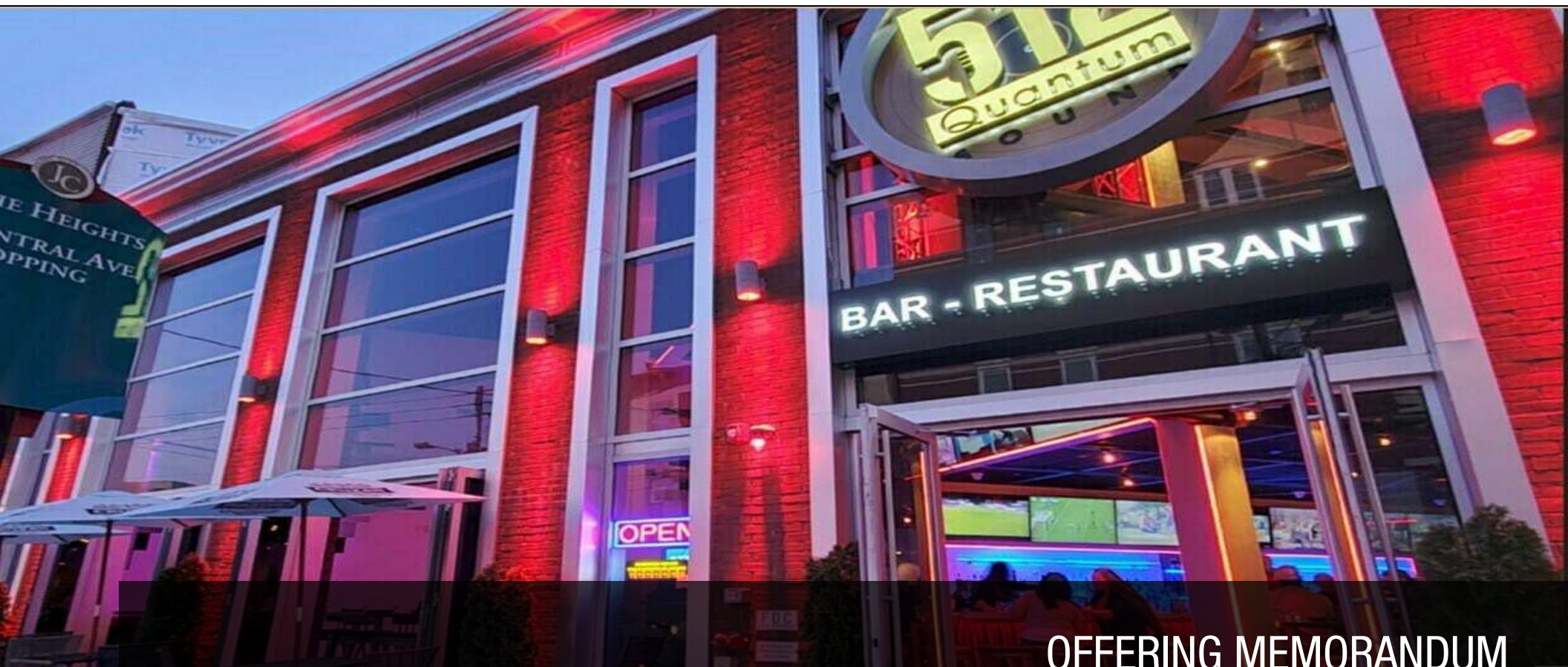


JC Heights | Turnkey Restaurant-Bar | Rooftop & Liquor License | Night Life Opportunity

512 PATERSON PLANK RD, JERSEY CITY, NJ 07307



OFFERING MEMORANDUM

KW COMMERCIAL
2200 Fletcher Ave Suite 500
Fort Lee, NJ 07024

PRESENTED BY:

BRUCE ELIA JR.
Managing Broker | Fort Lee
O: 201.917.5884 X701
C: 201.315.1223
brucejr@kw.com
NJ #0893523

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by KW Commercial | Bruce Elia Jr. | Fort Lee in compliance with all applicable fair housing and equal opportunity laws.

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JC HEIGHTS | TURNKEY RESTAURANT-BAR | ROOFTOP & LIQUOR LICENSE | NIGHT LIFE OPPORTUNITY

PROPERTY INFORMATION

1

PROPERTY SUMMARY

PROPERTY DESCRIPTION

PROPERTY DETAILS

FLOOR PLANS | FIRST FLOOR

FLOOR PLAN | 2ND FLOOR

FLOOR PLAN | 3RD FLOOR

MAIN PHOTOS

RESTAURANT & BAR PHOTOS | 1ST FLOOR

KITCHEN PHOTOS | 1ST FLOOR

PRIVATE EVENTS SPACE | 2ND FLOOR

Property Summary



VIDEO

PROPERTY DESCRIPTION

Introducing a rare and dynamic Upscale Restaurant, Night Club and Events Space in the heart of Jersey City | Heights Section – this expansive 10,000 SF, 3-floor commercial building features a fully built-out bar/restaurant with a liquor license, rooftop dining, and modern finishes. Inside boasts soaring ceilings and sleek glass interiors complement a spacious, open bar layout with a live performance stage – perfect for events, nightlife, or dining. The rooftop level offers additional seating.

PROPERTY HIGHLIGHTS

- Turnkey | Jersey City Hospitality Hub – 3 Floors, Rooftop, Bar & Liquor License
- 10,000 SF across four fully built-out stories plus a rooftop lounge/dining area
- Includes Liquor license | Population: +/- 302,000 people (as of 2024) in Jersey City
- Average Household Income: ~\$136,800–\$137,000/year

OFFERING SUMMARY

Building Size:	10,000 SF
Offering Price:	\$30/ft NNN
CAM Charges:	\$11.40/ft
Available SF:	2,500 - 10,000
Total Floors:	3 Floors Including Rooftop
Liquor License:	Included with Lease

DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	4,936	12,775	41,903
Total Population	13,465	34,687	104,424
Average HH Income	\$91,678	\$99,322	\$135,997



Property Description



PROPERTY DESCRIPTION

Introducing a rare and dynamic Upscale Restaurant, Night Club and Events Space in the heart of Jersey City | Heights Section – this expansive 10,000 SF, 3-story commercial building features a fully built-out bar/restaurant with a coveted liquor license, rooftop dining, and high-end finishes throughout.

Guests are welcomed by a striking two-story glass atrium entrance foyer that sets the tone for a modern, upscale experience. Inside, soaring ceilings and sleek glass interiors complement a spacious, open bar layout with a live performance stage – perfect for events, nightlife, or elevated dining.

The rooftop level offers additional seating and skyline views, ideal for seasonal service or private gatherings. This is a turn-key venue with style, scale, and serious upside.

LOCATION DESCRIPTION

Discover the vibrant surroundings of the Northern NJ market, where the property is ideally located. With a diverse mix of dining, shopping, and entertainment options, tenants can easily access everything they need.

The area is home to a variety of high-quality dining options, from trendy cafes to fine dining establishments, offering fantastic networking opportunities for professionals. Nearby parks and green spaces provide a peaceful escape for midday breaks or team-building activities, while convenient access to public transportation and major highways make commuting a breeze. Lastly, the area is in close proximity to notable landmarks such as Liberty State Park and the renowned Newport Centre mall, ensuring a perfect blend of work and leisure for prospective office tenants.

SITE DESCRIPTION

Property sits flat in a thriving Heights Section of Jersey City

EXTERIOR DESCRIPTION

Modern Exterior Upscale Decor

PARKING DESCRIPTION

Valet Parking Services | Inquire if interested



Property Details

Lease Rate **\$30/FT | NNN**

LOCATION INFORMATION

Building Name	JC Heights Turnkey Restaurant-Bar Rooftop & Liquor License Night Life Opportunity
Street Address	512 Paterson Plank Rd
City, State, Zip	Jersey City, NJ 07307
County	Hudson
Market	Northern NJ
Sub-market	Hudson Waterfront
Township	Jersey City Heights Section
Section	Heights
Side of the Street	South
Signal Intersection	Yes
Road Type	Paved
Market Type	Large
Nearest Highway	All Major NJ Highways 15 Minute Drive
Nearest Airport	Newark, La Guardia, JFK all drivable within 30-60 minutes

BUILDING INFORMATION

Building Size	10,000 SF
Occupancy %	100.0%
Tenancy	Multiple

PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Free Standing Building
Zoning	R-1
Lot Size	4,420 SF
APN #	0906_503_21
Lot Frontage	61 ft
Lot Depth	100 ft
Amenities	Rooftop Lounge, 2 Story Glass Atrium
Waterfront	No
MLS #	Costar & Loopnet

PARKING & TRANSPORTATION

Street Parking	Yes
Parking Type	Other
Number of Parking Spaces	Valet Parking

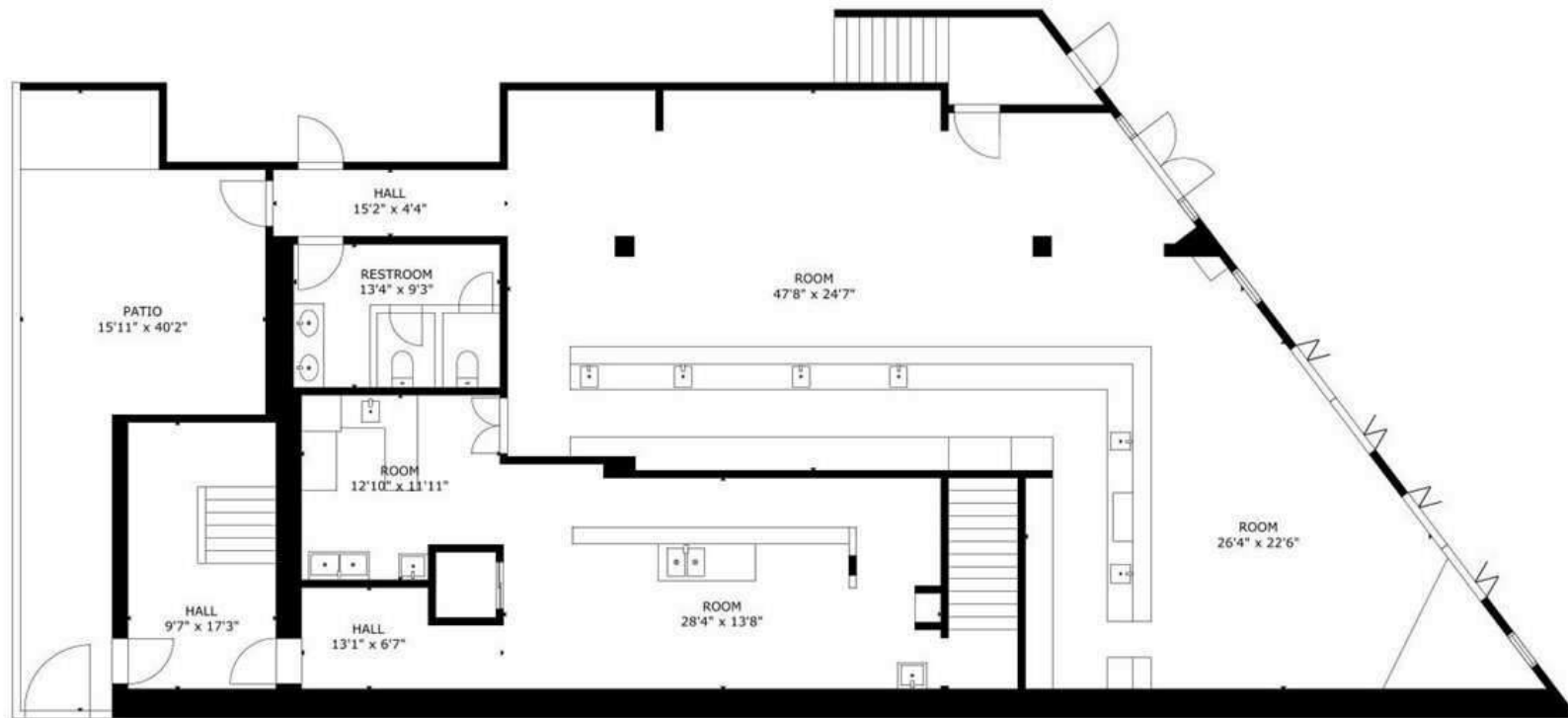
UTILITIES & AMENITIES

Freight Elevator	Yes
Number of Elevators	1
Central HVAC	Yes
Restrooms	6
Landscaping	Professional Landscaping
Gas / Propane	Yes



Floor Plans | First Floor

512 Paterson Plank Rd, Jersey City, NJ 07307



FIRST FLOOR

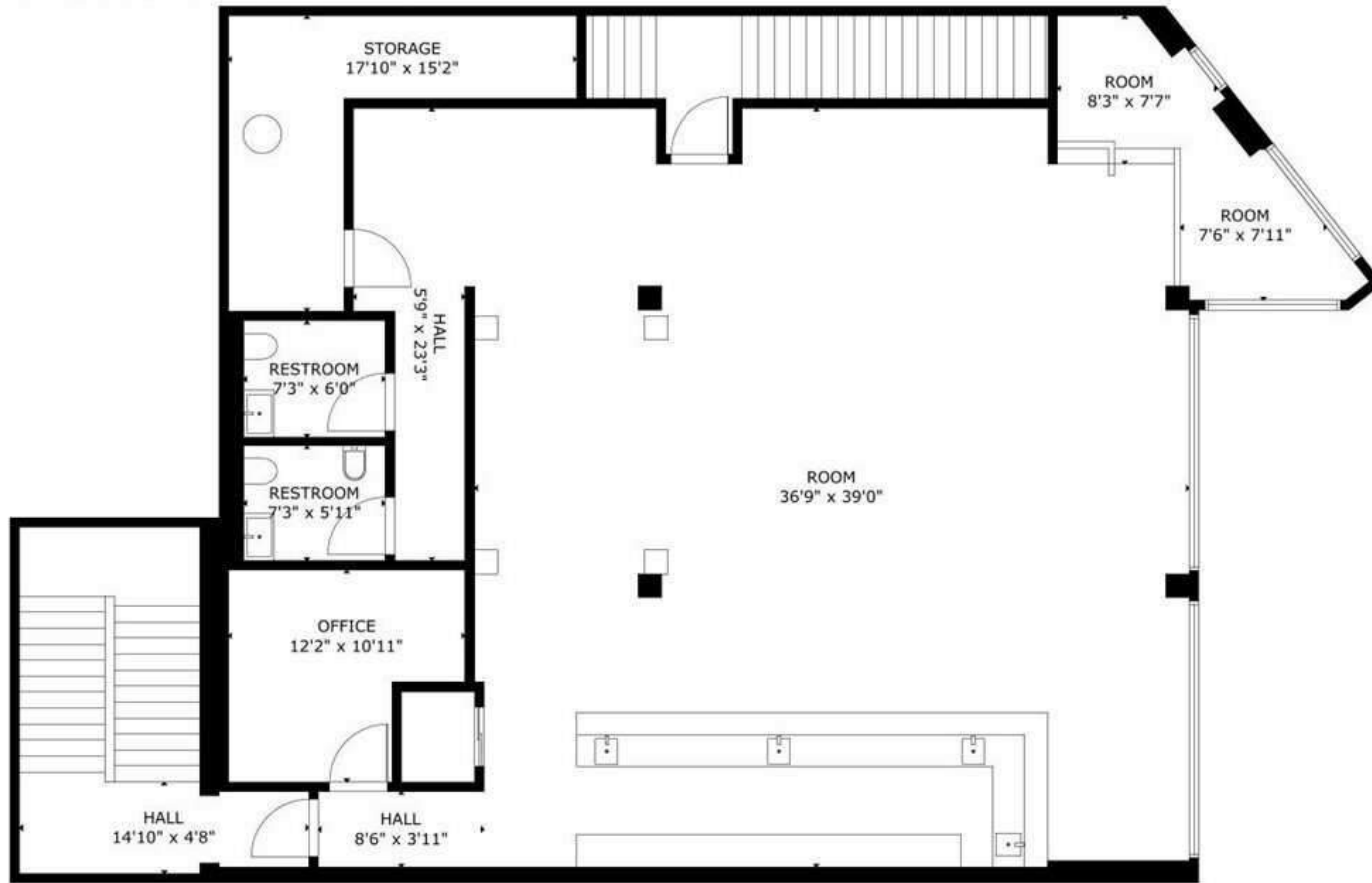
GROSS INTERNAL AREA
 TOTAL: 7,786 sq ft
 LOWER FLOOR: 759 sq ft, FIRST FLOOR: 2,765 sq ft
 SECOND FLOOR: 2,412 sq ft, THIRD FLOOR: 1,850 sq ft
 EXCLUDED AREAS: PATIO: 413 sq ft, ROOFTOP-DECK: 512 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY

Disclaimer: This floor plan is provided for illustration purposes only with the permission of the seller. Room positions and dimensions are approximate and are not guaranteed to be exact or to scale. The buyer should confirm measurements for accuracy.



Floor Plan | 2nd Floor

512 Paterson Plank Rd, Jersey City, NJ 07307



GROSS INTERNAL AREA
 TOTAL: 7,786 sq ft
 LOWER FLOOR: 759 sq ft, FIRST FLOOR: 2,765 sq ft
 SECOND FLOOR: 2,412 sq ft, THIRD FLOOR: 1,850 sq ft
 EXCLUDED AREAS: PATIO: 413 sq ft, ROOFTOP-DECK: 512 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

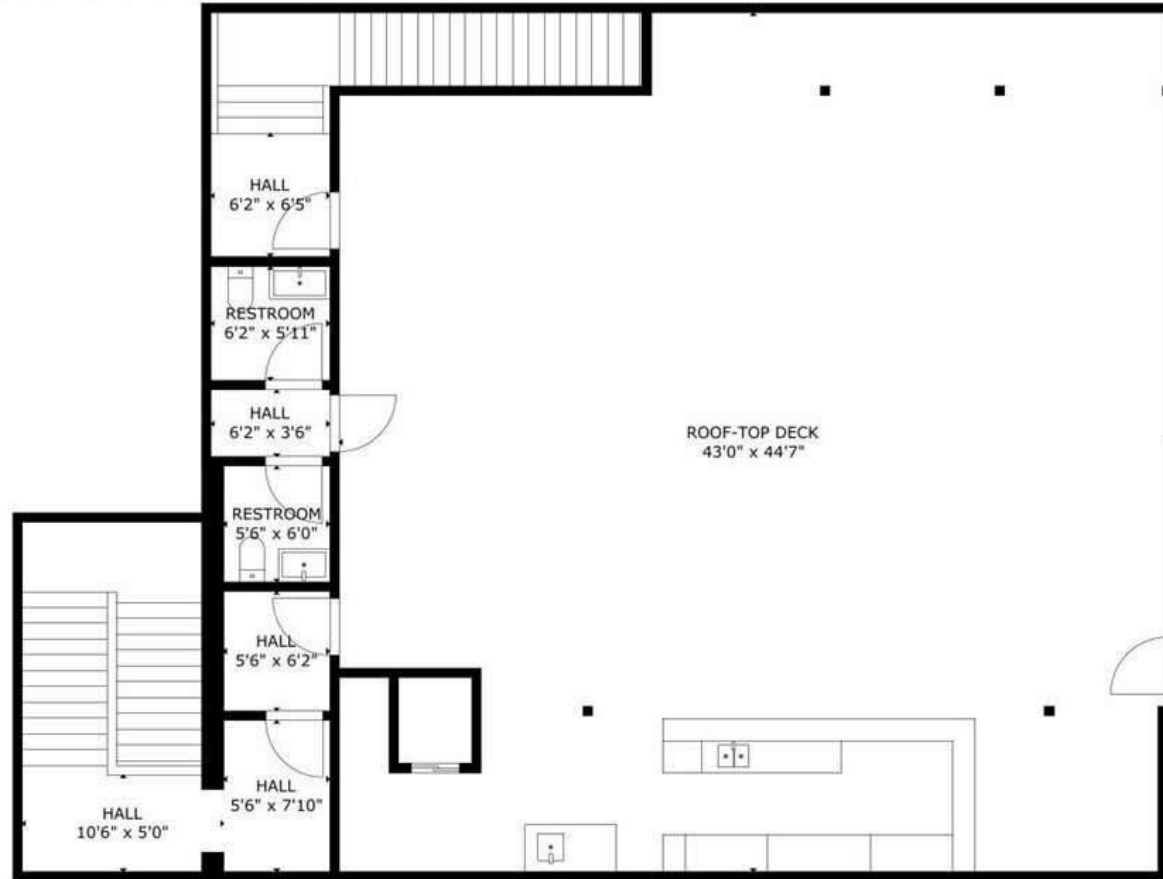
Disclaimer: This floor plan is provided for illustration purposes only with the permission of the seller. Room positions and dimensions are approximate and are not guaranteed to be exact or to scale. The buyer should confirm measurements for accuracy.

SECOND FLOOR



Floor Plan | 3rd Floor

512 Paterson Plank Rd, Jersey City, NJ 07307



GROSS INTERNAL AREA
TOTAL: 7,786 sq ft
LOWER FLOOR: 759 sq ft, FIRST FLOOR: 2,765 sq ft
SECOND FLOOR: 2,412 sq ft, THIRD FLOOR: 1,850 sq ft
EXCLUDED AREAS: PATIO: 413 sq ft, ROOFTOP-DECK: 512 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Disclaimer: This floor plan is provided for illustration purposes only with the permission of the seller. Room positions and dimensions are approximate and are not guaranteed to be exact or to scale. The buyer should confirm measurements for accuracy.

THIRD FLOOR



Main Photos



Restaurant & Bar Photos | 1st Floor



Kitchen Photos | 1st Floor



Private Events Space | 2nd Floor



Rooftop Space | 3rd Floor



JC HEIGHTS | TURNKEY RESTAURANT-BAR | ROOFTOP & LIQUOR LICENSE | NIGHT LIFE OPPORTUNITY

LOCATION INFORMATION

2

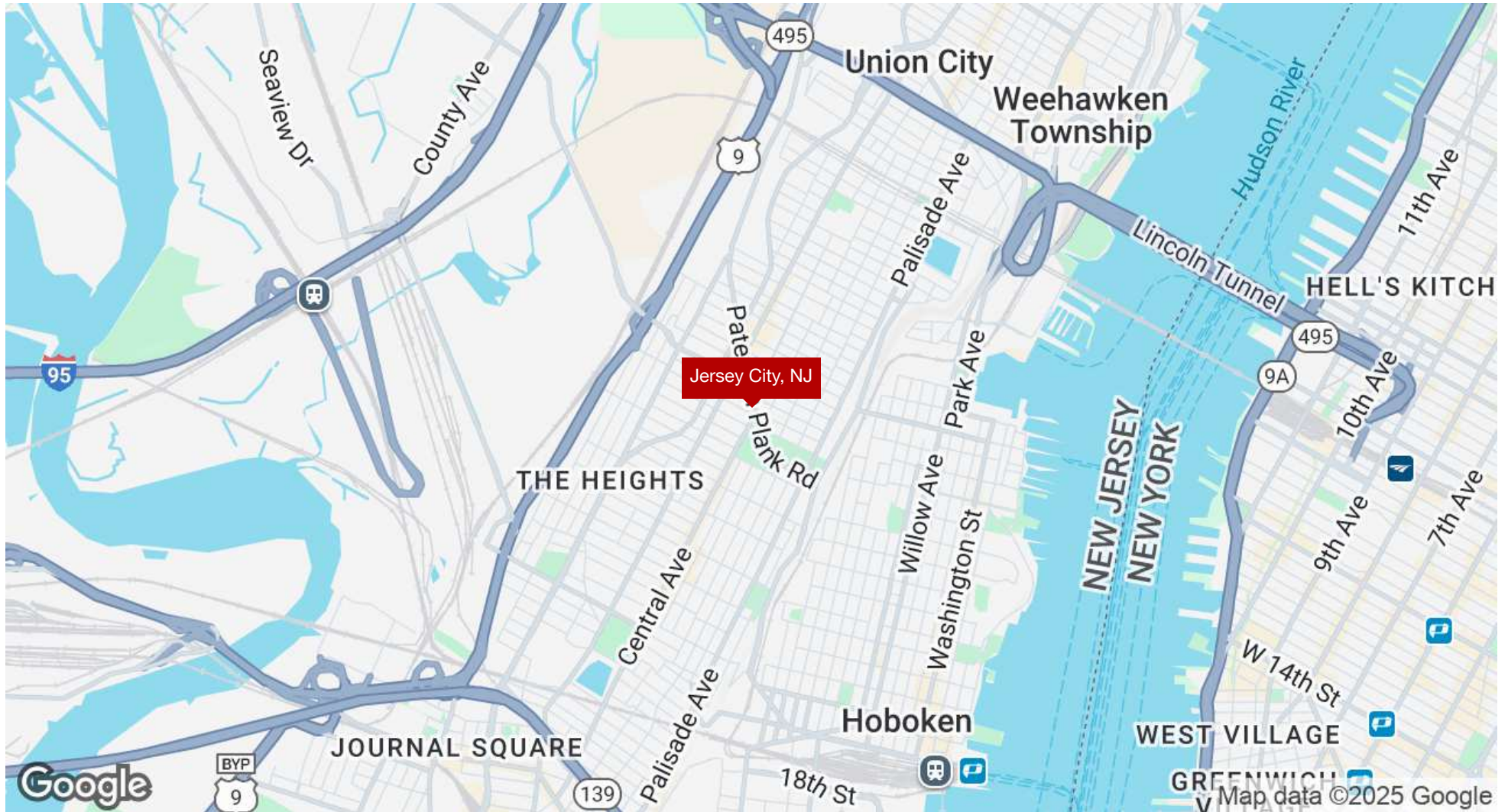
REGIONAL MAP

AERIAL MAP

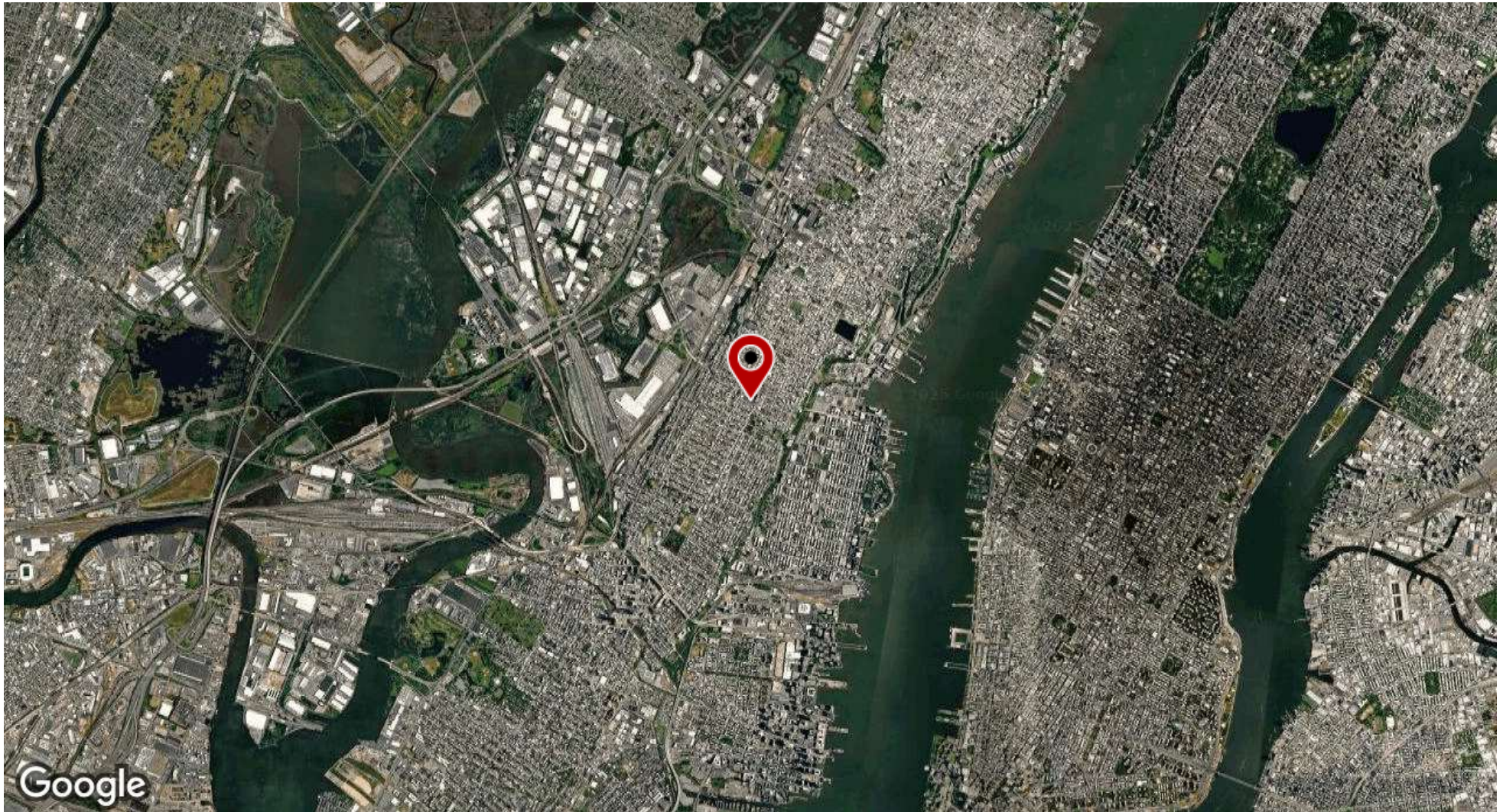
DRONE PHOTOS

RENT ROLL

Regional Map



Aerial Map



Drone Photos



Rent Roll

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
Entire Building	To Be Leased	10,000 SF	100%	\$30.00	\$300,000	TBL	TBL
TOTALS		10,000 SF	100%	\$30.00	\$300,000		
AVERAGES		10,000 SF	100%	\$30.00	\$300,000		



JC HEIGHTS | TURNKEY RESTAURANT-BAR | ROOFTOP & LIQUOR LICENSE | NIGHT LIFE OPPORTUNITY

LEASE COMPARABLES

3

LEASED COMP # 1 | JERSEY CITY

LEASED COMP # 2 | JERSEY CITY

Leased Comp # 1 | Jersey City

9,608 SF Retail Lease Signed Dec 2023 for \$30.00 (Starting)
273 16th St - 1st Floor Direct, Leased by Ivy Primary Prep

Jersey City, NJ 07310 - SoHo West Submarket
 377 Unit - 399,000 SF Apartments Building Built in 2018



Summary
Lease Comps
Property
Tenant
Analytics
Images

From CoStar

Lease Terms

SF Leased	9,608 SF	Sign Date	Dec 6, 2023
Space Use	Retail	Start Date	Feb 4, 2024
Lease Type	Direct	Move-In Date	Feb 4, 2024
Deal Type	New Lease	Term	10 Years
Lease Status	Executed	Expiration Date	Feb 4, 2034
		On Market	50 Mos
Starting Rent	\$30.00		

Space Details

Floor	1st	Build-Out Status	Shell Space
Space Position	End Cap	Condition	Average

Documents

Marketing Brochure/Flyer



Tenant

Name	Ivy Primary Prep
Industry	Retailer
Location Type	Single Location
Location Count	1
Total Occupied	9,608 SF
Avg Location Size	9,608 SF

Building »

Type	4 Star Hi-Rise Apartments		
Units	377	Year Built	2018
Avg Unit Size	1,189 SF	Class	A
Stories	20		
GBA	399,000 SF	Construction	Reinforced Conc...
Typical Floor	17,556 SF	Elevators	7
# of Buildings	2	Metering	Individually Mete...
Market Segment	All		
Rent Type	Market		
Property Mix	Retail 20,700 SF 5.2%		
Parking	375 Covered Spaces are available; 1.0 per Unit		
Walk Score®	Walker's Paradise (91)		
Transit Score®	Excellent Transit (78)		

[Edit Lease Comp](#)



Leased Comp # 2 | Jersey City

13,500 SF Retail Lease Signed Sep 2023 for \$45.00 Triple Net (Asking)

170 Erie St - 3rd Floor Direct

Jersey City, NJ 07302 - Downtown Jersey City Submarket
 58 Unit - 150,000 SF Apartments Building Built in Jun 2022

- Summary
- Lease Comps
- Property
- Tenant
- Analytics
- Images

From CoStar

Edit Lease Comp

Lease Terms

SF Leased	13,500 SF	Sign Date	Sep 19, 2023
Space Use	Retail	Start Date	Jan 1, 2024
Lease Type	Direct	Move-In Date	Jan 1, 2024
Deal Type	New Lease	On Market	8 Mos
Lease Status	Executed		
Rent	\$45.00/NNN		

Building >>

Type	4 Star Mid-Rise Apartments		
Units	58	Year Built	Jun 2022
Avg Unit Size	691 SF	Class	A
Stories	9		
GBA	150,000 SF		
Typical Floor	16,666 SF		
# of Buildings	1		
Market Segment	All		
Rent Type	Market		
Property Mix	Retail 16,666 SF 11.1%		
Parking	50 Covered Spaces are available		
Walk Score®	Walker's Paradise (98)		
Transit Score®	Excellent Transit (83)		

Space Details

Floor 3rd

Documents

Floor Plan 3rd Floor



JC HEIGHTS | TURNKEY RESTAURANT-BAR | ROOFTOP & LIQUOR LICENSE | NIGHT LIFE OPPORTUNITY

DEMOGRAPHICS

4

DEMOGRAPHICS MAP & REPORT

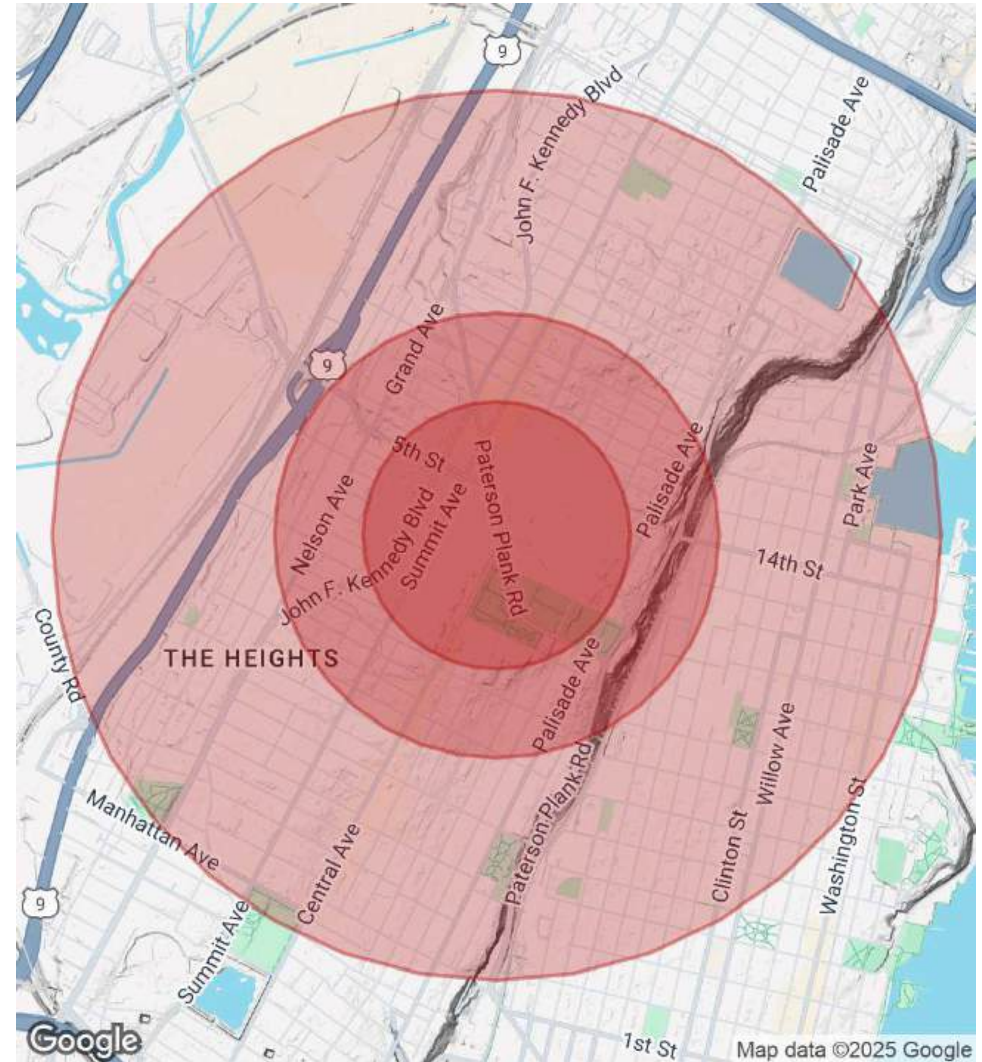
RETAILER MAP

Demographics Map & Report

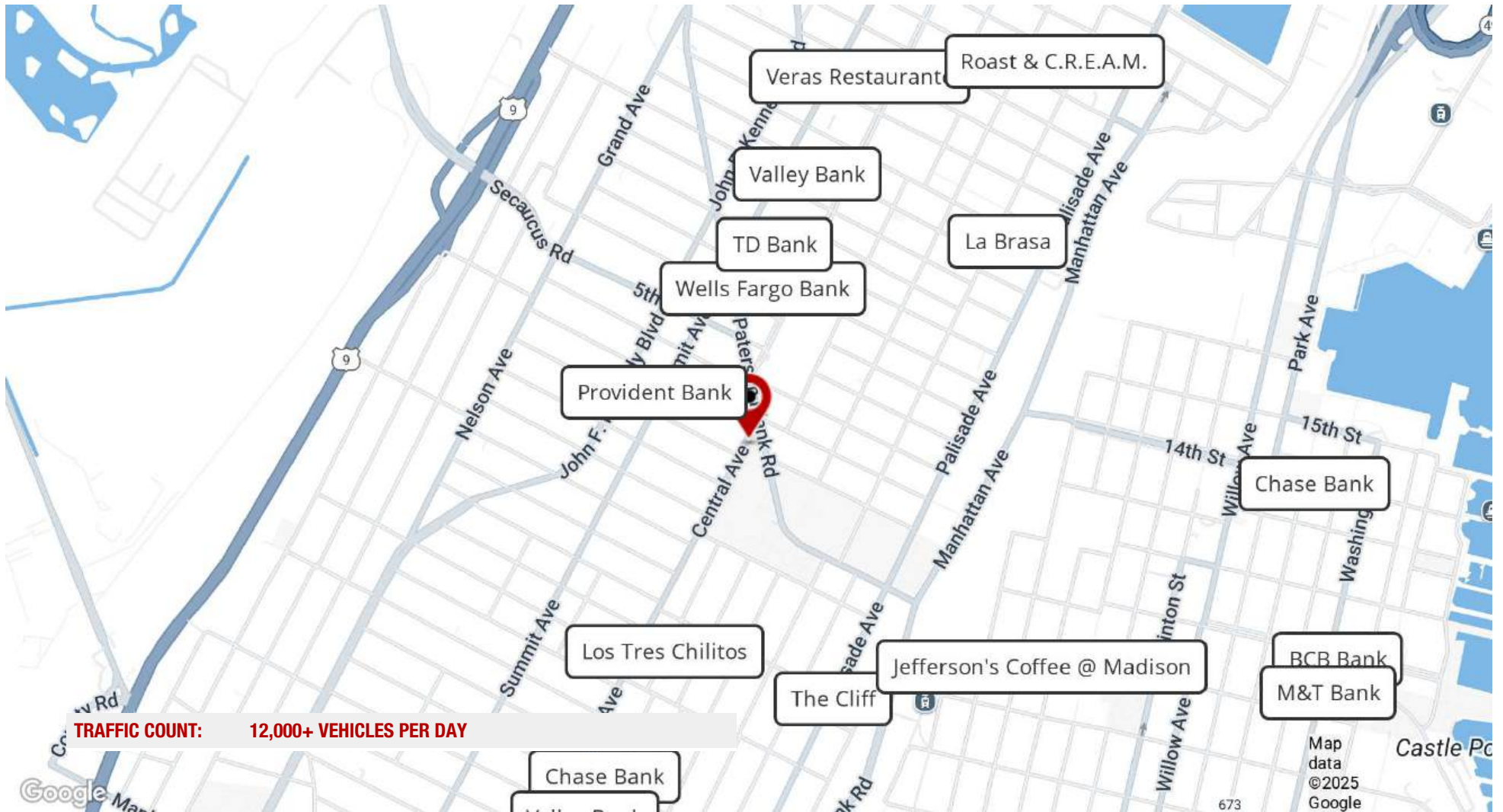
POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	13,465	34,687	104,424
Average Age	38	38	37
Average Age (Male)	37	37	36
Average Age (Female)	39	39	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	4,936	12,775	41,903
# of Persons per HH	2.7	2.7	2.5
Average HH Income	\$91,678	\$99,322	\$135,997
Average House Value	\$603,817	\$593,723	\$720,832

Demographics data derived from AlphaMap



Retailer Map



JC HEIGHTS | TURNKEY RESTAURANT-BAR | ROOFTOP & LIQUOR LICENSE | NIGHT LIFE OPPORTUNITY

ADDITIONAL INFORMATION

5

ADVISOR BIO 1

Advisor Bio | Managing Director | KW Commercial | Fort Lee

**BRUCE ELIA JR.****Managing Broker | Fort Lee**

brucejr@kw.com

Direct: **201.917.5884 x701** | Cell: **201.315.1223**

NJ #0893523

PROFESSIONAL BACKGROUND

Bruce Elia, Jr. has been a full-time Real Estate Broker & Real Estate Broker for the past 14 years, after having vary varied earlier careers. Bruce was hired on Wall Street after college, earning his Series 7, Series 63 and worked for PHD Capital, whose founders and operating principles were Nelson Braff and Jodi Eisenberg. After a little over a year there, Bruce chose not to continue with the Series 24 licensing for stock broker trading. Bruce decided to get his real estate license and started full-time as a wholesale investor and Realtor® in 2009 and is now a founding partner, with Al Donohue of Keller Williams City Views in Fort Lee. His advanced real estate training, designations, and track record of success is proven in the commercial real estate world. His contact database of principals and of colleagues is what a seller or buyer needs representing them in todays New Jersey Real Estate Market. Bruce takes great pride in the relationships he builds and works relentlessly on the client's behalf to accomplish their real estate goals. Bruce and his team of over 355+ real estate experts (broker & agent-associates) selling over \$500,000,000 annually in sales, representing the best and brightest in the industry, and always striving to lead the field in research, innovation, and consumer education through technologically advanced business models and CRM systems.

EDUCATION

Sales-Associate License - April 2008'
Bachelor Degree - University of New Hampshire - June 2008'
Broker-Associate License - May 2011'
Certified Negotiation Expert (C.N.E.)
Financial Analysis for Commercial Real Estate (C.C.I.M)
Feasibility Analysis for Commercial Real Estate (C.C.I.M)
Financial Modeling for Real Estate Development (C.C.I.M)
RE Development: Acquisitions (C.C.I.M)
Industrial Designation - Financial Analysis (C.C.I.M)
Multi-family Feasibility and Analysis (C.C.I.M)

KW Commercial | Bruce Elia Jr. | Fort Lee2200 Fletcher Ave Suite 500
Fort Lee, NJ 07024