

# La CENTRAL

## Melrose, The Bronx



La CENTRAL



View of 435 Westchester Avenue (Building B)

Central South Bronx New Construction | Retail Storefronts 1,649 - 12,910 SF  
Join YMCA | Numerous National Tenants in Surrounding Area | Vicinity of the "Hub" of the Bronx





# La CENTRAL

@ Bergen Avenue

## 435 Westchester Avenue (Building B)

Available	Size	Frontage
Store 1 (inline):	2,600 sf	45'-4"
Store 2 (inline):	10,310 sf	133'-1"
(Multiple division options from 1,649 - 10,310 sf)		

## 556 Bergen Avenue (Building A)

Available	Size	Possession:	Immediate
Store 5 (corner):	1,100 sf	Rent:	Upon Request
(Community facility use)			

## Comments

- New construction at base of 496-unit complex featuring green building systems
- Onsite 24-hour parking garage, state-of-the-art 50,000 SF YMCA
- Adjacent to the 3,000 student Zeta Charter School
- Close to University Heights Secondary School and Mott Haven Village Preparatory High School
- 3 Minute walk to the **2** **5** express trains at the 3rd Ave/149th St station - annual ridership 3,301,418 and **Bx41** and **Bx4** **M125** bus lines directly outside of the building on Bergen Avenue at 149th St.
- Area tenants include Metropolitan College of NY, Essen Healthcare, Planet Fitness, Burlington, Gamestop, Blink Fitness, Carter's, The Ultimate 4th Gym, CityMD, The Children's Place, Snipes, Foot Locker, AT&T, Aldi

## By the Numbers

Retail Businesses

876

1 Mile Radius

Households

65,882

2023 est. - 1 Mile Radius

Household Income

\$46,091

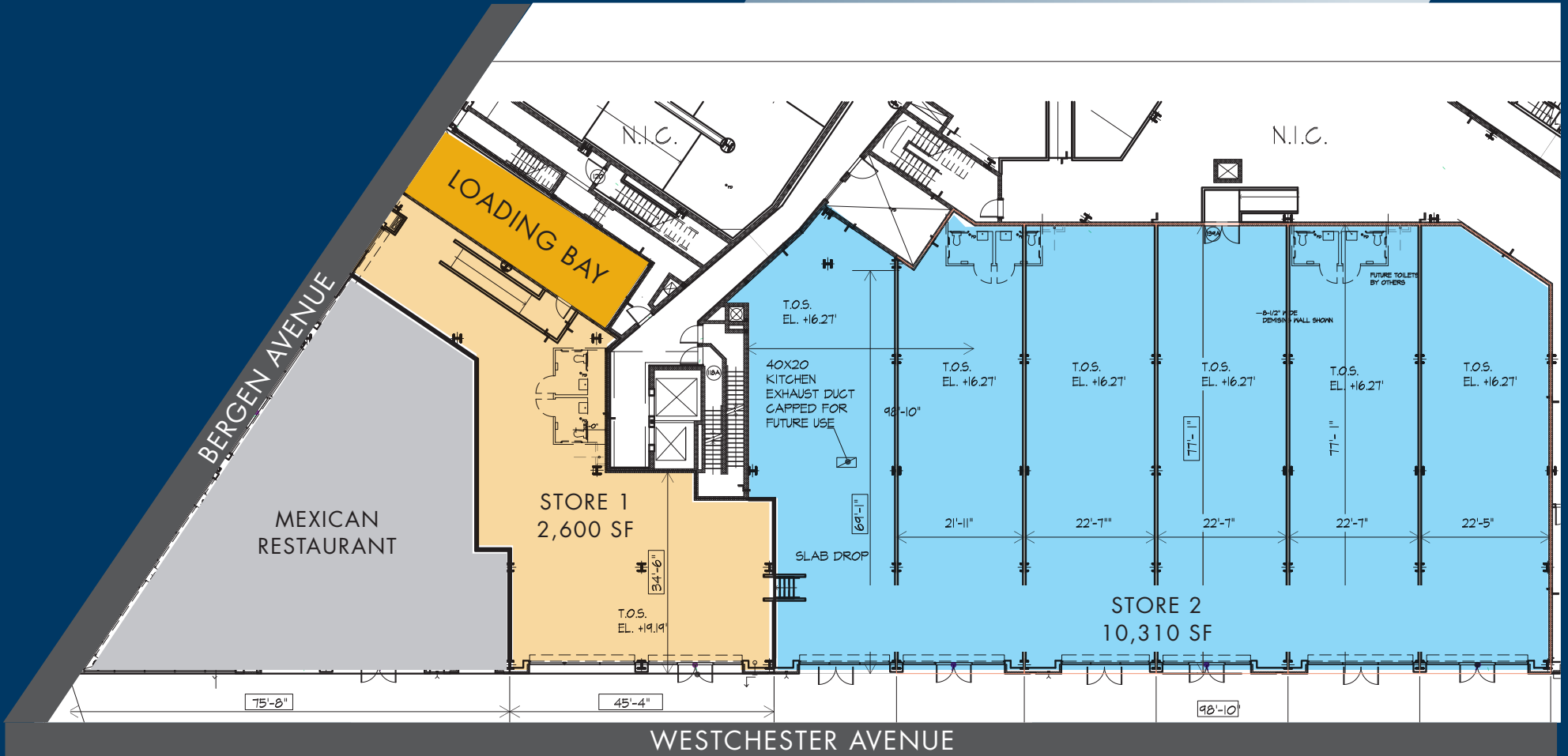
2023 Average

Subway Ridership

656,866

2021 Annual - 3rd Ave/149th St Station

435 WESTCHESTER AVENUE (BUILDING B) - FLOOR PLAN  
DIVISION OPTION 1



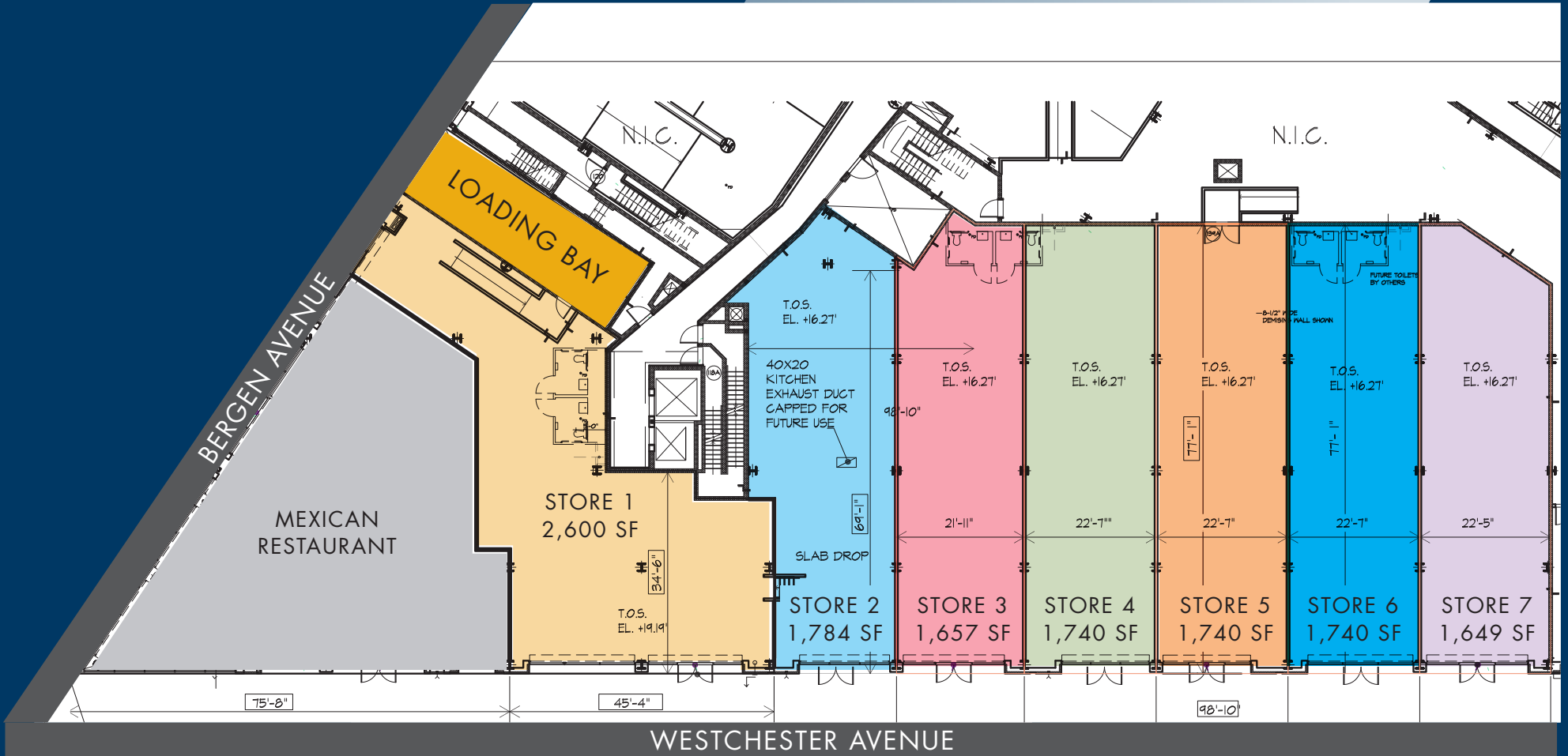
435 WESTCHESTER AVENUE (BUILDING B) - FLOOR PLAN  
DIVISION OPTION 2



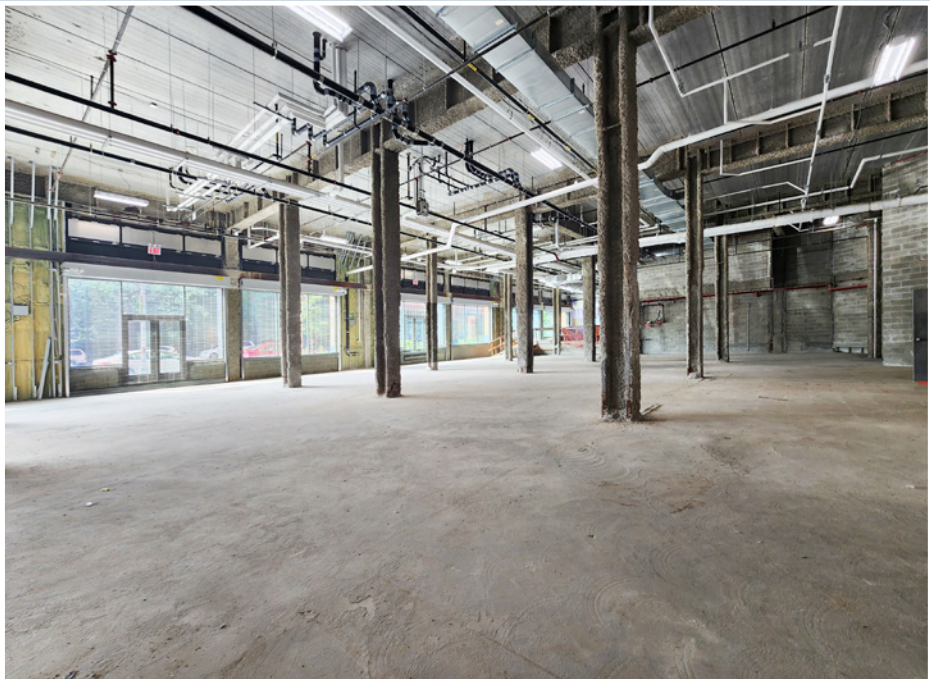
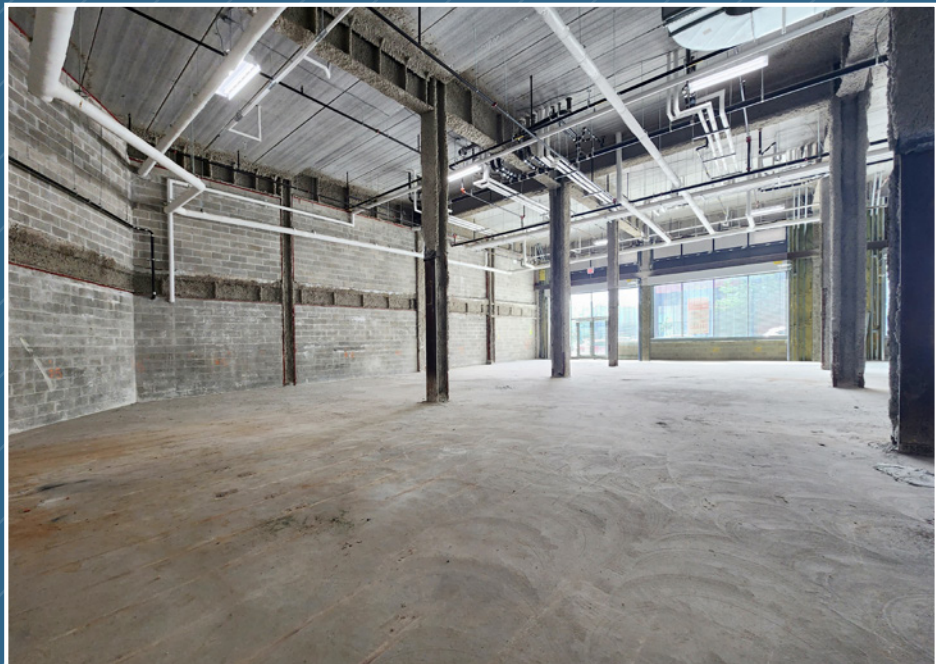
435 WESTCHESTER AVENUE (BUILDING B) - FLOOR PLAN  
DIVISION OPTION 3



435 WESTCHESTER AVENUE (BUILDING B) - FLOOR PLAN  
DIVISION OPTION 4



435 WESTCHESTER AVENUE (BUILDING B)  
EXISTING CONDITIONS

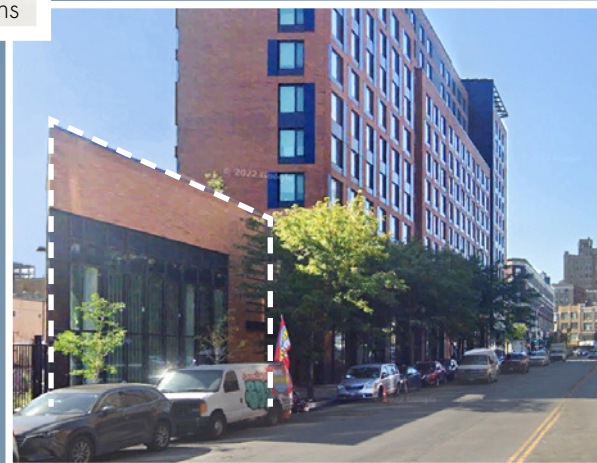
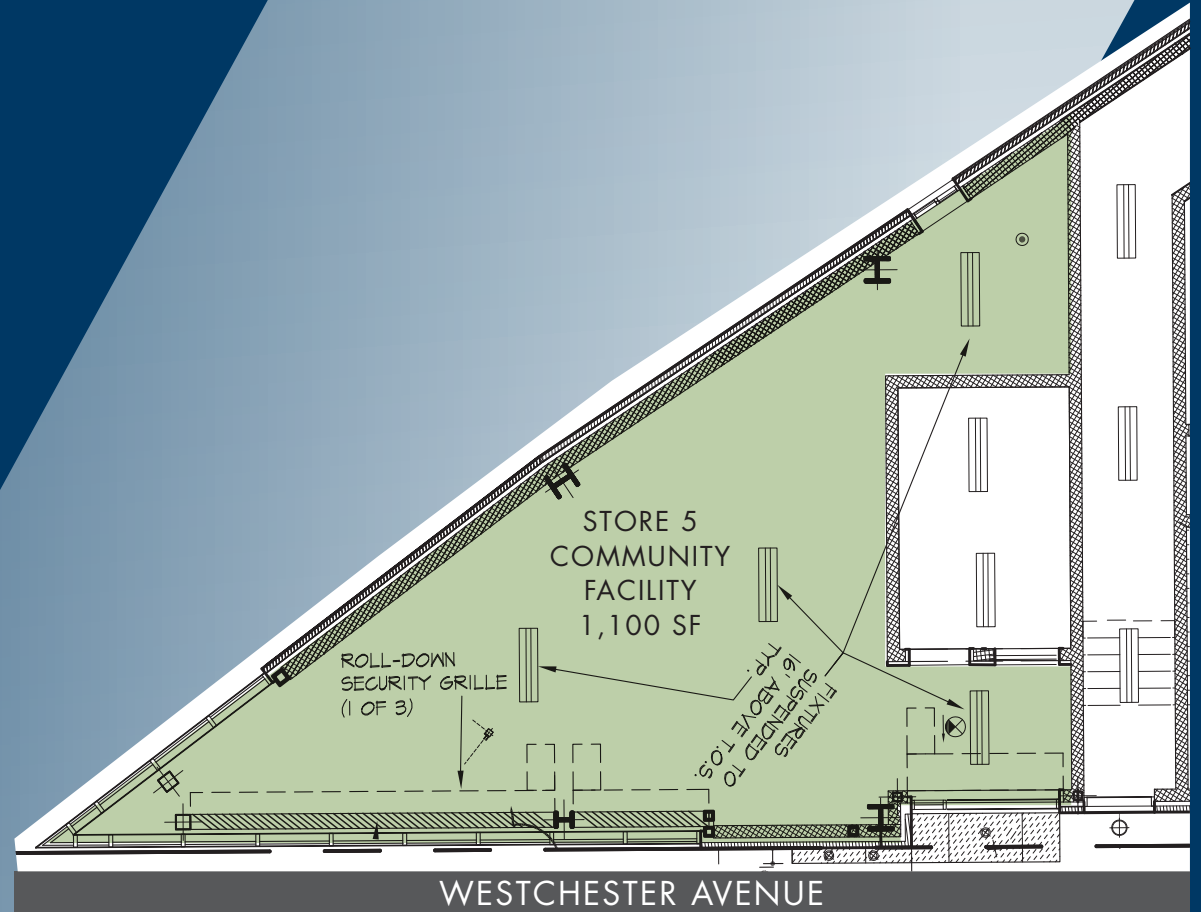




556 BERGEN AVENUE (BUILDING A) - FLOOR PLAN  
STORE 5 - COMMUNITY FACILITY - 1,100 SF



Existing Conditions





600 Bergen Avenue - On-Site Parking Garage



556 Bergen Avenue - State-of-the-Art YMCA



The Hub aka "the Broadway of the Bronx"

**essen**  
HEALTH CARE  
@ 3rd Avenue Btwn  
E 144 & E145th Sts

**2 5**  
**The Hub**

**Capital One**

The Hub is a major commercial center for the South Bronx, New York. It is located where four roads converge: East 149th Street, and Willis, Melrose and Third Avenues.

The Hub, short for "the Hub of the Bronx," has also been called "the Broadway of the Bronx". It is the site of maximum traffic. It is a primary shopping district for Bronx residents.

**McDonald's**

**CINNABON**

**T-Mobile**

**GameStop**

**at&t**

**Kids Foot Locker**

**TACO BELL**

**Bx4**  
**M125**

**Foot Locker**  
**CITYMD**

**CHIPOTLE**  
MEXICAN GRILL

**metro**  
by T-Mobile

**carter's**

**DUNKIN'**

**P**

**THE CHILDREN'S PLACE**

**planet fitness**

**boost mobile**

**MNY** METROPOLITAN COLLEGE OF NEW YORK

**the Y**  
YMCA

**T-Mobile**

**GNC**  
LIVE WELL

**BURGER KING**



**La CENTRAL**

**La CENTRAL**  
Melrose, The Bronx

**Burlington**  
**five BELOW**

**Rainbow**

**ALDI**





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