

2373 UPPER WEST SIDE RETAIL BROADWAY

- NORTHWEST CORNER OF WEST 86TH STREET
- PROMINENT RETAIL OPPORTUNITY AT THE BASE OF 354-UNIT RESIDENTIAL TOWER
- DIRECTLY ADJACENT TO SUBWAY ENTRANCE



NORTHWEST CORNER OF WEST 86TH STREET

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LOCATION

NORTHWEST CORNER OF WEST
86TH STREET

SITE STATUS

FORMERLY BANANA REPUBLIC
AND GRISTEDES

POSSESSION

ARRANGED

TERM

LONG TERM

SPACE

GROUND FLOOR	8,300 SF
LOWER LEVEL	9,015 SF
SUB-LOWER LEVEL	2,485 SF
STORAGE MEZZANINE	2,740 SF
TOTAL	22,540 SF

CEILING HEIGHTS

12'10" TO 13'6"
12' TO 14'
12'
9'

FRONTAGE

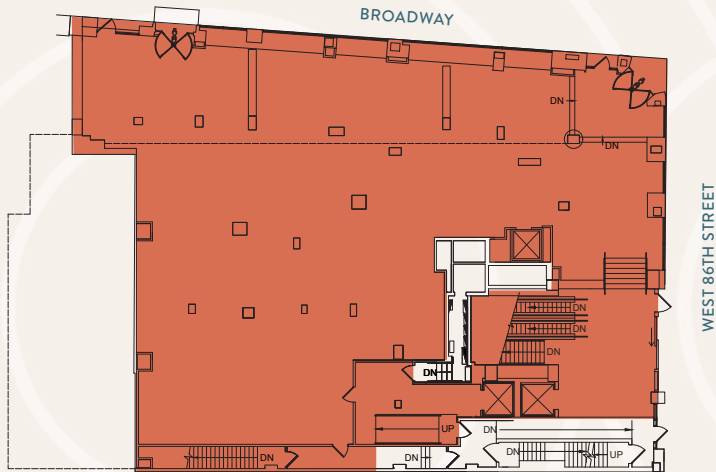
175 FEET WRAPAROUND

COMMENTS

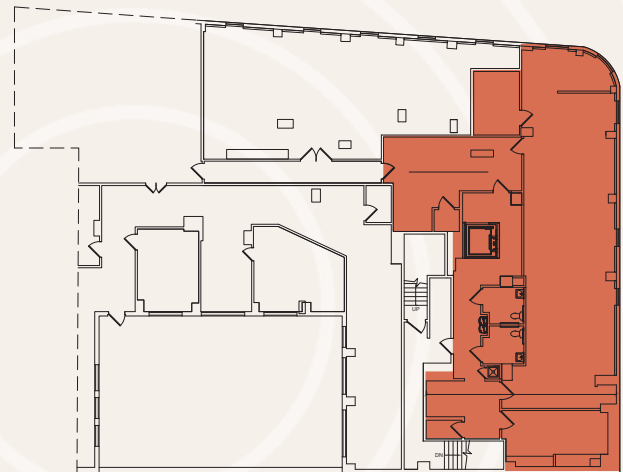
- SPACES TO BE DELIVERED IN WHITE BOX CONDITION
- STEPS FROM THE 86TH STREET SUBWAY STATION SERVICING THE **1** TRAIN
- FLEXIBLE DIVISION PLANS
- LANDLORD INSTALLING NEW STOREFRONT AND HVAC

OPTION 1 | SINGLE TENANT

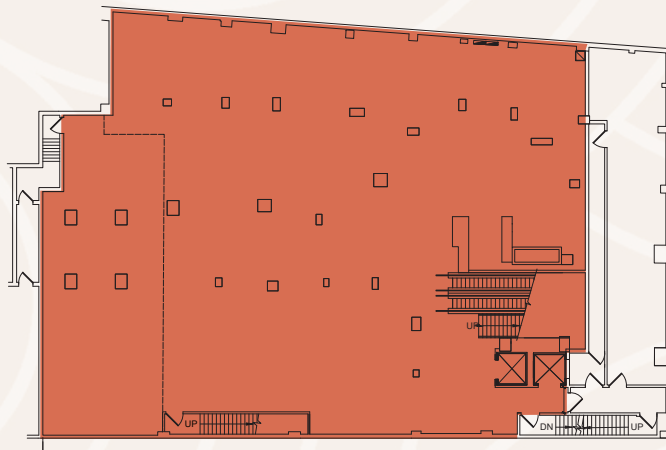
GROUND FLOOR 8,300 SF



STORAGE MEZZANINE 2,740 SF



LOWER LEVEL 9,015 SF



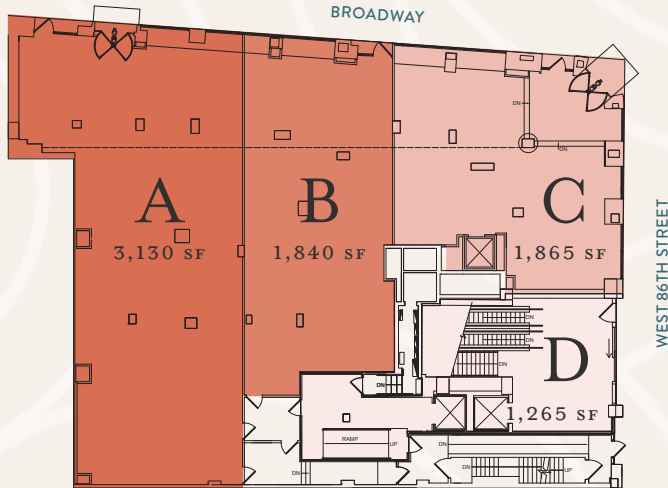
SUB-LOWER LEVEL 2,485 SF



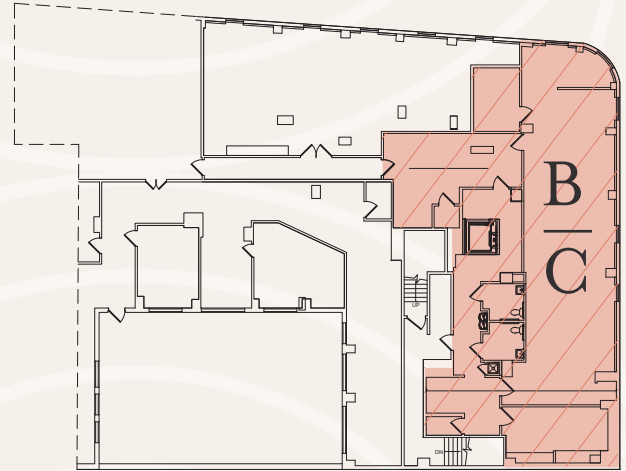
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OPTION 2 | FOUR TENANT DIVISION

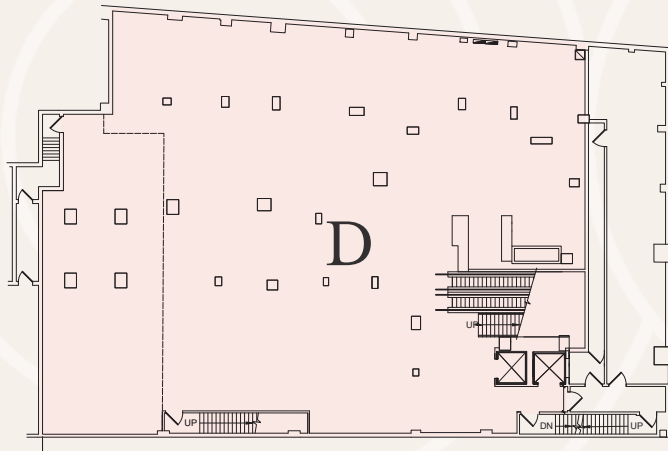
GROUND FLOOR



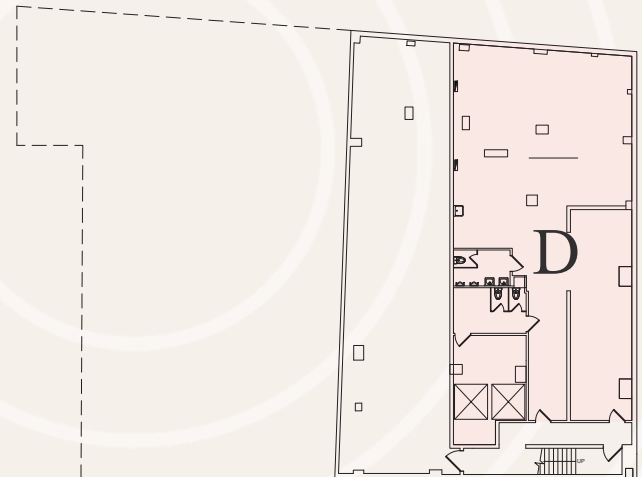
STORAGE MEZZANINE 2,740 SF



LOWER LEVEL 9,015 SF



SUB-LOWER LEVEL 2,485 SF

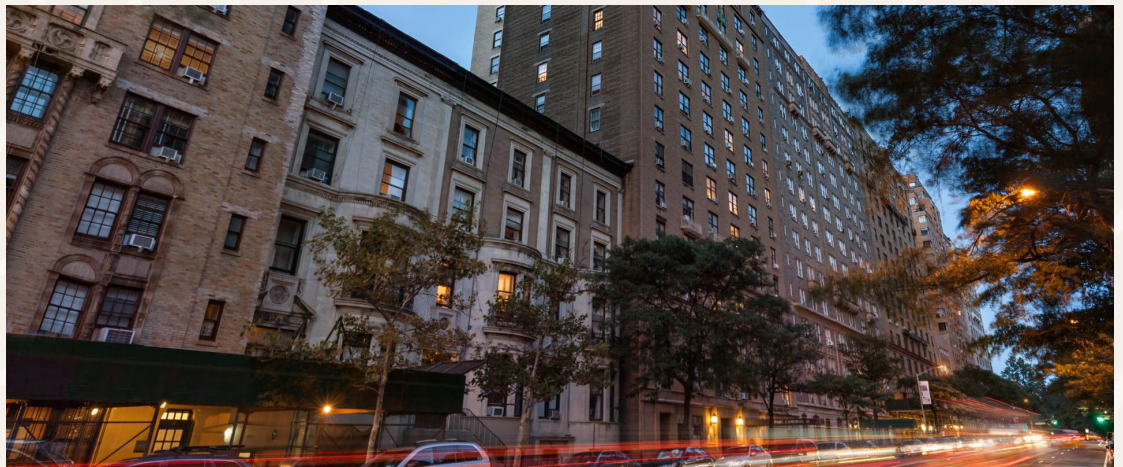
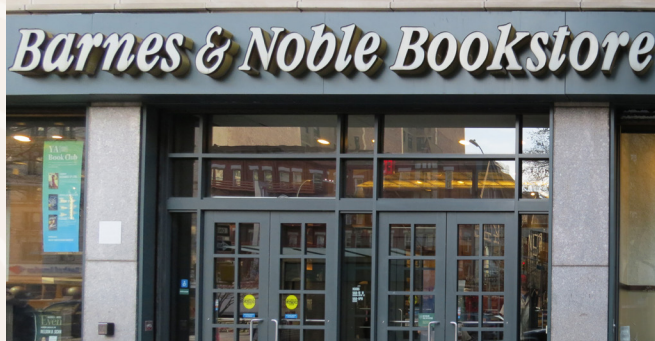


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NEIGHBORING TENANTS



PC RICHARD & SON



2373 UPPER WEST SIDE RETAIL BROADWAY



AREA DEMOGRAPHICS (WITHIN A 1/4 MILE RADIUS)

30,051

RESIDENTIAL POPULATION

\$145,127

MEDIAN HOUSEHOLD IN-

26,450

EMPLOYEE POPULATION

244,000 sf

AREA OFFICE SPACE

6,139,911

ANNUAL RIDERSHIP AT 86TH STREET STATION 1

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