

WATERLINE SQUARE | UPPER WEST SIDE

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400 WEST 61ST STREET | NEW YORK, NY 10023

WATERLINE SQUARE

UPPER WEST SIDE

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212.687.2400



The Upper West Side is known for its mix of affluent residents, cultural richness, and a growing number of new retail and dining options. The evolving neighborhood near Waterline Square is a dynamic area that combines New York City’s historic charm with a contemporary, luxurious mood. It offers a blend of convenience, cultural enrichment, and high-end amenities, appealing to residents who enjoy both urban life and proximity to green spaces like Riverside Park.



Demographics

Affluent Population: The Upper West Side, especially near new developments like Waterline Square, attracts high-income residents, including professionals, young families, and older individuals.

Age Distribution: The area is home to a range of age groups, with a notable presence of families and empty nesters due to its family-friendly amenities and good schools. The area also attracts younger professionals who enjoy the cultural scene and proximity to Midtown.

Highly Educated: Many residents in this area hold advanced degrees, contributing to the neighborhood’s intellectual and cultural vibe. The presence of nearby Columbia University also influences the demographic, with students and faculty members living in the area.



Retail Landscape

High-End Retailers and Boutique Shops: Retail near Waterline Square and the larger Upper West Side area includes boutique shops and a growing number of high-end retailers. Stores often cater to the upscale clientele and are tailored toward a luxury lifestyle.

Essential Services: The area has convenience stores, pharmacies, grocery options, such as Whole Foods and Trader Joe’s nearby, and personal care services. Many of these are positioned to serve the residents of the high-end apartments and condos in the area.

Fitness and Wellness Centers: The Upper West Side offers various fitness studios, wellness centers, and gyms, appealing to the active and health conscious population in the area.

Cultural and Educational Institutions: The neighborhood’s retail landscape is enhanced by nearby cultural institutions, including Lincoln Center and the American Museum of Natural History, which also influence the types of retail.



Restaurant Scene

Diverse Dining Options: The Upper West Side features a wide array of dining options, from casual cafes and delis to high-end dining. Many cuisines are represented, including Italian, French, American, Japanese, and Middle Eastern.

Trendy and Upscale Restaurants: The area near Waterline Square has seen an influx of trendier, upscale dining establishments to cater to the affluent residents in the new developments. Michelin-starred restaurants and chef-driven concepts are growing in number here.

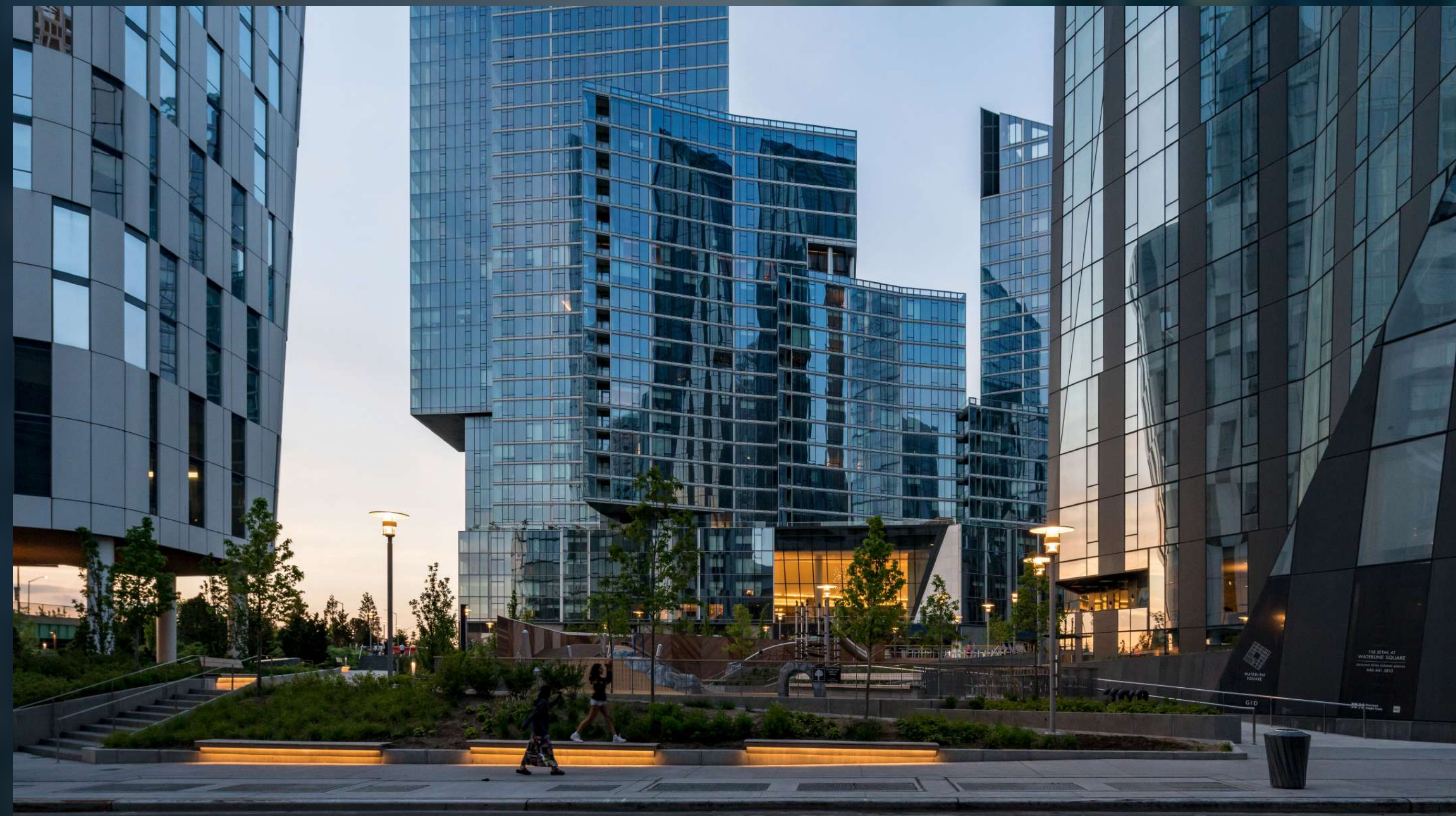
Classic Eateries: Long-standing Upper West Side favorites—such as bagel shops, diners, and delis—continue to be popular, giving the area a sense of traditional New York charm alongside the newer offerings.

Cafes and Bakeries: The Upper West Side has an abundance of coffee shops, bakeries, and dessert spots. Artisan coffee shops and bakeries often cater to the area’s upscale audience.



WATERLINE SQUARE

A world-class 2.2 million gross square feet, mixed-use waterfront project located along the Hudson River in the Upper West Side of Manhattan. This is an iconic and transformative project consisting of 1,131 condominium residences and rental apartments within three buildings designed by Richard Meier, Kohn Pederson Fox, and Rafael Vinoly. The development also includes an approximately 3-acre park surrounded by multiple restaurants and retailers including Cipriani's only combined food hall, market, restaurant, and bar concept as well as James Beard award nominee Chef Alex Stupak's Empellón. The development also contains over 100,000 square feet of unparalleled amenities contained within multiple venues throughout each of the three towers as well as the private members-only Waterline Club facility which is superior to any other amenity offering in the United States.







• Two Waterline Square · Retail B

Ground Floor
• Retail B · 7,213 SF

Lower Level
• Retail B · 4,254 SF

POTENTIAL TO DEMISE SPACE

Ground Floor
• Retail C · 3,186 SF

POTENTIAL TO DEMISE
[CLICK PLAN FOR VIRTUAL TOUR](#)

Ground Floor
• Retail A · 9,631 SF

Lower Level
• Retail A · 5,913 SF

POTENTIAL TO DEMISE SPACE



Retail A

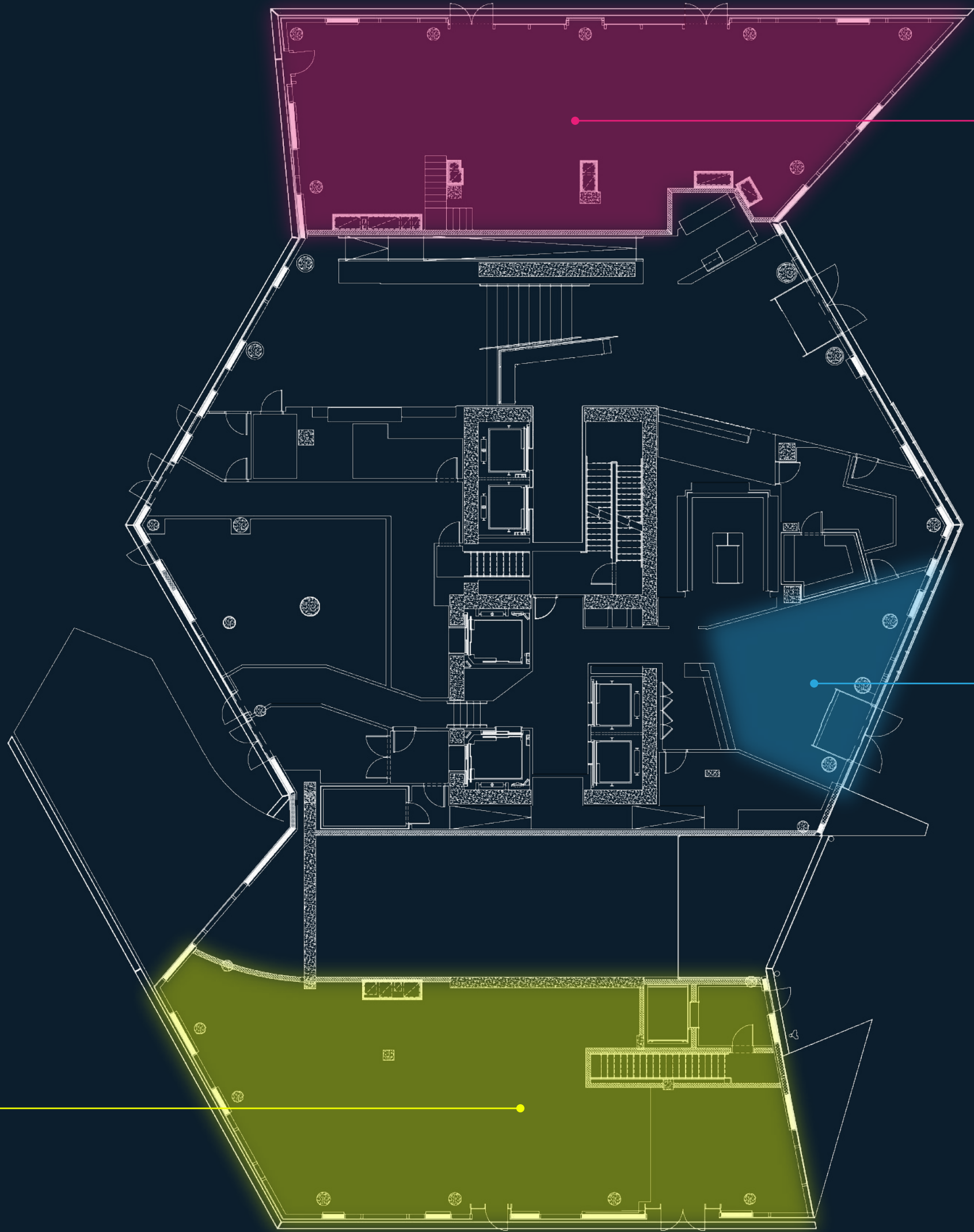
Harry's Table
by Cipriani



Retail B

Bellini at
Harry's Table





Ground Floor

- Retail D · 2,365 SF

Lower Level

- Retail D · 933 SF

Ground Floor

- Retail E · 558 SF

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Ground Floor

- Retail F · 2,442 SF

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WATERLINE SQUARE

Neighborhood Demographics	10 Minute Walk Time
Population	41,393
Daytime Population	45,457
Households	21,978
Median Household Income	\$134,823
Household Income \$200,000+	40.3%
Median Age	38.2
Bachelor's Degree Educated	37.9%



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Contact Exclusive Brokers

Joe Mastromonaco
212.687.2400
jmastromonaco@atlanticretail.com

Peter Lyons
212.687.2432
plyons@atlanticretail.com

Colleen Morrissey
212.687.2400
cmorrissey@atlanticretail.com



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135 Fifth Avenue | 9th Floor
New York, NY 10010
212.687.2400
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