



24 4th Ave

VERADA

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Executive summary

Verada, as exclusive agent, is pleased to offer for sale a fully occupied retail condominium at the base of 24 4th Ave—a newly developed 12-story residential building with 63 luxury units, located in the heart of Boerum Hill, Brooklyn. This prime corner retail asset spans approximately 10,700 SF across the ground floor and lower level. Offers excellent frontage along Pacific Street and 4th Avenue. The property is anchored by a curated mix of service-oriented and neighborhood-favorite tenants, including an Downtown Organic Market, Pacific Juice, Brooklyn Mint Dental, and NIOS Spa, offering both stability and long-term income security. Each tenant has completed high-quality build-outs tailored to their specific use, limiting future capital exposure for ownership.

Ideally positioned just steps from the Atlantic Avenue–Barclays Center transit hub, which provides access to 9 subway lines and the LIRR, the property benefits from exceptional visibility, strong foot traffic, and a dense residential and office population. Surrounded by a vibrant mix of restaurants, boutique retailers, and cultural institutions, 24 4th Ave is located in one of Brooklyn’s most desirable and transit-rich neighborhoods—making it an ideal opportunity for investors seeking a stabilized, turnkey retail asset with long-term upside.

Asking price: Submit offers

Highlights



12’ ft. ceiling height



Fully occupied



25’ ft. of frontage



New construction

Property information	
Address	24 4 th Ave Boerum Hill
Units	63
Frontage	25 FT
Total SF	10,700 SF



Overview

Tenant	SF	Blended Starting Rent	Rent Commencement	Lease Expiration
Downtown Organic Market	5,100 SF	\$74.90 PSF	3.3.2021	8.5.2050
Pacific Juice	1,060 SF	\$120 PSF	3.3.2021	10.9.2035
NIOS	1,780 SF	\$82.93 PSF	9.29.2022	7.1.2037
Brooklyn Mint Dental	2,760 SF	\$36.95 PSF	3.26.2022	8.24.2036

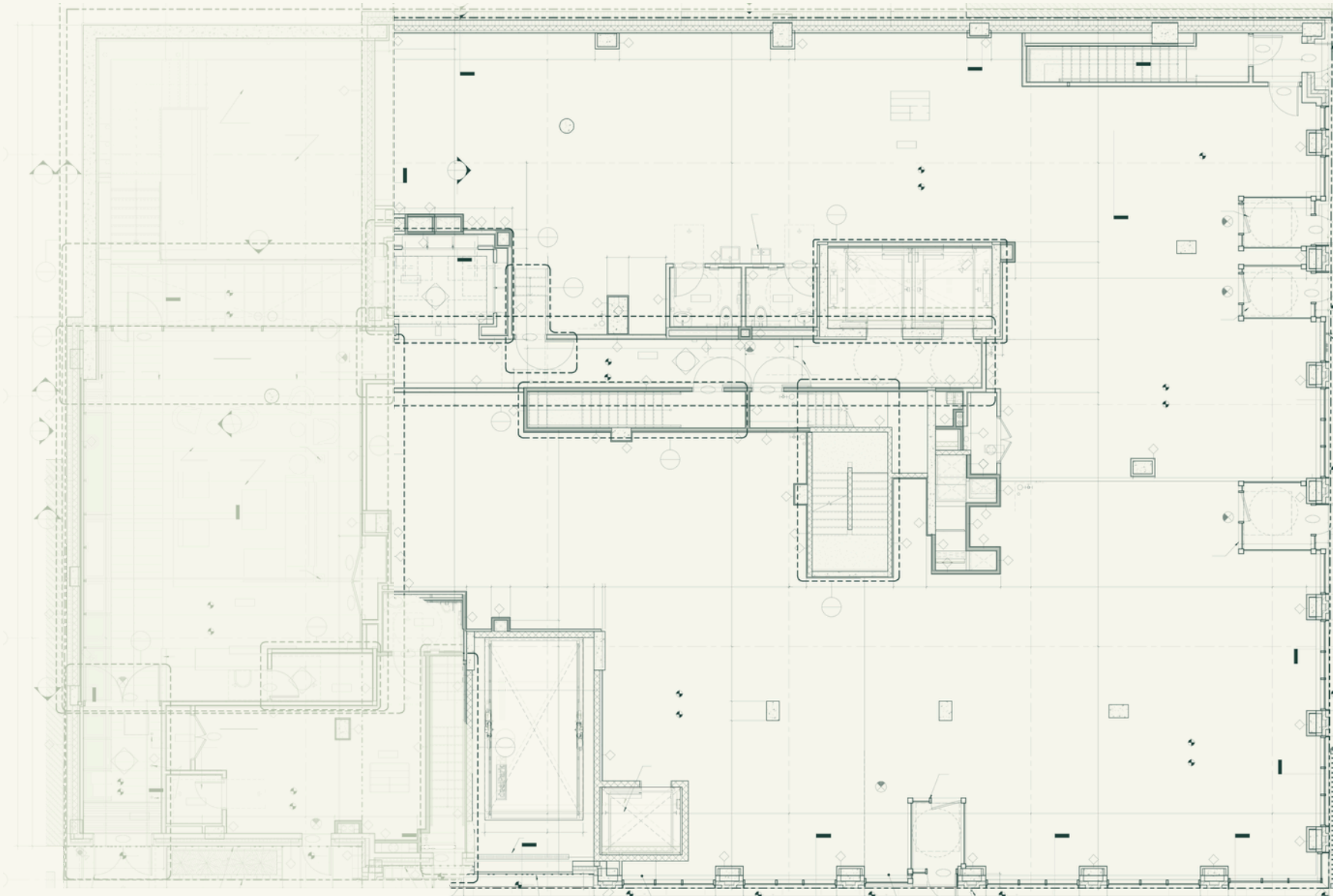
Financials

Income Annual	2025	2026	2027
Downtown Organic Market	\$ 411,372.21	\$ 421,656.52	\$ 432,197.94
Pacific Juice	\$ 138,994.87	\$ 143,164.72	\$ 147,459.66
NIOS	\$ 161,667.00	\$ 163,647.00	\$ 168,556.44
Brooklyn Mint Dental	\$ 109,800.00	\$ 112,545.00	\$ 115,538.00
Total Rental Revenue	\$ 821,834.08	\$ 841,013.24	\$ 863,752.04

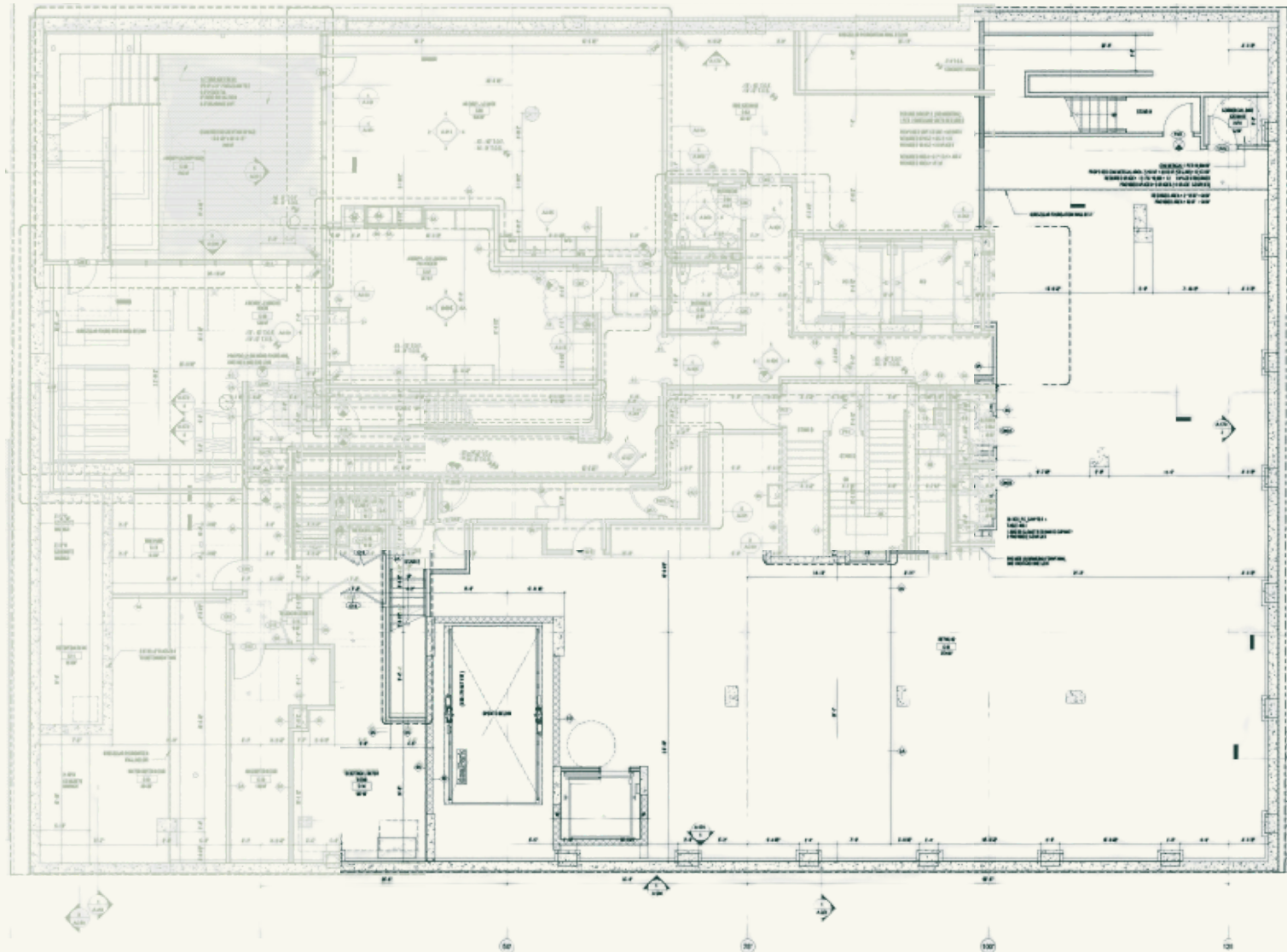
Recoveries	2025	2026	2027	Ownership Expenses	2025	2026	2027
Real Estate Tax Recoveries	\$19,040.00	\$19,439.51	\$19,850.39	Taxes	\$22,896.00	\$23,582.88	\$24,290.37
CAM Recoveries	\$9,084.00	\$9,356.52	\$9,637.21	CAM	\$25,152.00	\$25,906.56	\$26,683.76
Effective Gross Revenue	\$849,958.08	\$869,809.27	\$893,239.64	Total Opex	\$48,048.00	\$49,489.44	\$50,974.12

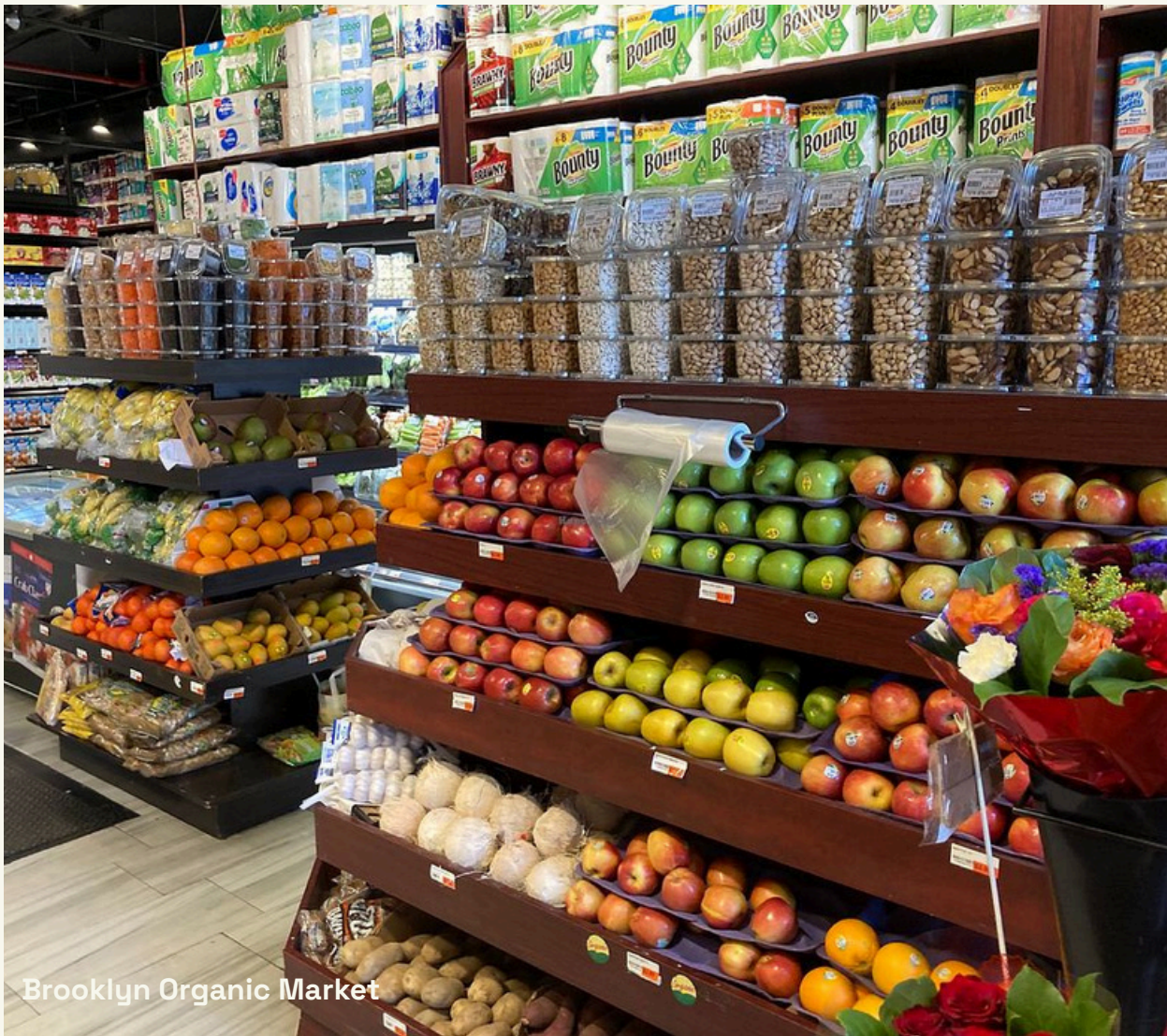
	2025	2026	2027
Net Operating Income	\$801,910.08	\$820,319.83	\$842,265.52

Floor Plan GF



Floor Plan LL

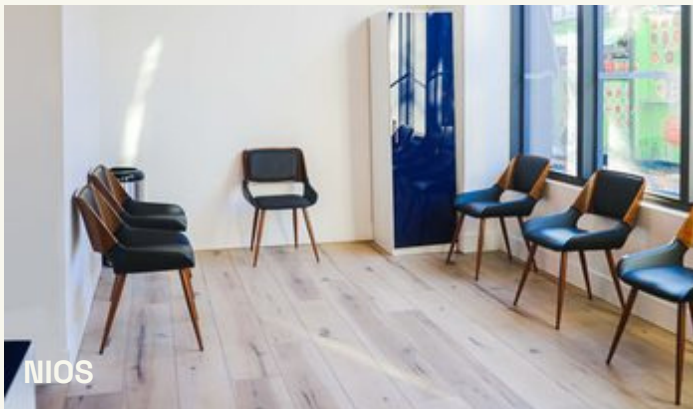




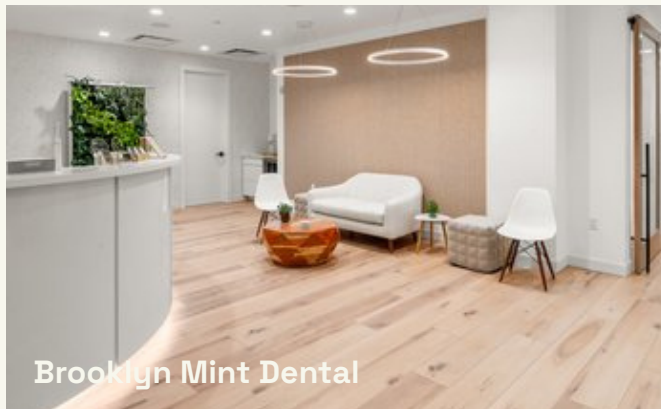
Brooklyn Organic Market



Pacific Juice



NIOS



Brooklyn Mint Dental



Brooklyn Mint Dental

Neighborhood overview

Inhabitants of this Brooklyn neighborhood enjoy the contemporary comforts and facilities of a big city while retaining a pleasant community atmosphere. This hidden treasure of an area attracts visitors who seek a peaceful retreat from bustling city life.

Over time, the neighborhood has evolved into a culinary hotspot, offering diverse dining options in a more laid-back setting compared to Manhattan. The area's appeal continues to attract top talent in the restaurant and bar industry, with a variety of popular establishments calling it home.

Shopping opportunities abound, with a mix of charming boutiques and well-known retail chains such as Whole Foods, Target, and Apple providing convenience for local residents. Major streets in the area offer an array of shopping options.

Accessibility to public transportation is exceptional, with the Atlantic Ave Subway Station across the street, serving the 2, 3, 4, 5, B, D, N, Q, and R lines. This connectivity makes commuting within the city efficient and convenient.

Entertainment options in the neighborhood cater to both long-time New Yorkers and newcomers. The nearby Barclays Center hosts various events and performances, enhancing the neighborhood's vibrancy. The New York Transit Museum is dedicated to the city's public transit history, where visitors can explore vintage subway stations and vehicles. The museum has become a beloved photo spot and tourist destination.

Moreover, the neighborhood features an expansive arts center that hosts an assortment of artistic events, exhibitions, performances, film screenings, and community gatherings. The center's creative energy pays homage to the past while fostering artistic innovation.

The neighborhood's advantageous location provides easy access to nearby parks, including Prospect Park just south of the area. This green oasis offers a retreat from urban life, with various gardens and a conservatory for diverse plant environments. The park attracts both local residents and visitors who want to unwind and appreciate nature.



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