



808  
PAVONIA AVENUE

# A Fully-Approved Trophy Residential Development Opportunity Up to 1.4 Million SF, Jersey City, NJ

BlueGate Partners and GRID Real Estate have been exclusively retained to secure a long-term ground lease or Joint Venture/Sale of 808 Pavonia, a fully-approved mixed-use residential community in Journal Square, Jersey City, New Jersey (the "Project"). 808 Pavonia, located minutes from Manhattan and the Jersey City waterfront, is a unique development opportunity that will provide future residents with an unparalleled living experience combining the best of urban resort living ensconced within an amenity-filled environment. The Project's landscaped "High Line" will provide urban greenery and will be similar in feel to the Chelsea High Line, creating an "urban-suburban" living space at a fraction of the cost. Located adjacent to the Journal Square Transportation Center, the Project will encompass vibrant public space that will enhance the cultural element inherent within the heart of Journal Square. The Project also features an opportunity to integrate the existing street grid by creating a walkable pedestrian thoroughfare that will include a museum, cultural facilities, and a small retail component next to Loews Theater. The overall plan utilizes architecturally significant design and amenities in both form and function that will create a new standard of living in Journal Square.

## Property Summary

- **Address:**  
808 Pavonia Avenue,  
Jersey City NJ 07306
- **Lot Size:**  
2.215 Acres
- **Development Potential:**  
1.4 Million SF
- **Zoning:**  
Redevelopment Zone 10  
Arts District
- **Approvals:**  
Residential: 1,189 Units  
Tower 1: 49 Stories  
Tower 2: 55 Stories





The Oculus, the new state-of-the-art transportation hub at the World Trade Center, can be reached in as little as 11- minutes via the PATH from Journal Square and connects riders to 13 different subway lines. By offering multi-level retail and dining opportunities, the Oculus brings new focus to the west side of Manhattan, greatly benefiting Journal Square.

### Travel Time via Public Transport to World Trade Center

LOCATION	TIME
Manhattan (33rd)	8-12 minutes
Downtown Brooklyn	5-15 minutes
Exchange Place, Jersey City	7-9 minutes
Grove Street, Jersey City	8-12 minutes
Journal Square, Jersey City	10-15 minutes
Harrison	20-25 minutes
Long Island City	35-40 minutes

### Subway Lines



### Adjacent to Transportation Hub

- Access to World Trade Center in as little as 11 minutes, compared to 20 minutes from the Atlantic Terminal in Brooklyn, and 35 minutes from Long Island City



### Breathtaking Views

- 360 degree views of the NYC Metro Area including: the NYC skyline, Statue of Liberty, Verrazano Bridge, Liberty State Park, New York Harbor, Hudson River, and GW Bridge



### Serene High Line

- A tranquil elevated park-like setting amidst the hustle and bustle of Journal Square's urban environment, reminiscent of the high line in NYC's Chelsea neighborhood



### Compelling Land Acquisition Costs

- Compared to Brooklyn and Manhattan



### Highly Competitive Luxury Market Rental Rates

- As compared to Manhattan, Brooklyn, Hoboken, and Downtown Jersey City



### New Arts & Cultural District

- Zone 10, the location of 808 Pavonia, of the Journal Square 2060 Redevelopment Plan has been approved for a new arts and cultural district

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