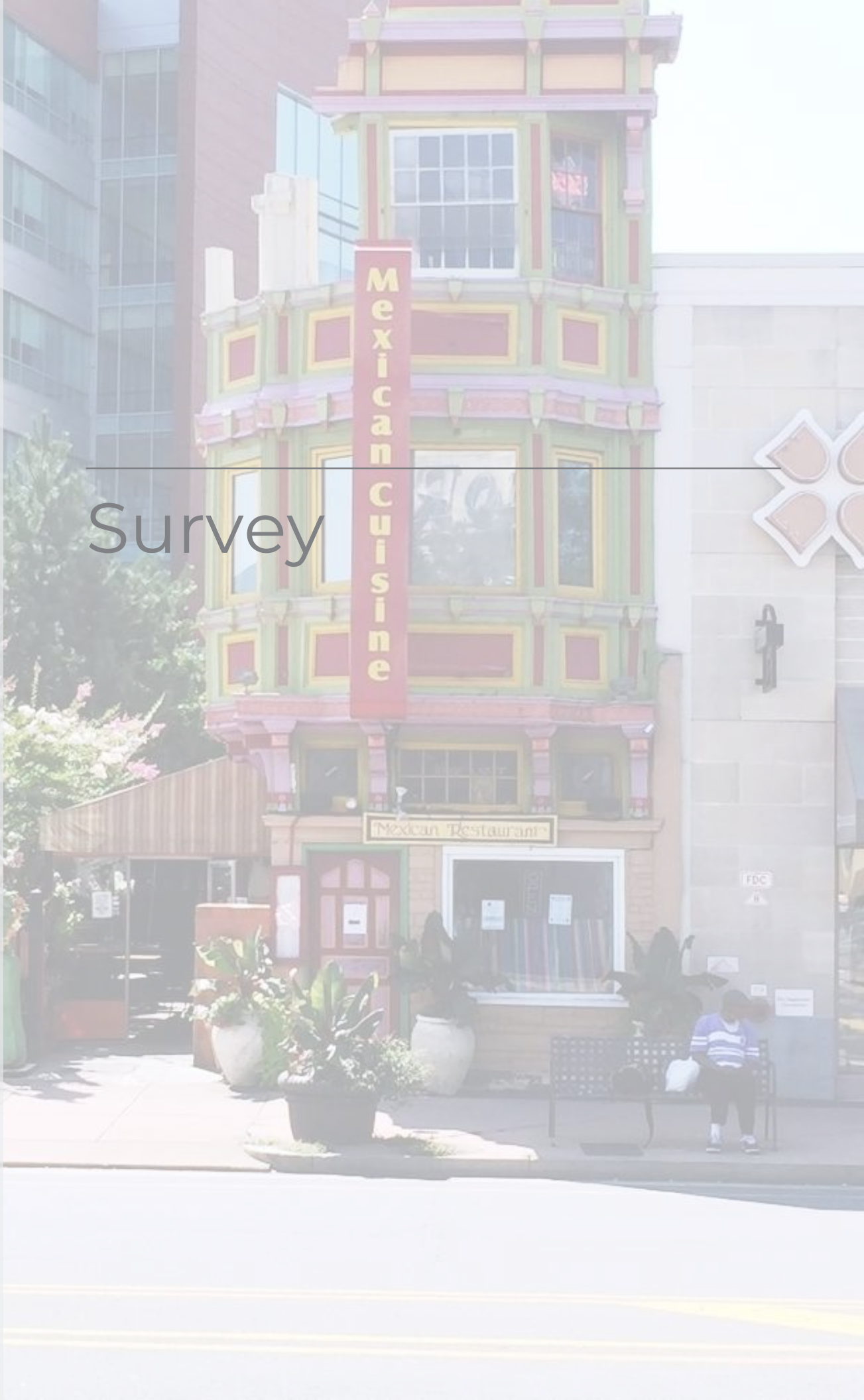
Floor Plan

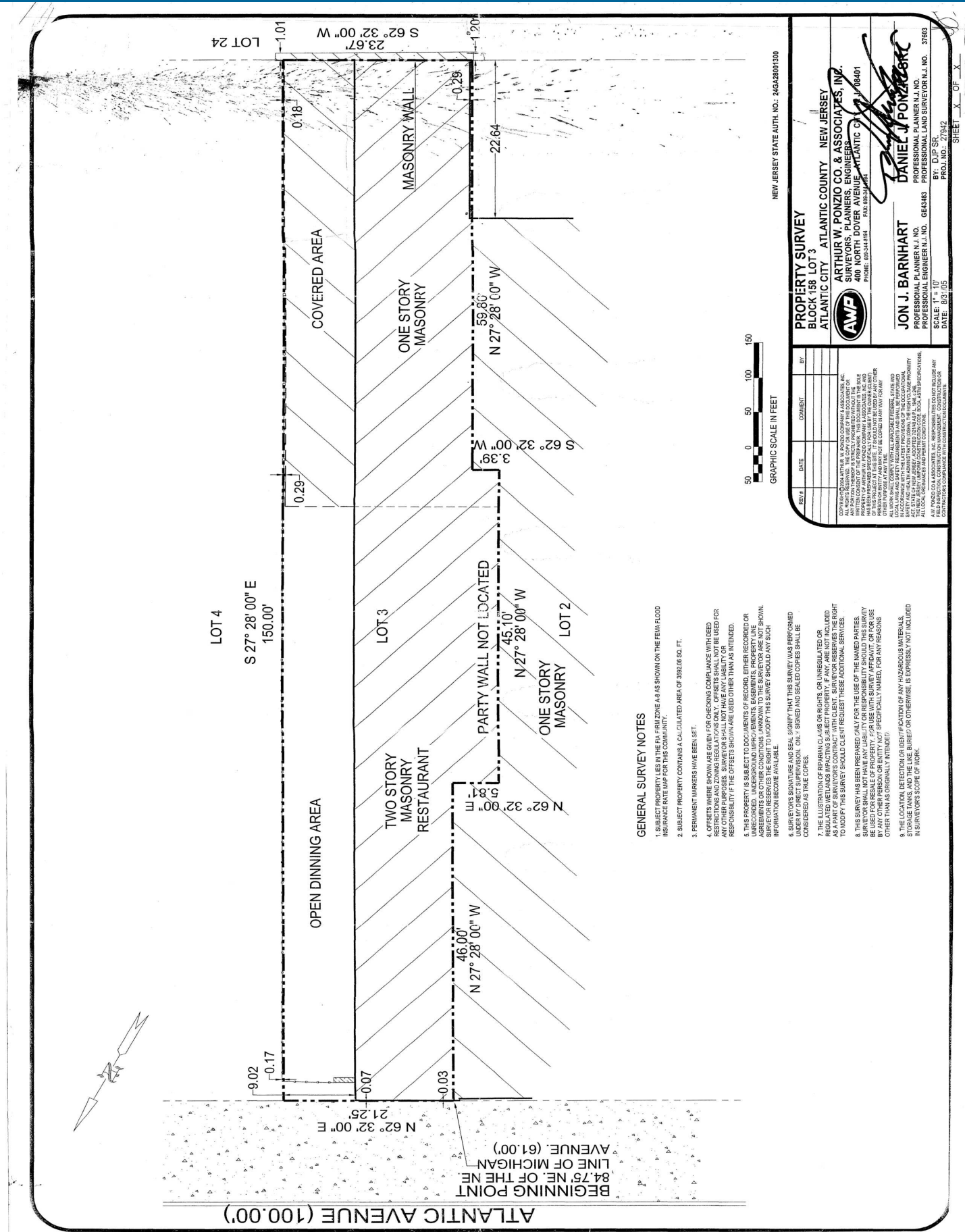


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SECTION IV

Survey





GENERAL SURVEY NOTES

1. SUBJECT PROPERTY LIES IN THE RA-6B ZONE AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP FOR THIS COMMUNITY.
2. SUBJECT PROPERTY CONTAINS A CALCULATED AREA OF 3882.88 SQ. FT.
3. PERMANENT MARKERS HAVE BEEN SET.
4. OFFSETS WERE SHOWN ARE GIVEN FOR CHECKING COMPLIANCE WITH DEED RESTRICTIONS AND ZONING REGULATIONS ONLY. OFFSETS SHALL NOT BE USED FOR ANY OTHER PURPOSES. SURVEYOR SHALL NOT HAVE ANY LIABILITY OR RESPONSIBILITY IF THE OFFSETS SHOWN ARE USED OTHER THAN AS INTENDED.
5. THIS PROPERTY IS SUBJECT TO DOCUMENTS OF RECORD, EITHER RECORDED OR UNRECORDED, INCLUDING BUT NOT LIMITED TO, EASEMENTS, RIGHTS OF WAY, AGREEMENTS OR OTHER CONDITIONS UNKNOWN TO THE SURVEYOR ARE NOT SHOWN. SURVEYOR RESERVES THE RIGHT TO MODIFY THIS SURVEY SHOULD ANY SUCH INFORMATION BECOME AVAILABLE.
6. SURVEYOR'S SIGNATURE AND SEAL SIGNIFY THAT THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE PROFESSIONAL STANDARDS OF THE SURVEYING PROFESSION. ONLY SIGNED AND SEALED COPIES SHALL BE CONSIDERED AS TRUE COPIES.
7. THE EXISTENCE OF ANY EASEMENTS, RIGHTS OF WAY, OR UNRECORDED OR UNRECORDED EASEMENTS AFFECTING SUBJECT PROPERTY, IF ANY, ARE NOT INCLUDED AS A PART OF SURVEYOR'S CONTRACT WITH CLIENT. SURVEYOR RESERVES THE RIGHT TO MODIFY THIS SURVEY SHOULD CLIENT REQUEST THESE ADDITIONAL SERVICES.
8. THIS SURVEY HAS BEEN PREPARED ONLY FOR THE USE OF THE NAMED PARTIES. SURVEYOR SHALL NOT HAVE ANY LIABILITY OR RESPONSIBILITY SHOULD THIS SURVEY BE USED FOR ANY OTHER PURPOSES OR BY ANY OTHER PERSON OR ENTITY FOR ANY REASON OTHER THAN AS ORIGINALLY INTENDED.
9. THE LOCATION, DETECTION OR IDENTIFICATION OF ANY HAZARDOUS MATERIALS, STORAGE TANKS, AND THE LIKE, BURIED OR OTHERWISE, IS EXPRESSLY NOT INCLUDED IN SURVEYOR'S SCOPE OF WORK.

NEW JERSEY STATE AUTH. NO.: 240428001300

PROPERTY SURVEY
BLOCK 158 LOT 3

ATLANTIC CITY ATLANTIC COUNTY NEW JERSEY



ARTHUR W. PONZIO CO. & ASSOCIATES, INC.
SURVEYORS, PLANNERS, ENGINEERS
400 NORTH DOVER AVENUE, ATLANTIC CITY, NJ 08401
PHONE: (609) 344-5184 FAX: (609) 344-5185

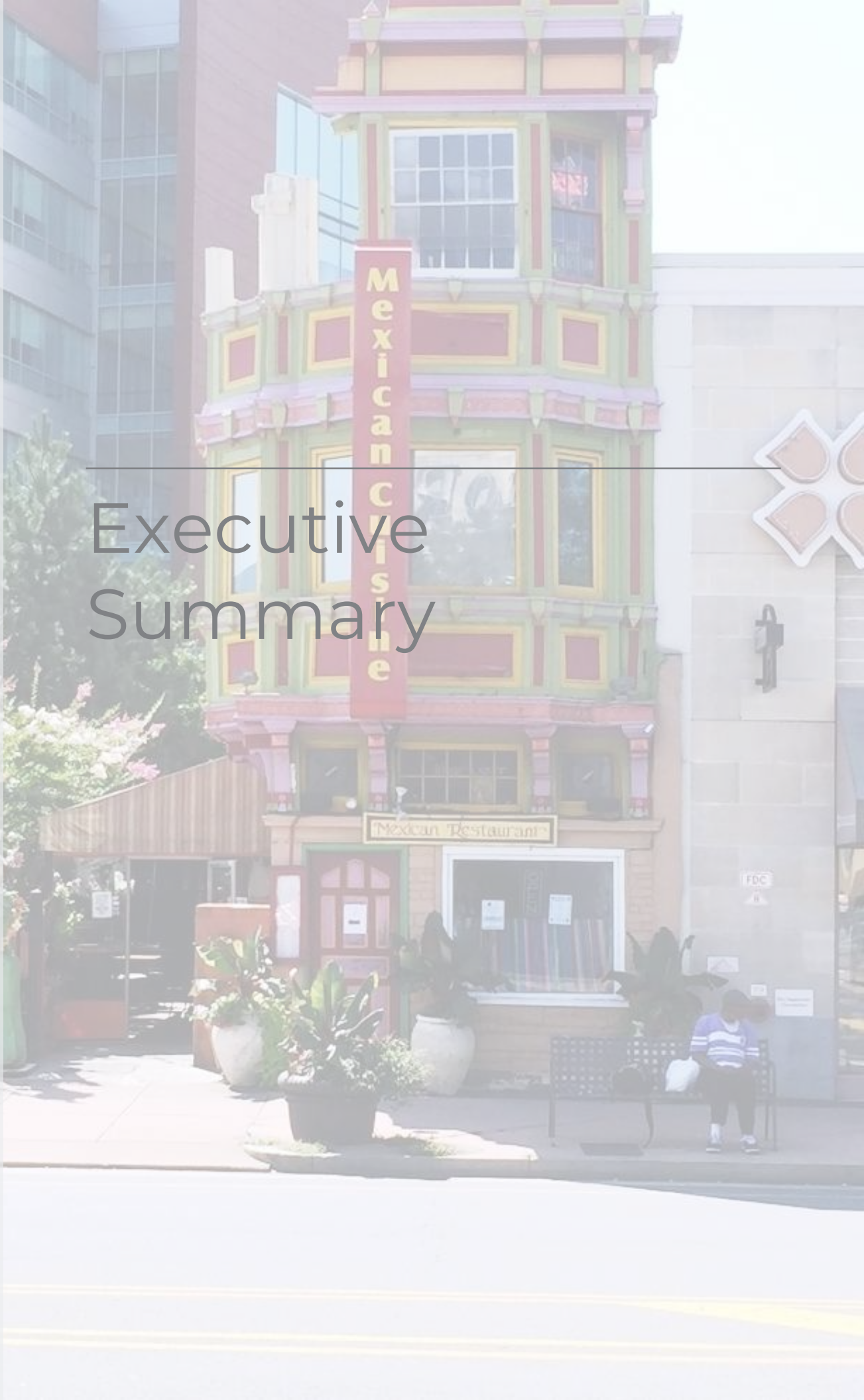
JON J. BARNHART
JON J. BARNHART
PROFESSIONAL LAND SURVEYOR N.J. NO. 37603
DATE: 8/3/05

BY: DJP/SR
PROJ. NO.: 27942
SHEET X OF X

REV#	DATE	COMMENT	BY

SECTION V

Executive Summary





Executive Summary

1926 Atlantic Ave
1926 Atlantic Ave, Atlantic City, New Jersey, 08401
Drive Time: 15, 30, 60 minute radii

Prepared by Joshua Levin, CCIM
Latitude: 39.35920
Longitude: -74.43517

	15 minutes	30 minutes	60 minutes
Population			
2000 Population	94,704	226,852	1,085,100
2010 Population	90,751	241,839	1,152,906
2020 Population	90,596	241,904	1,167,153
2025 Population	89,789	239,517	1,169,138
2000-2010 Annual Rate	-0.43%	0.64%	0.61%
2010-2020 Annual Rate	-0.02%	0.00%	0.12%
2020-2025 Annual Rate	-0.18%	-0.20%	0.03%
2020 Male Population	48.6%	48.4%	48.6%
2020 Female Population	51.4%	51.6%	51.4%
2020 Median Age	40.0	41.7	42.6

In the identified area, the current year population is 1,167,153. In 2010, the Census count in the area was 1,152,906. The rate of change since 2010 was 0.12% annually. The five-year projection for the population in the area is 1,169,138 representing a change of 0.03% annually from 2020 to 2025. Currently, the population is 48.6% male and 51.4% female.

Median Age

The median age in this area is 40.0, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	41.9%	61.7%	75.0%
2020 Black Alone	27.9%	16.6%	12.2%
2020 American Indian/Alaska Native Alone	0.6%	0.4%	0.3%
2020 Asian Alone	10.3%	8.9%	4.5%
2020 Pacific Islander Alone	0.0%	0.0%	0.0%
2020 Other Race	14.8%	8.5%	5.0%
2020 Two or More Races	4.5%	3.8%	3.0%
2020 Hispanic Origin (Any Race)	30.5%	19.4%	13.3%

Persons of Hispanic origin represent 13.3% of the population in the identified area compared to 18.8% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 55.5 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	66	109	119
2000 Households	37,014	87,192	404,781
2010 Households	35,327	91,994	434,805
2020 Total Households	35,258	92,017	441,229
2025 Total Households	35,019	91,095	441,872
2000-2010 Annual Rate	-0.47%	0.54%	0.72%
2010-2020 Annual Rate	-0.02%	0.00%	0.14%
2020-2025 Annual Rate	-0.14%	-0.20%	0.03%
2020 Average Household Size	2.53	2.57	2.59

The household count in this area has changed from 434,805 in 2010 to 441,229 in the current year, a change of 0.14% annually. The five-year projection of households is 441,872, a change of 0.03% annually from the current year total. Average household size is currently 2.59, compared to 2.60 in the year 2010. The number of families in the current year is 302,056 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.

April 07, 2021



Executive Summary

1926 Atlantic Ave
1926 Atlantic Ave, Atlantic City, New Jersey, 08401
Drive Time: 15, 30, 60 minute radii

Prepared by Joshua Levin, CCIM
Latitude: 39.35920
Longitude: -74.43517

	15 minutes	30 minutes	60 minutes
Mortgage Income			
2020 Percent of Income for Mortgage	20.2%	16.4%	14.0%
Median Household Income			
2020 Median Household Income	\$45,189	\$62,236	\$69,952
2025 Median Household Income	\$48,221	\$65,907	\$75,261
2020-2025 Annual Rate	1.31%	1.15%	1.47%
Average Household Income			
2020 Average Household Income	\$67,003	\$89,354	\$94,644
2025 Average Household Income	\$73,112	\$98,422	\$103,910
2020-2025 Annual Rate	1.76%	1.95%	1.89%
Per Capita Income			
2020 Per Capita Income	\$26,123	\$34,091	\$35,877
2025 Per Capita Income	\$28,562	\$37,538	\$39,373
2020-2025 Annual Rate	1.80%	1.95%	1.88%
Households by Income			

Current median household income is \$69,952 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$75,261 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$94,644 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$103,910 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$35,877 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$39,373 in five years, compared to \$37,691 for all U.S. households

Housing			
2020 Housing Affordability Index	80	102	120
2000 Total Housing Units	48,935	112,476	500,233
2000 Owner Occupied Housing Units	18,275	55,874	303,168
2000 Renter Occupied Housing Units	18,739	31,319	101,613
2000 Vacant Housing Units	11,921	25,283	95,452
2010 Total Housing Units	49,234	123,027	548,441
2010 Owner Occupied Housing Units	17,085	61,019	326,480
2010 Renter Occupied Housing Units	18,242	30,975	108,325
2010 Vacant Housing Units	13,907	31,033	113,636
2020 Total Housing Units	49,289	124,169	560,984
2020 Owner Occupied Housing Units	16,271	59,922	332,350
2020 Renter Occupied Housing Units	18,987	32,095	108,880
2020 Vacant Housing Units	14,031	32,152	119,755
2025 Total Housing Units	50,056	126,052	570,078
2025 Owner Occupied Housing Units	16,220	59,446	334,958
2025 Renter Occupied Housing Units	18,799	31,649	106,915
2025 Vacant Housing Units	15,037	34,957	128,206

Currently, 59.2% of the 560,984 housing units in the area are owner occupied; 19.4%, renter occupied; and 21.3% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 548,441 housing units in the area - 59.5% owner occupied, 19.8% renter occupied, and 20.7% vacant. The annual rate of change in housing units since 2010 is 1.01%. Median home value in the area is \$234,573, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 1.83% annually to \$256,787.

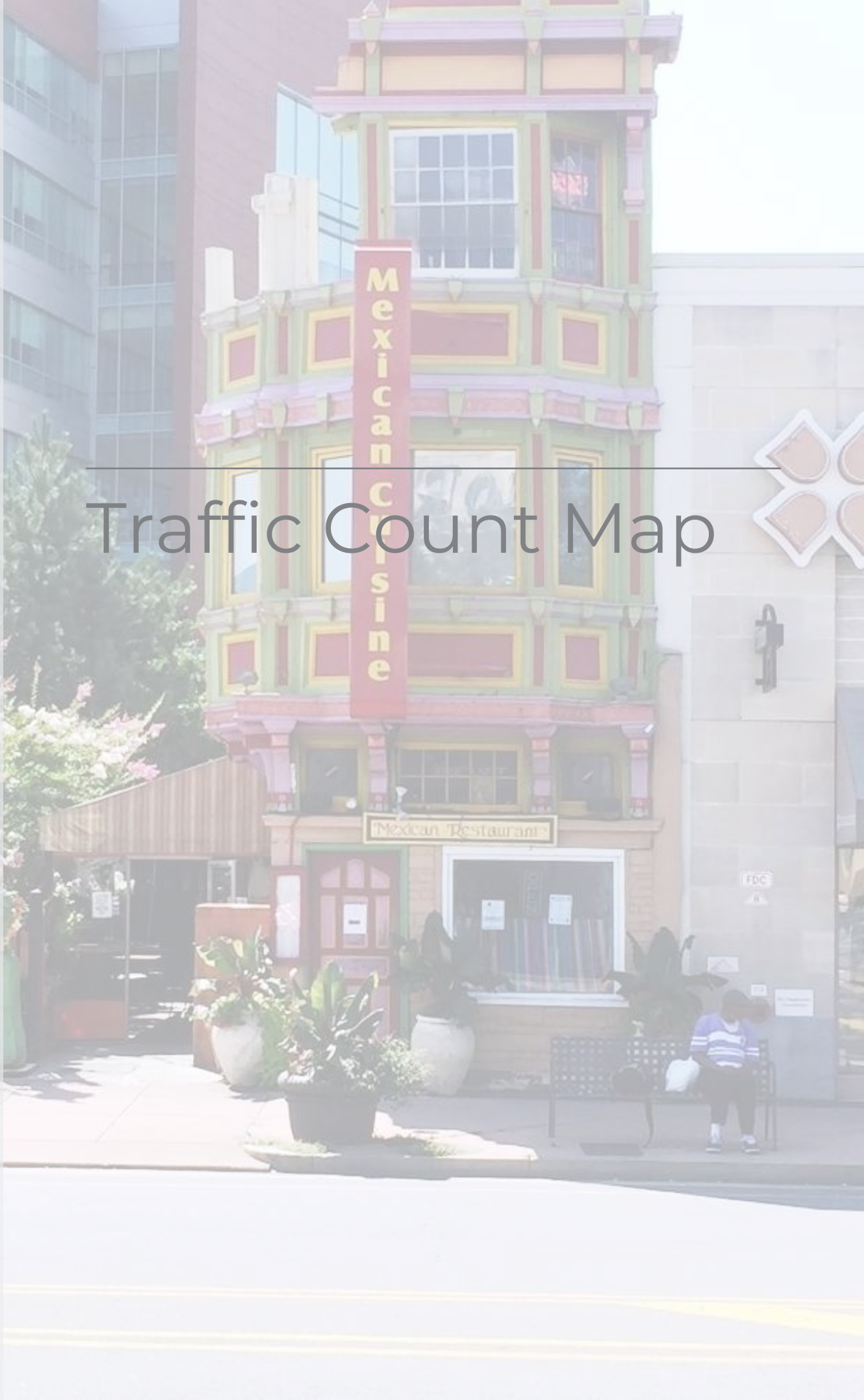
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April 07, 2021

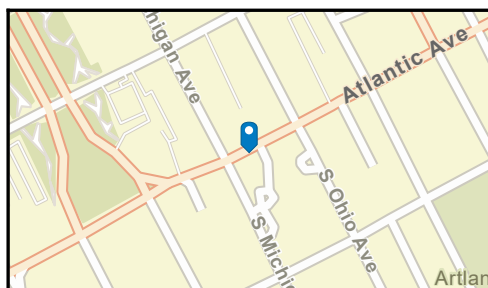
SECTION VI

Traffic Count Map





Longitude: -74.43517



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