

# 529 | FIFTH AVENUE

# CORNER FLAGSHIP RETAIL OPPORTUNITY

FIFTH AVENUE • EAST 44TH STREET

WHERE GLOBAL  
BRANDS MAKE THEIR  
STATEMENT

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GLOBAL  
FLAGSHIP  
OPPORTUNITY

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GLOBAL FLAGSHIP

 CAPRICORN  
RETAIL ADVISORS



## OPPORTUNITY

# AN UNPARALLELED FLAGSHIP AT THE HEART OF FIFTH AVENUE

27,355 SF

TOTAL  
FLAGSHIP

175 FT

WRAPAROUND  
FRONTAGE

7 DAY

WEEKLY FOOT  
TRAFFIC

- 12,614 SF GROUND FLOOR + 14,741 SF LOWER LEVEL
- DIVISIBLE FLAGSHIP CONFIGURATION
- DEDICATED FLAGPOLE SIGNAGE OPPORTUNITY
- CORNER OF FIFTH AVENUE & EAST 44TH STREET
- STEPS FROM BRYANT PARK, ROCKEFELLER CENTER & GRAND CENTRAL
- ADDITIONAL MEZZANINE SPACE AVAILABLE

## SPACE OVERVIEW

# ONE FLAGSHIP. OR TWO TENANTS.

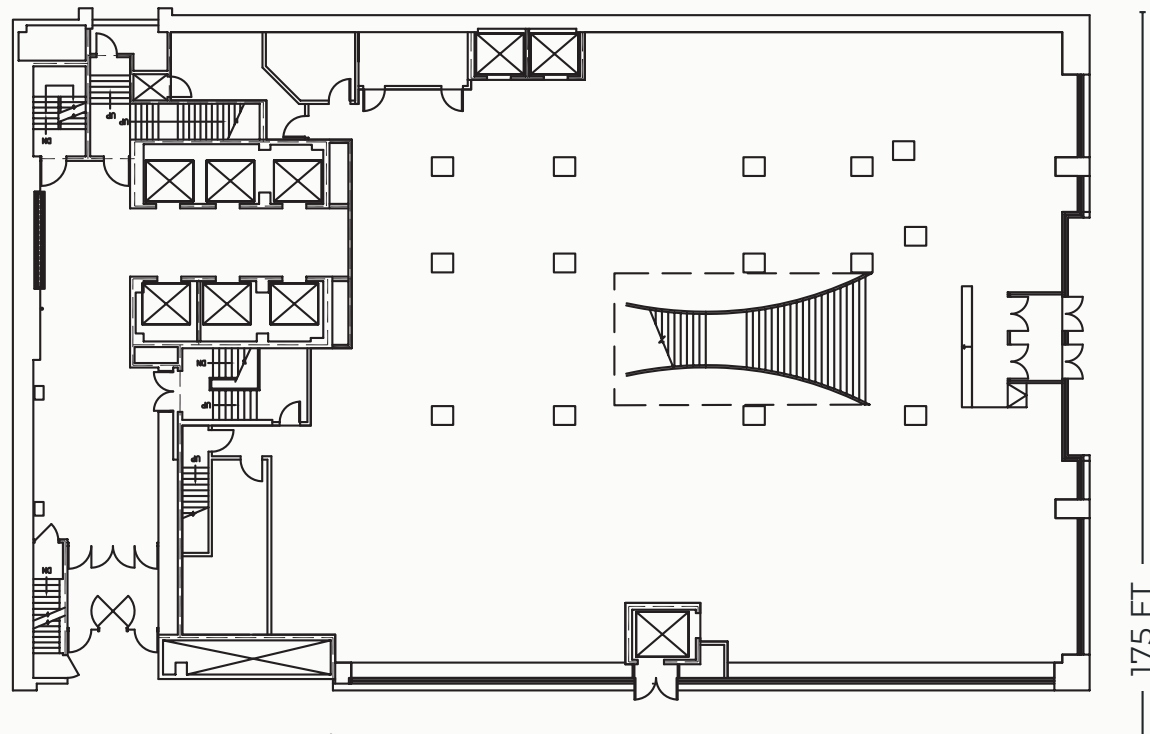
### SINGLE FLAGSHIP

FULL-BUILDING PRESENCE WITH PROMINENT CORNER POSITIONING ACROSS FIFTH AVENUE AND EAST 44TH STREET.

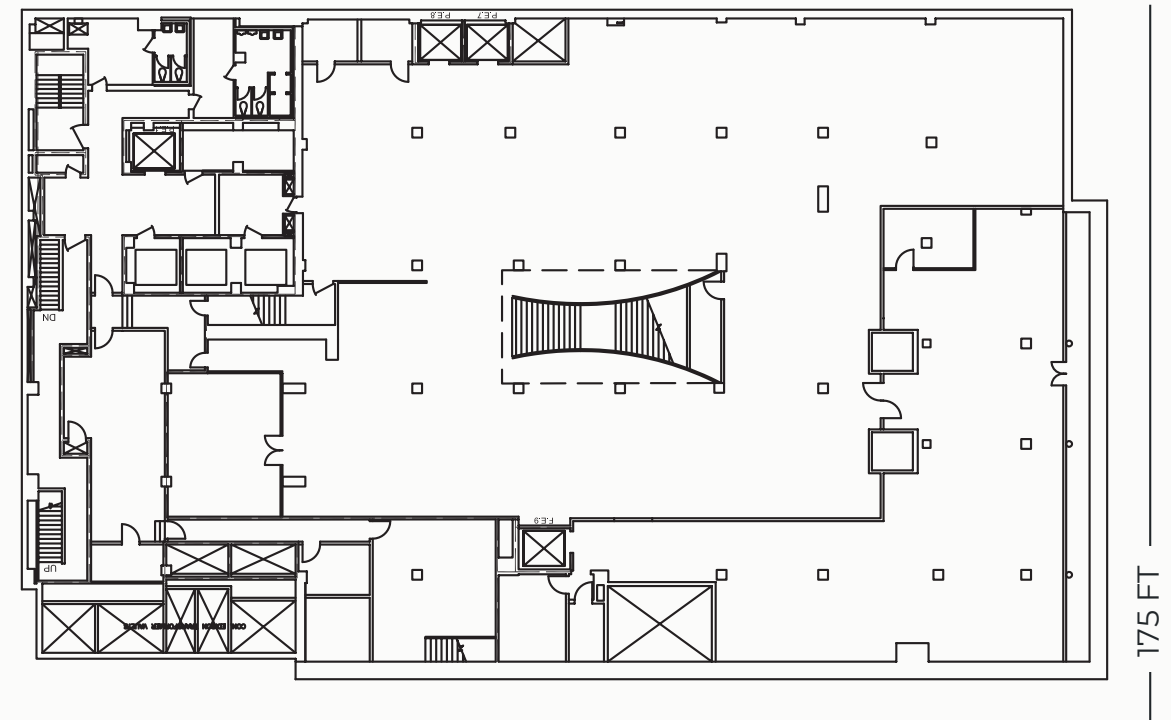
### DIVISIBLE CONFIGURATION

SPACE CAN BE DEMISED FOR MULTIPLE TENANTS – A FLEXIBLE LAYOUT SUPPORTING A RANGE OF RETAIL CONCEPTS.

#### GROUND FLOOR



#### LOWER LEVEL



# LOCATION

# THE FIFTH AVENUE RETAIL CORRIDOR

Fifth Avenue is one of New York City's premier retail corridors, anchored by global flagship stores like Saks Fifth Avenue and surrounded by landmarks including Rockefeller Center, Bryant Park, and St. Patrick's Cathedral. The combination of tourism, office density, and luxury retail drives consistent, all-day foot traffic, making it one of the most active and sought-after shopping environments in the country.

12M+

ANNUAL VISITORS  
TO BRYANT PARK

243M

SQUARE FEET  
OF OFFICE SPACE

125M+

ANNUAL VISITORS  
TO ROCKEFELLER CENTER

\$8B+

ANNUAL SALES  
ON FIFTH AVENUE

1.2M

TOTAL DAYTIME  
POPULATION\*

\$220.8K

AVERAGE HH  
INCOME\*

## KEY NEIGHBORS



L'ADERACH

adidas

LACOSTE



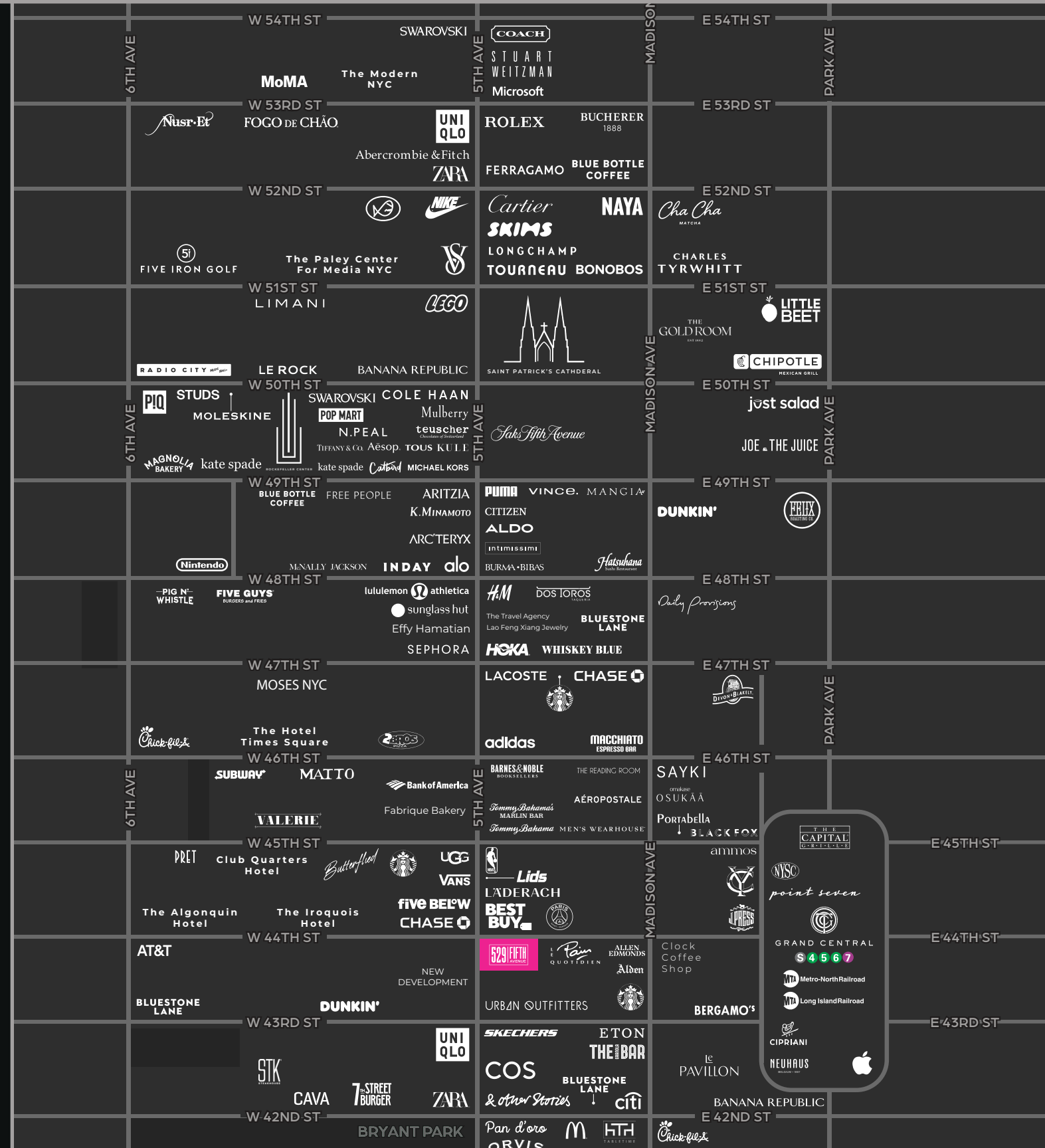
STARBUCKS

NBA

ZARA

COS

BARNES & NOBLE  
BOOKSELLERS



**529 | FIFTH**  
AVENUE

# FOR LEASING INQUIRIES

PLEASE CONTACT THE EXCLUSIVE  
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