

THE
ASTOR
RETAIL
2139-2159 BROADWAY

414' OF BLOCK-THROUGH, WRAP-AROUND BROADWAY FRONTAGE

Between West 75th and West 76th Streets



Upper West Side, New York City



PROPERTY OVERVIEW



INVESTMENT SUMMARY

JLL has been retained on an exclusive basis to arrange for the sale of The Astor Retail (aka 2139-2159 Broadway / the "Property"), the retail component of the Astor Condominium spanning the entire westerly side of Broadway between West 75th and 76th Streets. The offering presents a rare opportunity to control an entire commercial blockfront in the heart of the Upper West Side's premier Broadway shopping corridor. Featuring over 414' of block-through, wrap-around frontage, the Property is located steps from the Upper West Side's principal transportation hub: the 72nd Street 1-2-3 subway station at Verdi Square.

Comprised of 18,920 sq. ft. on grade (with an additional 13,041 SF of lower-level space), the Property features ceiling heights peaking in excess of 14' along Broadway and 10' - 10" on the side streets. The space is currently configured as seven retail units of which three are occupied and four are vacant. The three occupied units, totaling 7,530 rentable square feet of ground floor area, are tenanted by Ever/Body, SPEAR Physical Therapy and Drop Spot Cleaners. The remaining vacant units represent a unique opportunity for the purchaser to re-position one of Broadway's most coveted stretches of retail.

The Astor Retail is situated in a bustling part of the Upper West Side, featuring a deep and diversified consumer base that will drive local retail demand over the long term. The Property is surrounded by iconic grocers, renowned entertainment venues, high-end hotels and a bevy of national retailers that ensure a steady stream of foot traffic. The flagship locations of Fairway and Citarella Markets are located one block to the

south, the world-famous Beacon Theater is directly across Broadway and the Wallace, Beacon, Arthouse & Belleclaire Hotels are all within a 1 block radius of the property. In addition, national brands including The North Face, Trader Joe's, Lush, SEPHORA and TD Bank all line the avenue running south down to West 72nd Street.

The Astor Retail's strong underlying demand drivers will be further enhanced by Manhattan's ongoing post-pandemic recovery. New store openings across Manhattan are signaling a release of post-pandemic retail leasing demand – a trend that is expected to accelerate as the city continues to recover. Retail markets in the major residential neighborhoods have seen a secondary boost in the form of stronger daytime activity resulting from a transition to remote work.

The Property will also benefit from the resilience of the Upper West Side's resurgent residential market, which is bringing greater wealth and disposable income to the area. The post-COVID housing recovery has driven home sales and rents to well above pre-pandemic levels, while also driving vacancy down to near historic lows. In addition, 17+ large-scale, residential developments have been completed or are in the development pipeline between West 69th and West 103rd Streets. These new developments are adding over 315+ new units to the housing stock within 6 blocks of the property. This will produce substantial growth in foot traffic along Broadway down through Verdi Square and the 72nd subway station.

PROPERTY INFORMATION

ADDRESS
2139-2159 Broadway, New York, NY 10023

LOCATION
West side of Broadway between West 75th and West 76th Streets

BLOCK / LOT	PROPERTY DIMENSIONS
1167 / 1303	210' x 156' (Irr.)

FRONTAGE (414')
210' on Broadway
124' on West 75th Street
83' on West 76th Street

CEILING HEIGHTS
Up to 14.5' on the Ground Floor

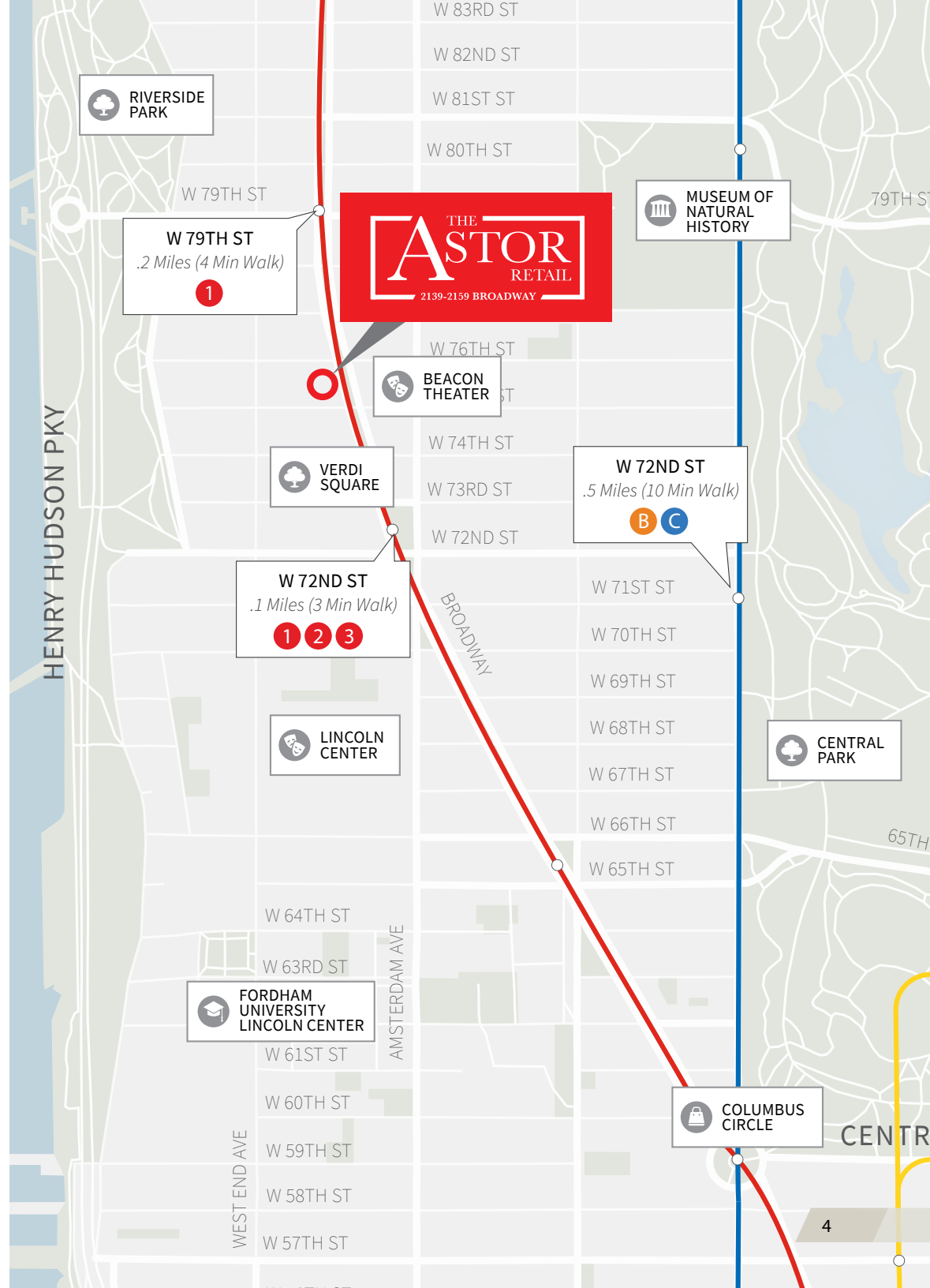
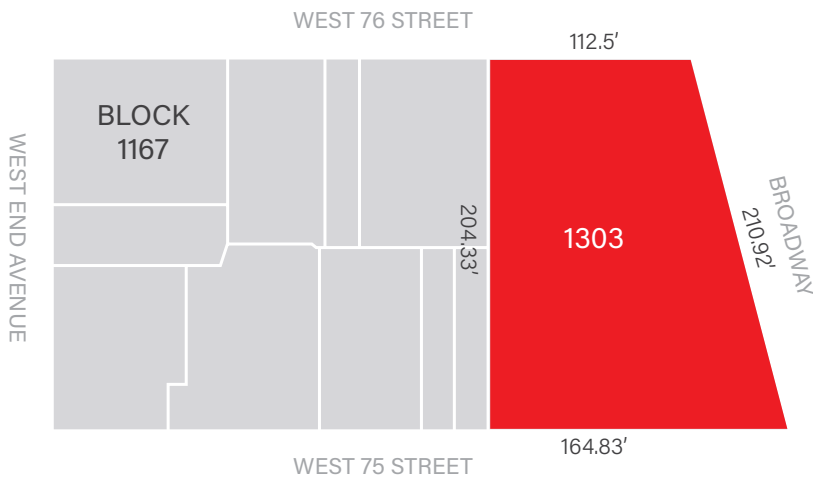
RETAIL UNITS
7 (current configuration, possible to subdivide further)

RENTABLE SQ. FT. MEASUREMENTS	
GROUND FLOOR RSF	18,920
BELOW GRADE RSF	13,041
TOTAL RSF	31,961

TAX SUMMARY	
ASSESSMENT (22/23)	\$9,042,300
TAXES (22/23)	\$972,499

HISTORIC DISTRICT
West End-Collegiate Extension

Note: All SF measurements are approximate



PROPERTY HIGHLIGHTS & DEMAND DRIVERS



VALUE-ADD OPPORTUNITY

Rare chance to re-position an entire Broadway blockfront



TROPHY SCALE

31,961 total SF - 18,920 ground floor SF & 13,041 lower level SF



414' OF BLOCK-THROUGH, WRAPAROUND BROADWAY FRONTAGE

210' of uninterrupted frontage along Broadway, 124' of frontage along West 75th Street & 83' of frontage along West 76th Street



ESTABLISHED RETAIL CORRIDOR

Broadway is considered one of Manhattan's premier retail corridors, featuring an eclectic mix of both national retailers and local curated shops



GATEWAY TO THE UPPER WEST SIDE

The stretch of Broadway between 69th and 76th Streets draws large amounts of foot traffic due to its prime location adjacent to Verdi Square and the 72nd Street 1 2 3 express station - the UWS's main transportation hub



NEW YORK CITY'S RETAIL RESURGENCE

New store openings across Manhattan are signaling the release of pent-up retail leasing demand. Prime neighborhoods with steady foot traffic are seeing strong increases in leasing activity.



DEMAND SPILLOVER FROM SURROUNDING RETAIL PRESENCE

Top local supermarkets (Fairway & Citarella), historic entertainment venues (Beacon Theater), high-end hotels (Wallace, Arthouse) & national retailers (North Face, Sephora, TD Bank) located on adjacent blocks



MANHATTAN POST-COVID RESIDENTIAL REBOUND

Manhattan home sales are currently 48% above the 2019 pre-pandemic average and rental vacancy is nearing record lows. The Astor Retail will capitalize on this influx of new and returning residents.

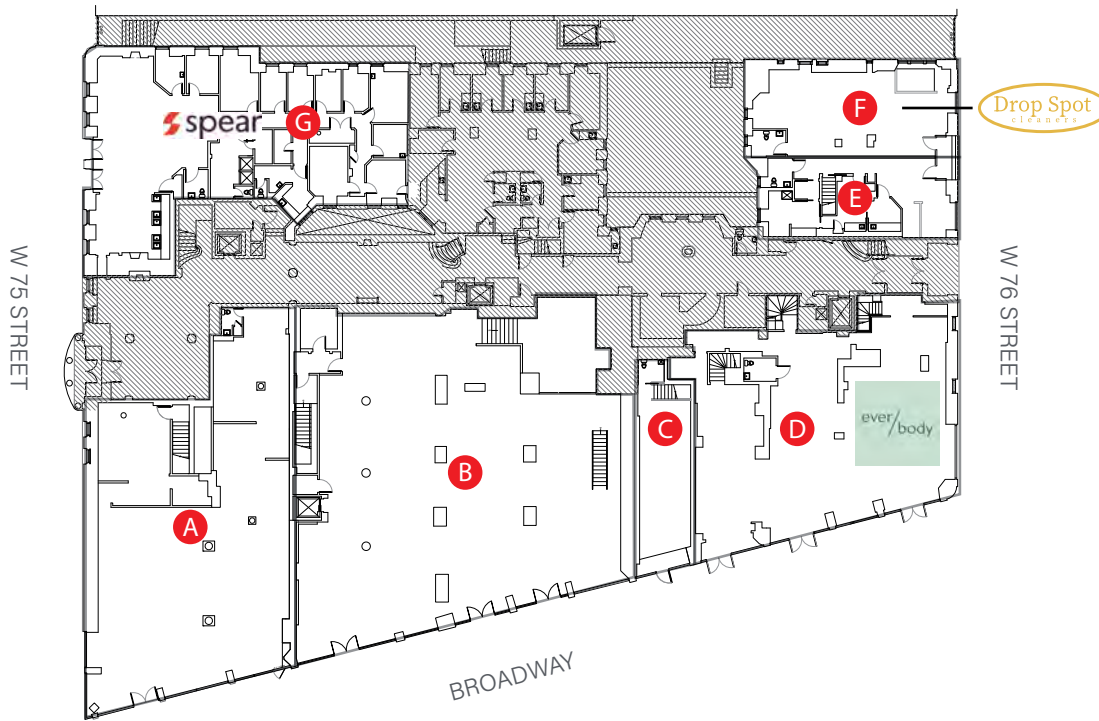


SIGNIFICANT RESIDENTIAL SUPPLY PIPELINE

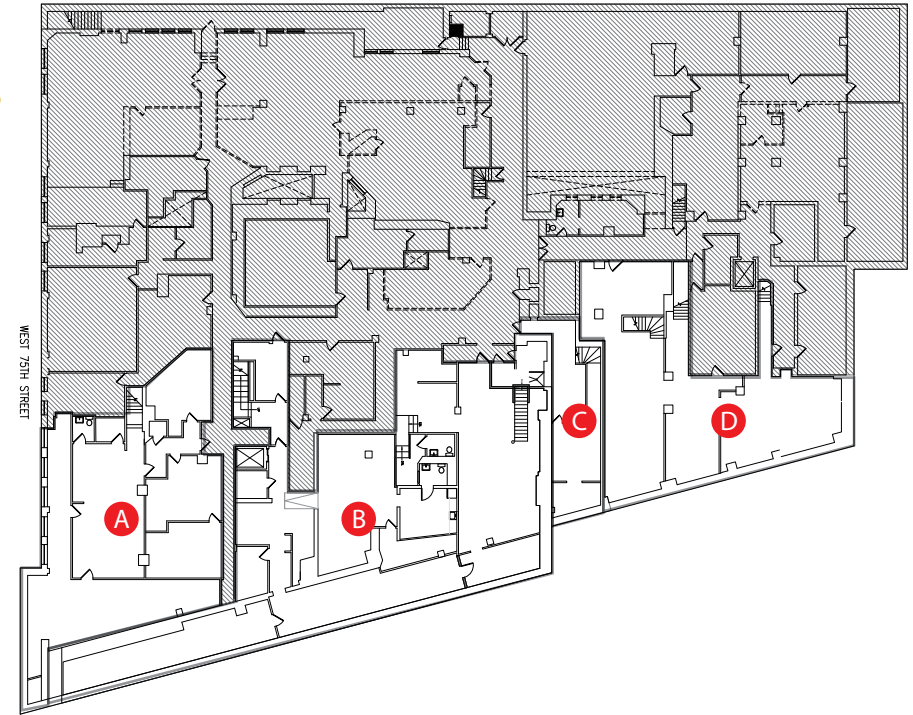
17+ recently completed/upcoming large-scale, residential developments supplying over 975+ new units between West 69th & 103rd Streets

FLOOR PLANS

GROUND FLOOR



LOWER LEVEL



UNIT	TENANT	GROUND FLOOR SF	LOWER LEVEL SF	TOTAL SF
A	Vacant	3,831	3,545	7,376
B	Vacant	5,890	5,085	10,975
C	Vacant	750	679	1,429
D	Ever/Body	3,272	2,530	5,802
E	Vacant	919	538	1,457
F	Drop Spot Cleaners	1,154	664	1,818
G	Spear Physical Therapy	3,104	0	3,104
		18,920	13,041	31,961



FOR MORE INFORMATION, PLEASE CONTACT

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