



RETAIL SPACE AVAILABLE

MAIN ENTRANCE

DAY CARE TENANT



**829 GARFIELD AVENUE**  
JERSEY CITY, NJ 07305

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## — 75% Leased Luxury Building w/ Retail Available At Base

- Bergen-Lafayette's newest and largest mixed-use development has 4,000SF of brand new retail space available for lease
- Opportunity to capture 110 Units of new tenancy upstairs as well as neighboring Cinelease Studios' daily employee base
- Currently delivering vanilla box build out for 5,000SF day care tenant on opposite side of building
- Landlord willing to demise space down to 800SF and will deliver vanilla box with bathroom, HVAC and necessary electric service

**LOCATION**

BERGEN-LAFAYETTE  
BERRY LANE PARK

**AVAILABLE**

RETAIL: 800SF - 4,000SF

**FRONTAGE**

470' GARFIELD AVE

**CEILING HEIGHT**

10'

**POSSESSION**

IMMEDIATE

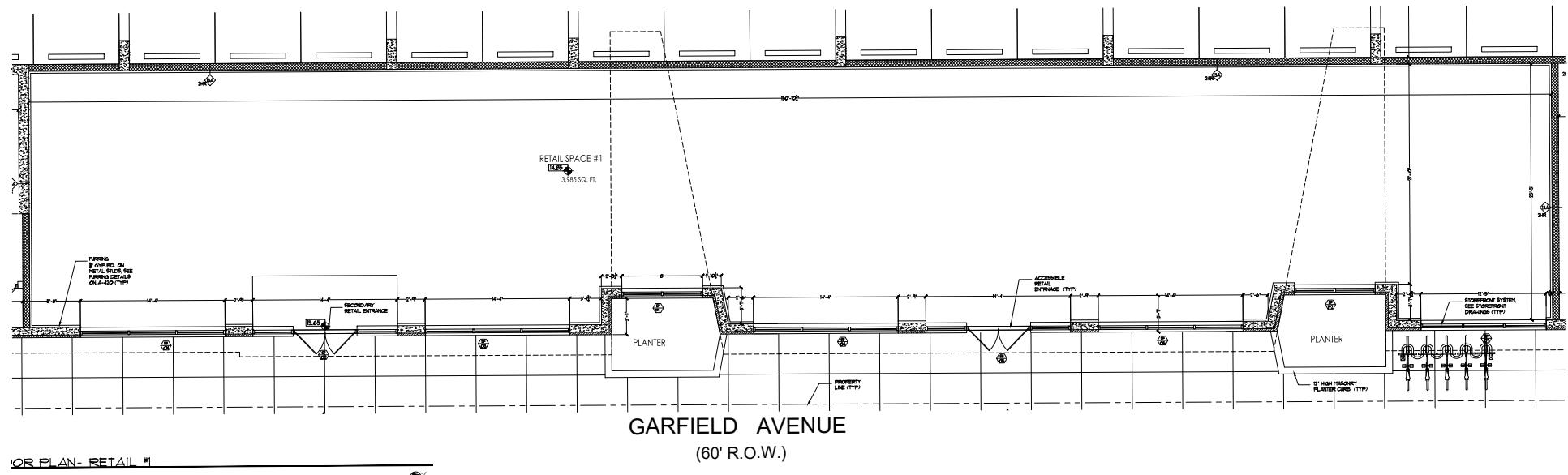
**NEIGHBORS**

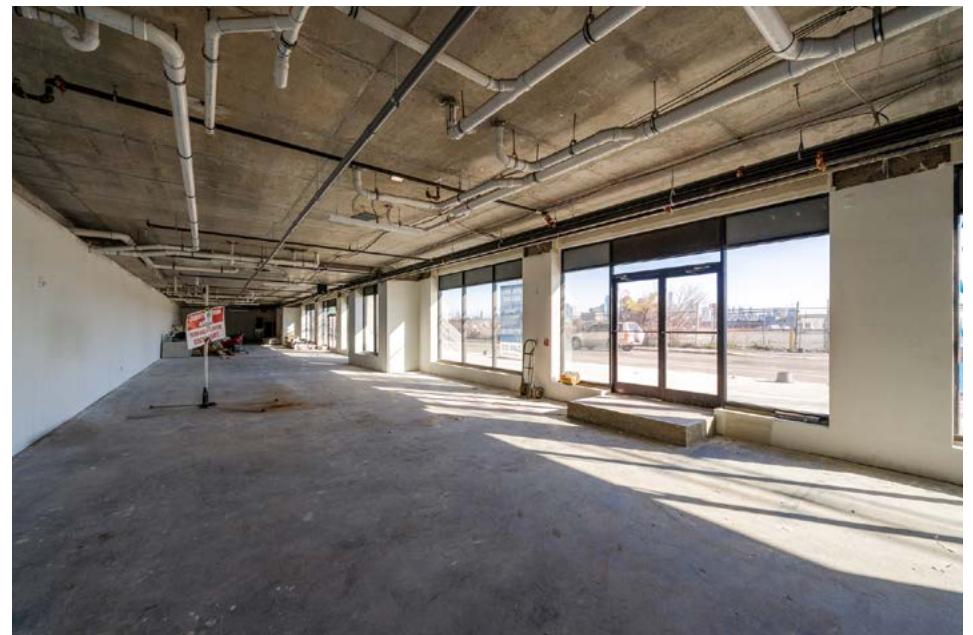
CINELEASE STUDIOS, LIGHT RAIL  
CAFE, 902 BREWING, PACIFIC FLEA,  
CORGI GIN DISTILLERY, O'LEARYS  
PUBLIK HOUSE

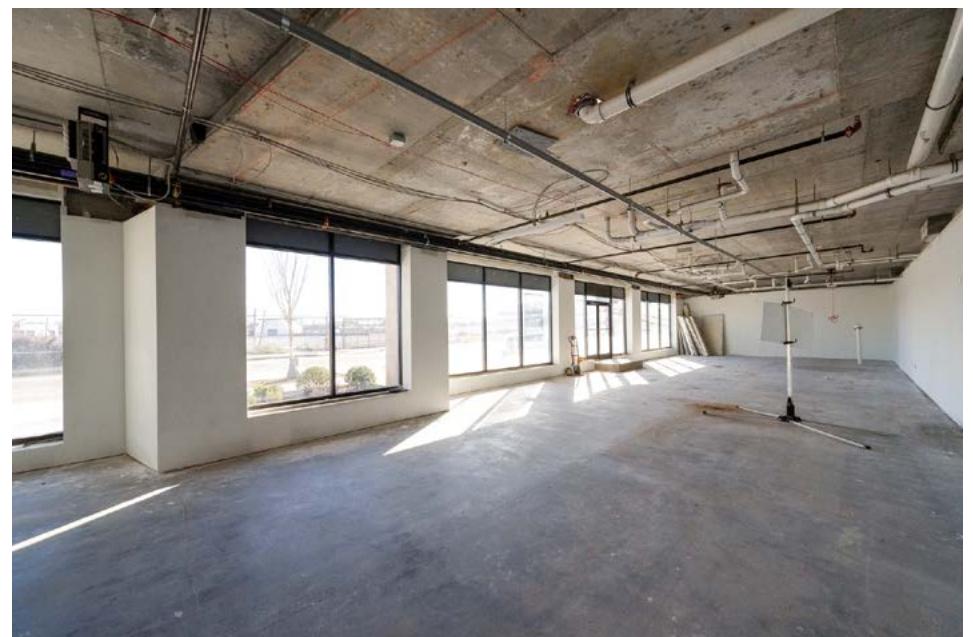
**NOTES**

- 11,250 VPD
- PARKING AVAILABLE









## GRID EXCLUSIVE CONTENT

### 2022 TRENDS REPORT

We are pleased to share the 2022 Jersey City Trends map with our friends and clients. The Trends Map was developed to help real estate professionals, the development community and the community at large, to get a snap-shot view of real estate trends across the entire city; and to see how the city is growing and redeveloping the previous years.

The “trends” are gleaned from our interviews and discussions with other professionals and developers whose primary market is Jersey City. We hope this map is helpful in understanding how the city is growing. Please view this map as a starting point for your investigation, not an end point.

[Download Trends Map >>](#)

[Download Trends Report >>](#)

### GRID BITS NEWSLETTER

Highlighting ALL of the real estate news each week from the George Washington Bridge to Bayonne Bridge! Grid Bits is a weekly news aggregator that updates our readership on all the new development projects, municipal & political news, green space & parks, new retail, industrial and office leases, regional lawsuits, community kickback and more!

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### Grid In the News

[Albanese closes \\$70 million land deal in Jersey City, eyes 670-unit apartment tower](#)

[Investor buys 10 apartments, retail space in Jersey City Heights for \\$3.8 million](#)

[Journal Square office building nears full occupancy after 27,000 sq. ft. in recent leases](#)