

A photograph of the exterior of a Salomon retail store. The building is a three-story red brick structure with a black metal fire escape on the right side. The ground floor has a black metal frame with large glass windows and double doors. The number '169' is visible above the doors. The left window displays 'XT-6 GTX' and the right window displays 'SNOWCLOG CORDUROY'. The text '169 Spring Street SoHo, New York' is overlaid in white on the upper part of the image.

# 169

## Spring Street

SoHo, New York

Prime Single Tenant Asset Leased to ***SALOMON***  
RETAIL CO-OP IN THE HEART OF SOHO



# 169 Spring Street

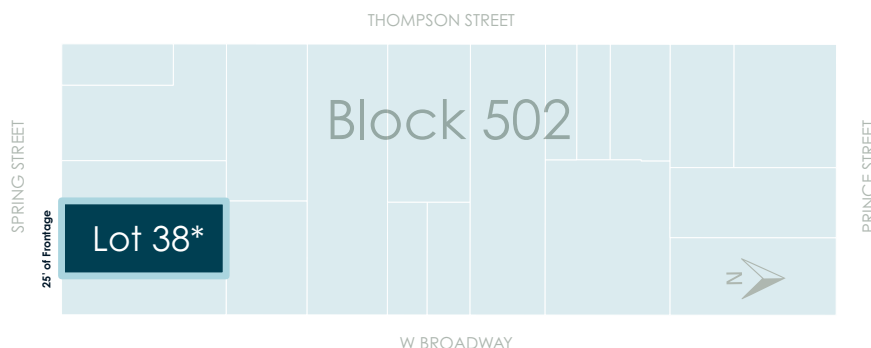
JLL Capital Markets has been retained on an exclusive basis to represent the sale of **169 Spring Street**, a **single tenant net leased retail** Co-Op in **SoHo**. The building is anchored by the premium footwear, apparel, gear & winter sports equipment brand, ***SALOMON***.

**Credit Tenant** (NYSE: AS)

**AMER SPORTS IS THE PARENT COMPANY  
OF SALOMON**



## Tax Map



\* Note: Just the Co-Op and not the entire building

## Property Information

**502 / 38**

Block / Lot

**1**

Retail Unit

**2,300**

Total RSF

**25'**

Frontage on Spring Street

**100%**

Leased / Occupied

**4.3**

WALT

**3%**

Annual Increases



# Investment Highlights

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## THE OFFERING

**169 Spring Street** offers a rare opportunity to acquire a retail asset which is leased to a globally recognized fashion brand in the heart of one of the most desired retail corridors in the entire world. 169 Spring Street is located on the north side of Spring Street between West Broadway & Wooster Street in the SoHo neighborhood of downtown Manhattan. The offering is owned in a Co-Op ownership structure and is 100% leased to Salomon, a French based apparel company. The Property is 2,300 SF and occupies 25' of frontage along Spring Street. Salomon is operating under a sub-lease and has 4.3 years remaining on the base term of their lease (2030 expiration).

## SOHO RETAIL MARKET

Nestled within one of the nation's most coveted infill submarkets, this property stands at the heart of a world-renowned retail corridor. Situated among luxury titans, the location boasts proximity to flagship stores of iconic brands such as Gucci, Celine, and Saint Laurent. Asking rents increased quarter-over-quarter by 9% in the neighborhood. These record high occupancy rates combined with the strength of rents in the neighborhood make SoHo the most desired prime urban retail corridor in North America.

## GLOBALLY RECOGNIZED RETAILER

Salomon is a global leader in outdoor and winter sports equipment, footwear, and apparel. With their products sold in over 40 countries, the fashion-forward brand is known across the globe as a leader in their respective space. Unit-level sales reporting perform very well at this location.

## PREMIER ACCESS TO TRANSPORTATION

169 Spring Street is within walking distance of several subway stations, including the Spring Street **C** and **E** lines just two blocks away. The Prince Street station (**N** and **R** lines) and the Broadway-Lafayette Street station (**B**, **D**, **F** and **M** lines) are also nearby, offering convenient connections across all of New York City.

**PRICING GUIDANCE: UPON REQUEST**

## Financial Overview

### 169 Spring Street Lease Abstract

***SALOMON***

#### SALOMON

Square Footage	2,300 SF
Use	Sale of retail clothing and accessories
Rent Commencement Date	9/1/21
Lease Expiration	1/31/30
Next Rent Escalation	1/1/26
Lease Term Remaining	4.3
Annual Increases	3.00%
Base Annual Rent	\$701,940
In-Place Rent (PSF)	\$305
Extension Options	None
CAM	100% over base maintenance (\$48,288)

## Annual Cash Flow

Year Ending	12/31/26	12/31/27	12/31/28	12/31/29	12/31/30
Year	Year 1	Year 2	Year 3	Year 4	Year 5
<b>Retail Rent Growth</b>	<b>3.00%</b>	<b>3.00%</b>	<b>3.00%</b>	<b>3.00%</b>	<b>3.00%</b>
Salomon Monthly Rent	\$58,495	\$60,250	\$62,057	\$63,919	\$65,837
Salomon Rent PSF	\$305	\$314	\$324	\$333	\$343

Revenue	Year 1						
	\$ / RSF	\$ / Unit					
Salomon Revenue	\$305.19	\$701,940	\$701,940	\$723,000	\$744,684	\$767,028	\$790,039
CAM Reimbursement <sup>1</sup>	\$9.96	\$22,918	\$22,918	\$25,054	\$27,254	\$29,521	\$31,855
<b>Gross Potential Revenue</b>	<b>\$315.16</b>	<b>\$724,858</b>	<b>\$724,858</b>	<b>\$748,054</b>	<b>\$771,938</b>	<b>\$796,549</b>	<b>\$821,894</b>
Expenses							
Sublet Fee	\$24.96	\$57,406	\$57,406	\$59,128	\$60,902	\$62,729	\$64,610
Co-op Maintenance	\$30.96	\$71,206	\$71,206	\$73,342	\$75,542	\$77,809	\$80,143
Insurance	\$4.26	\$9,800	\$9,800	\$10,094	\$10,397	\$10,709	\$11,030
<b>Total Expenses</b>	<b>\$60.18</b>	<b>\$138,411</b>	<b>\$138,411</b>	<b>\$142,564</b>	<b>\$146,841</b>	<b>\$151,246</b>	<b>\$155,783</b>
<b>Net Operating Income</b>	<b>\$254.98</b>	<b>\$586,446</b>	<b>\$586,446</b>	<b>\$605,490</b>	<b>\$625,098</b>	<b>\$645,303</b>	<b>\$666,110</b>

1. Salomon pays the excess amount of maintenance above the base maintenance (\$48,288)

## ***SALOMON*** Overview

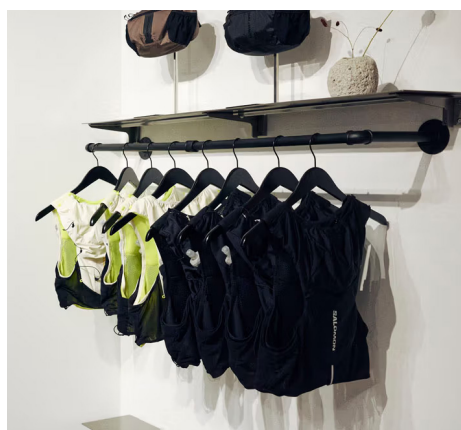
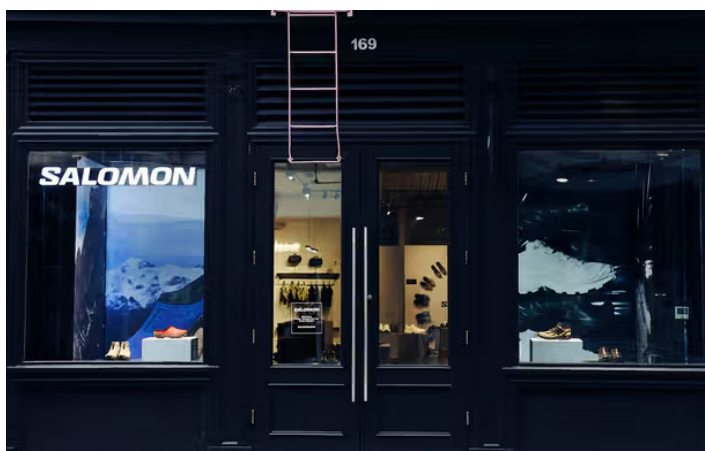
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Salomon is a globally recognized leader in the design, production, and marketing of premium sports footwear, apparel, and equipment. Founded in 1947 in Annecy, France, Salomon has established a strong reputation for innovation, quality, and performance across multiple outdoor categories. The brand is best known for its technical expertise and pioneering products within the trail running, hiking, and alpine sports segments.

Salomon's flagship footwear division is celebrated for its advanced trail and running shoes, distinguished by proprietary technologies such as Contagrip® outsoles, SensiFit™ construction, and Quicklace® closure systems. The company continues to push boundaries in product development, responding to the evolving needs of elite athletes and outdoor enthusiasts.

Consistently ranked among the world's top sports brands, Salomon benefits from robust global distribution, longstanding partnerships with leading retailers, and a loyal customer base. As part of the Amer Sports group—alongside Arc'teryx, Atomic, Wilson, and other premium brands—Salomon leverages substantial resources for R&D, marketing, and expansion into new markets.

With strong brand equity, proven category leadership, and a diversified product portfolio, Salomon is well positioned for continued growth and increased market share within the dynamic global sporting goods industry.





## Amer Sports Overview

Amer Sports Inc is a Finland-based global group of sports and outdoor brands such as Salomon, Arcteryx, Wilson, Peak Performance, Atomic, Armada, ATEC, DeMarini, EvoShield and ENVE. The Company develops, manufactures, and markets sports and fitness equipment. Its products include sports equipment for tennis, badminton, soccer, baseball, basketball, golf, American football, alpine skiing, fitness training, cycling,

running, hiking, snowboarding, cross-country skiing and diving. It also offers fitness equipment through factory outlets, and e-commerce companies through trade customers in sporting goods chains, mass merchants, specialty retailers, fitness clubs, and distributors. The Company operates worldwide.

## 2Q 2025 Results & Highlights

**Revenue:** Increased 23% to \$1,236 million, or 22% on a constant currency basis.

**Gross Margins:** Increased 270 basis points to 58.5%.

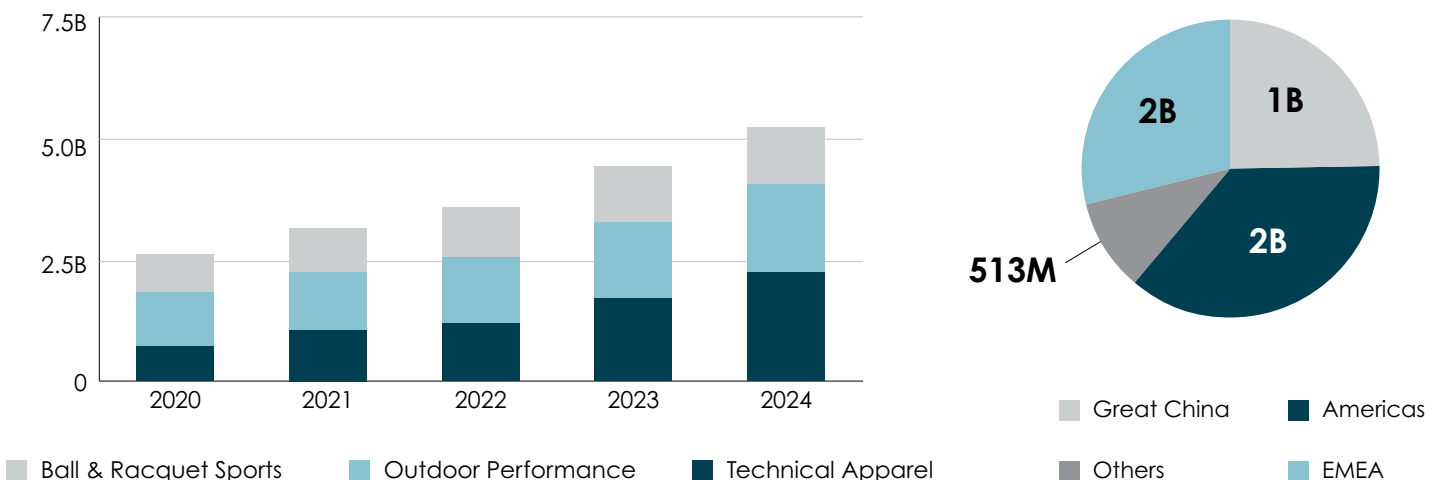
**Operating Profit:** Increased 614% to \$44 million.

**Net Income:** Increased from \$(4) million to \$18 million.

**Arc'teryx delivered strong results across regions, channels, and categories.**

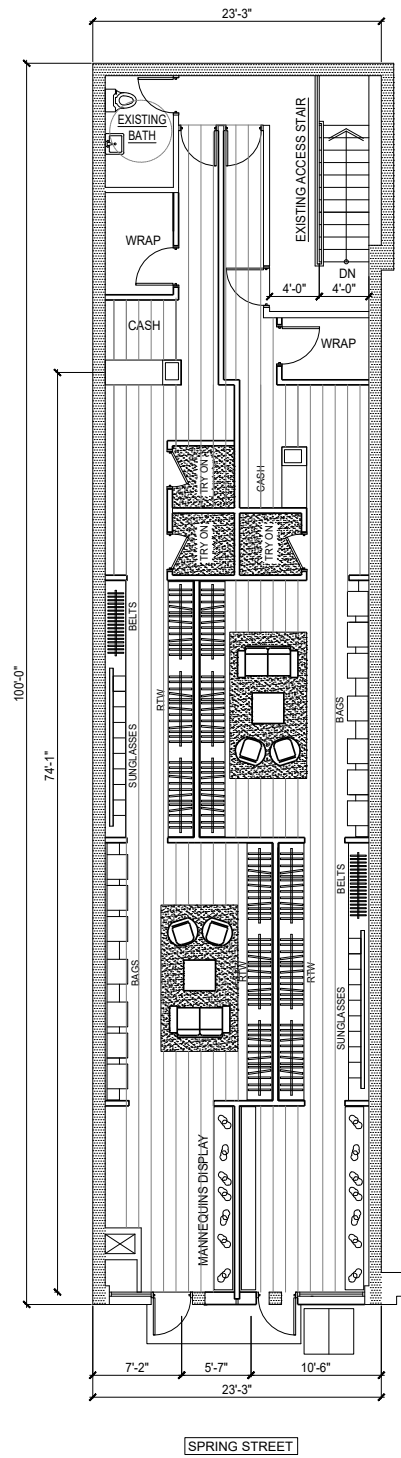
**Salomon footwear acceleration continues, driving 35% growth in the Outdoor Performance Segment.**

## Revenue by Business and Geographic Segments



# Floor Plans

## First Floor

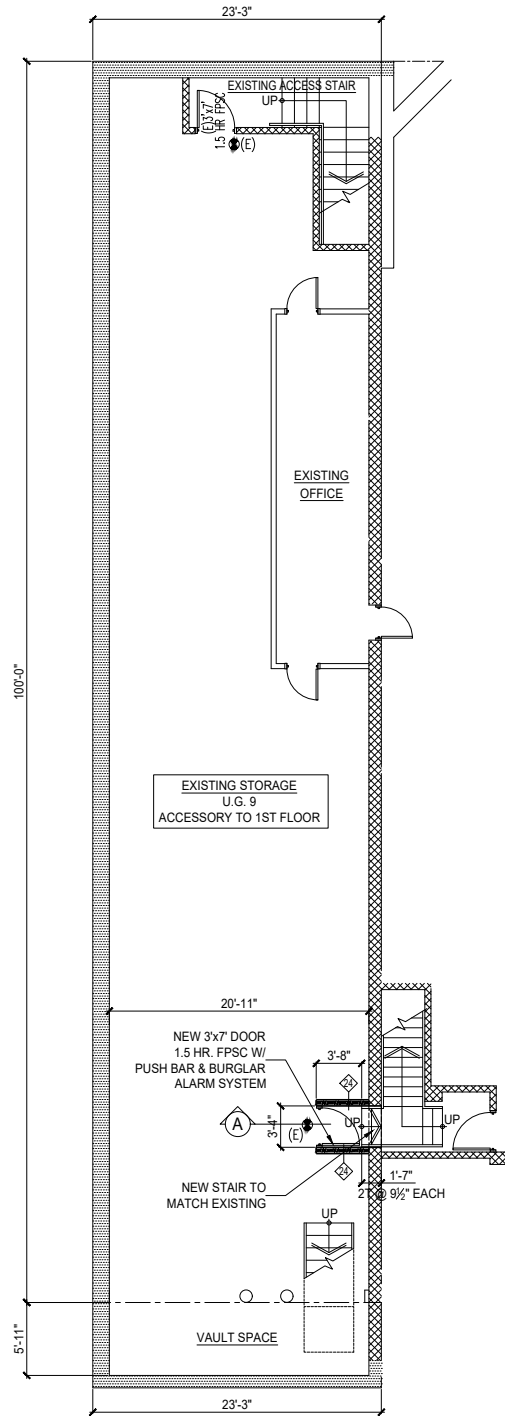


**2** PROPOSED FIRST FLOOR PLAN  
SCALE : 1/8" = 1'-0"

Spring Street



## Cellar



SPRING STREET

## 1 PROPOSED CELLAR PLAN

SCALE : 1/8" = 1'-0"

Spring Street











# 169 Spring Street

For additional information, please contact exclusive agents

**Ethan Stanton**

*Senior Managing Director*

(516) 790-7718

[ethan.stanton@jll.com](mailto:ethan.stanton@jll.com)

**Michael Mazzara**

*Managing Director*

(646) 423-8532

[michael.mazzara@jll.com](mailto:michael.mazzara@jll.com)

**Brendan Maddigan**

*Senior Managing Director*

(508) 733-8445

[brendan.maddigan@jll.com](mailto:brendan.maddigan@jll.com)

**Guthrie Garvin**

*Senior Managing Director*

(773) 320-2558

[guthrie.garvin@jll.com](mailto:guthrie.garvin@jll.com)

**Hall Oster**

*Managing Director*

(443) 695-0345

[hall.oster@jll.com](mailto:hall.oster@jll.com)

**Jonathan Hageman**

*Managing Director*

(518) 469-2521

[jonathan.hageman@jll.com](mailto:jonathan.hageman@jll.com)

**Giancarlo Cugini**

*Associate*

(914) 552-6403

[giancarlo.cugini@jll.com](mailto:giancarlo.cugini@jll.com)

## NET LEASE

**Alex Geanakos**

*Director*

(203) 451-6856

[alex.geanakos@jll.com](mailto:alex.geanakos@jll.com)



330 Madison Avenue, Floor 4  
New York, NY 10017

[jll.com](http://jll.com)