

1487-1493
FIRST
AVENUE



UPPER EAST SIDE RETAIL OPPORTUNITY
SOUTHWEST CORNER OF FIRST AVENUE & 78TH STREET

Welcome to
Maison 78

Maison 78 is a newly constructed residential building, home to 148 luxury units and up to 5,342 sf of retail space. Positioned in the heart of Upper East Side, one of New York's most charming and affluent residential neighborhoods, it is adjacent to the city's finest education, cultural institutions, shopping and dining. A premier opportunity for neighborhood centric retail uses.



Key Features:

- Immaculate retail space at the base of a newly developed residential building designed by Hill West Architects
- 136 feet of wraparound frontage on First Avenue and 78th Street
- Located in a high-density residential neighborhood
- Steps from the 200,000-sf Hospital for Special Surgery and the New York Presbyterian/Weill Cornell Medical Center main campuses
- Delivery: Q3 2025



AREA CO-TENANTS

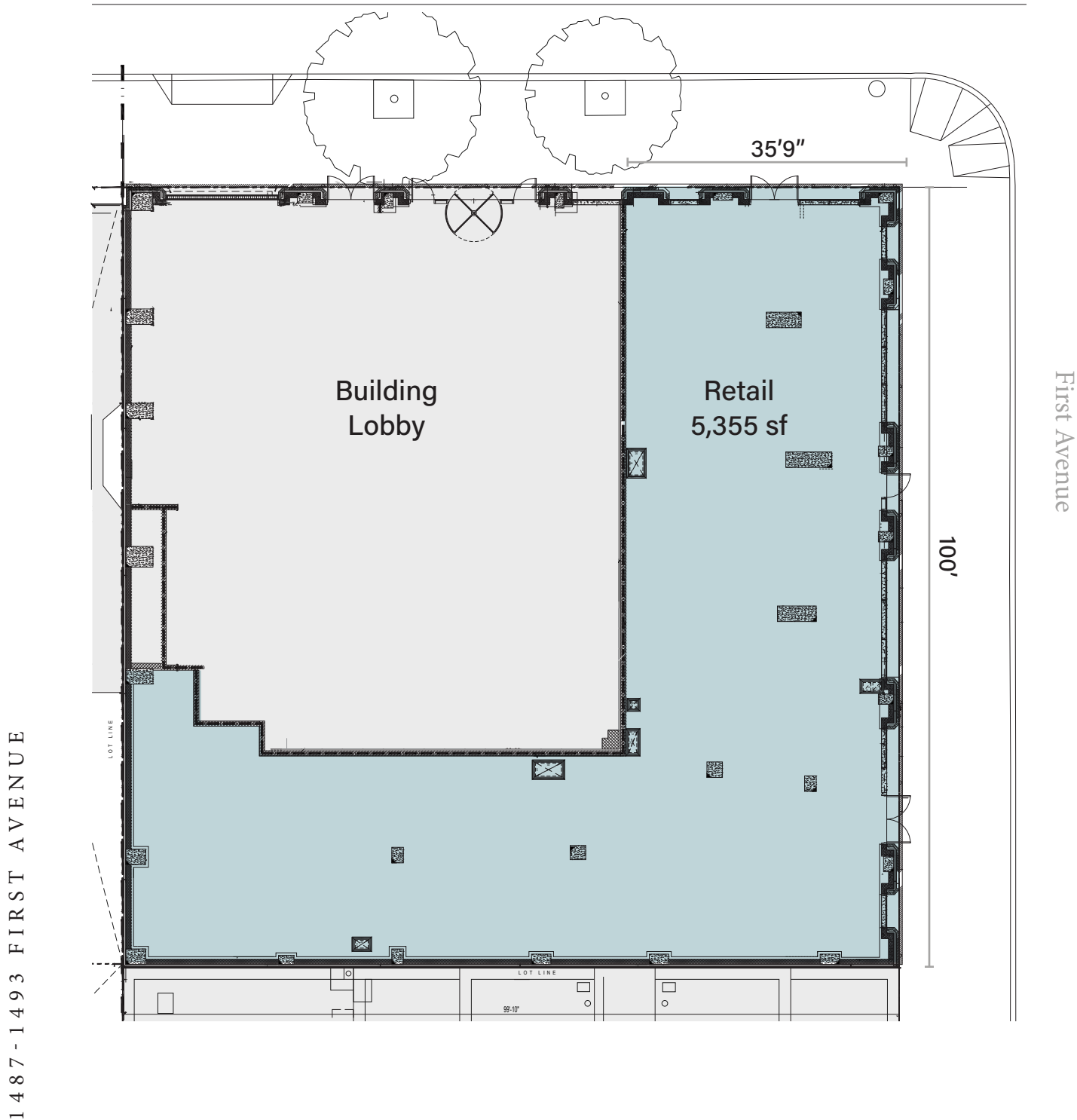
Agatha & Valentina
Hospital for Special Surgery
Northwell Health
Citibank
Equinox
Felice Wine Bar & Restaurant
Second Avenue Deli
Pony Bar
Kossar's Bagels
Uva
Boqueria



Ground Floor

Ceiling Height: 13'9"

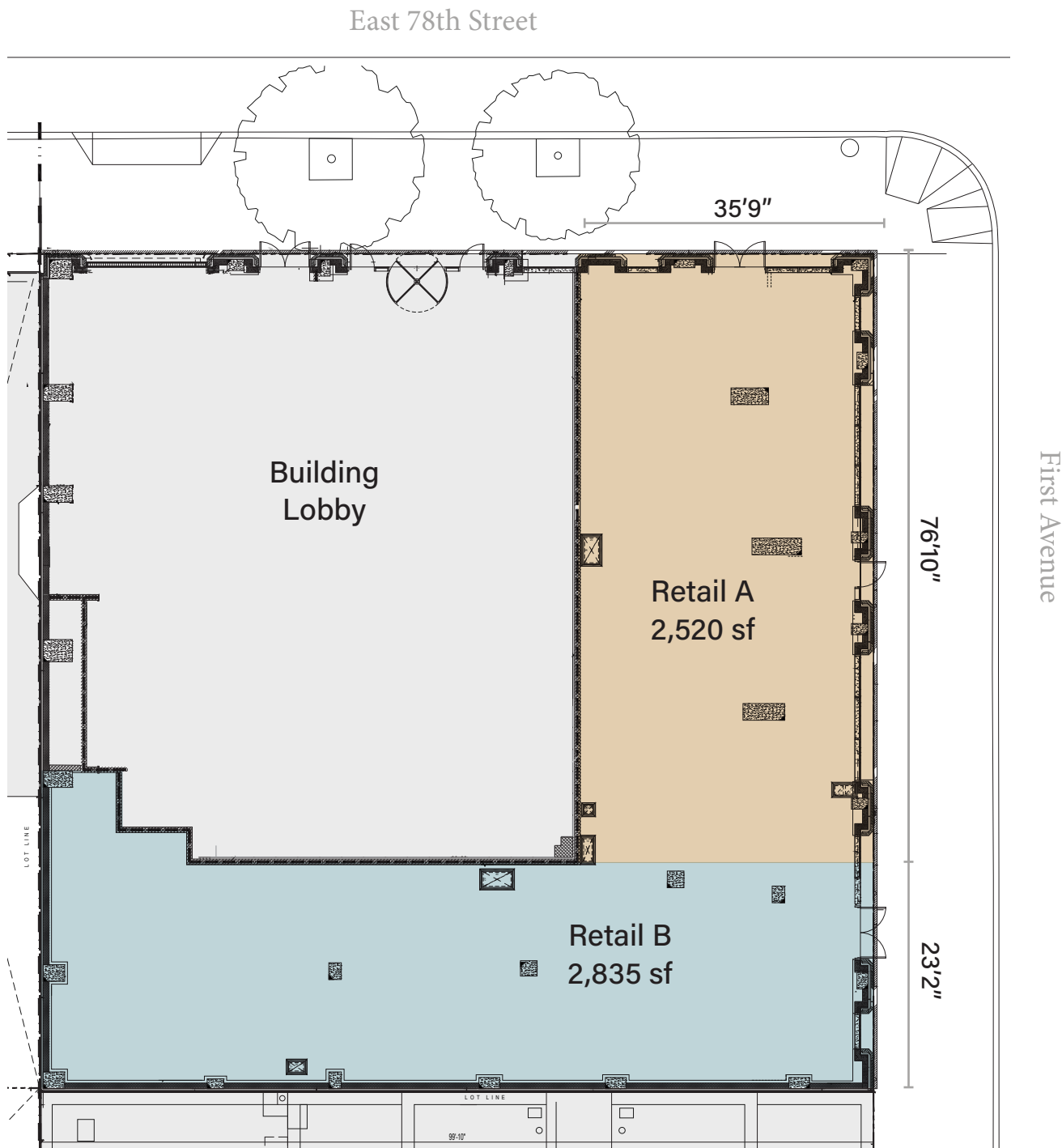
East 78th Street



Note: Floor plans not to scale

Ground Floor

Proposed Division



The Neighborhood

Demographics within 10-minute walk of site

79,250

Daytime Population

\$115K

Median HH Income

80%

Bachelors/Graduate Degree

89,868

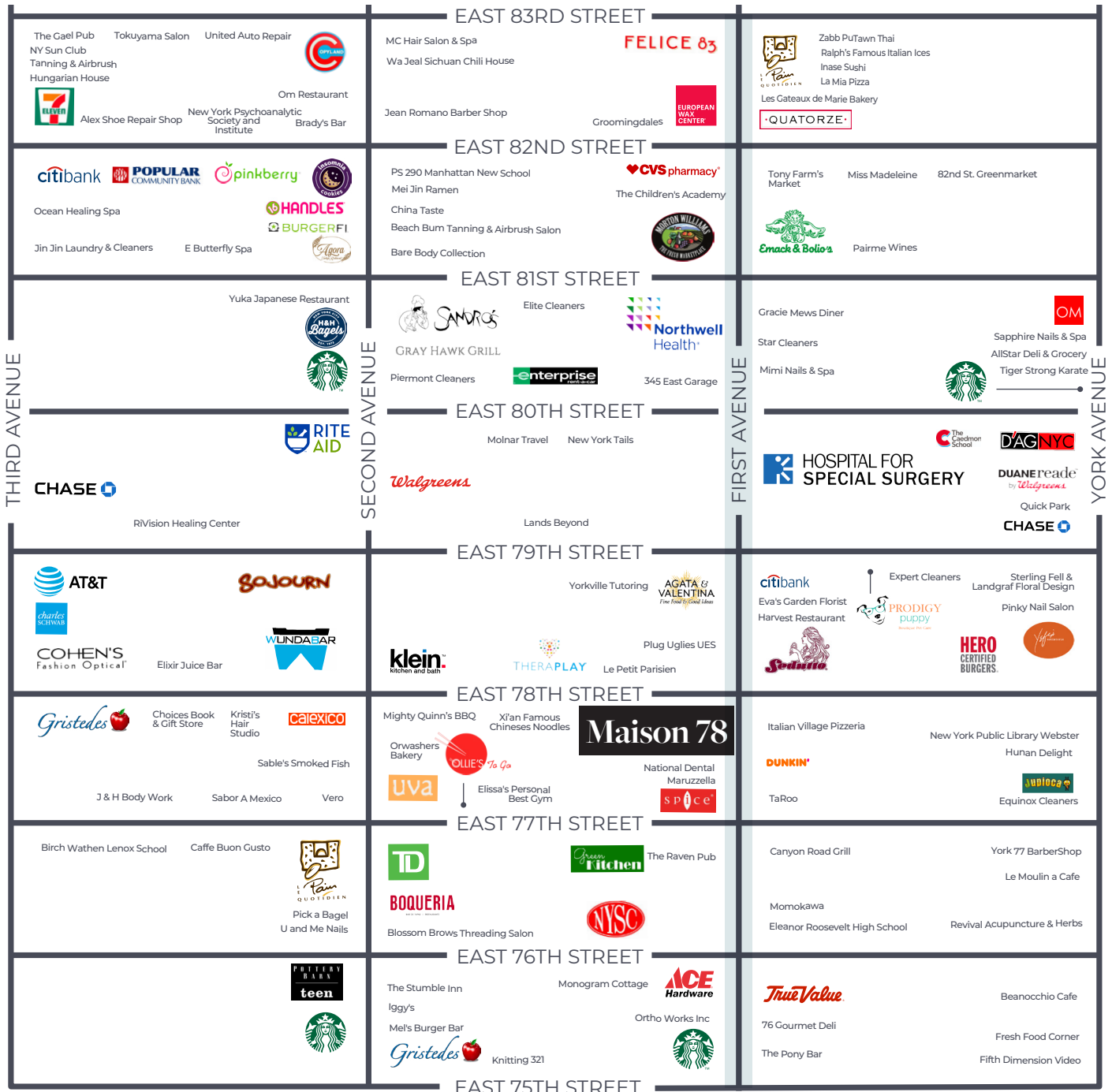
Area Residents

40

Median Age

Source:
2024 Esri Demographics

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