

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



THE VISION

The Developers have a panache for artistic creation throughout their many successful Canadian projects, with a majority of their projects centering around art. The project principal, Lanterra Developments, not only is a sophisticated art collector with an extensive collection from noteworthy artists, but also provides an artistic concept to their developments – currently including Artist’s Alley, 50 Scollard and The Brit. A further perusal of their website will illustrate as such.

When this property was envisioned, the site consisted of a rundown industrial facility. However, opposite the site was Mana Contemporary. Founded by Moishe Mana in 2011, Mana Contemporary is a visionary art center providing a cultural home to nearly 200 artists in an affordable setting.

From the Developers’ point of view, this area is well poised to become a blossoming urban node that caters to artists, collectors, curators and urbanities alike. As such, the location presents a strong value proposition yet to be realized by an innovator capable of materializing it. The Developers are well positioned to create value by actualizing the potential of the artistic nature of the neighborhood due to their extensive relevant experience.

The original approval of the site contemplated an eight-story building containing too much density in comparison to the number of approved units, thus proposing larger than necessary units which are unable to achieve the necessary rents to justify their development costs. The Developers are experienced at optimizing small spaces, and have created units within entirely revamped floor plans that allow the building to achieve the same total rents for less square footage.

Finally, the building was divided into two towers, allowing for optimal city views extending towards Manhattan. With the initial allowed density of the site consolidated to a reduced area, the building is now much more efficient and well positioned to the market, while opening further space for a commercial pedestrian realm enhancing the experience of residents living in the neighborhood.



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 2025

NEIGHBORING TENANTS

Salumeria Ercolano **RWJBarnabas** **TARGET**
 ITALIAN DELICATESSEN HEALTH

ENGLEWOOD **Walgreens** **CHIPOTLE**
 HEALTH MEXICAN GRILL

DUNKIN' DONUTS **JAG-ONE** **BANK OF AMERICA**
 PHYSICAL THERAPY

TACO BELL **STARBUCKS** **TERIYAKI LEADNESS**

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HIGHLIGHTS:

- 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 2025

DELIVERY:

- Vanilla Box

TRAFFIC COUNT:

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

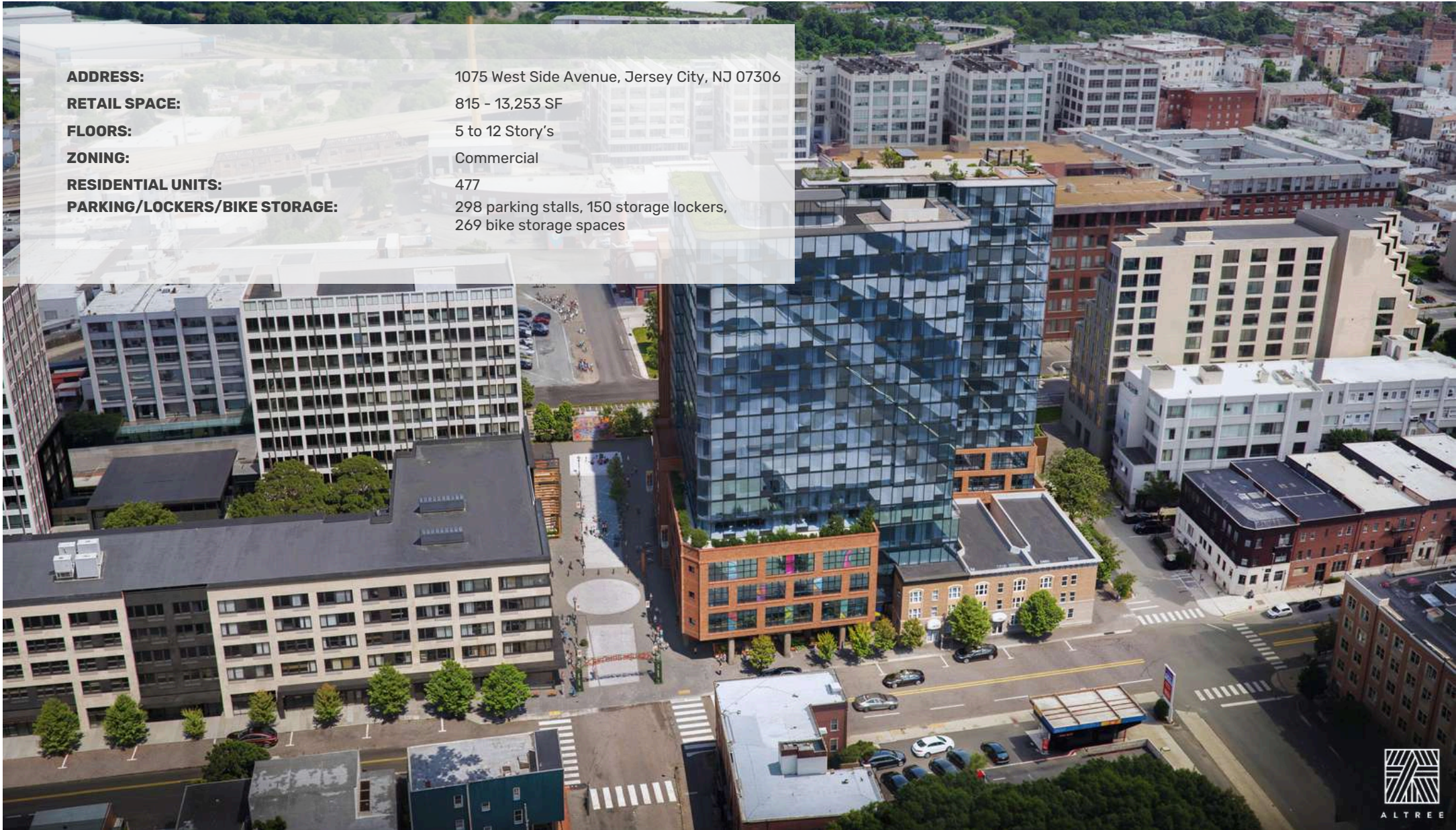
ZONING:

- Commercial

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ADDRESS: 1075 West Side Avenue, Jersey City, NJ 07306
RETAIL SPACE: 815 - 13,253 SF
FLOORS: 5 to 12 Story's
ZONING: Commercial
RESIDENTIAL UNITS: 477
PARKING/LOCKERS/BIKE STORAGE: 298 parking stalls, 150 storage lockers, 269 bike storage spaces



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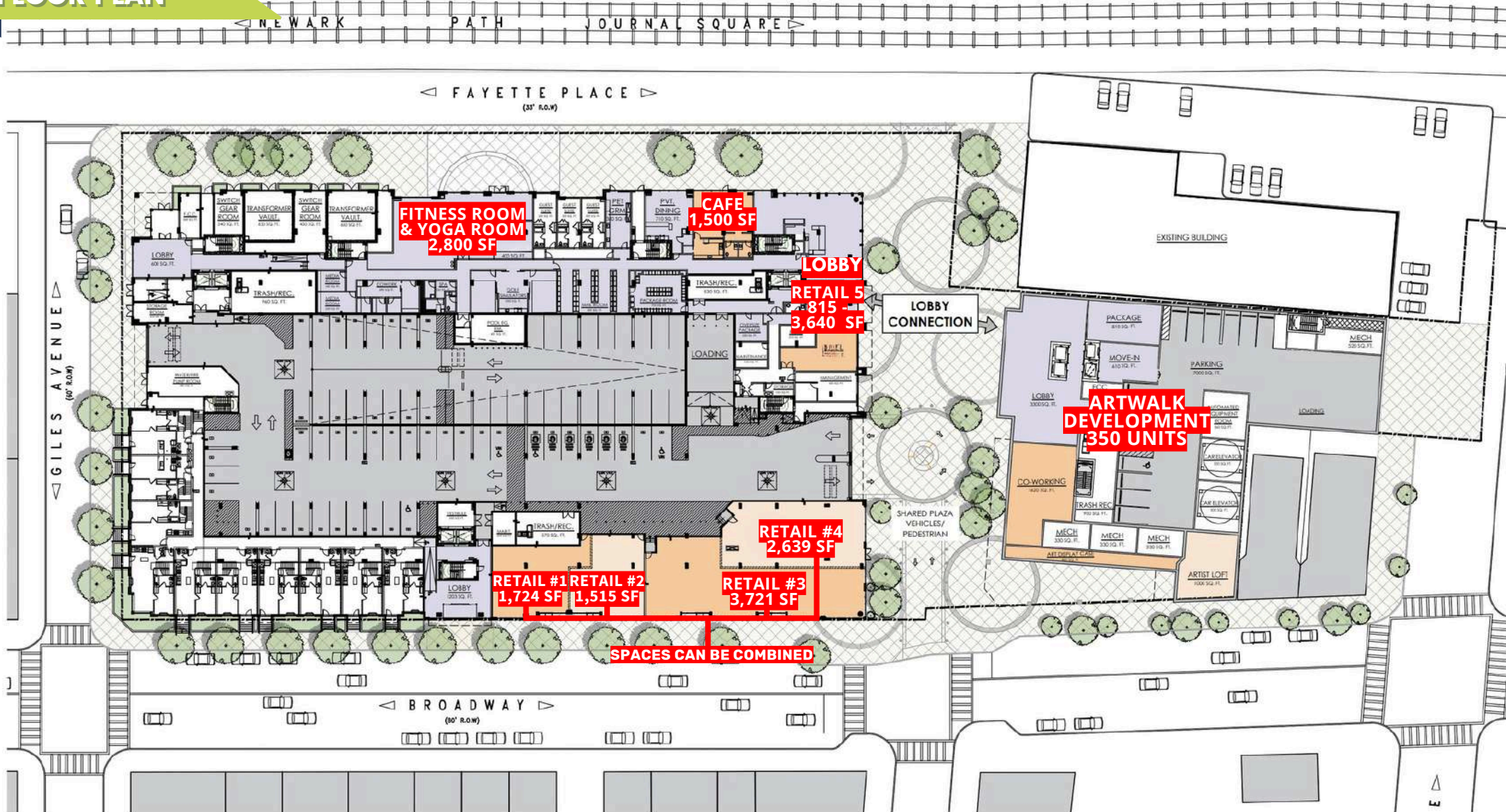
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GROUND LEVEL FLOOR PLAN



ARTWALK 16 STORY
Jersey City, NJ

ARTWALK MERCHANDISING CONCEPT PLAN



September 09, 2024

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GROUND FLOOR

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NEIGHBORHOOD MAP

EATERIES

1	Sip Pizza	0.9 miles
2	Kennedy Fried Chicken	0.9 miles
3	Earie Cafe	0.9 miles
4	Las Americas	1.0 miles
5	Salerno Pizza	0.9 miles
6	Chennai Flavors and Pizza King	1.4 miles
7	Larry & Joe's Pizzeria	1.4 miles
8	Pizza Express	1.0 miles
9	Lucky Star	0.9 miles
10	Wong's Gourmet	0.7 miles
11	EggMania	0.4 miles
12	Singas Famous Pizza	0.3 miles

SHOPPING

13	The UPS Store	0.8 miles
14	Pretty Girl	0.8 miles
15	Mira Fruit & Farm	0.5 miles
16	Modell's Sporting Goods	0.5 miles
17	Jersey Farm Liquor	0.5 miles
18	Dollar Tree	0.5 miles

FITNESS

19	Blink Fitness Journal Square	0.8 miles
20	Coordinated Fitness	1.0 miles
21	Yanitelli Recreational Life Center	0.7 miles

LODGING

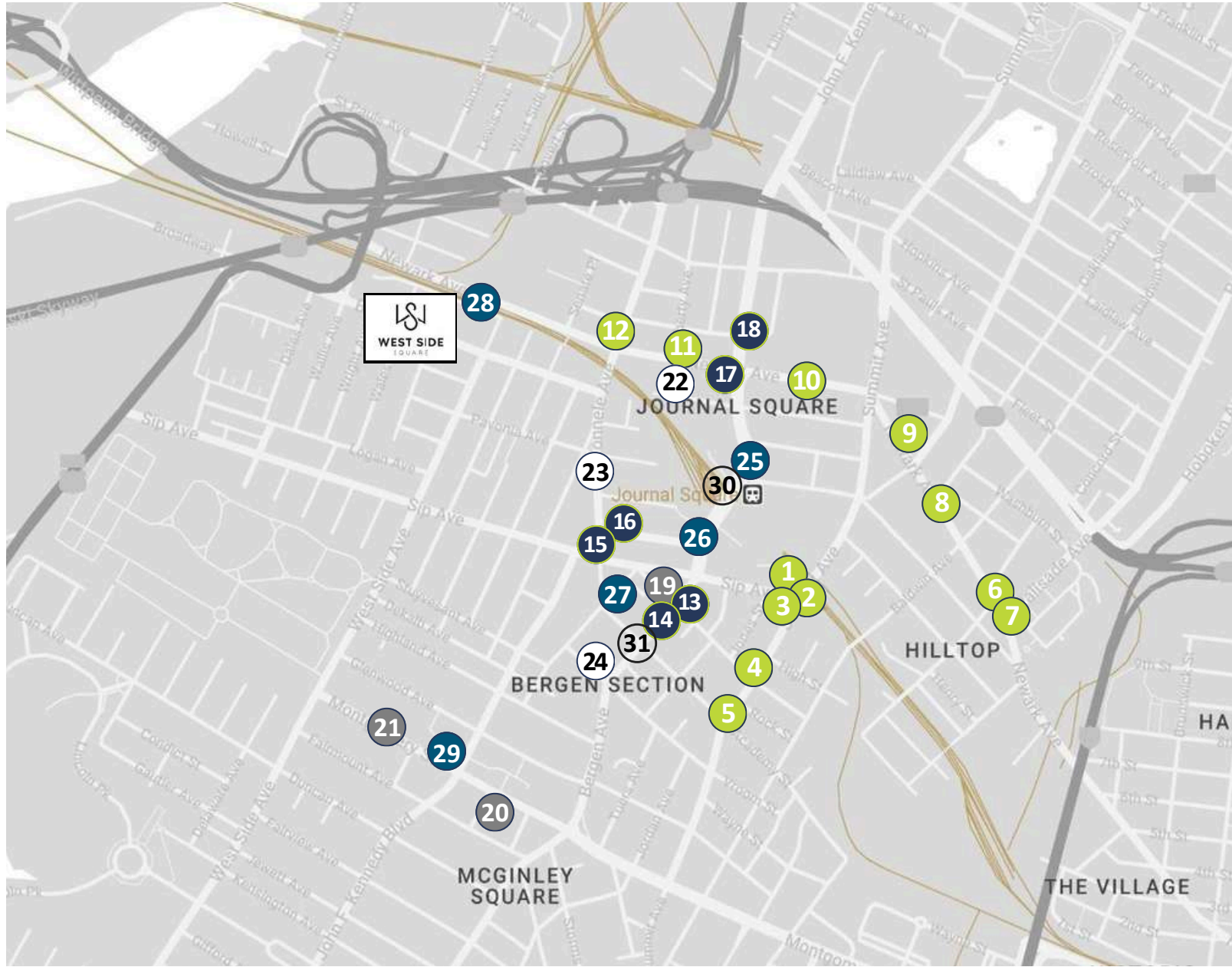
22	Haiban Inn	0.4 miles
23	Ramada	0.4 miles
24	Shorts Stay Global	1.1 miles

ATTRACTIONS

25	The Stanley Theater	0.7 miles
26	Loew's Jersey Theatre	0.8 miles
27	Culinary Conference Center	0.8 miles
28	Mana Contemporary	0.4 miles
29	O'Toole Library	0.8 miles

CAFE

30	Starbucks	0.7 miles
31	Papas Donuts	0.8 miles





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AVAILABLE SPACES



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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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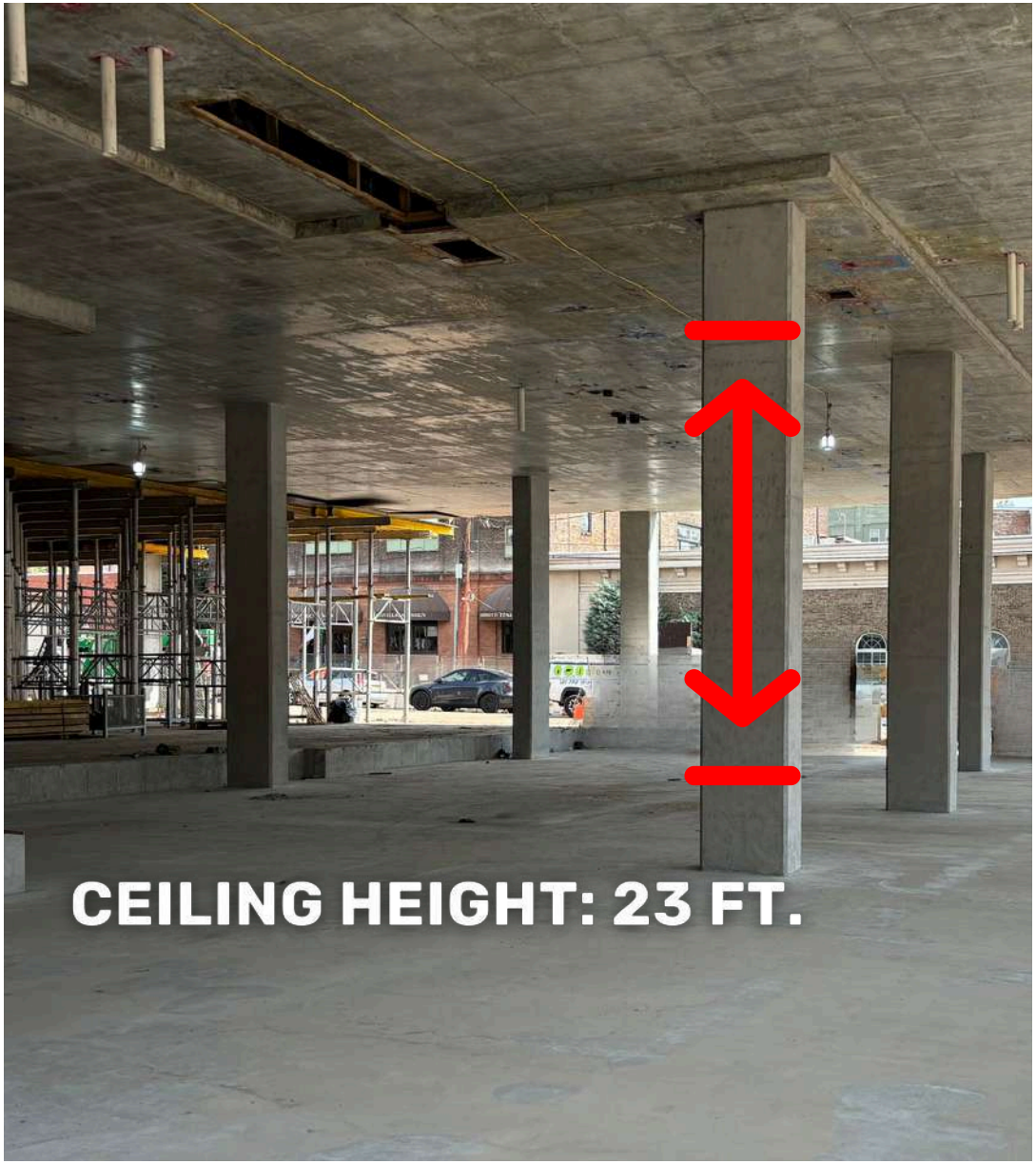
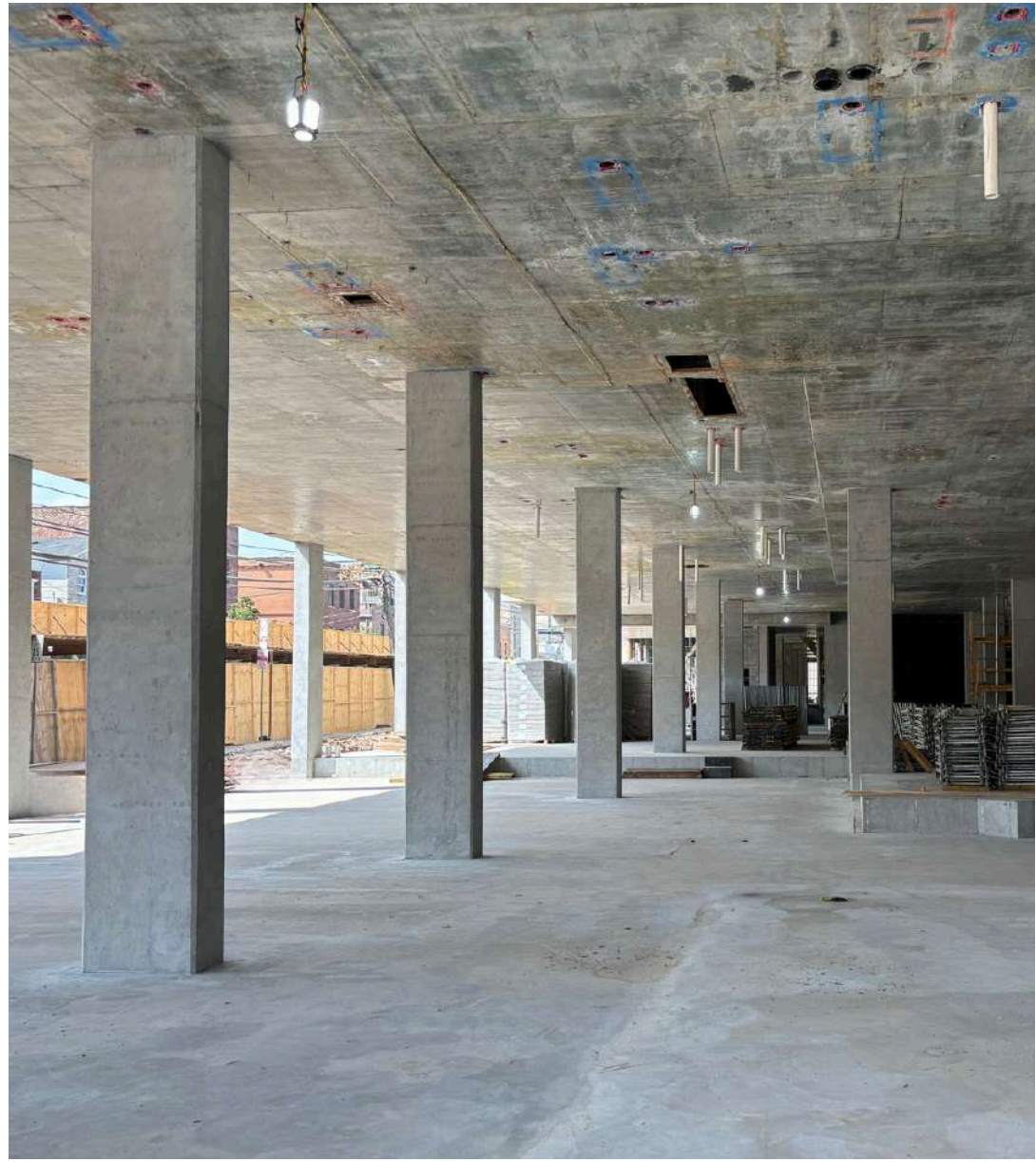
SITE STATUS: Under Construction



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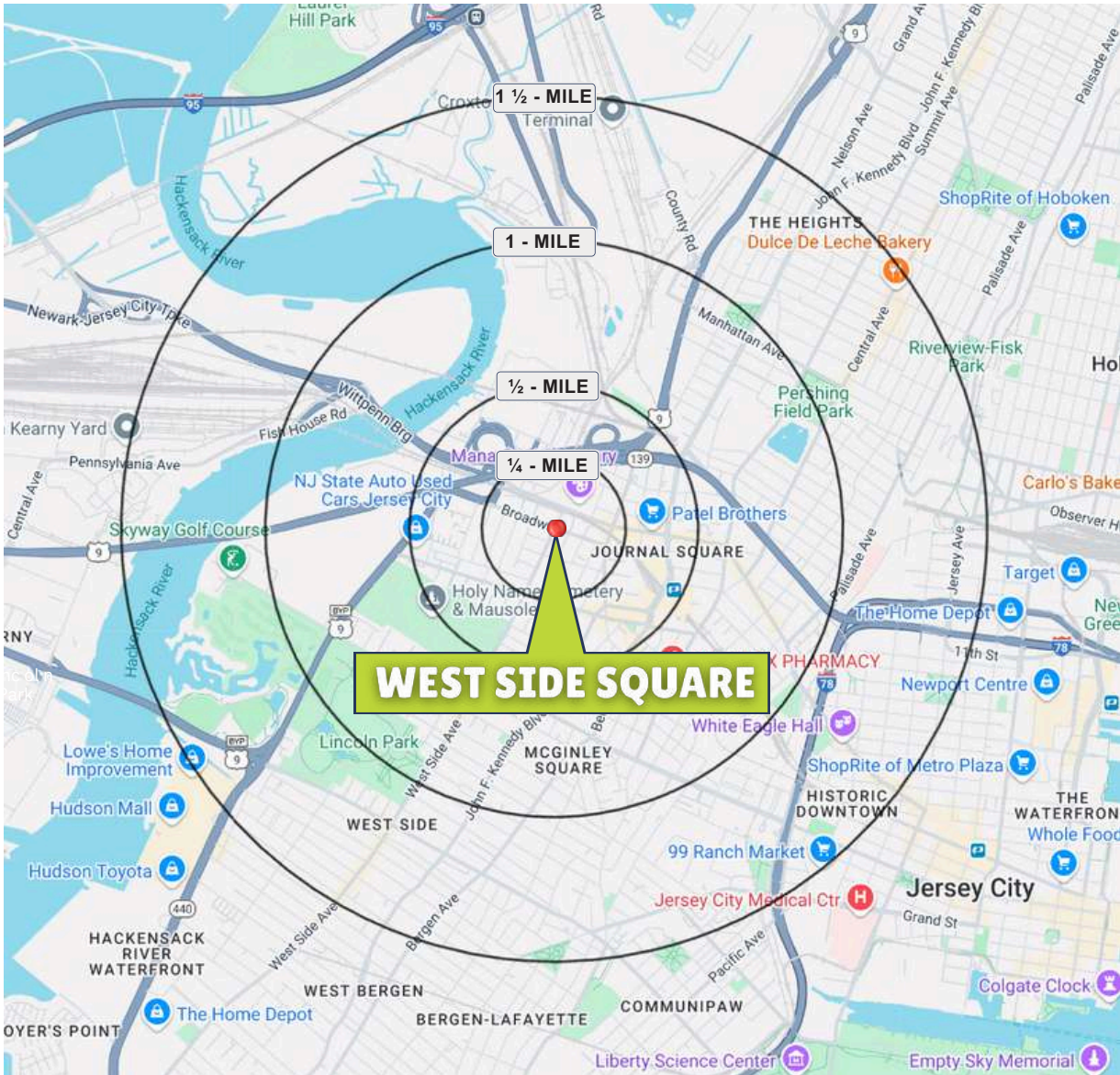
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AREA DEMOGRAPHICS



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