

# 119 59TH ST

West New York, NJ 07093

Marcus & Millichap



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119 59TH ST

EXCLUSIVELY  
LISTED BY

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Marcus & Millichap

119 59TH ST

# BROKER OF RECORD

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Phone Number: (201) 742-6150

License: NJ 2082114

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..... SECTION 1 .....

# 01



## EXECUTIVE SUMMARY

Offering Summary  
Investment Highlights

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# OFFERING SUMMARY

119 59TH ST



Listing Price  
**\$2,050,000**



Cap Rate  
**6.29%**



# of Units  
**11**

## FINANCIAL

Listing Price	\$2,050,000
Down Payment	35% / \$717,500
NOI	\$128,942
Cap Rate	6.29%
Total Return	6.89%
Price/SF	\$253.09
Rent/SF (Monthly)	\$2.30
Rent/SF (Annually)	\$27.65
Price/Unit	\$186,364

## OPERATIONAL

Gross SF	8,470 SF
Rentable SF	7,700 SF
# of Units	11
Lot Size	0.06 Acres (2,613 SF)
Occupancy	100%
Year Built	1920



# 119 59TH ST

## West New York, NJ 07093

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### INVESTMENT OVERVIEW

Marcus & Millichap is proud to represent the owner in sale of the two contiguous properties located at 119 59th Street and 5808 Buchanan Place in West New York, Hudson County, New Jersey. The two buildings were built on a 25'x100' (.0574 acre) lot, are 100% occupied and contain a total of 10 apartments and one ground floor retail unit. 119 59th St sits on the corner of 59th Street and Buchanan Place, and is a three story, red brick and masonry building, constructed in 1920. The unit mix is as follows: Three 1Bed/1Baths, three 2Bed/1Baths and one 3Bed/1Bath plus a ground floor convenience store. 5808 Buchanan Place is a three-story, sided building, constructed in 1920 nestled at the end of Buchanan Place, on a quiet dead-end street. It contains three 2Bed/1Bath units with Juliet balconies facing Buchanan Place.

The buildings have been professionally owned and managed since 2016. Units in 119 59th street are separately metered for gas and electricity with the tenants covering their own cooking gas and electric usage. The landlord pays the heat and hot/cold water. A hot water heater in the basement of 119 59th street supplies service to both buildings. A single HVAC unit in 5808 Buchanan Place provides the heat and air conditioning for all three apartments on one common thermostat located in the ground floor unit.

The opportunity to purchase 119 59th St. & 5808 Buchanan Pl. represents a solid investment based on the current cash flow of two well maintained properties in a quiet section of west New York, with the ability to increase the net profit. The current gross rent roll of \$212,928 can be increased over 27% to \$270,900. The Net Operating Income can be increased over 38% from \$128,942 to \$177,615. West New York is among the most desirable Hudson County municipalities for investors due to the ability to increase the base rent by \$50 per month for every \$1,000 spent on unit renovations after the apartment has been voluntarily vacated and renovated.

The properties located at 119 59th St. & 5808 Buchanan Pl. provide an investor the ability to acquire two well maintained, income producing assets that currently generates a 6.29% cap rate with the ability to conduct a value add model to increase the cap rate to 8.66%.

### INVESTMENT HIGHLIGHTS

Two Contiguous Buildings Ideally Located in a Quiet Section of West New York with 10 Apartments and 1 Ground Floor Retail Unit

Strong Unit Mix: Three 1Bed/1Bath, Six 2Bed/1Bath, One 3Bed/1Bath Apartments

100% Occupied

Tenants Cover Cooking Gas & Unit Electric, Landlord Covers Heat, Hot/Cold Water and Common Area Electric

Below Market Rents Can be Increased 27.23% from \$212,928 to \$270,900 and the NOI Can Be Increased 38.53% From \$128,942 to \$177,615

The Cap Rate Can Be Increased From 6.29% to 8.66% and the Total Return From 6.89% to 11.03%

West New York Allows Owners To Increase a Unit's Base Rent By \$50 per \$1,000 Spent on Renovations Conducted on Voluntarily Vacated Units.

..... SECTION 2 .....

02

## PROPERTY INFORMATION

[Regional Map](#)

[Local Map](#)

[Aerial Map](#)

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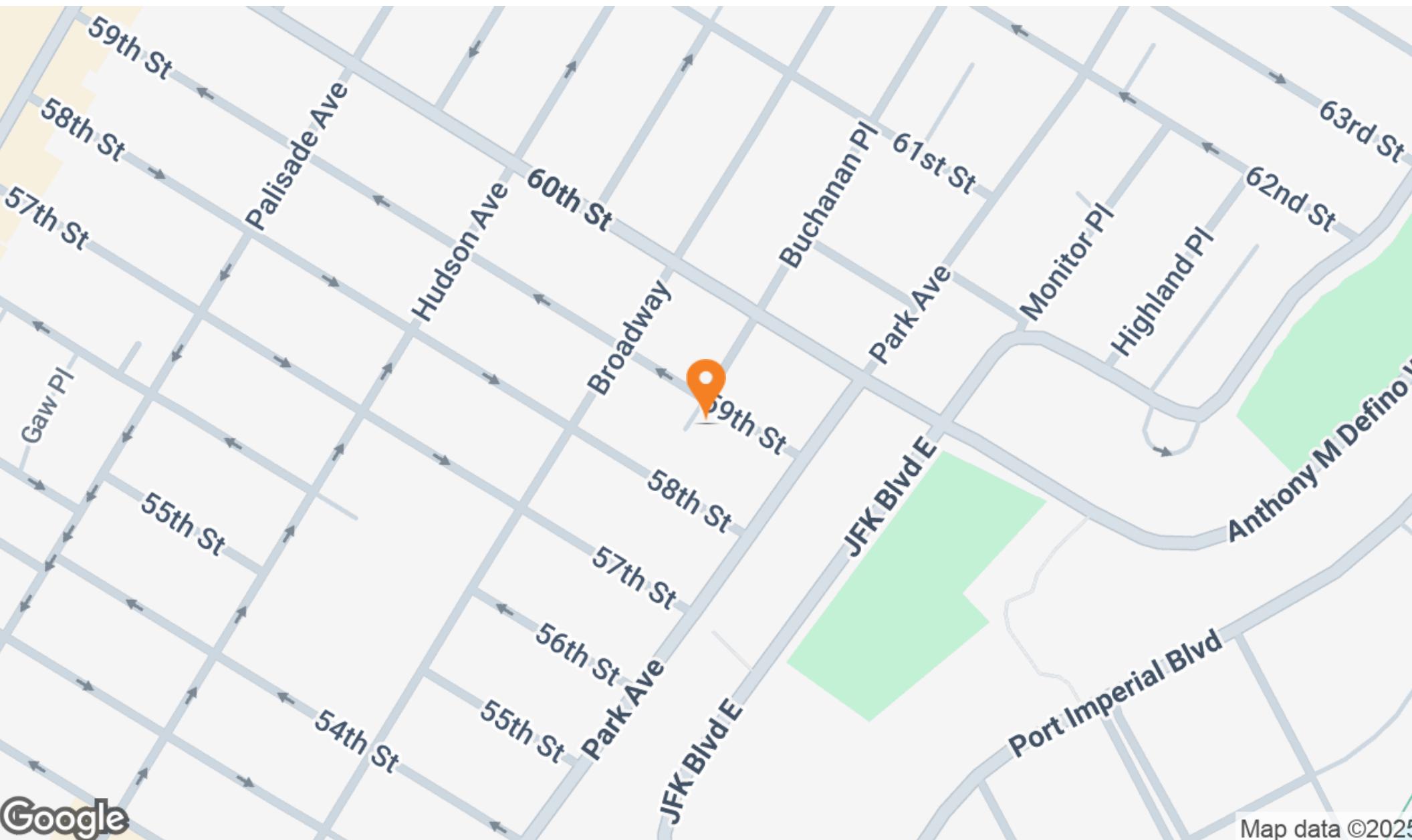
# 119 59TH ST

REGIONAL MAP



# 119 59TH ST

LOCAL MAP



# 119 59TH ST

AERIAL MAP



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..... SECTION 3 .....

# 03



## FINANCIAL ANALYSIS

Rent Roll  
Unit Mix Summary  
Income & Expenses  
Pricing Details

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# 119 59TH ST

## RENT ROLL

As of September, 2025

UNIT	UNIT TYPE	Square Feet	CURRENT	CURRENT	POTENTIAL	POTENTIAL
			Rent / Month	Rent / SF/ Month	Rent / Month	Rent/ SF/ Month
1	2 Bed / 1 Bath	750	\$1,519	\$2.03	\$2,100	\$2.80
2	1 Bed / 1 Bath	650	\$1,900	\$2.92	\$1,975	\$3.04
3	2 Bed / 1 Bath	750	\$1,493	\$1.99	\$2,100	\$2.80
4	2 Bed / 1 Bath	750	\$1,773	\$2.36	\$2,100	\$2.80
5	1 Bed / 1 Bath	650	\$1,498	\$2.30	\$1,975	\$3.04
6	3 Bed / 1 Bath	900	\$2,150	\$2.39	\$2,300	\$2.56
7	1 Bed / 1 Bath	650	\$1,780	\$2.74	\$1,975	\$3.04
5808-1	2 Bed / 1 Bath	750	\$1,429	\$1.91	\$2,100	\$2.80
5808-2	2 Bed / 1 Bath	750	\$1,310	\$1.75	\$2,100	\$2.80
5808-3	2 Bed / 1 Bath	750	\$1,492	\$1.99	\$2,100	\$2.80
Store	Retail	750	\$1,400	\$1.87	\$1,750	\$2.33
<b>Total</b>		8,100	<b>\$17,744</b>	<b>\$2.19</b>	<b>\$22,575</b>	<b>\$2.79</b>

# 119 59TH ST

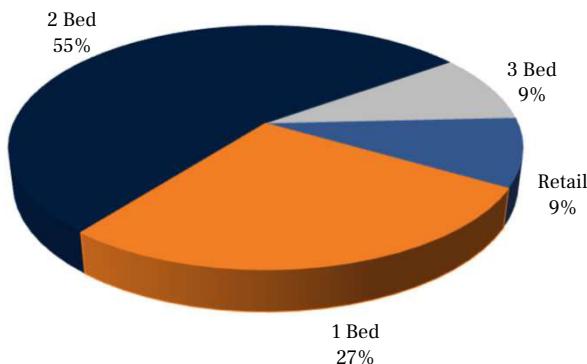
## UNIT MIX SUMMARY

UNIT TYPE	# OF UNITS	AVG SQ FEET	RENTAL RANGE	SCHEDULED			POTENTIAL		
				AVERAGE RENT	AVERAGE RENT / SF	MONTHLY INCOME	AVERAGE RENT	AVERAGE RENT / SF	MONTHLY INCOME
1 Bed / 1 Bath	3	650	\$1,498 - \$1,900	\$1,726	\$2.66	\$5,178	\$1,975	\$3.04	\$5,925
2 Bed / 1 Bath	6	750	\$1,310 - \$1,773	\$1,503	\$2.00	\$9,016	\$2,100	\$2.80	\$12,600
3 Bed / 1 Bath	1	900	\$2,150 - \$2,150	\$2,150	\$2.39	\$2,150	\$2,300	\$2.56	\$2,300
Retail	1	750	\$1,400 - \$1,400	\$1,400	\$1.87	\$1,400	\$1,750	\$2.33	\$1,750
TOTALS/WEIGHTED AVERAGE	11	736		\$1,613	\$2.19	\$17,744	\$2,052	\$2.79	\$22,575

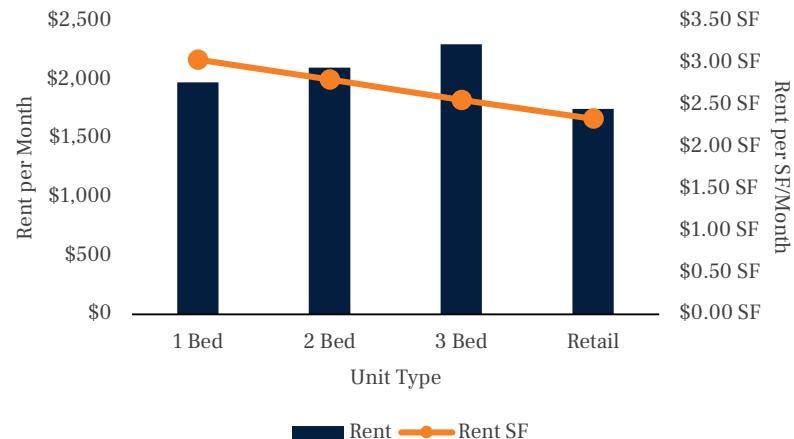
  

GROSS ANNUALIZED RENTS	\$212,928	\$270,900
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Unit Distribution



Unit Rent



# 119 59TH ST

## INCOME & EXPENSES

INCOME	Current	Potential	PER UNIT	PER SF
<b>Rental Income</b>				
Apt Gross Potential Rent	196,128	249,900	22,718	30.85
Retail Gross Potential Rent	16,800	21,000		
Loss / Gain to Lease				
Gross Scheduled Rent	212,928	270,900	24,627	33.44
Apartment Vacancy	(5,884)	3.0% (7,497)	3.0% (588)	(0.80)
Retail Vacancy	(\$840)	5.0% (1,050)	5.0% (840)	(1.12)
Concession				
<b>TOTAL VACANCY</b>	<b>(\$6,724)</b>	<b>3.2% (\$8,547)</b>	<b>3.2% (\$777)</b>	<b>(\$1)</b>
<b>TOTAL OTHER INCOME</b>				
<b>EFFECTIVE GROSS INCOME</b>	<b>\$206,204</b>	<b>\$262,353</b>	<b>\$23,850</b>	<b>\$32.39</b>
 <b>EXPENSES</b>	 <b>Current</b>	 <b>Potential</b>	 <b>PER UNIT</b>	 <b>PER SF</b>
Real Estate Taxes	16,064	16,546	1,504	2.04
Insurance	11,000	11,330	1,030	1.40
Utilities - Electric/Gas	18,578	19,135	1,740	2.36
Utilities - Water & Sewer	13,748	14,160	1,287	1.75
Repairs & Maintenance	5,000	5,000	455	0.62
Payroll	2,400	2,400	218	0.30
Exterminating	1,919	1,919	174	0.24
Alarm/Fire	253	253	23	0.03
Operating Reserves	3,500	3,500	318	0.43
Management Fee	4,800	4.0% 10,494	4.0% 954	1.30
<b>TOTAL EXPENSES</b>	<b>\$77,262</b>	<b>\$84,738</b>	<b>\$7,703</b>	<b>\$10.46</b>
<b>EXPENSES AS % OF EGI</b>	<b>37.5%</b>	<b>32.3%</b>		
<b>NET OPERATING INCOME</b>	<b>\$128,942</b>	<b>\$177,615</b>	<b>\$16,147</b>	<b>\$21.93</b>

Notes and assumptions to the above analysis are on the following page.

# 119 59TH ST

## PRICING DETAILS

### SUMMARY

Price	\$2,050,000	
Down Payment	\$717,500	35%
Number of Units		11
Price Per Unit	\$186,364	
Price Per SqFt	\$253.09	
Rentable SqFt	8,100	
Lot Size	0.06 Acres	
Approx. Year Built	1920	

RETURNS	Current	Potential
CAP Rate	6.29%	8.66%
GRM	9.63	7.57
Cash-on-Cash	4.61%	8.61%
Debt Coverage Ratio	1.34	1.85

### FINANCING

1st Loan	
Loan Amount	\$1,332,500
Loan Type	New
Interest Rate	6.00%
Amortization	30 Years
Year Due	2030

Loan information is subject to change. Contact your Marcus & Millichap Capital

# OF UNITS	UNIT TYPE	SQFT/UNIT	RENT	MARKET RENT
3	1 Bed	650	\$1,726	\$1,975
6	2 Bed	750	\$1,503	\$2,100
1	3 Bed	900	\$2,150	\$2,300
1	Retail	750	\$1,400	\$1,750

### OPERATING DATA

INCOME	Current	Potential
Gross Scheduled Rent	\$212,928	\$270,900
Less: Vacancy/Deductions	3.2%	\$6,724
Total Effective Rental Income		\$206,204
Other Income		\$0
Effective Gross Income		\$206,204
Less: Expenses	37.5%	\$77,262
Net Operating Income		\$128,942
Cash Flow		\$128,942
Debt Service		\$95,868
Net Cash Flow After Debt Service	4.61%	\$33,074
Principal Reduction		\$16,363
<b>TOTAL RETURN</b>	<b>6.89%</b>	<b>\$49,437</b>
		11.03% \$79,170

### EXPENSES

EXPENSES	Current	Potential
EXPENSES	Current	Potential
Real Estate Taxes	\$16,064	\$16,546
Insurance	\$11,000	\$11,330
Utilities - Electric/Gas	\$18,578	\$19,135
Utilities - Water & Sewer	\$13,748	\$14,160
Repairs & Maintenance	\$5,000	\$5,000
Management	\$4,800	\$10,494
Payroll	\$2,400	\$2,400
Exterminating	\$1,919	\$1,919
Alarm/Fire	\$253	\$253
Operating Reserves	\$3,500	\$3,500
<b>TOTAL EXPENSES</b>	<b>\$77,262</b>	<b>\$84,738</b>
Expenses/Unit	\$7,024	\$7,703
Expenses/SF	\$9.54	\$10.46

..... SECTION 4 .....

# 04



## MARKET OVERVIEW

Market Overview  
Northern NJ Apartment Overview  
Demographics

Marcus & Millichap

### NORTHERN NEW JERSEY

Northern New Jersey is part of the New York metro and is linked to the city by the George Washington Bridge, the Lincoln Tunnel, the Holland Tunnel, several ferries and commuter rail tunnels. The region consists of Bergen, Hudson, Passaic, Essex, Morris and Union counties, and contains roughly 4 million residents in more than 200 municipalities. The region is bordered to the east by the Hudson River and New York City, to the south by Middlesex and Somerset counties, to the west by Warren and Sussex counties, and to the north by New York state. A large portion of the area is almost fully developed, contributing to the state's ranking as the most densely populated in the country. Bergen County is home to over 944,000 people, while Essex County — which includes the city of Newark — has nearly 850,000 citizens. The metro is also home to a majority of facilities pertaining to the Port of New York and New Jersey, the largest maritime gateway on the Eastern Seaboard, which supports more than half a million jobs alone.

#### METRO HIGHLIGHTS



##### DIVERSE INDUSTRIES

Pharmaceuticals, health care and finance are among the segments that contribute to the local economic base. Proactive state policies have attracted multiple life science and fintech firms in recent years.



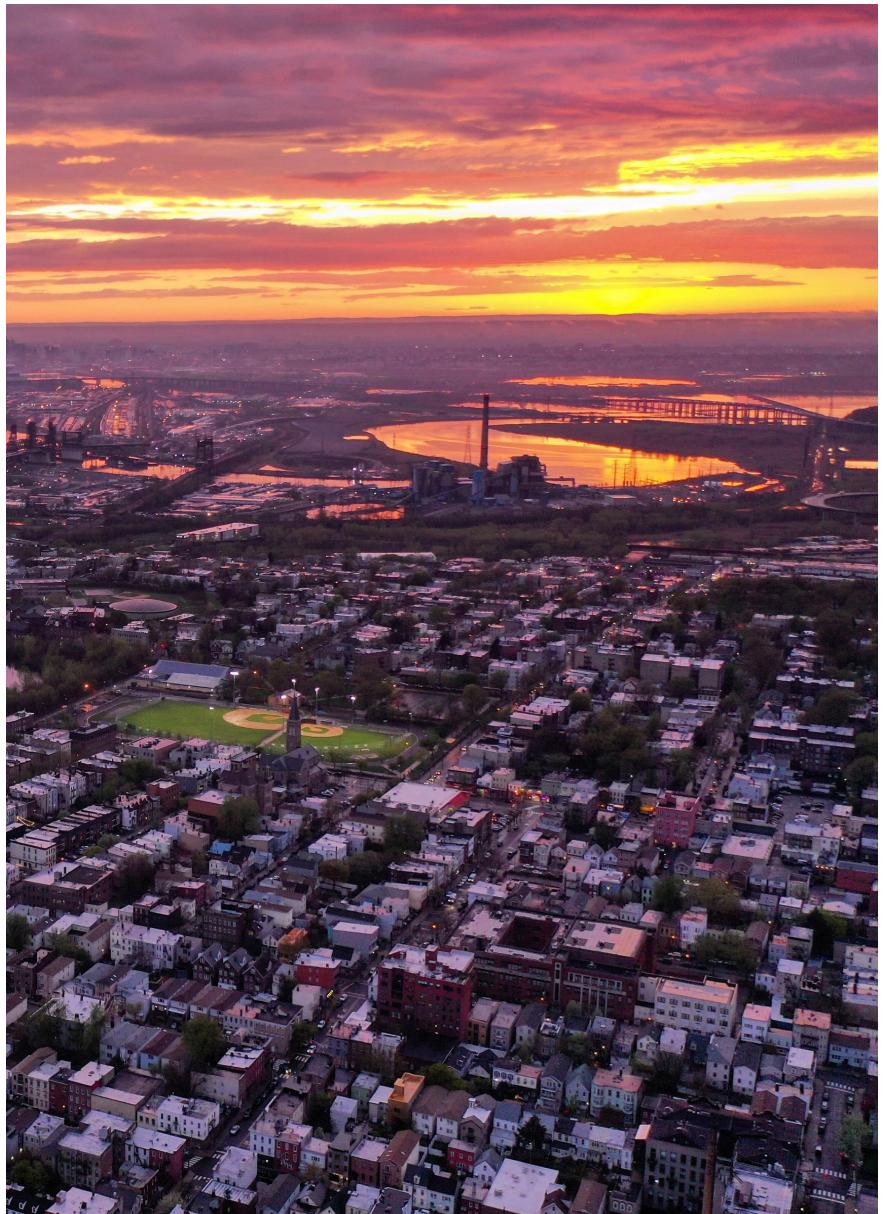
##### LARGE LABOR POOL

The region's diverse and highly-skilled labor pool, as well as access to nearby metros, draws an array of businesses. The six counties comprising the region host a combined employment base of 2.3 million.



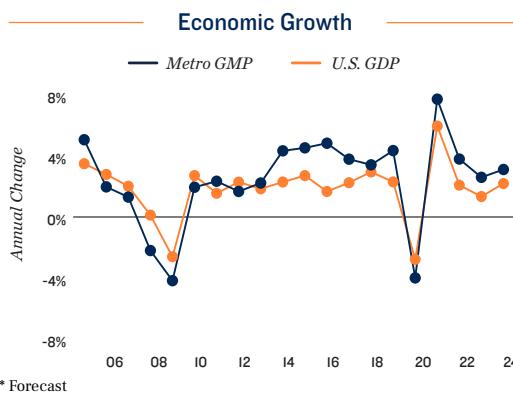
##### UNIQUE ECONOMY

Northern New Jersey has its own economic drivers and is also well connected to New York City's robust economy. Comparatively cheaper office space also attracts many large employers west of the Hudson River.



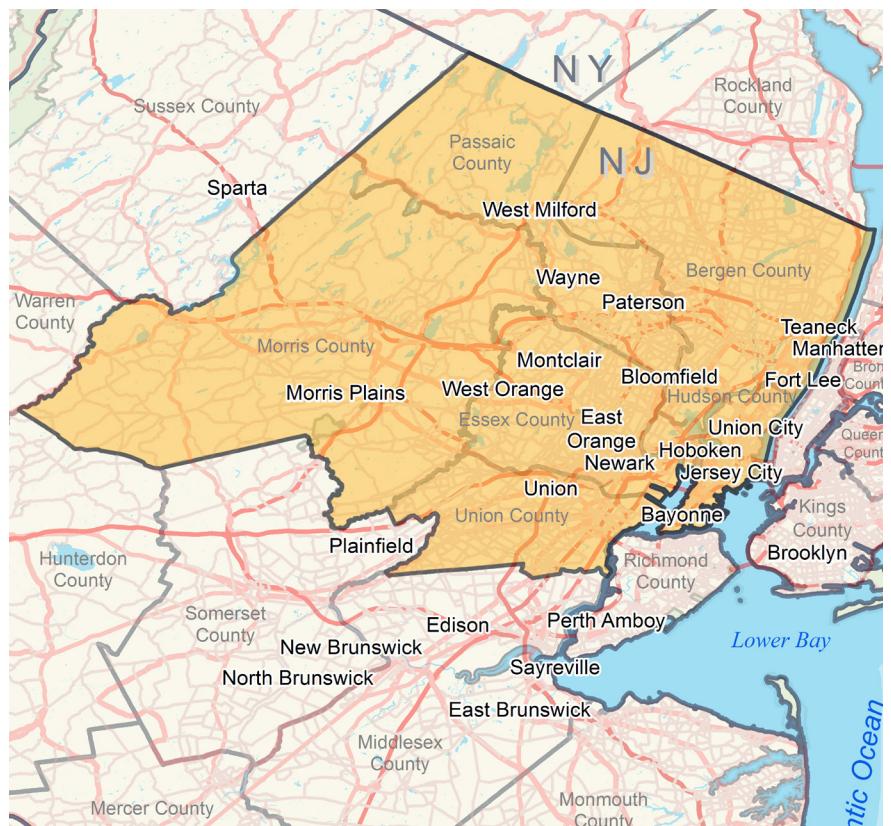
### ECONOMY

- Northern New Jersey is home to eleven Fortune 500 companies, including Prudential Financial, Merck, Automatic Data Processing and PBF Energy.
- The airline industry accounts for a significant share of jobs in the region. United Airlines has a major presence at Newark Liberty International Airport.
- Trade is a key employment sector. Vehicle imports account for a substantial amount of the Port Newark-Elizabeth Marine Terminal's business.



### MAJOR AREA EMPLOYERS

- Prudential Financial
- Conduent
- Automatic Data Processing
- Newell Brands
- Becton Dickinson
- Best Foods
- Quest Diagnostics
- NRT
- Merck & Co., Inc.
- Ascena Retail Group

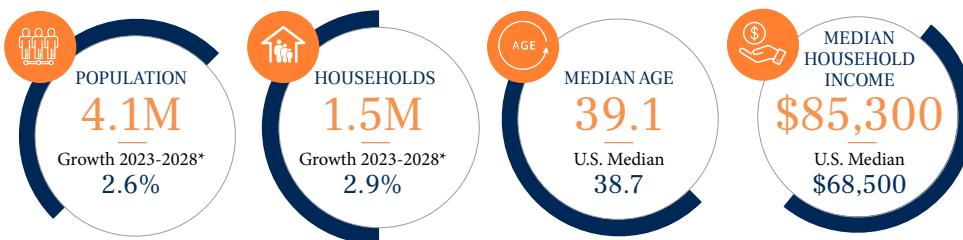


### SHARE OF 2023 TOTAL EMPLOYMENT



### DEMOGRAPHICS

- Northern New Jersey will add approximately 106,000 households over the next five years, generating demand for housing and retail services.
- The homeownership rate of 54 percent is below the national rate of 64 percent, maintaining a strong rental market.
- Approximately 41 percent of residents hold a bachelor's degree, including 16 percent who have also obtained a graduate or professional degree.



#### 2023 POPULATION BY AGE



### QUALITY OF LIFE

Northern New Jersey offers a variety of amenities and cultural activities. Sports and entertainment are available in East Rutherford at the Meadowlands. MetLife Stadium is home to the Giants and Jets of the NFL. The Prudential Center, also known as the Rock, is an indoor arena in downtown Newark where the Devils of the NHL and Seton Hall University play. Downtown Newark also houses the New Jersey Performing Arts Center. Numerous community colleges and universities are located in the metro, including Seton Hall University, the Newark campus of Rutgers University, Stevens Institute of Technology, William Paterson University and Bergen Community College.

### SPORTS

- Football | [NFL](#) | NEW YORK GIANTS
- Football | [NFL](#) | NEW YORK JETS
- Hockey | [NHL](#) | NEW JERSEY DEVILS

### EDUCATION

- SETON HALL UNIVERSITY
- RUTGERS UNIVERSITY
- BERGEN COMMUNITY COLLEGE
- WILLIAM PATERSON UNIVERSITY
- STEVENS INSTITUTE OF TECHNOLOGY

### ARTS & ENTERTAINMENT

- MORRIS MUSEUM
- NJPAC
- PRUDENTIAL CENTER
- NEWARK MUSEUM OF ART

\*Forecast

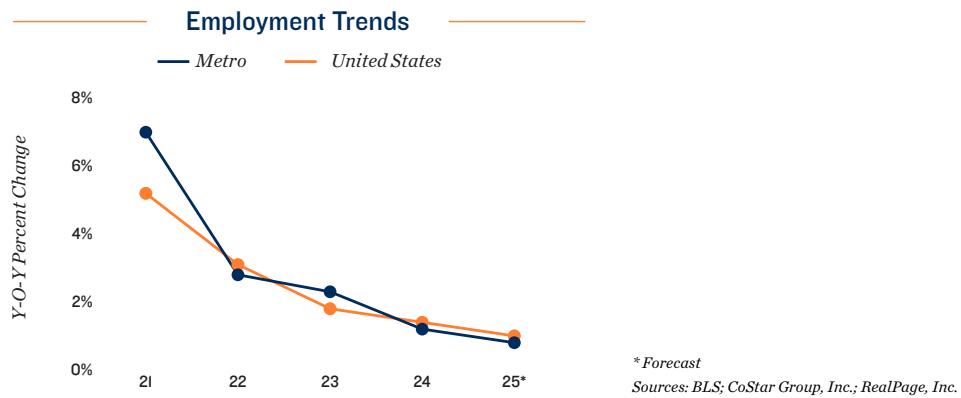
Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

### NORTHERN NEW JERSEY

#### Strong Connectivity Reinforces Urban Area Leasing, While Employment Strain Poses Headwinds

**Renters gravitate toward city centers.** The metro's urban nodes remained resilient in early 2025, bolstered by improved office and industrial leasing and return-to-office mandates from major firms like JPMorgan. New York City's congestion pricing may also be steering renters toward transit-rich areas. Despite a surge in new supply, luxury rental availability in both Hudson and Essex counties was below the metro's overall Class A vacancy rate of 8 percent as of March. Jersey City's urban appeal and transit access should keep attracting affluent renters, while Newark will likely still draw those seeking more moderately priced rentals. Though deliveries are expected to stay elevated in both areas, fundamentals should remain in relative balance, fueling stronger rent growth for upper-tier properties.

**Labor drag weighs on suburban and Class C rentals.** Recently encouraging Class A leasing coincided with Class C vacancy edging higher or holding across much of metro, reflecting softening demand among lower-income households amid sluggish job growth. This dynamic may also be limiting the absorption of new units in Union and Bergen counties, where elevated deliveries have outpaced demand and prompted increased concession usage. Further labor market weakening could intensify pressure on less affluent renters and lower-density areas. A slowdown in construction, however, has supported tightening fundamentals in Morris County — a trend that may extend to other suburbs as development slows.



#### Multifamily 2025 Outlook



**7,500**  
JOBS  
will be created

#### EMPLOYMENT:

The metro's job growth rate will slow to 0.7 percent, roughly aligning with the 2015-2019 average. Early year gains have been led by education and retail-related hiring, while the hospitality and leisure sector has shed jobs.



**8,200**  
UNITS  
will be completed

#### CONSTRUCTION:

Completions are expected to moderate in 2025, as deliveries are projected to reach the lowest annual total since 2016. Jersey City will receive the most new supply, followed by Essex and Union counties.



**10**  
BASIS POINT  
increase in vacancy

#### VACANCY:

Reduced development is poised to limit vacancy expansion, resulting in the smallest increase in three years despite soft job growth. The metro's rate will reach 4.8 percent, just above the prior 10-year mean of 4.4 percent.



**2.9%**  
INCREASE  
in effective rent

#### RENT:

A moderate shift in vacancy will support rent growth, marking the third consecutive year of gains around 3 percent. The metro's average effective rent is projected to reach \$2,570 per month by year-end.

### 1Q 2025 – 12-Month Period

#### CONSTRUCTION

13,194 units completed

- Completions over the 12 months ended in March rose 900 units above the prior yearlong span, marking the largest annual total in over two decades.
- Developers added more than 4,000 units in Hudson County during the period, followed by Bergen and Essex counties with nearly 3,000 units each. Morris County's 4.1 percent stock growth led all submarkets.

#### VACANCY

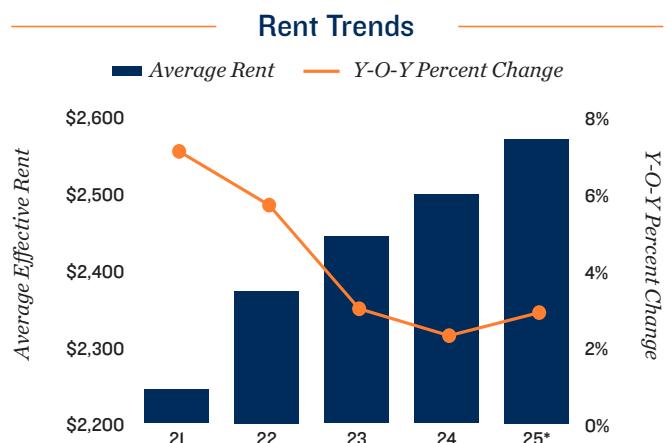
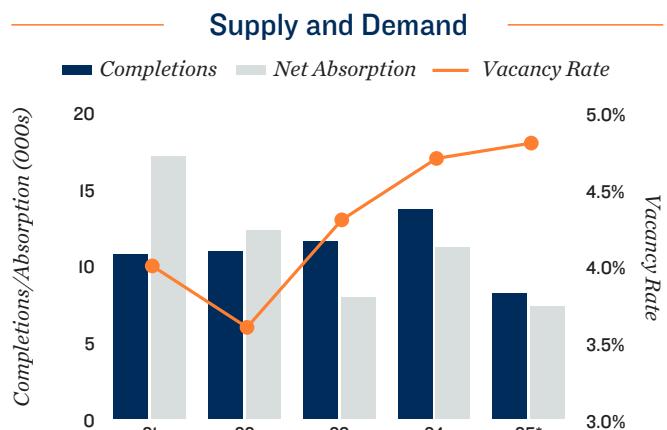
10 basis point increase in vacancy Y-O-Y

- Vacancy held at 4.7 percent in March for the third straight quarter. Class A tightening was offset by flat to rising rates in Class B and C properties.
- Hudson, Essex and Morris counties each saw their vacancy rates decline by at least 20 basis points over the past year. Meanwhile, Bergen and Union counties posted increases of at least 100 basis points.

#### RENT

2.2% increase in the average effective rent Y-O-Y

- The metro's average effective rent reached \$2,520 per month in March, supported by improving Class A growth and modest lower-tier gains.
- Every submarket recorded rent growth during the past 12 months, led by Morris and Union counties, which notched gains near 3 percent. Bergen and Essex counties posted modest gains of just above 1 percent.



\*Forecast

Sources: CoStar Group, Inc.; Real Capital Analytics; RealPage, Inc.

# 119 59TH ST

## NORTHERN NJ APARTMENT OVERVIEW

### Investment Highlights

- While trading was subdued in early 2025, sales volume hit a four-quarter high as several \$20 million-plus transactions closed. Ongoing regulatory hurdles in New York City may continue to push investors toward New Jersey, which is home to fewer restrictions. Tightening vacancy and improved rent growth should keep Hudson County a key target, while a slowdown in development may draw additional interest to Union and Bergen counties.
- As renters increasingly favor transit-oriented locations, demand has shifted toward areas like Jersey City and Hoboken, while interest in bus-reliant neighborhoods such as Guttenberg has waned. Investors are following this shift, with sales activity centered south of the Lincoln Tunnel. Class C vacancy near 3 percent in Hudson County should continue to uphold rent growth here, keeping well-located assets attractive to private buyers.
- Deal flow near Newark and the City of Orange improved over the past 12 months, aided by investor interest in mid-tier properties. Access to Manhattan via the PATH system, NJ Transit commuter rail and Newark Light Rail has bolstered renter demand, as evidenced by Essex County's Class B vacancy rate falling 140 basis points during the first quarter of 2025.



\*\* Through 1Q

Sources: CoStar Group, Inc.; Real Capital Analytics; RealPage, Inc.

# 119 59TH ST

## DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
<b>2028 Projection</b>			
Total Population			
97,777	941,292	2,251,951	
<b>2023 Estimate</b>			
Total Population			
94,584	926,828	2,213,888	
<b>2020 Census</b>			
Total Population			
92,917	936,143	2,232,669	
<b>2010 Census</b>			
Total Population			
86,323	848,761	2,029,086	
<b>Daytime Population</b>			
2023 Estimate			
56,249	1,844,875	3,570,863	
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
<b>2028 Projection</b>			
Total Households			
38,510	450,702	1,067,467	
<b>2023 Estimate</b>			
Total Households			
37,262	444,755	1,048,803	
Average (Mean) Household Size			
2.5	2.0	2.0	
<b>2020 Census</b>			
Total Households			
36,557	441,899	1,039,539	
<b>2010 Census</b>			
Total Households			
32,867	407,974	943,143	
Growth 2023-2028			
3.3%	1.3%	1.8%	
HOUSING UNITS	1 Mile	3 Miles	5 Miles
<b>Occupied Units</b>			
2028 Projection			
41,067	510,532	1,183,894	
2023 Estimate			
39,777	503,868	1,164,030	
Owner Occupied			
9,469	138,057	273,249	
Renter Occupied			
27,794	306,698	775,553	
Vacant			
2,515	59,113	115,227	
<b>Persons in Units</b>			
2023 Estimate Total Occupied Units			
37,262	444,755	1,048,803	
1 Person Units			
29.6%	44.8%	43.6%	
2 Person Units			
30.0%	30.2%	30.5%	
3 Person Units			
16.2%	11.9%	12.5%	
4 Person Units			
13.0%	8.5%	8.2%	
5 Person Units			
7.0%	3.0%	3.1%	
6+ Person Units			
4.3%	1.6%	2.1%	

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
<b>2023 Estimate</b>			
\$200,000 or More			
8.9%	27.9%	23.3%	
\$150,000-\$199,999	7.7%	10.2%	9.8%
\$100,000-\$149,999	14.0%	15.3%	15.5%
\$75,000-\$99,999	11.8%	9.8%	9.8%
\$50,000-\$74,999	15.8%	10.1%	10.8%
\$35,000-\$49,999	11.5%	6.7%	7.1%
\$25,000-\$34,999	7.9%	4.8%	5.5%
\$15,000-\$24,999	10.0%	5.6%	6.3%
Under \$15,000	12.4%	9.4%	11.9%
Average Household Income	\$96,370	\$175,828	\$155,327
Median Household Income	\$63,199	\$109,495	\$96,187
Per Capita Income	\$38,013	\$84,898	\$74,045
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
<b>Population By Age</b>			
2023 Estimate Total Population			
94,584	926,828	2,213,888	
Under 20	22.1%	17.5%	17.9%
20 to 34 Years	23.9%	24.4%	26.4%
35 to 39 Years	8.8%	8.4%	8.7%
40 to 49 Years	13.4%	13.1%	13.0%
50 to 64 Years	16.8%	18.0%	17.4%
Age 65+	14.9%	18.4%	16.6%
Median Age	37.1	39.7	38.2
<b>Population 25+ by Education Level</b>			
2023 Estimate Population Age 25+			
68,657	714,695	1,689,417	
Elementary (0-8)	15.3%	5.3%	6.2%
Some High School (9-11)	8.0%	3.9%	5.1%
High School Graduate (12)	24.6%	13.5%	15.0%
Some College (13-15)	12.8%	9.4%	10.3%
Associate Degree Only	5.4%	3.7%	4.1%
Bachelor's Degree Only	21.3%	32.1%	31.9%
Graduate Degree	12.7%	32.2%	27.4%
<b>Population by Gender</b>			
2023 Estimate Total Population			
94,584	926,828	2,213,888	
Male Population	49.8%	48.0%	48.4%
Female Population	50.2%	52.0%	51.6%



### POPULATION

In 2023, the population in your selected geography is 2,213,888. The population has changed by 9.11 since 2010. It is estimated that the population in your area will be 2,251,951 five years from now, which represents a change of 1.7 percent from the current year. The current population is 48.4 percent male and 51.6 percent female. The median age of the population in your area is 38.2, compared with the U.S. average, which is 38.7. The population density in your area is 28,141 people per square mile.



### HOUSEHOLDS

There are currently 1,048,803 households in your selected geography. The number of households has changed by 11.20 since 2010. It is estimated that the number of households in your area will be 1,067,467 five years from now, which represents a change of 1.8 percent from the current year. The average household size in your area is 2.0 people.



### INCOME

In 2023, the median household income for your selected geography is \$96,187, compared with the U.S. average, which is currently \$68,480. The median household income for your area has changed by 41.31 since 2010. It is estimated that the median household income in your area will be \$116,057 five years from now, which represents a change of 20.7 percent from the current year.

The current year per capita income in your area is \$74,045, compared with the U.S. average, which is \$39,249. The current year's average household income in your area is \$155,327, compared with the U.S. average, which is \$100,106.



### EMPLOYMENT

In 2023, 1,166,045 people in your selected area were employed. The 2010 Census revealed that 77.2 of employees are in white-collar occupations in this geography, and 8.7 are in blue-collar occupations. In 2023, unemployment in this area was 5.0 percent. In 2010, the average time traveled to work was 34.00 minutes.



### HOUSING

The median housing value in your area was \$899,692 in 2023, compared with the U.S. median of \$268,796. In 2010, there were 239,013.00 owner-occupied housing units and 704,130.00 renter-occupied housing units in your area.



### EDUCATION

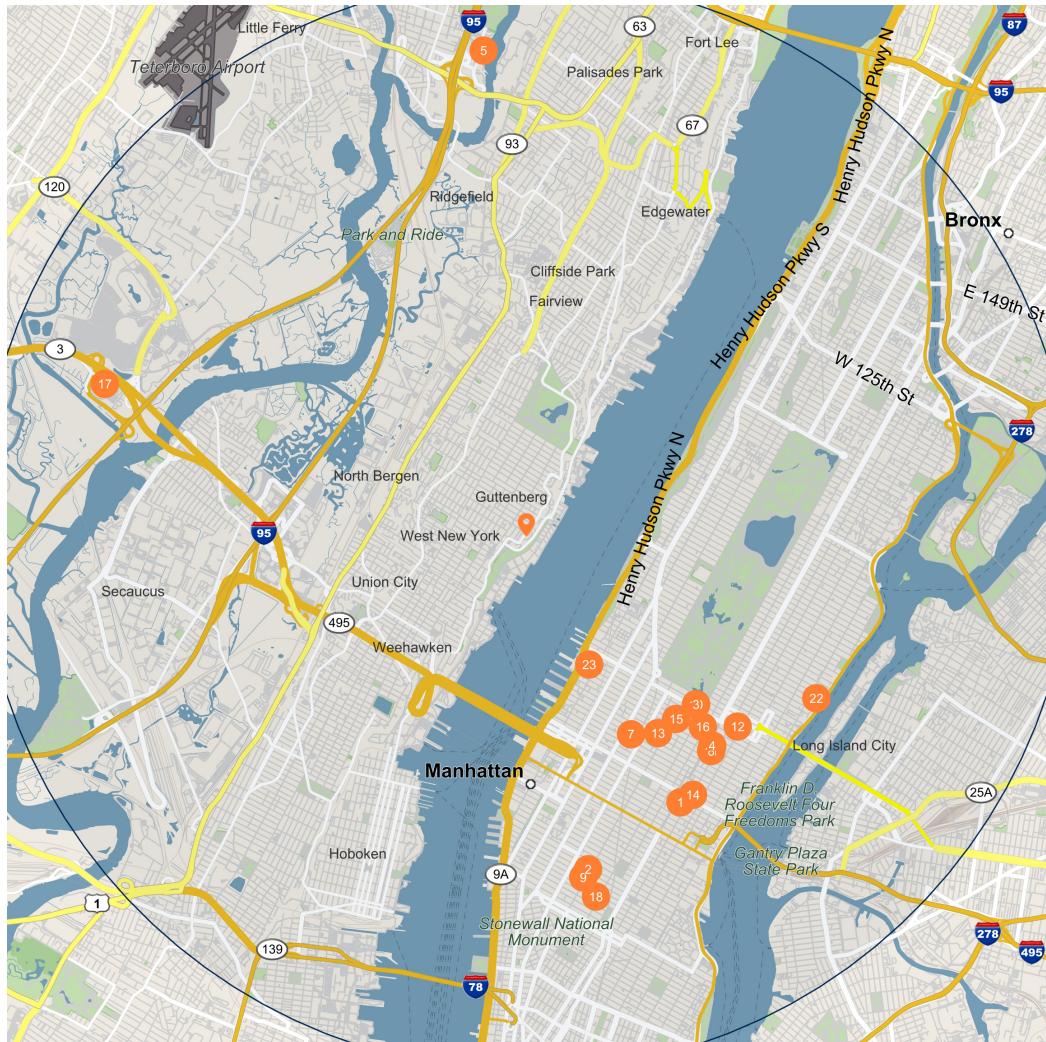
The selected area in 2023 had a higher level of educational attainment when compared with the U.S averages. 27.4 percent of the selected area's residents had earned a graduate degree compared with the national average of only 12.7 percent, and 31.9 percent completed a bachelor's degree, compared with the national average of 20.2 percent.

The number of area residents with an associate degree was lower than the nation's at 4.1 percent vs. 8.5 percent, respectively.

The area had fewer high-school graduates, 15.0 percent vs. 26.9 percent for the nation. The percentage of residents who completed some college is also lower than the average for the nation, at 10.3 percent in the selected area compared with the 20.1 percent in the U.S.

# 119 59TH ST

## DEMOGRAPHICS

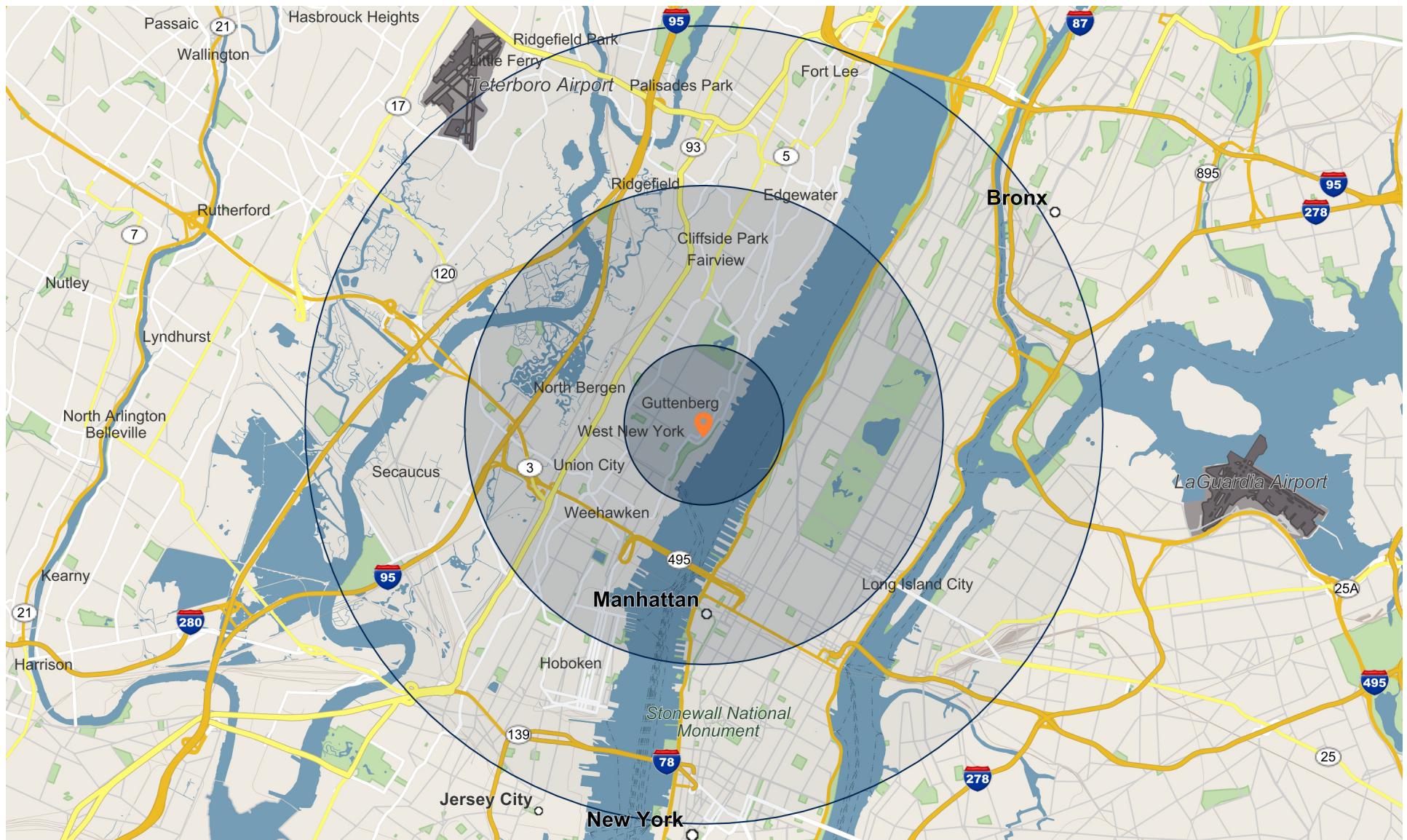


### Major Employers

	Employees
1 Wendel North America LLC	53,761
2 Nielsen Consumer LLC-Nielseniq	30,000
3 New Omaha Holdings LP	29,010
4 Clayton Dubilier & Rice LLC	26,620
5 Samsung Electronics Amer Inc	26,000
6 Sycamore Partners LLC	24,353
7 Merlin Entrtnmnts Group US LLC-Madame Tussauds New York	24,000
8 Blackstone RE Partners VI LP	20,000
9 Infor Software Parent LLC	15,970
10 Tiger Midco LLC	15,005
11 Sky Acquisition LLC	14,300
12 P&Mcs Holding LLC	13,446
13 Toshiba Nclear Enrgy Hldngs US	12,805
14 Distex Inc-Mango	12,762
15 FM Restaurants Holdco LLC	10,483
16 Back To School Acquisition LLC	8,935
17 Hudson Ltd	8,570
18 Chapters Holdco Inc	8,443
19 Spf Holdings II LLC	7,600
20 Brep IV Hotels Holding LLC	7,200
21 Egg Parent Inc	6,400
22 New York and Presbyterian Hosp-NEWYORK-PRESBYTERIAN HOSPITAL	6,137
23 Metromedia Company	5,850
24 Providence Equity Partners Inc	5,763
25 New York Prsbt Hosp Will Crnel-Newyork-Prsbyterian Kmnsky Chld	5,489

# 119 59TH ST

## DEMOGRAPHICS





119 59TH ST

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