

# West Side Square

1075 WEST SIDE AVENUE,  
JERSEY CITY, NEW JERSEY

**RETAIL / CAFE / MEDICAL**

Located on the Busy Broadway Corridor!

**1,115 - 9,659 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

**BOBBY ANTONICELLO JR.**

(201) - 300 6489 | bobby@gridcre.com | www.gridcre.com





# 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 5: 815 SF
- (RETAIL 1,2,3,4 CAN BE COMBINED)

### CEILING HEIGHT:

23 FT

### ASKING RENT :

Upon Request

### RENT TYPE:

NNN

### AVAILABLE:

Summer 2026

## NEIGHBORING TENANTS



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# 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 - 1,600 UNITS**

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# TRANSPORTATION



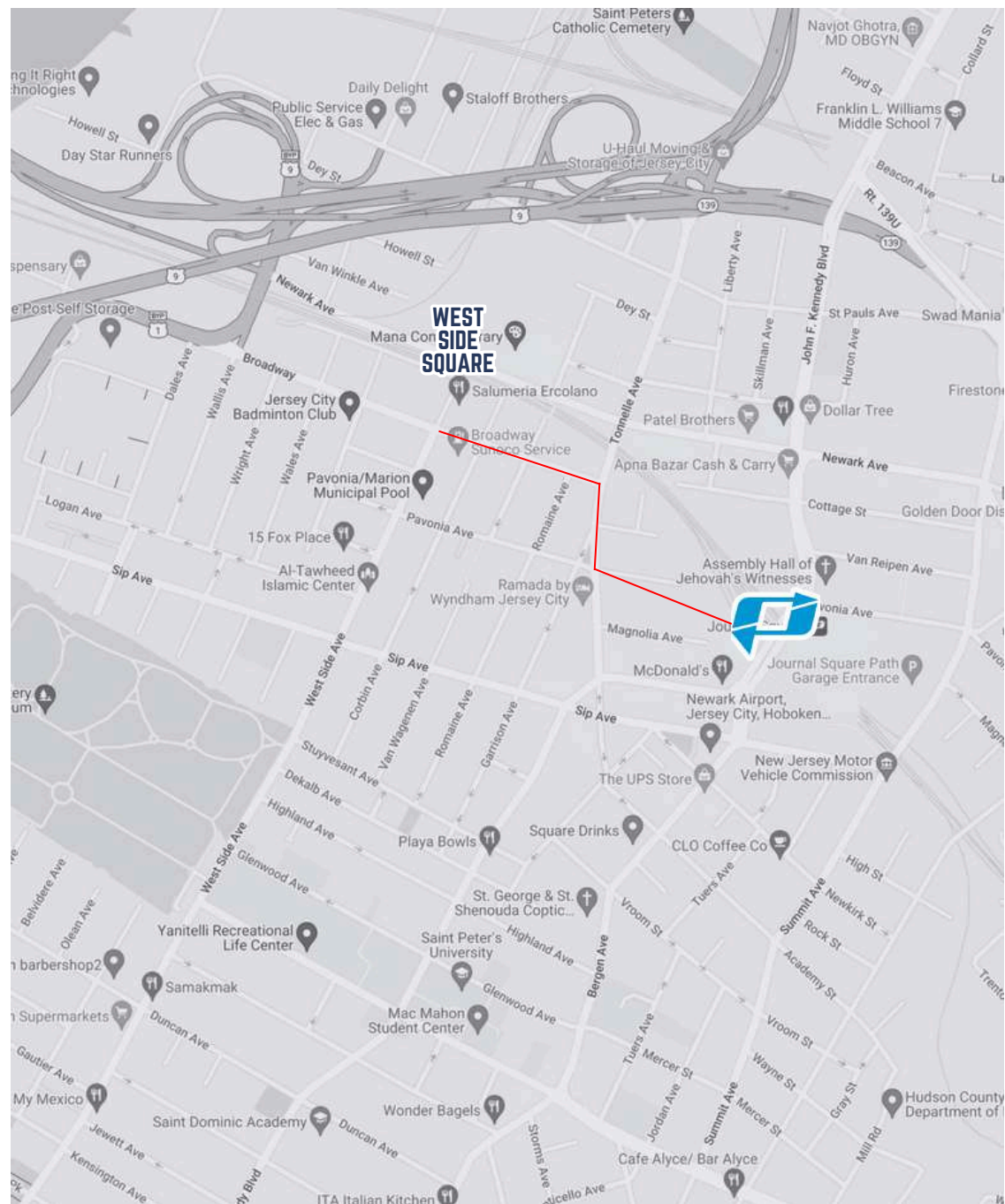
**CITI BIKE - 1 BLOCK AWAY**



**JOURNAL SQUARE PATH - 6 BLOCKS**



**BUS DEPOT - 6 BLOCKS**

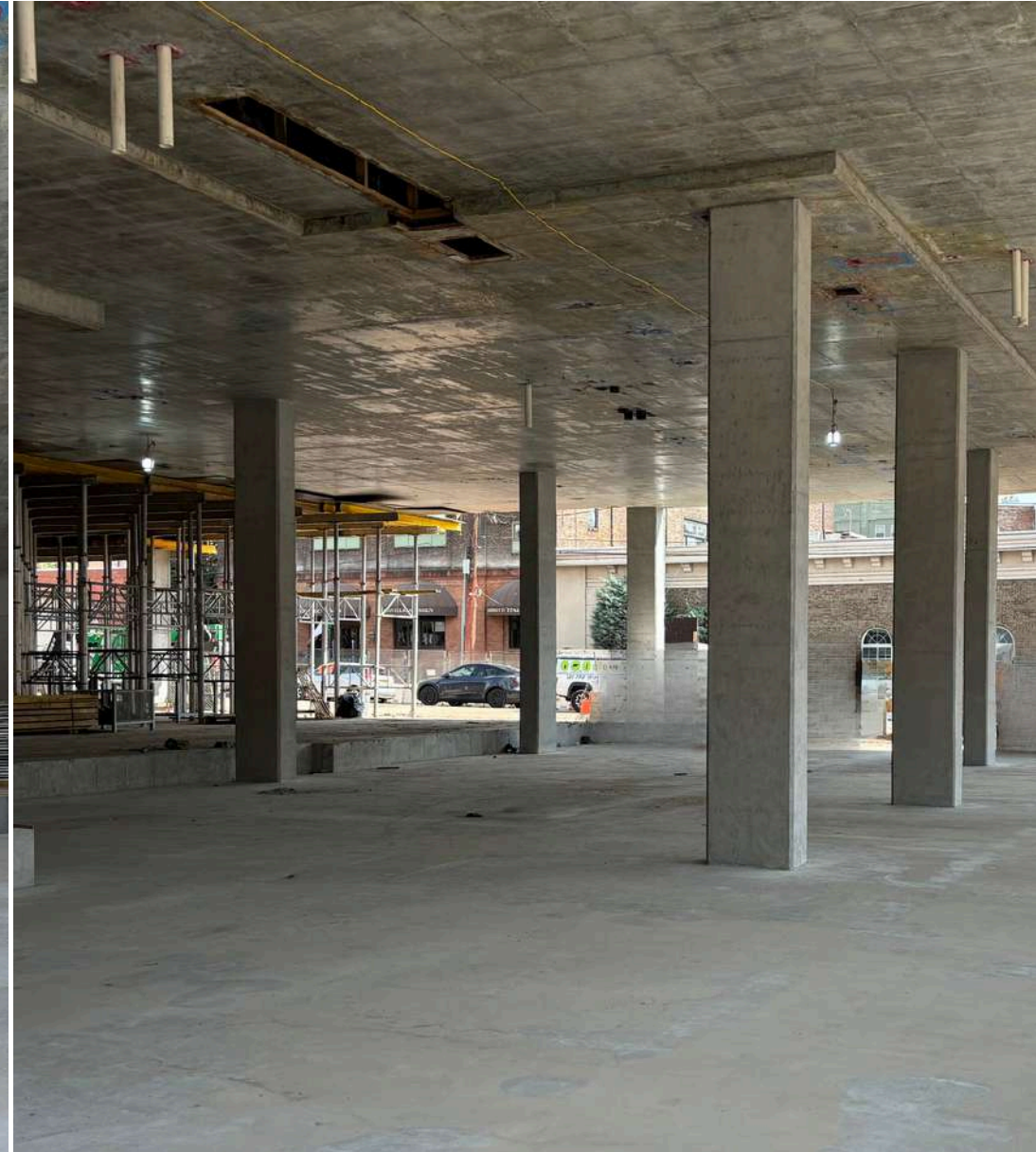
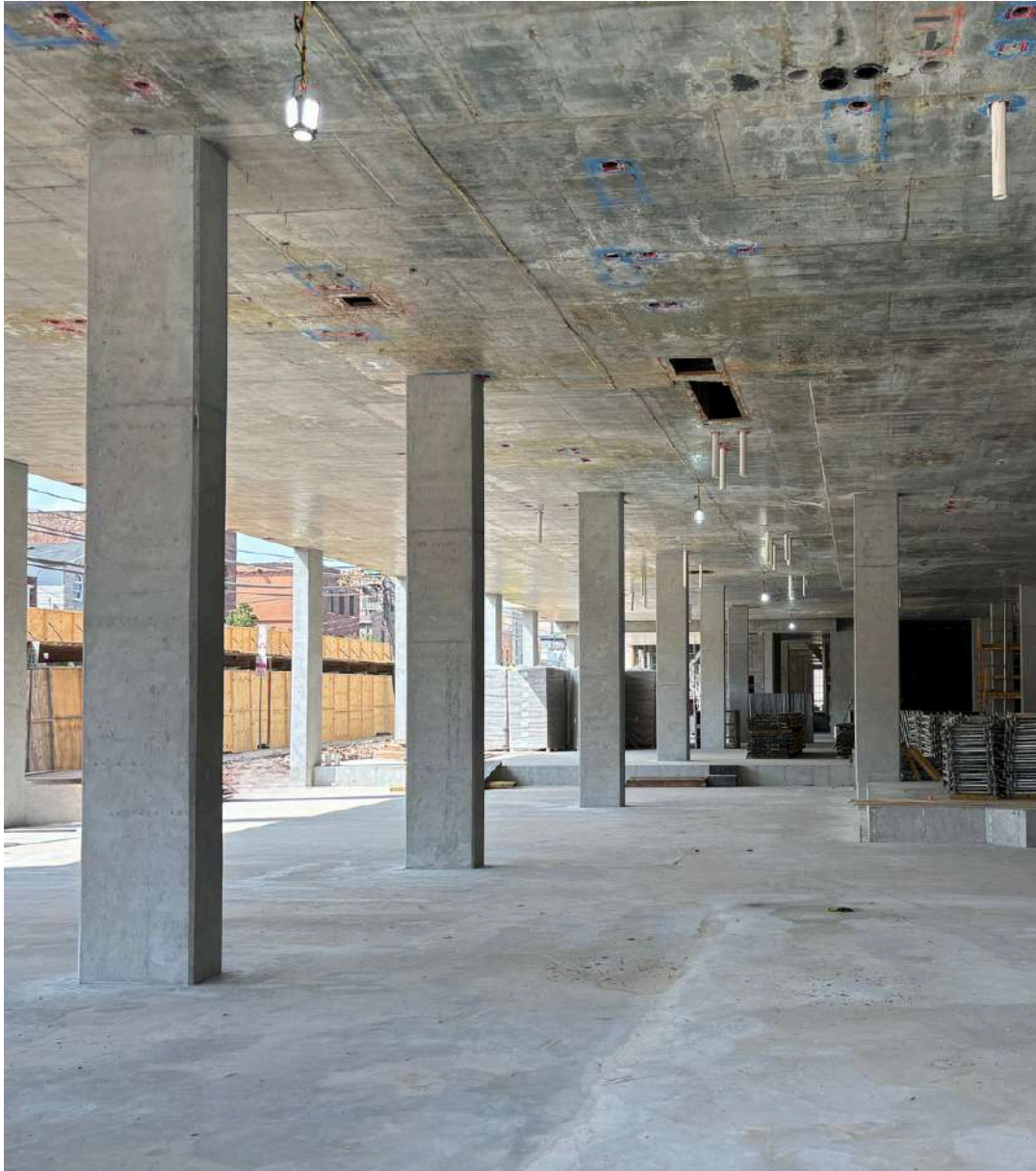


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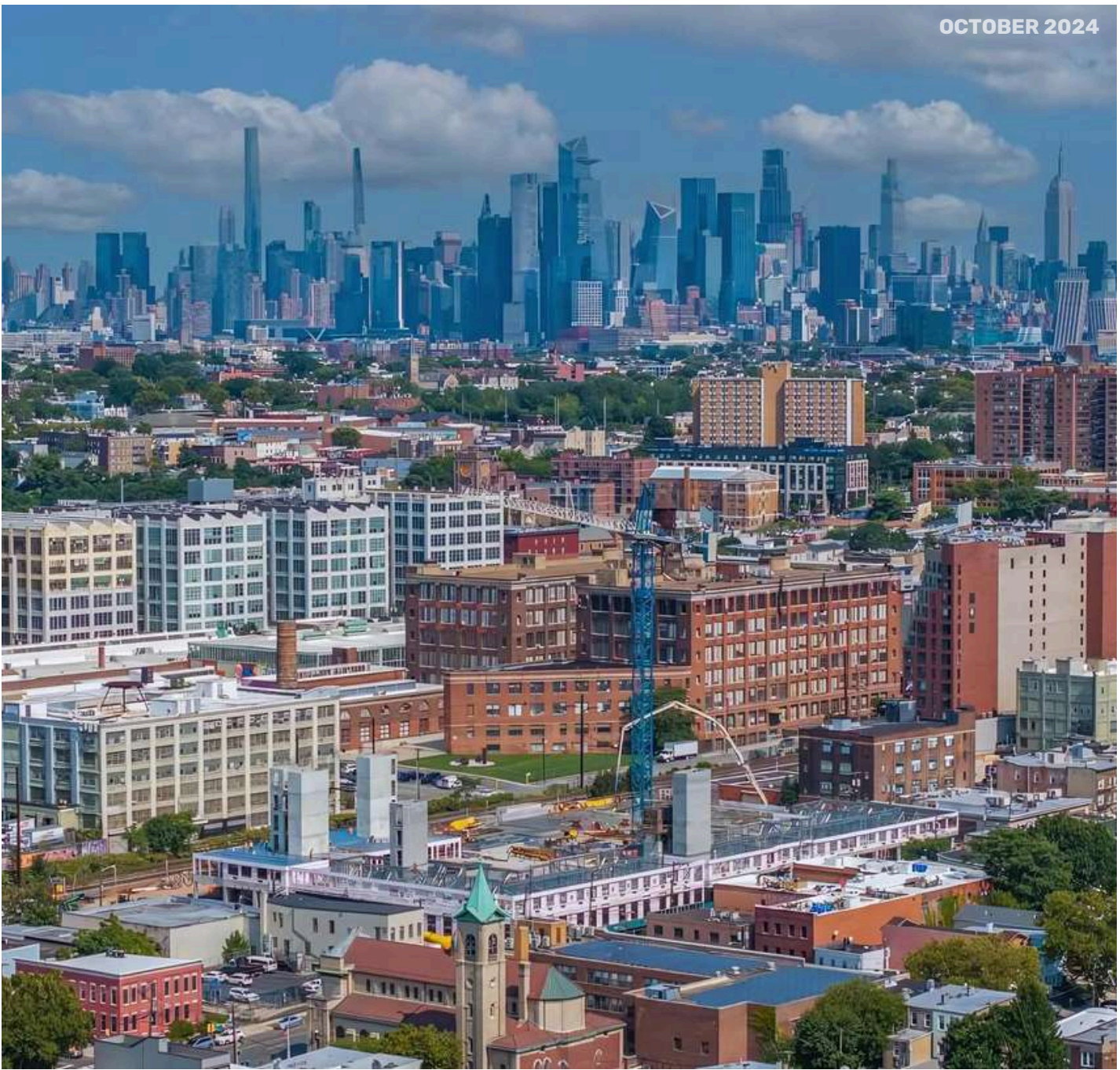
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**JOURNAL SQUARE PATH - 6 BLOCKS**



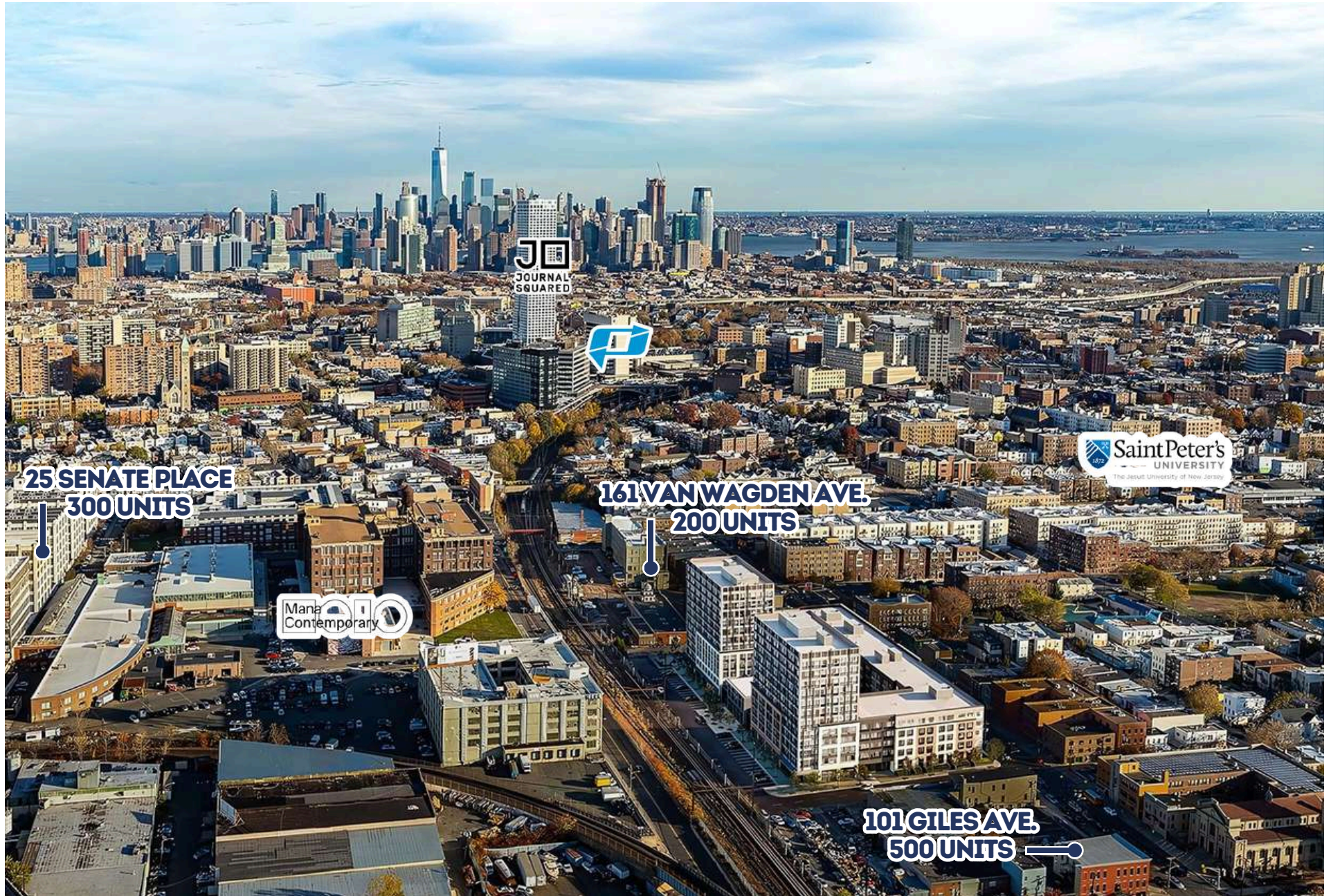
**BUS DEPOT - 6 BLOCKS**











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# AREA DEMOGRAPHICS



## 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