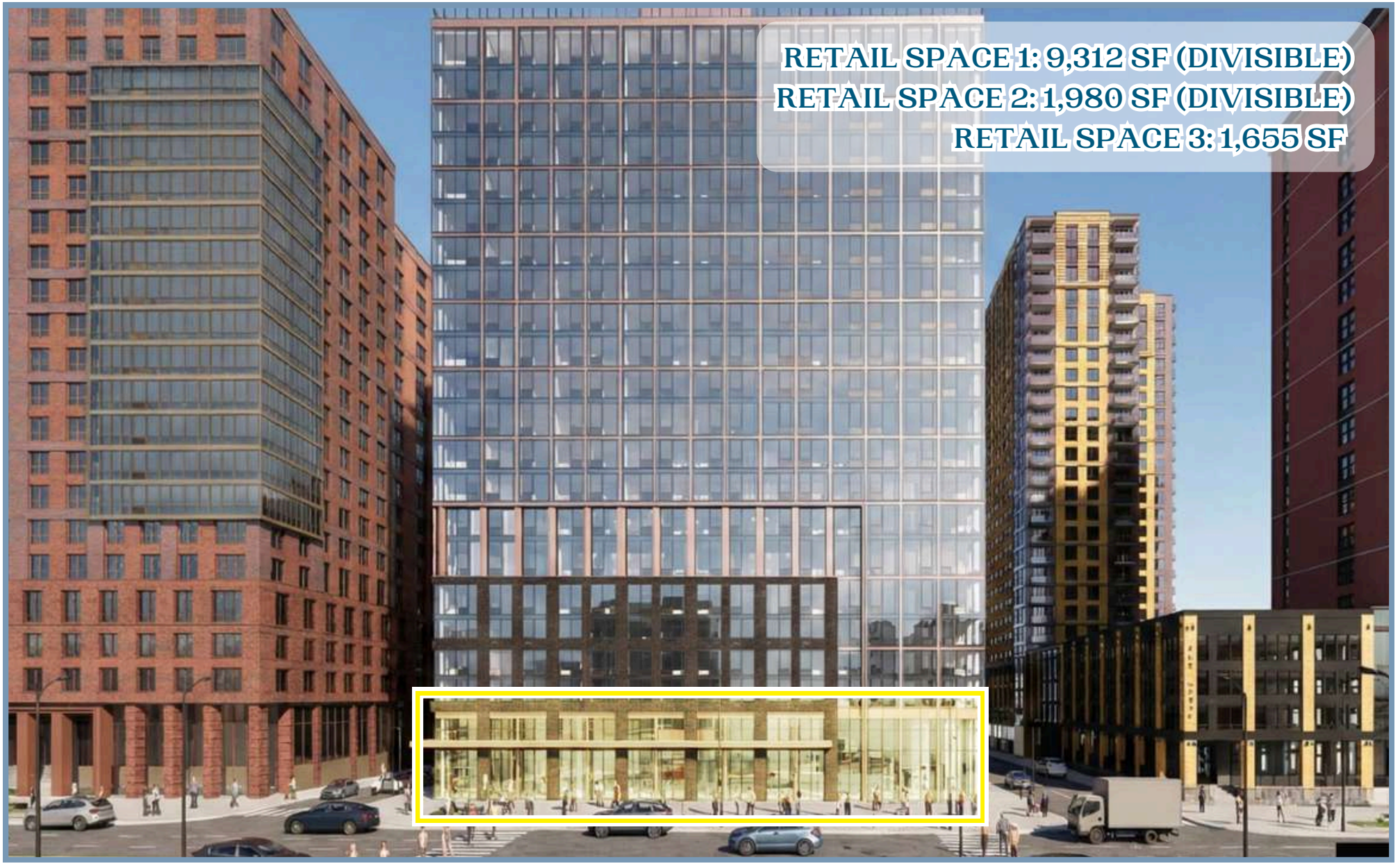
Anchor Soho West's Next Chapter - Grocery, Pharmacy, Cafe or Fitness Options!

290 COLES STREET, JERSEY CITY, NJ - SOHO WEST NEIGHBORHOOD

High-Traffic Jersey Avenue Space with Floor-to-Ceiling Glass, 27FT Ceilings & 20,149 VPD!



GRID COMMERCIAL REAL ESTATE | bxp | MHS ARCHITECTURE | ALBANESE ORGANIZATION, INC. | CROSSHARBOR CAPITAL PARTNERS

290 COLES STREET, JERSEY CITY, NJ - JERSEY AVE RETAIL

SIZE:

GROUND FLOOR: 9,312 SF
MEZZANINE OPPORTUNITY AVAILABLE (DIVISIBLE)

STATUS:

UNDER CONSTRUCTION
2028 COMPLETION

FRONTAGE:

JERSEY AVENUE: 118 FT
16TH STREET: 55 FT
17TH STREET: 35 FT
(FLOOR TO CEILING GLASS WINDOWS)

CEILING HEIGHT:

GROUND FLOOR: 27 FT

LOCATION:

LOCATED ON JERSEY AVE BETWEEN 16TH AND 17TH STREET

LOADING:

ALONG 16TH STREET

RENT TYPE:

NNN

ASKING RENT:

UPON REQUEST

COMMENTS:

DEVELOPERS HAVE DUBBED SOHO WEST (SOUTH OF HOBOKEN, WEST OF NEW YORK CITY) A RISING HOTSPOT IN JERSEY CITY.

SOHO WEST IS TRANSFORMING INTO A VIBRANT, MULTI-FACETED NEIGHBORHOOD—WHERE ART, CULTURE, FRESH DEVELOPMENT, LIVE PERFORMANCES, AND STRONG GRASSROOTS COMMUNITY SPIRIT ALL THRIVE TOGETHER. WHETHER YOU'RE DRAWN TO URBAN REVITALIZATION, CREATIVE ENERGY, OR LOCAL EVENTS, SOHO WEST DELIVERS A DISTINCTIVE, LIVELY EXPERIENCE.

NEW BIG BOX RETAIL WITH GREAT VISIBILITY AND FRONTAGE ALONG JERSEY AVENUE, 16TH AND 17TH STREET.

AT BASE OF 670 UNIT LUXURY RESIDENTIAL BUILDING.

PERFECT FOR A DESTINATION RETAIL, FITNESS, OR EXPERIENTIAL CONCEPT WITH BUILT-IN DEMAND FROM 1,000+ ON-SITE RESIDENTS AND 4,000+ UNITS IN A 3 BLOCK RADIUS

AMAZING FRONTAGE (118 FT), 27 FT CEILINGS, LOADING DOCK, AND FUNCTIONAL LAYOUT FOR EFFICIENT OPERATIONS.

VIEW FROM 17th STREET



VIEW FROM 16th STREET



290 COLES STREET, JERSEY CITY, NJ - COLES STREET RETAIL

SIZE:

RETAIL SPACE 2: 1,980 SF (DIVISIBLE)
RETAIL SPACE 3: 1,655 SF (CAFE/RESTAURANT SPACE)

STATUS:

UNDER CONSTRUCTION
2028 COMPLETION

FRONTAGE:

COLES STREET
RETAIL SPACE 2: 16TH STREET: 26 FT
RETAIL SPACE 3: 17TH STREET: 23 FT
(FLOOR TO CEILING GLASS WINDOWS)

CEILING HEIGHT:

GROUND FLOOR: 27 FT

LOCATION:

LOCATED ON JERSEY AVE
BETWEEN 16TH AND 17TH
STREET

LOADING:

ALONG 16TH STREET

RENT TYPE:

NNN

ASKING RENT:

UPON REQUEST

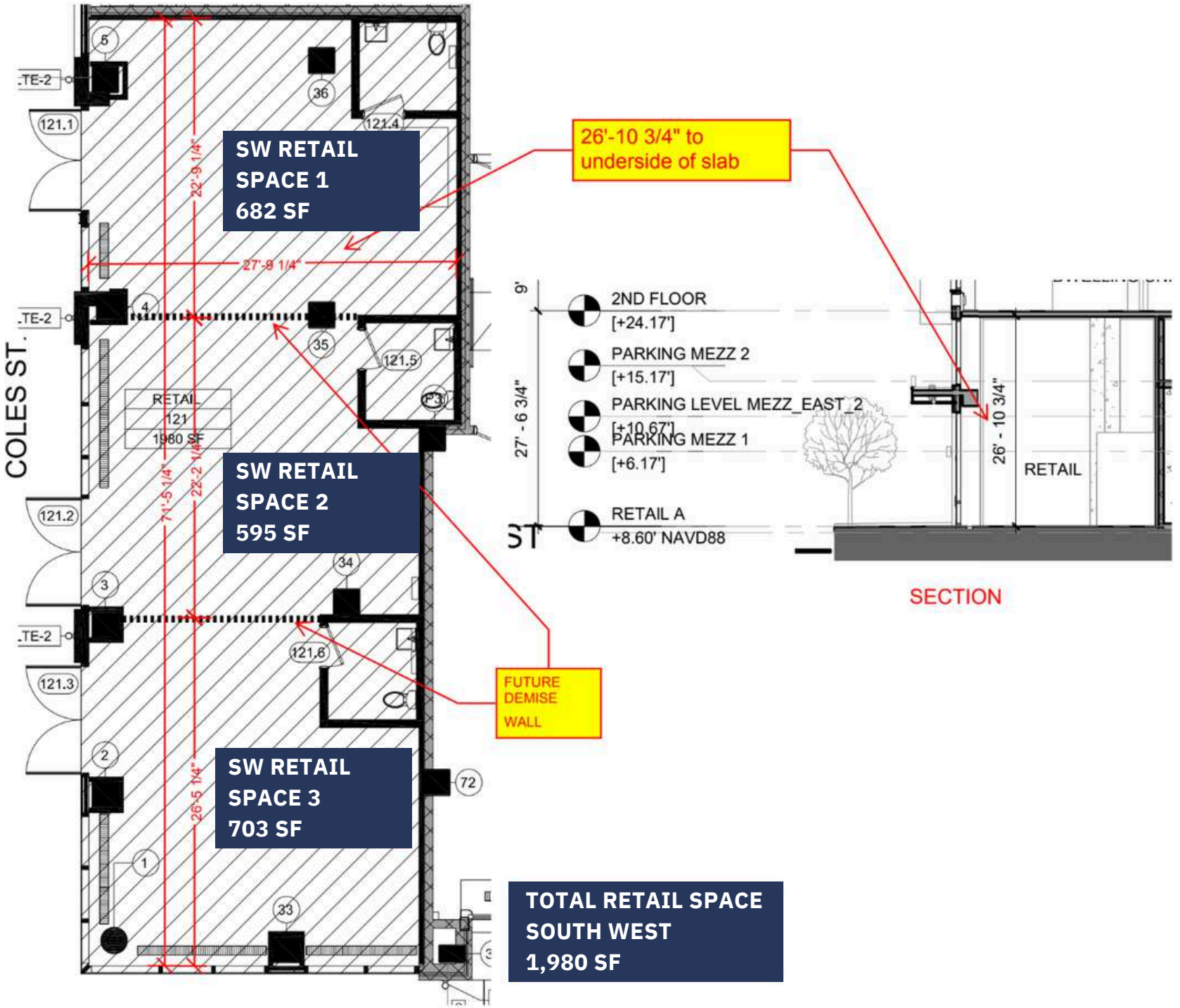
VIEW FROM 17th STREET



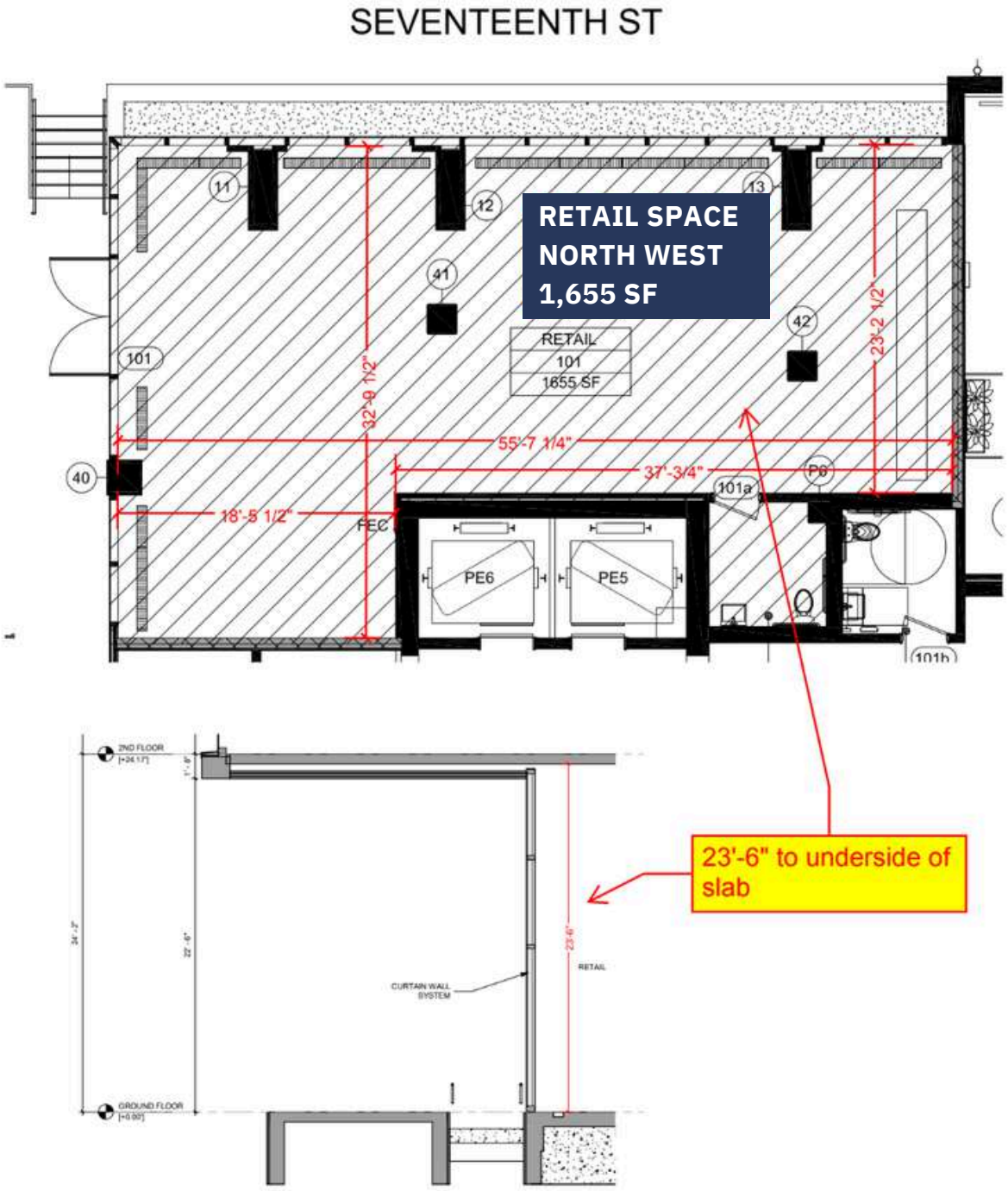
VIEW FROM 16th STREET



FLOOR PLAN RETAIL 2 (SOUTH WEST):



FLOOR PLAN RETAIL 3 (NORTH WEST):





VIEW FROM JERSEY AVE AND 17TH STREET - FACING SOUTH WEST

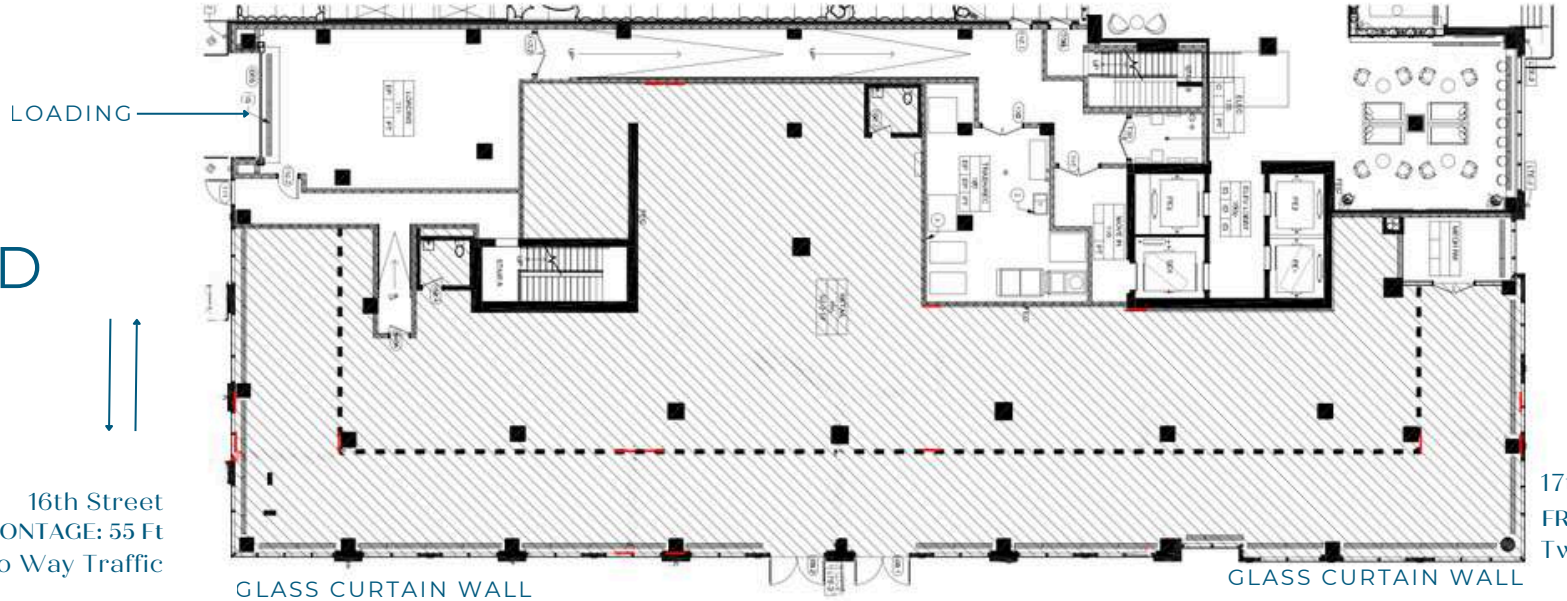


VIEW FROM JERSEY AVE AND 16TH STREET - FACING NORTH WEST

FLOOR PLAN RETAIL 1 (EAST):

9,312 SF

GROUND LEVEL

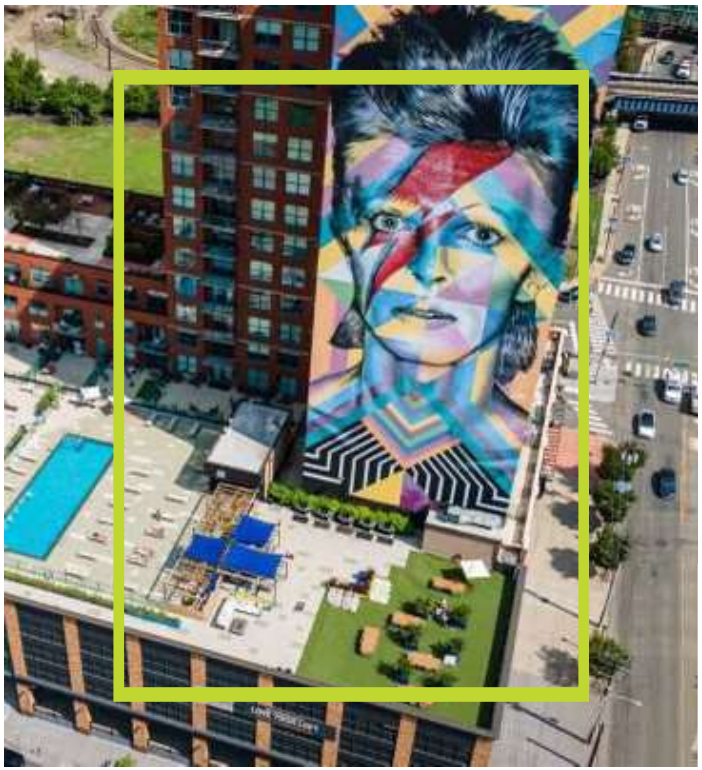


27 FT

CEILING HEIGHT & MEZZANINE

14 FT







Soho West Neighborhood

DOWNTOWN JERSEY CITY

A VIBRANT DESTINATION

UP TO 9,312 SF ANCHOR 290 COLES

NEW 670 UNIT RESIDENTIAL PROJECT





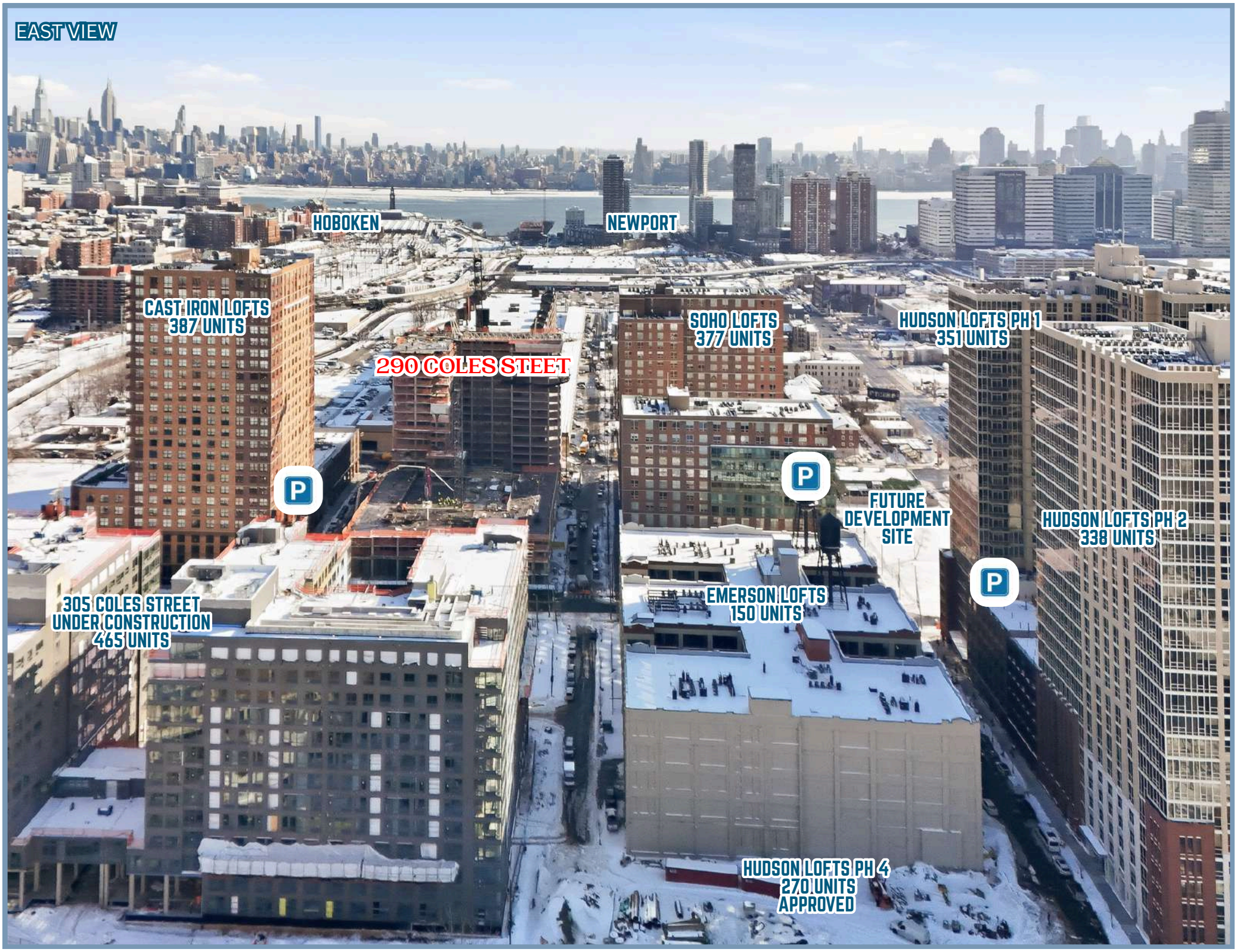




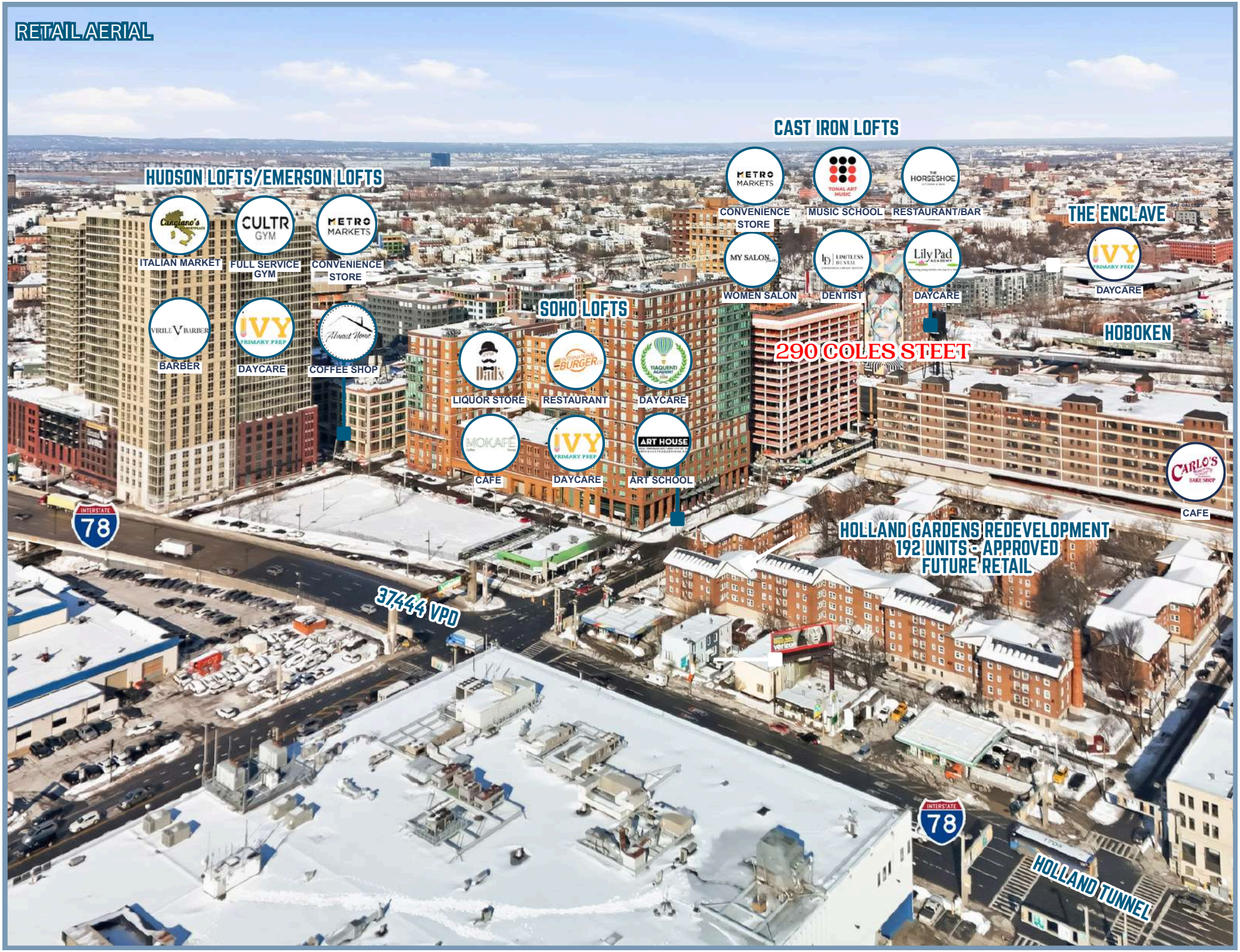


DEVELOPMENT AERIAL

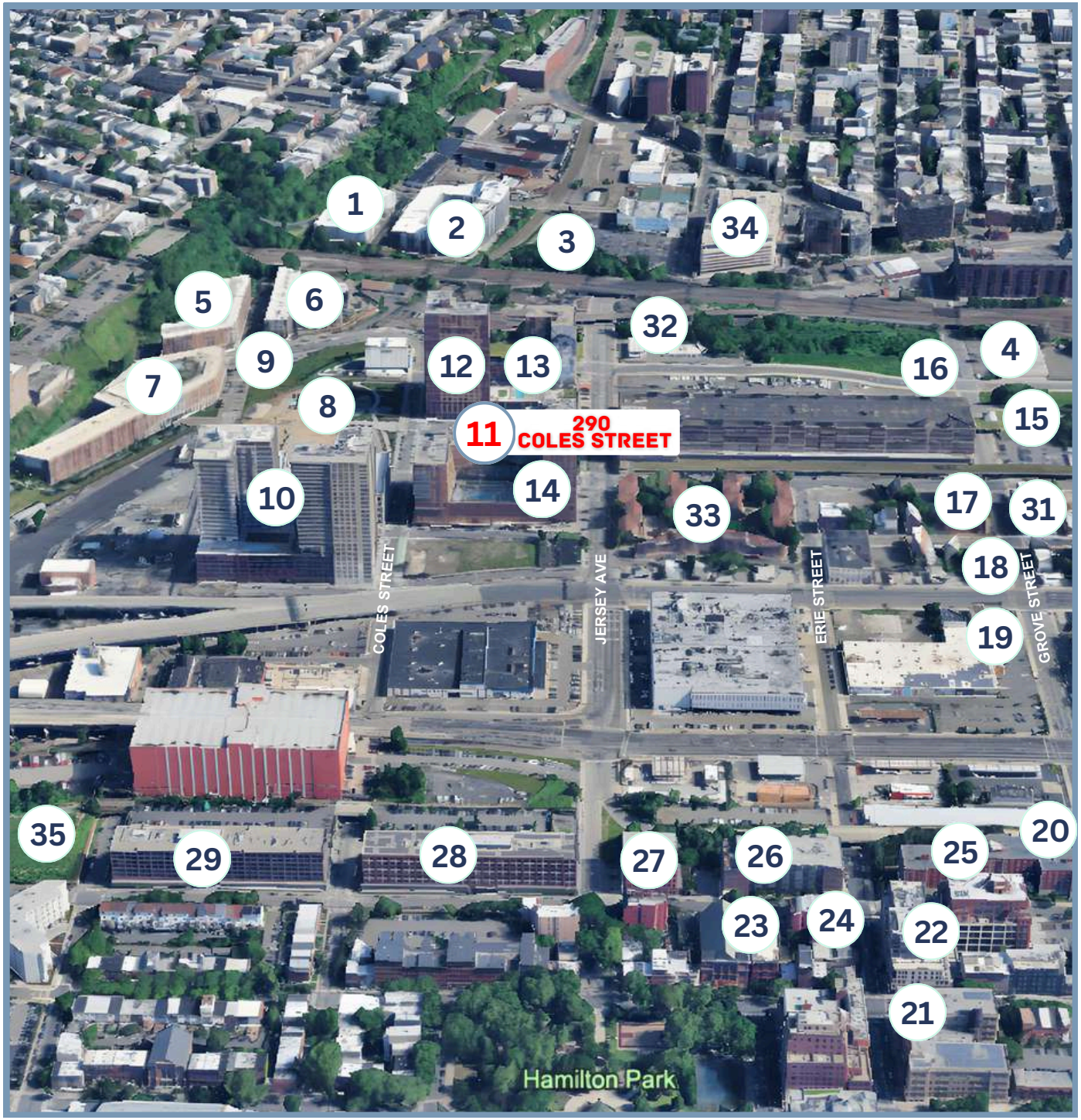



EAST VIEW
HOBOKEN
NEWPORT
CAST IRON LOFTS
387 UNITS
290 COLES STEET
SOHO LOFTS
377 UNITS
HUDSON LOFTS PH 1
351 UNITS
FUTURE
DEVELOPMENT
SITE
HUDSON LOFTS PH 2
338 UNITS
305 COLES STREET
UNDER CONSTRUCTION
465 UNITS
EMERSON LOFTS
150 UNITS
HUDSON LOFTS PH 4
270 UNITS
APPROVED

RETAIL AERIAL



MARKET AERIAL:



1 **39 NEW YORK AVE**
155 Units (Completed)

2 **3 NEW YORK AVE**
336 Units (Completed)

3 **2 HOBOKEN AVE**
161 Units (Approved)

4 **700 GROVE STREET**
230 Units (Completed)

5 **110 HOBOKEN AVE**
238 Units (Completed)

6 **100 HOBOKEN AVE**
137 Units (Completed)

7 **THE ENCLAVE**
260 Units (Completed)

8 **305 COLES STREET**
465 Units (Under Construction)

9 **137-139 HOBOKEN AVE**
137 Units (Completed)

10 **HUDSON HOUSE LOFTS DISTRICT**
981 Units (Under Construction/Pre Construction)

11 **290 COLES STREET**
670 Units (Under Construction)

12 **CAST IRON LOFTS II/ 827 JERSEY AVE**
232 Units (Completed)

13 **CAST IRON LOFTS II/ 833 JERSEY AVE**
377 Units (Completed)

14 **SOHO LOFTS 273 16th STREET**
377 Units (Completed)

15 **659 GROVE STREET**
139 Units (Approved)

16 **650 GROVE STREET**
108 Units (Under Construction)

17 **610-620 GROVE STREET**
444 Units (Under Construction)

18 **182-184 14th STREET**
87 Units (Hotel, Completed)

19 **580 MARIN BLVD.**
750 Units (Approved)

20 **180 TENTH STREET**
128 Units (Completed)

21 **UNICO TOWER II**
400 Units (Completed)

22 **HAMILTON SQUARE II**
99 Units (Completed)

23 **25 MCWILLIAMS PLACE**
127 Units (Completed)

24 **210 9TH STREET**
25 Units (Completed)

25 **204 TENTH STREET**
153 Units (Completed)

26 **234 TENTH STREET**
580 Units (Under Construction)

27 **242 TENTH STREET**
32 Units (Completed)

28 **270 TENTH STREET**
32 Units (Completed)

29 **310 TENTH STREET**
163 Units (Completed)

30 **660 GROVE STREET**
1,000 Units (Proposed)

31 **619 GROVE STREET**
613 Units (Under Construction)

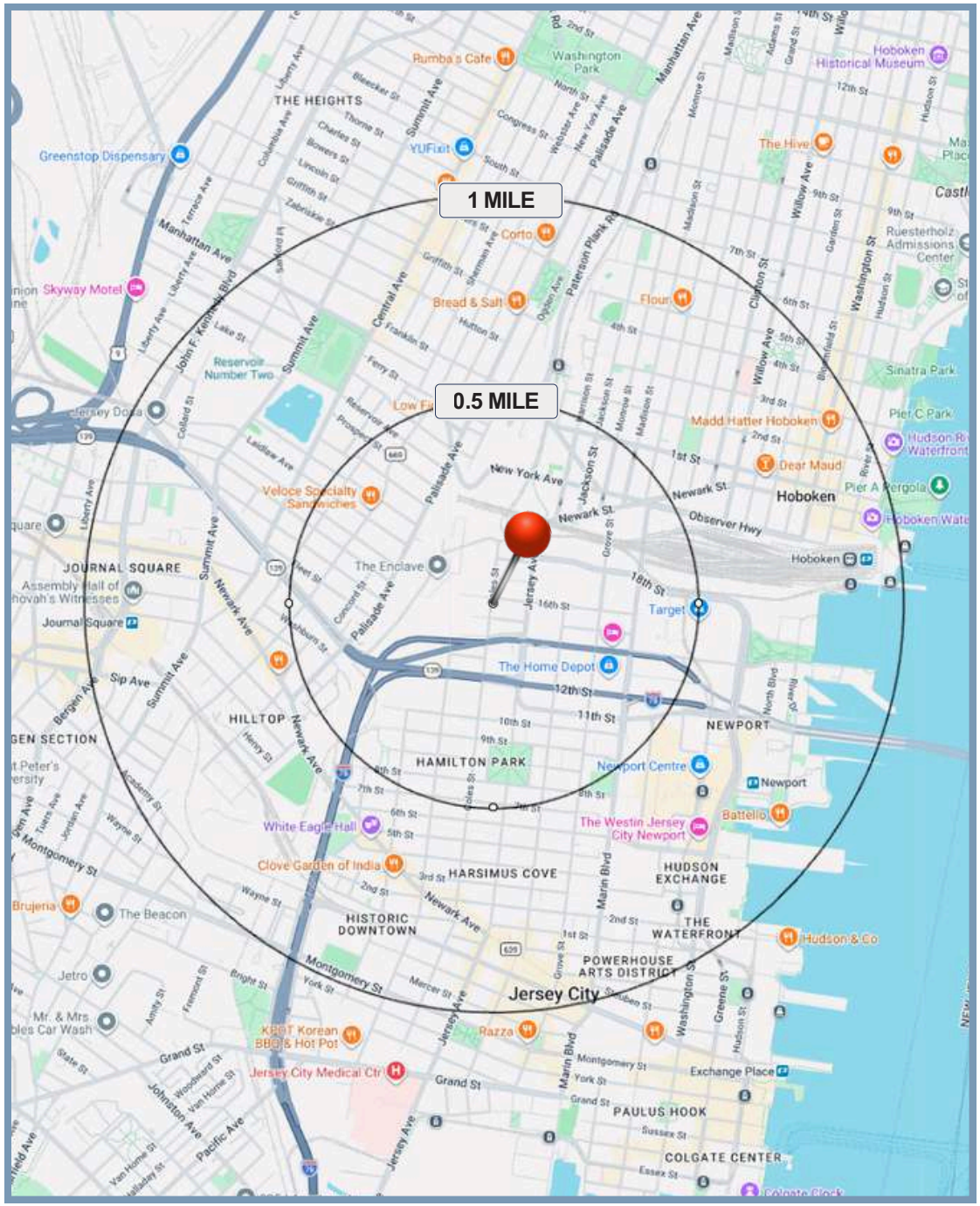
32 **858 JERSEY AVE**
258 Units (Approved)

33 **HOLLAND GARDENS**
192 Units (Approved)

34 **SOUTH END LOFTS**
151 Units

35 **HAMILTON HOUSE PH 3**
258 Units (Approved)

DEMOGRAPHICS:



0.5 MILE RADIUS

POPULATION
23,008

HOUSEHOLDS
10,121

MEDIAN AGE
33.7

AVERAGE HOUSEHOLD INCOME
$202,328

COLLEGE GRADUATES (Bachelor's +)
20,648 - 74.7%

TOTAL BUSINESSES
529

TOTAL EMPLOYEES
11,928

DAYTIME POPULATION (w/ 16 yr +)
21,616

2025 POPULATION
23,242

MALE
12,041 51.8%

FEMALE
11,201 48.2%

2025 POPULATION 15+
19,644

NEVER MARRIED
10,155 51.7%

MARRIED
7,970 40.6%

WIDOWED
537 2.7%

DIVORCED
982 5.0%

1 MILE RADIUS

POPULATION
121,505

HOUSEHOLDS
56,759

MEDIAN AGE
33.8

AVERAGE HOUSEHOLD INCOME
$190,199

COLLEGE GRADUATES (Bachelor's +)
41,459 - 73.9%

TOTAL BUSINESSES
3,878

TOTAL EMPLOYEES
82,728

DAYTIME POPULATION (w/ 16 yr +)
131,706

2025 POPULATION
117,426

MALE
60,872 51.8%

FEMALE
56,554 48.2%

2025 POPULATION 15+
117,426

NEVER MARRIED
48,636 48.0%

MARRIED
7,970 40.6%

WIDOWED
2,789 2.8%

DIVORCED
6,058 6.0%

CONTACT AGENT

BOBBY ANTONICELLO JR., CCIM
LICENSED REAL ESTATE BROKER & PRINCIPAL
bobby@gridcre.com
O: (201) 300-6489

GRID COMMERCIAL REAL ESTATE

bxp

MHS ARCHITECTURE

ALBANESE ORGANIZATION, INC.

CROSSHARBOR CAPITAL PARTNERS

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