

RETAIL SPACES FOR LEASE: BAYFRONT PROMENADE

*Prime Retail Opportunity in Jersey City's
Transformational Bayfront Community*



PENNROSE
Bricks & Mortar | Heart & Soul

ADDRESS: 1 Bayfront Avenue
Jersey City, NJ 07305
Retail Unit Addresses Vary

CONTACT: Robyn Umfress
201.584.3518
commercial@pennrose.com

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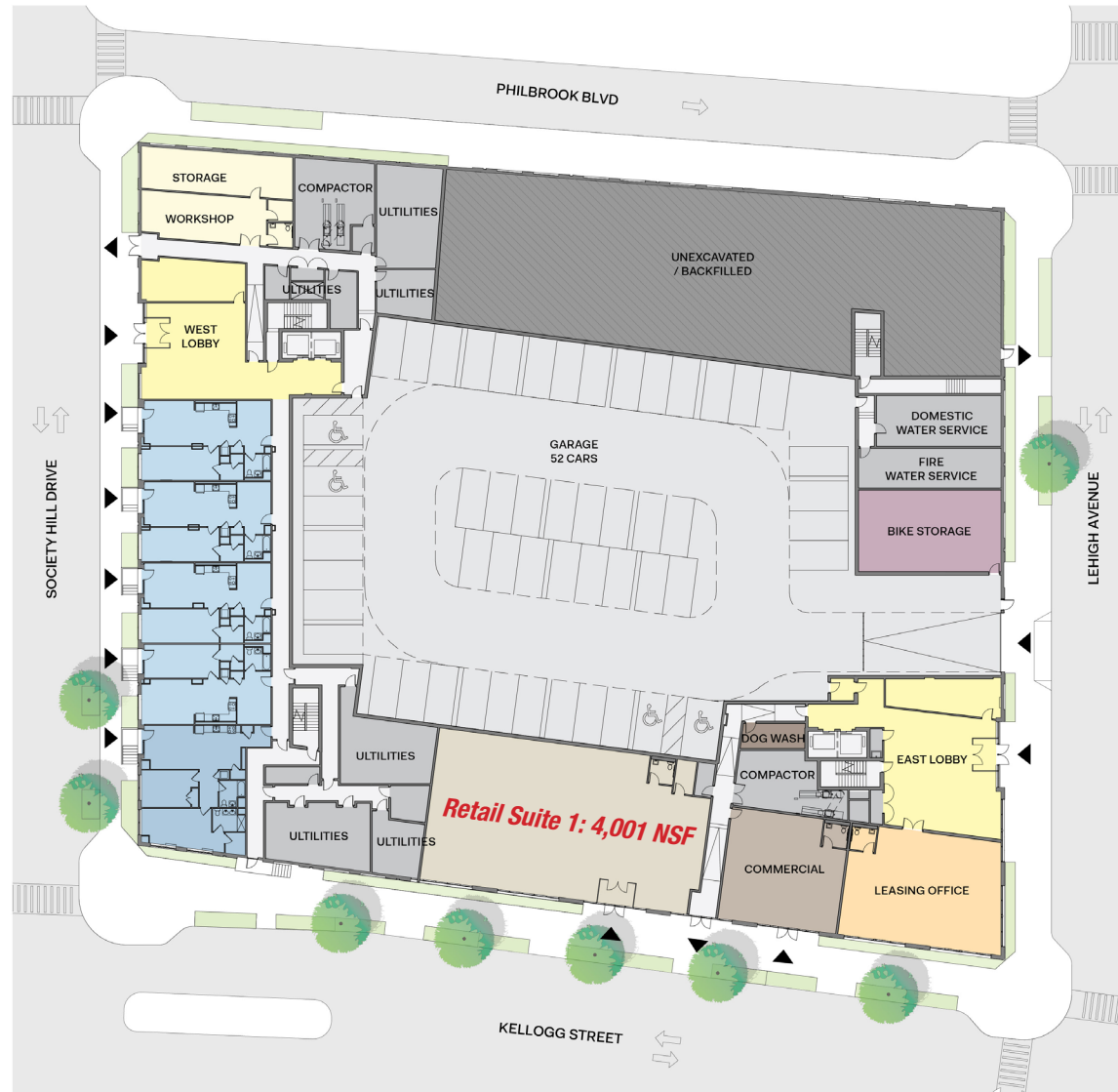


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Retail Space 1: 4,001 NSF Available

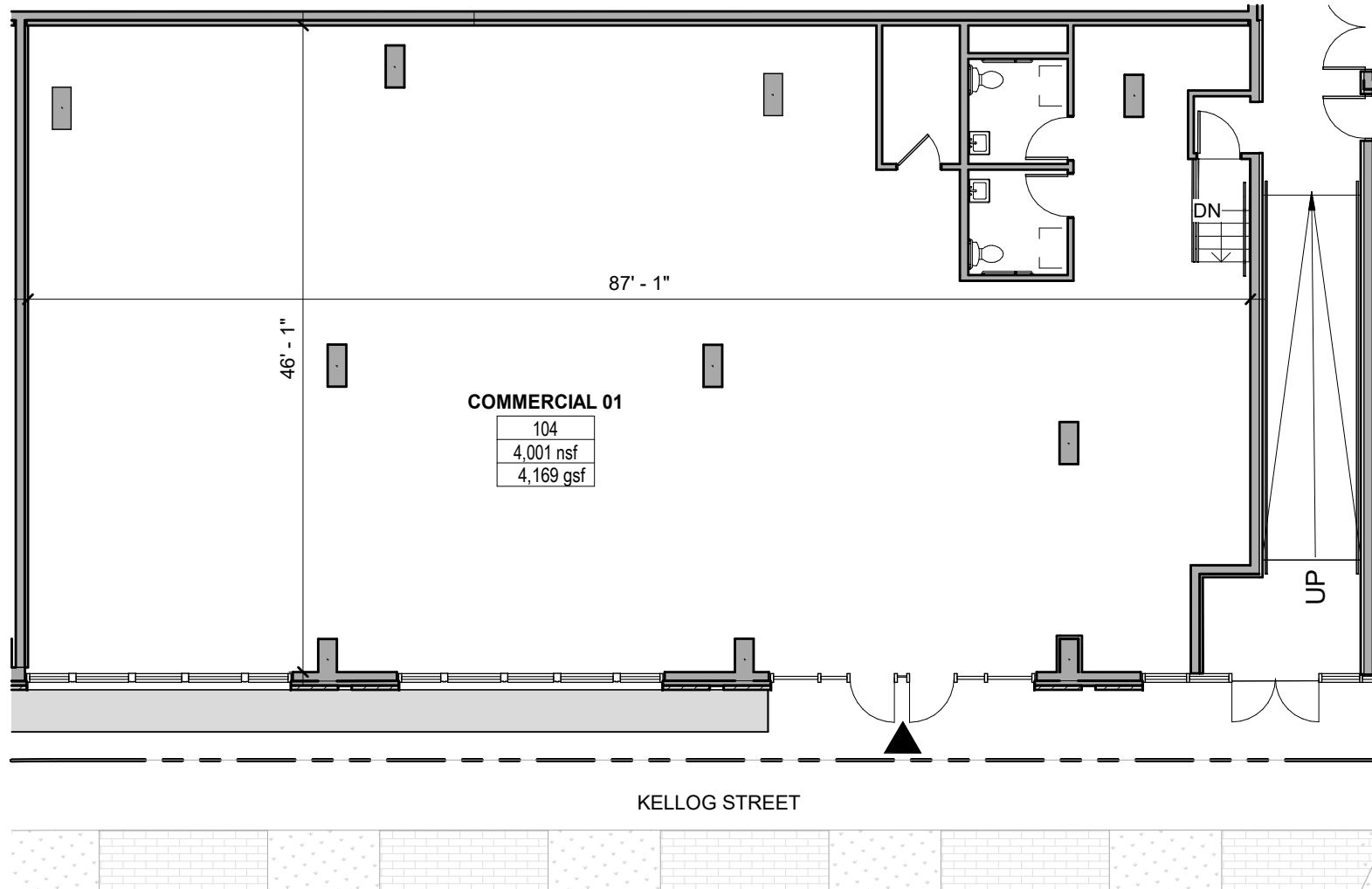


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Retail Space 3: 4,897 NSF Available (Divisible)

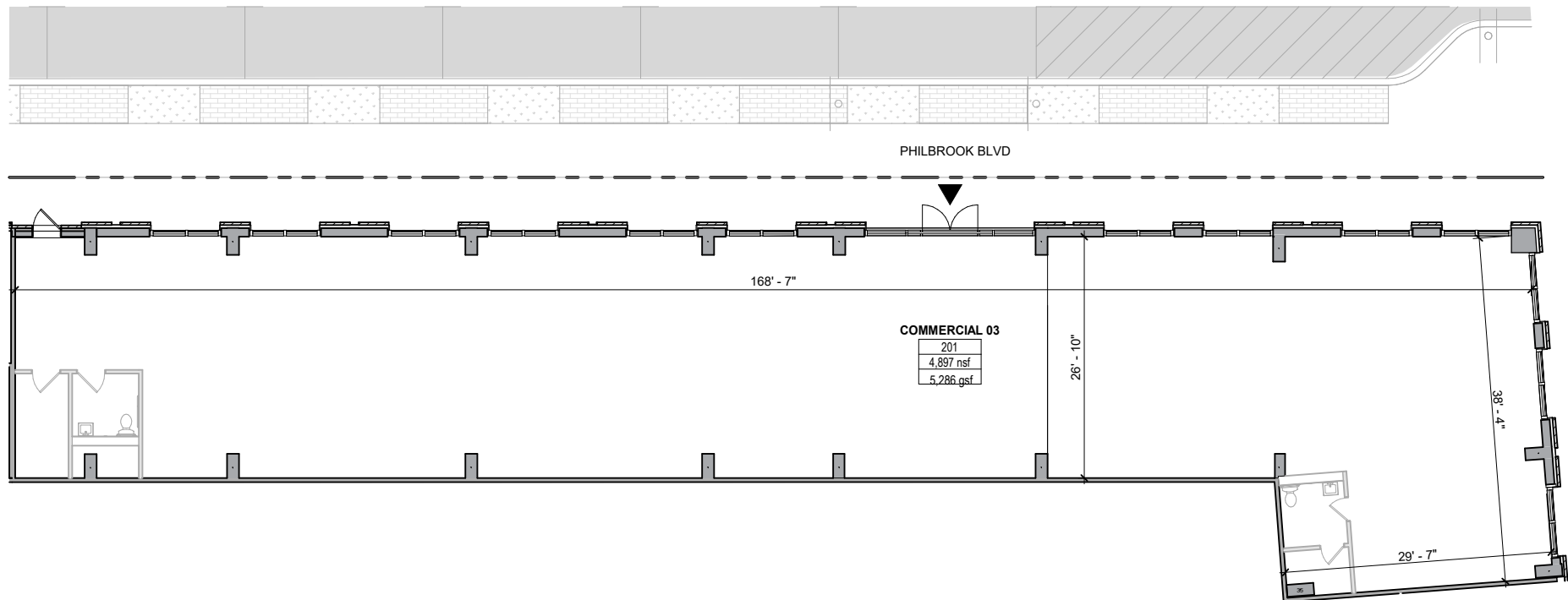


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FOR LEASE: Two New Retail Suites Available 2027

Unit Features

- Brand-New Retail Space Delivered in Shell Condition
- Delivery Slated for December 2027
- Two Ground-Floor Divisible Retail Suites Available (4,001 & 4,897 NSF)
- Rental Rate: \$45.00 /SF/YR
- Located Beneath 210 New Mixed-Income Apartment Homes
- Part of Jersey City's Largest Mixed-Income Redevelopment Initiative
- Positioned Along the Hackensack River Waterfront
- Excellent Visibility Along the Route 440 Corridor
- Proposed Future Hudson-Bergen Light Rail Connectivity
- Built-In Customer Base Plus Growing Neighborhood Demand
- Convenient Access to Hudson Mall, Lincoln Park & Liberty State Park



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About Bayfront Promenade

Bayfront Promenade is set to become a standout retail opportunity within Jersey City's largest mixed-income community initiative. Positioned along the Hackensack River waterfront, the six-story development will deliver 210 residential units, creating a built-in customer base for ground-floor retailers. In addition to its residential draw, Bayfront Promenade will feature nearly 10,000 square feet of commercial space and a strong lineup of modern amenities, including an expansive outdoor terrace with grilling stations, a community lounge and kitchen, coworking and media spaces, fitness and yoga rooms, and bicycle storage. For retail users, this means an opportunity to serve both on-site residents and the broader surrounding community in a vibrant, amenity-rich setting.

Bayfront Promenade offers businesses a powerful leasing opportunity in one of Jersey City's most ambitious mixed-income developments. With a substantial built-in customer base and strong visibility, the property is positioned to support retailers that want to capture both daily neighborhood demand and broader visitor traffic. Located on the west side of Jersey City, the site combines residential growth with convenient access to popular destinations, including Hudson Mall, West Side Avenue, Lincoln Park, and Liberty State Park, creating multiple drivers of consumer activity. Positioned along the Route 440 corridor with proposed Hudson-Bergen Light Rail connectivity, Bayfront Promenade gives businesses exposure, accessibility, and long-term growth potential.