



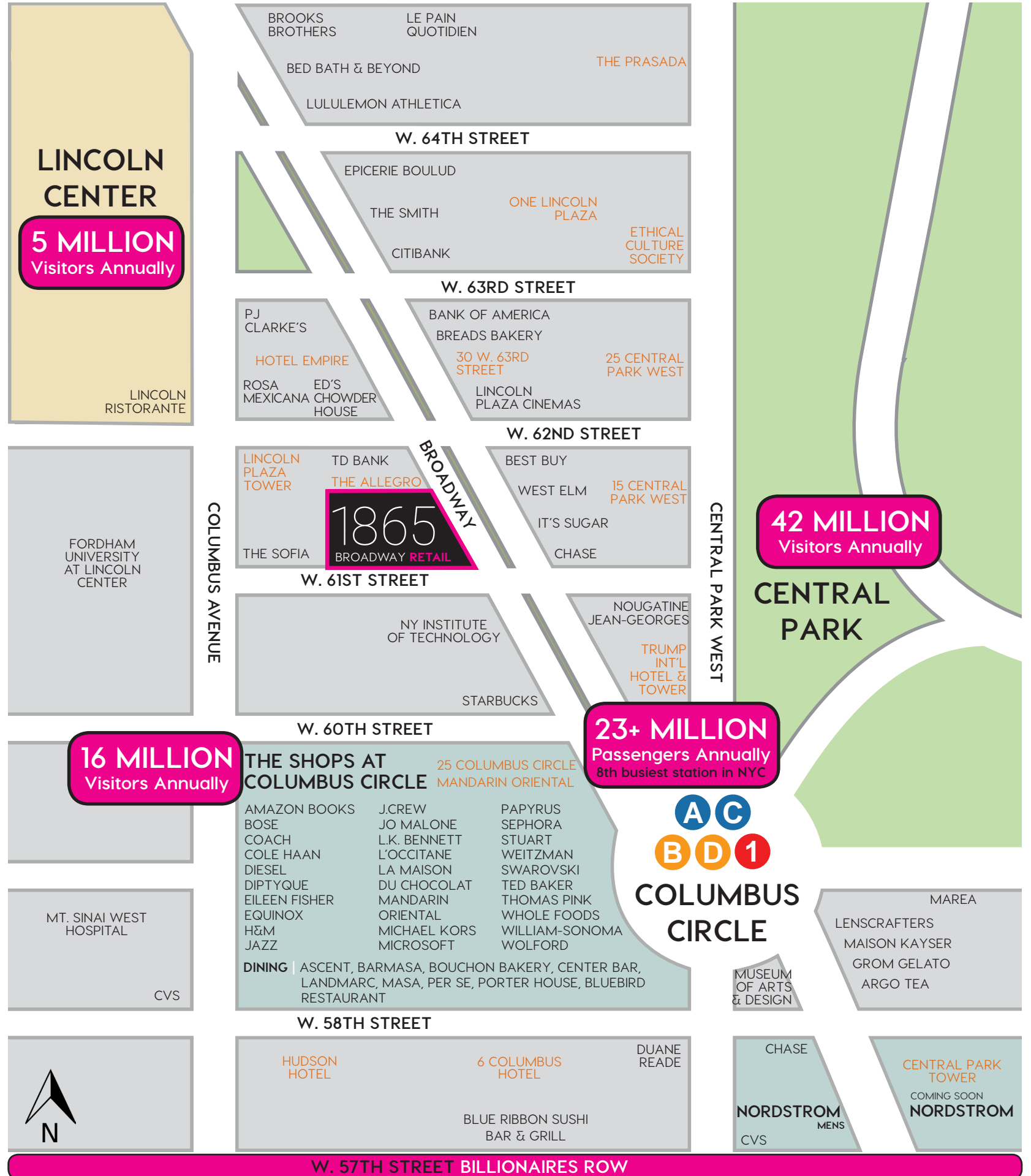
# 18 65

## BROADWAY RETAIL

COLUMBUS CIRCLE | LINCOLN CENTER | CENTRAL PARK











JOIN



## AT MANHATTAN'S NEWEST GROUND-UP LARGE FORMAT RETAIL OPPORTUNITY

A world class retail opportunity - **1865 Broadway** is a signature development by **Avalon Bay**, one of the most respected developers in the world. The building is now ready for tenant possession.

Steps from **Columbus Circle, Lincoln Center, Central Park, Nordstrom, "Billionaire's Row"** and **Fordham University**.

The perfect neighborhood blend: **top global retail brands**, multiple tourist destinations, **vibrant 24/7 cultural scene**, dense daytime and nighttime population and **the most expensive hi-rise residential and hotels in the world**.

One block from the **The Shops at Columbus Circle**, one of the highest performing shopping malls in North America, averaging over **\$1,600 per sf** in sales.



BROADWAY  
RETAIL



# BROADWAY FACADE





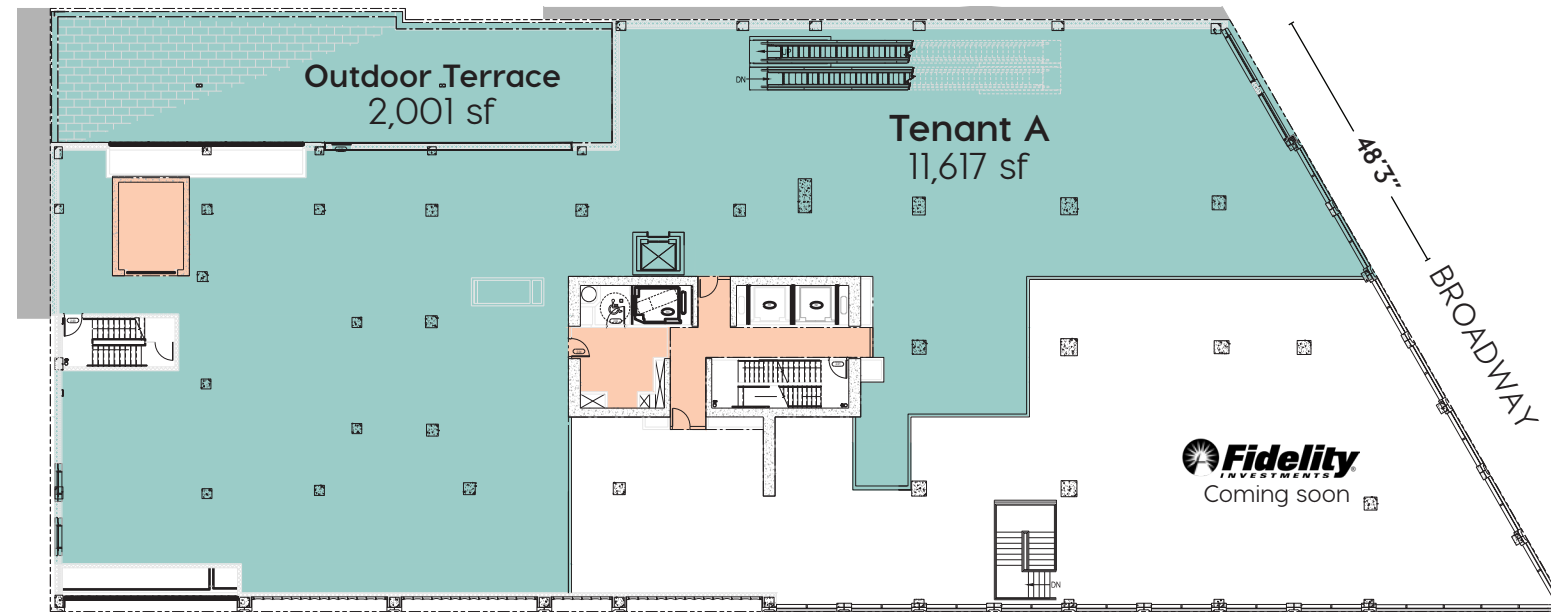
# FLOOR PLANS

The Retail at 1865 Broadway sits at the base of a new 33 story, 172 unit luxury residential tower, highlights include:

- Potential for a **37' high storefront**
- **20' ceiling heights** on the ground floor;  
**17' ceiling heights** on the second floor
- 2,001 sf **outdoor terrace** on the second floor
- Up to 22,112 sf remaining on two levels, with multiple division options considered
- Can accommodate a **variety of uses** from large format retail and fitness to full service restaurants and boutique retail
- Building designed by renowned **Skidmore, Owings & Merrill LLP (SOM)**

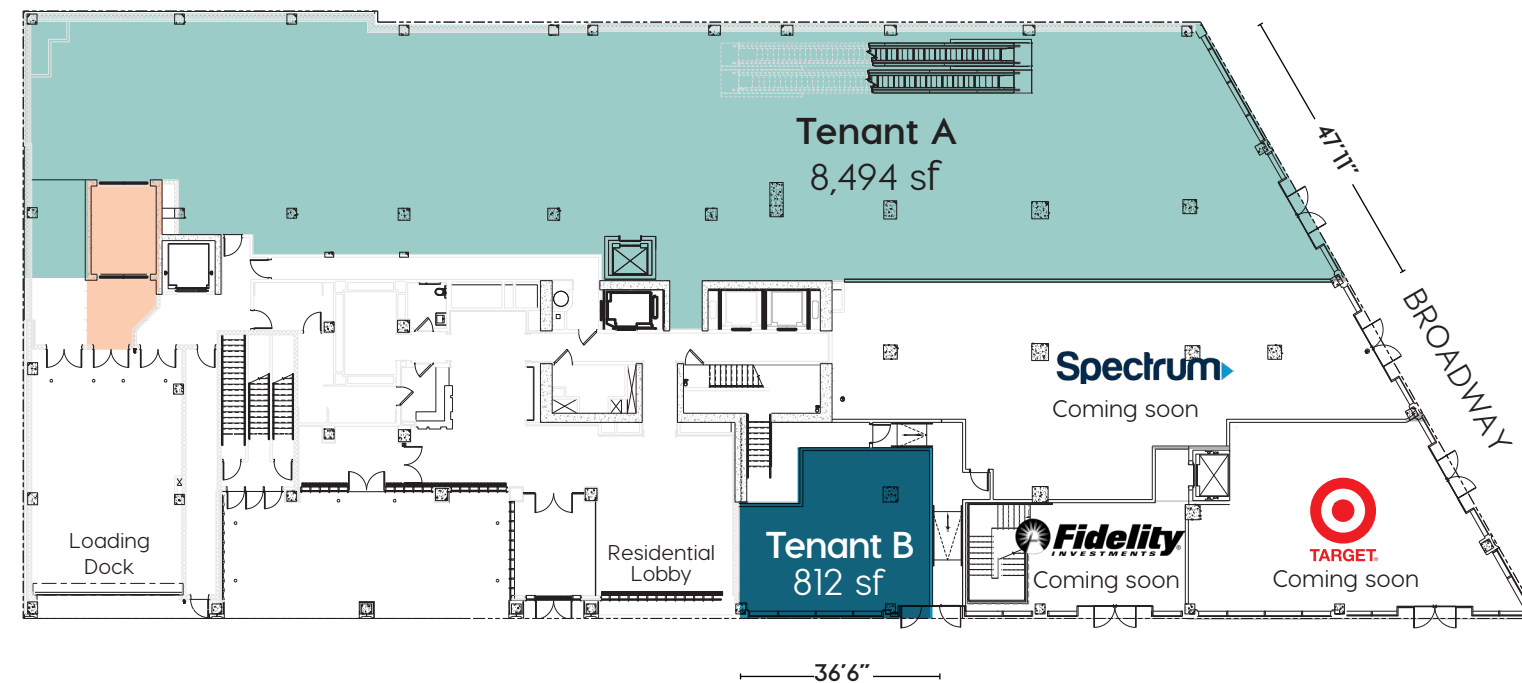
## 2ND FLOOR

Ceiling height: 17'



## GROUND FLOOR

Ceiling height: 20'





# 61ST STREET FACADE



SECOND FLOOR  
17' CEILINGS

GROUND  
20' CEILINGS

31' FRONTAGE



# UPPER WEST SIDE: THE EPICENTER OF CULTURE, SHOPPING & ENTERTAINMENT

## Area Population

	1/4-mile	1/2-mile
Residential Population	15,083	62,038
Daytime Population	35,069	132,189
Total Population	50,152	194,227
Average HH Income	\$196,060	\$168,079

## Spending Power

	1/4-mile	1/2-mile
Apparel & Services	\$44,977,647	\$161,065,253
Entertainment/Recreation	\$59,713,040	\$211,986,110
Health Care	\$97,766,465	\$345,907,319
Dining Out	\$67,698,132	\$240,840,096

\*Source: ESRI

## ACCESS

### Columbus Circle Subway Station



**23,203,443** Passengers annually  
**#8/472** busiest station in the NYC subway system

MTA 2018



BROADWAY  
RETAIL

1  
8  
6  
5



# CONTACT

**Patrick A. Smith**  
+1 212 812 5888  
PatrickA.Smith@am.jll.com

**Erin Grace, CCIM**  
+1 212 812 5882  
Erin.Grace@am.jll.com

**Matt J. Ogle**  
+1 212 812 5982  
Matt.Ogle@am.jll.com

**Corey Zolcinski**  
+1 212 812 5707  
Corey.Zolcinski@am.jll.com



Jones Lang LaSalle Brokerage, Inc., a Texas Corporation  
DISCLAIMER

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement.

©2019 Jones Lang LaSalle IP, Inc. All rights reserved. 330 Madison Avenue New York, NY 10017