

West Side Square

1075 WEST SIDE AVENUE,
JERSEY CITY, NEW JERSEY

RETAIL / CAFE / MEDICAL

Located on the Busy Broadway Corridor!

815 - 13,253 SF Available For Lease



HIGHLIGHTS



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- West Side Square is positioned just west of the Journal Square PATH in the Marion Neighborhood of Jersey City.
- Surrounded by multiple brand new high-rise developments all with an array of upscale residences, trendy retail spaces, and vibrant communal areas making this neighborhood of Journal Square the place to be for those who crave the pulse of city living.
- Numerous retail spaces available with fantastic visibility along the Broadway corridor.
- Surrounded by 4,000 new residential units with 2,000 more in the pipeline in the immediate area.
- Perfect for a cafe, restaurants, medical facilities and everyday retail uses.

POSSESSION:

- Summer 2026

DELIVERY:

- Vanilla Box

TRAFFIC COUNT:

- **Broadway:** 6,593 VPD
- **West Side Ave:** 8,543 VPD

ZONING:

- Commercial

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THE NEIGHBORHOOD



THE DETAILS

SPACES:

- RETAIL 1: 1,784 SF
- RETAIL 2: 1,515 SF
- RETAIL 3: 3,721 SF
- RETAIL 4: 2,639 SF
- (RETAIL 1,2,3,4 CAN BE COMBINED)*
- RETAIL 5: 815 - 3,640 SF (LOBBY CAFE)
- RETAIL 6: 2,860 SF (FITNESS LOCATION)

CEILING HEIGHT:

23 FT

ASKING RENT :

Upon Request

RENT TYPE:

NNN

AVAILABLE:

Summer 2026

NEIGHBORING TENANTS



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AVAILABLE SPACES



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NEIGHBORING DEVELOPMENTS

REAR BUILDING IMAGE



96 TONNELLE AVE - 200 UNITS



101 GILES AVE - 500 UNITS



161 VAN WAGENEN AVE - 200 UNITS



808 PAVONIA AVE - 1,200 UNITS

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TRANSPORTATION



CITI BIKE - 1 BLOCK AWAY



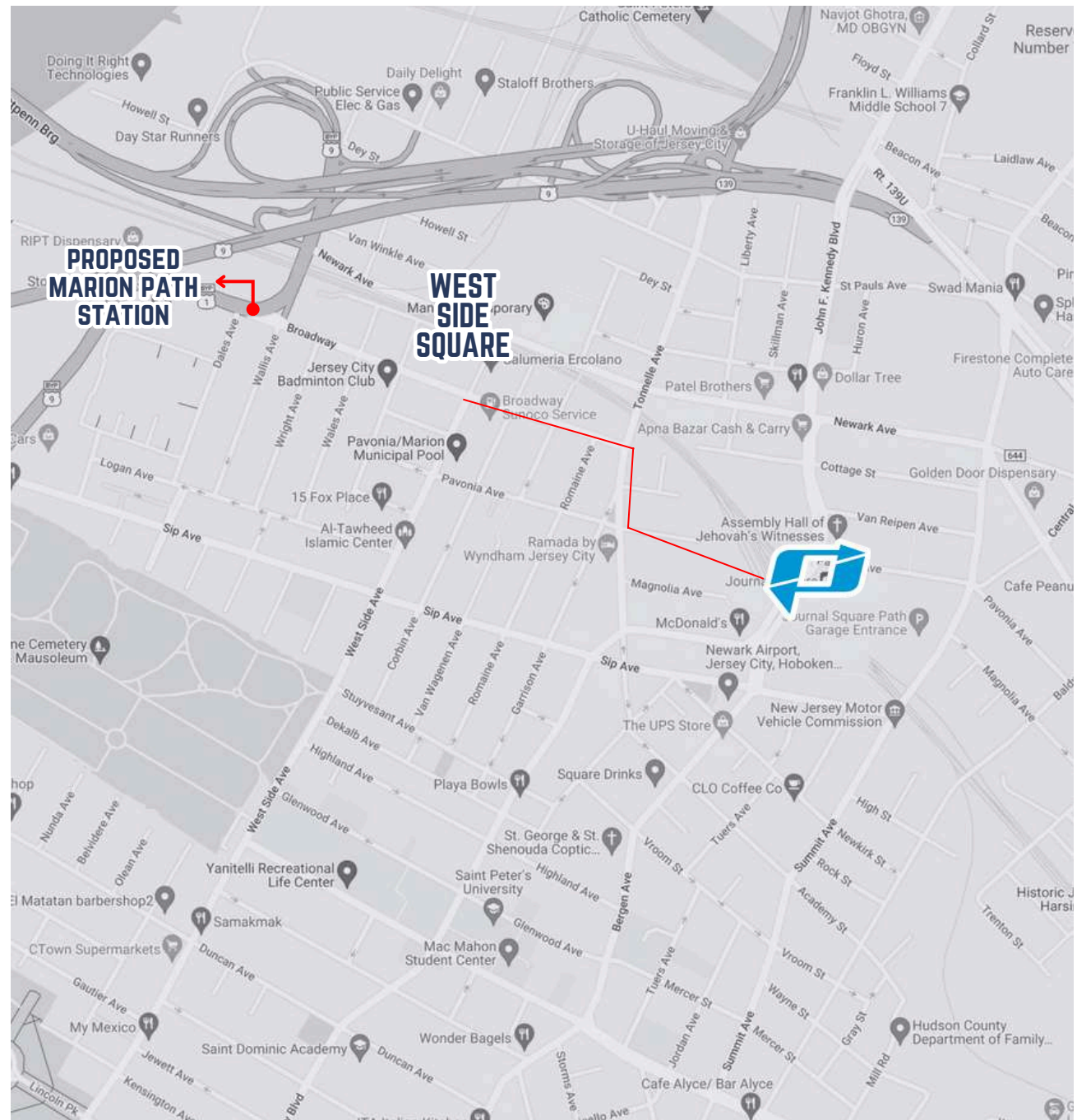
JOURNAL SQUARE PATH - 6 BLOCKS

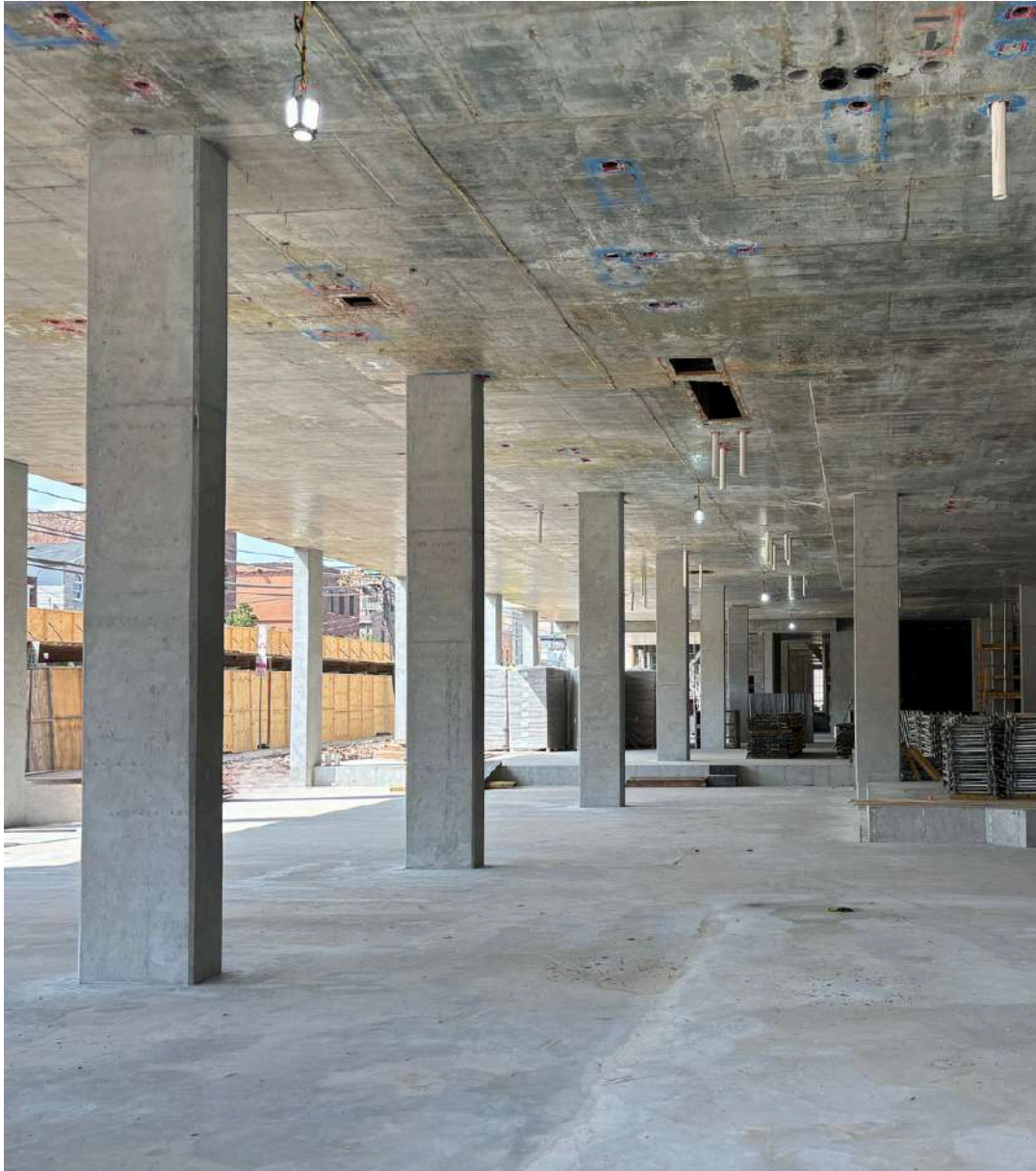


BUS DEPOT - 6 BLOCKS

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CEILING HEIGHT: 23 FT.



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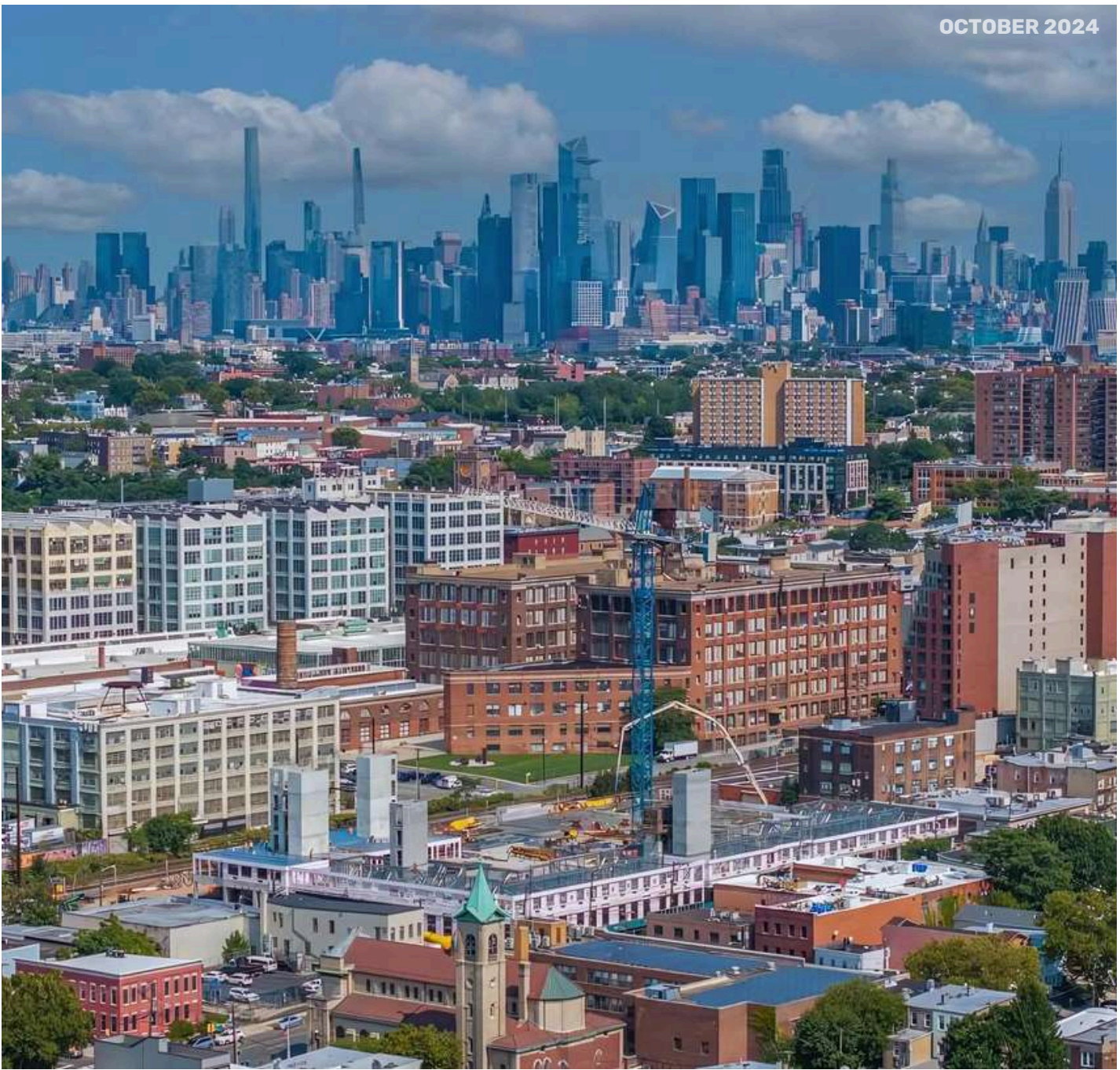
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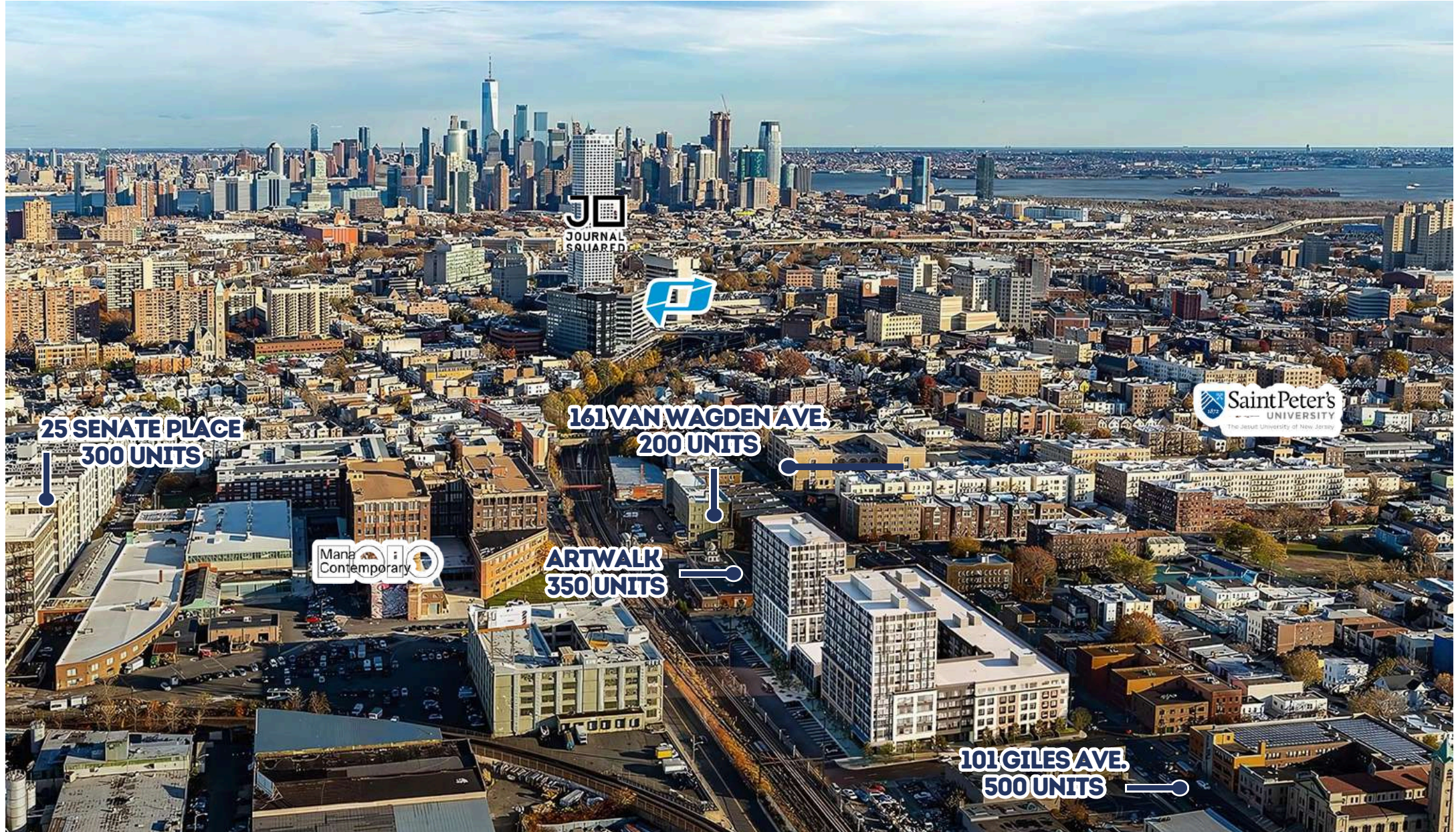
JOURNAL SQUARE PATH - 6 BLOCKS



BUS DEPOT - 6 BLOCKS



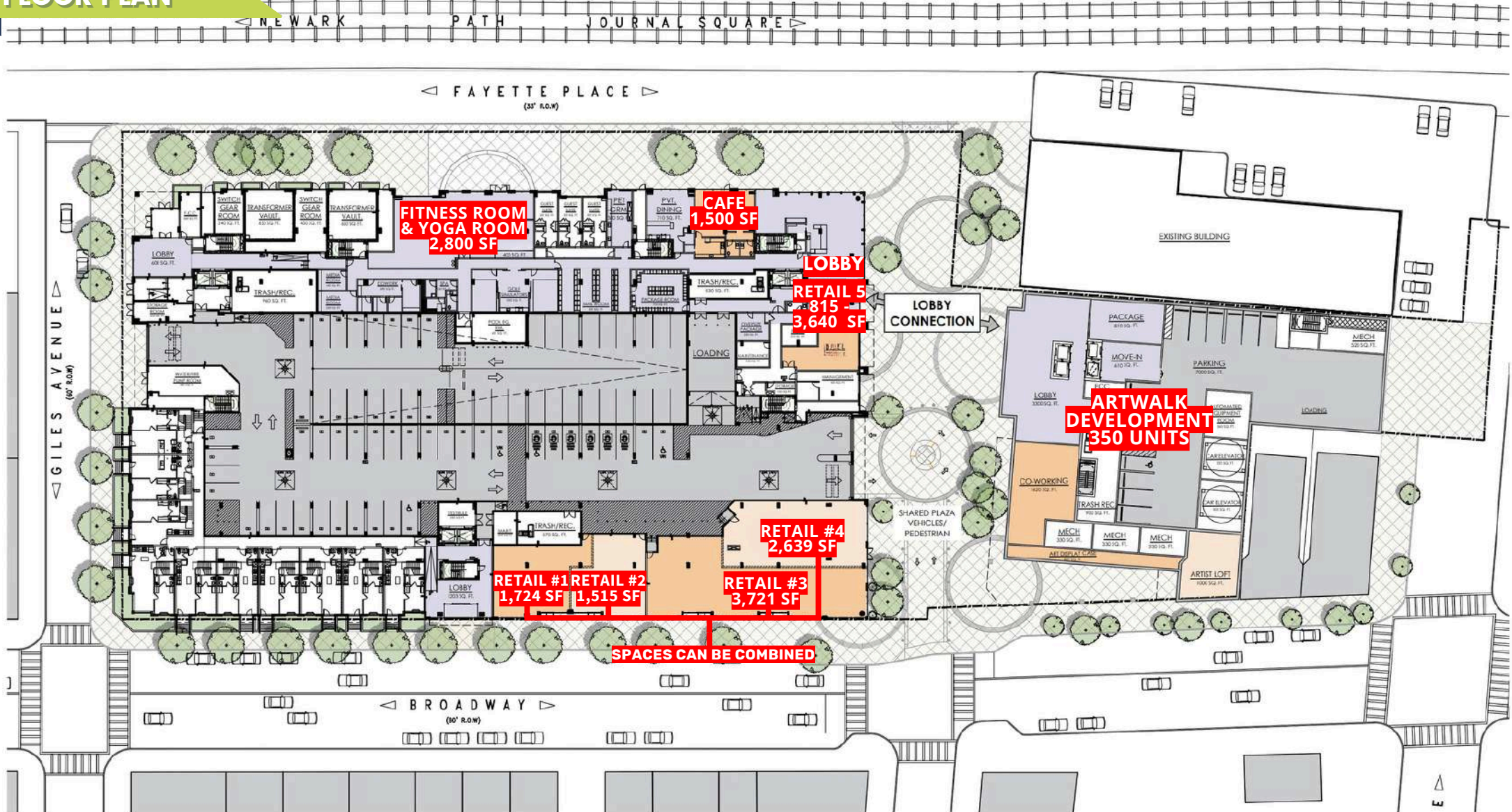




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GROUND LEVEL FLOOR PLAN



ARTWALK 16 STORY
Jersey City, NJ

ARTWALK MERCHANDISING CONCEPT PLAN



September 09, 2024

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GROUND FLOOR

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AREA DEMOGRAPHICS



WEST SIDE SQUARE

ESTIMATED DAYTIME POPULATION

1/4 mile	7,703
1/2 mile	27,463
1 mile	68,773
1 1/2 mile	134,234

MEDIAN AGE

1/4 mile	34.5
1/2 mile	35.0
1 mile	34.8
1 1/2 mile	34.3

TOTAL POPULATION

1/4 mile	5,787
1/2 mile	26,339
1 mile	79,450
1 1/2 mile	152,117

AVERAGE HOUSEHOLD EXPENDITURE ON FOOD AT RESTAURANTS

1/4 mile	\$2,385
1/2 mile	\$2,541
1 mile	\$2,659
1 1/2 mile	\$3,073

AVERAGE HOUSEHOLD INCOME

1/4 mile	\$59,880
1/2 mile	\$64,409
1 mile	\$67,278
1 1/2 mile	\$77,485

2023 numbers