

74-76 WASHINGTON STREET

Hoboken, NJ

1,200 SF - 2nd FLOOR

1,400 SF - 1st FLOOR

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Space Available 1,400 +/- sf (ground floor)
1,200 +/- sf (second floor)
2,600 +/- sf total

Asking Rent Upon Request

Neighboring Tenants NY Sports Club, Starbucks, TD Bank, Jimmy John's, Walgreen's, Citibank, Wells Fargo, Carlo's Bakery, Dunkin' Donuts, NJ Transit

Comments

- Prime Retail Location in Downtown Hoboken
- Excellent Washington Street Address
- Heavy Foot Traffic and Vehicular Traffic
- Directly Across from Busy CVS
- Vibrant, Bustling Downtown with Mix of National, Regional and Local Retailers
- Prominent, Attractive Storefront Facade

About Hoboken

Hoboken is part of the New Jersey Gold Coast which includes all of the Hudson and Bergen County towns on the west bank of the Hudson River.

Hoboken is directly across the Hudson River from the West Village and Chelsea in Manhattan and lies between Weehawken and Union City at the north and Jersey City at the south and west.

A large part of the appeal of Hoboken is that it is so transit rich.

It is served by nine NJTransit commuter rail lines, one Metro-North Railroad line, various NJT buses, Hudson-Bergen Light Rail, PATH and NY Waterway-operated ferries

The character of the city has changed from a blue collar town to relatively affluent.

On average, the population of Hoboken is young and well-educated with approximately 55% of the population is between the ages of 21 and 44.

Hoboken's downtown is anchored by Washington Street, which is known beyond the community's boundaries due to the annual events hosted, including yoga in the park.

The 15-block street is extremely walkable and has many well-known bars and restaurants including Carlo's Bakery which draws heavy Tourist Traffic with lines stretching for 2 blocks just about every day of the week.

The retail is mostly local with some nationals including Athleta, The Running Shop, Baby Gap and Anthropologie.

Others would love to be here, but there are very few physical structures that can accommodate more than 2,000 square feet and Real Estate is at a premium, putting market rents at \$80 - \$200 NNN from 6th down to 1st along Washington.

Uptown has not yet seen this influx in rents as its market rents are in the \$45-65 PSF NNN, and is only now beginning to draw larger national retailers such as Trader Joe's and West Elm. The slightly more mature and higher income demographic is beginning to change the retail landscape near the north end of Washington St. As the critical mass builds and the increases foot traffic follows, it is predicted that more of the national retail will begin to add locations or get a foothold in this part of the market as well.



Hoboken PATH train - direct to World Trade Center, Jersey City, and 34th Street.

Demographic Snapshot



exceptional market

.5
MILE RADIUS

Population
21,965

Households
11,584

Average HHI
\$137,581

Bachelor's Degree or Higher
75.2%

1
MILE RADIUS

Population
71,692

Households
34,061

Average HHI
\$138,525

Bachelor's Degree or Higher
70.3%

Demographic Profiles

Laptops & Lattes



- 75% have a bachelor's degree or higher
- City dwellers, primarily renting in apartment buildings
- Spend money on nice clothes, dining out, travel, treatments at day spas, and lattes at Starbucks
- Use their laptops, iPads, and mobile phones extensively to stay connected
- Physical fitness a priority, exercising at a club or other facility on a regular basis



Starbucks



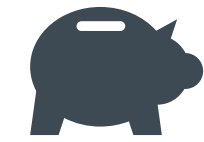
West Elm



Anthropologie



Trader Joe's



pensions & social security



education



housing

top 3 budget allocations



\$93,000

median household income



Management

top occupation

Demographic Profiles

Metro Renters



- Enjoy wine at bars and restaurants
- Shop at Trader Joe's and Whole Foods for groceries; partial to organic foods
- Participate in leisure activities including yoga, Pilates, and downhill skiing
- Shop for clothes at Banana Republic, The Gap, and Nordstrom
- Use a tablet for reading newspapers and magazines



Whole Foods



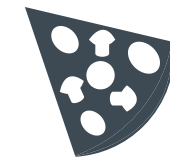
The Gap



Yoga



Apple



food



education



housing

top 3 budget allocations



\$52,000

median household income



Management

top occupation

Demographic Profiles



Trendsetters

- More than half have a bachelor's degree
- Trendsetters residents are singles— living alone or with roommates or partners
- They choose to spend their disposable income on upscale city living and entertainment
- Trendsetters residents seek out new adventures—explore local arts and culture, take on new hobbies such as drawing or painting; often make last-minute travel plans



ramen



ArteVino



Wicked Wolf Tavern



Athleta



food



education



housing

top 3 budget allocations



\$51,000

median household income



Office & Administrative Support

top occupation

Market Aerial



THE HEIGHTS

1 mile radius

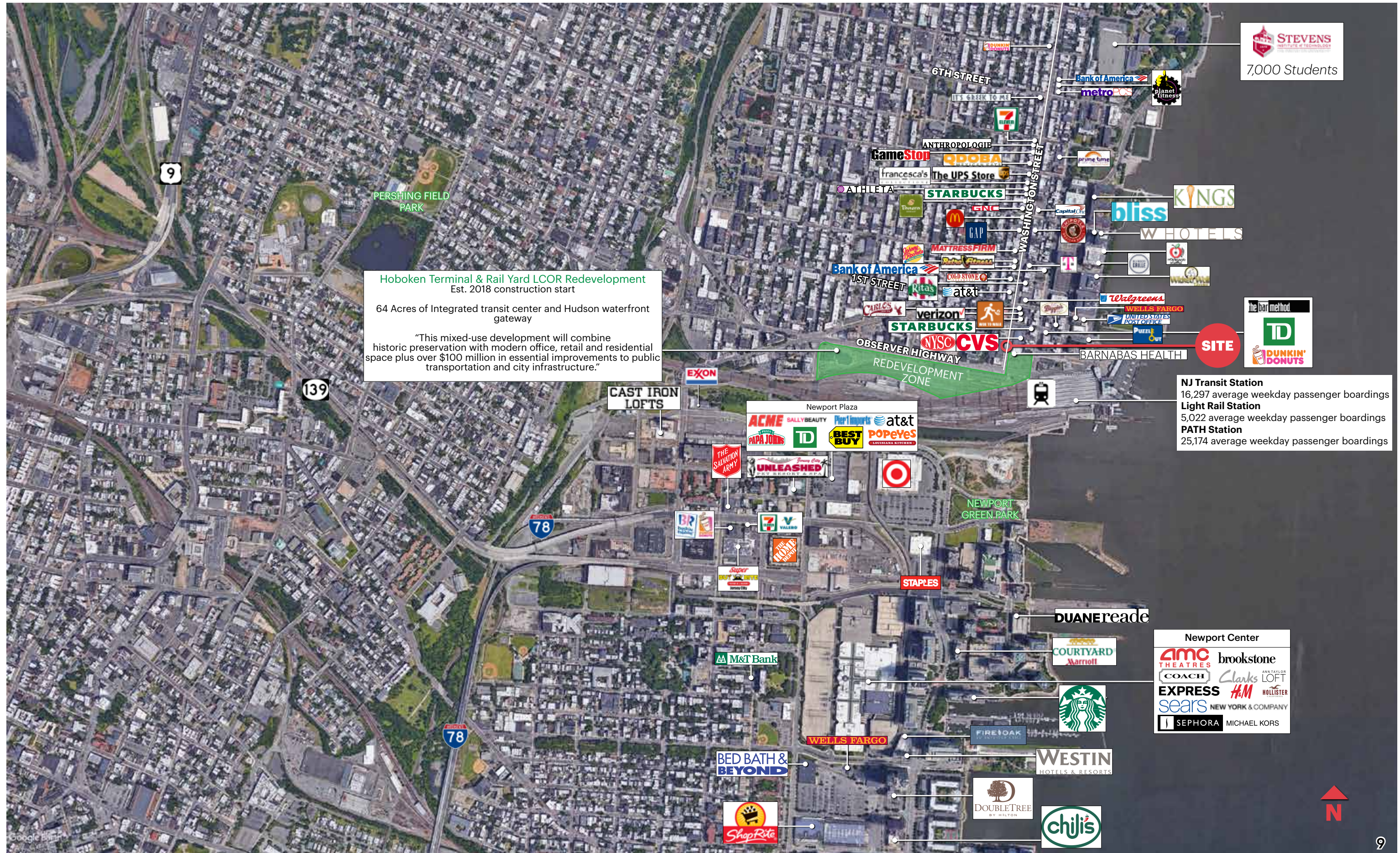
Hoboken Terminal & Rail Yard LCOR Redevelopment
 Est. 2018 construction start
 64 Acres of Integrated transit center and Hudson waterfront gateway
 "This mixed-use development will combine historic preservation with modern office, retail and residential space plus over \$100 million in essential improvements to public transportation and city infrastructure."

SITE

NJ Transit Station
 16,297 average weekday passenger boardings
Light Rail Station
 5,022 average weekday passenger boardings
PATH Station
 25,174 average weekday passenger boardings

JERSEY CITY

Market Aerial



Hoboken Terminal & Rail Yard LCOR Redevelopment
 Est. 2018 construction start

64 Acres of Integrated transit center and Hudson waterfront gateway

"This mixed-use development will combine historic preservation with modern office, retail and residential space plus over \$100 million in essential improvements to public transportation and city infrastructure."

STEVENS
 INSTITUTE OF TECHNOLOGY

7,000 Students

NJ Transit Station
 16,297 average weekday passenger boardings

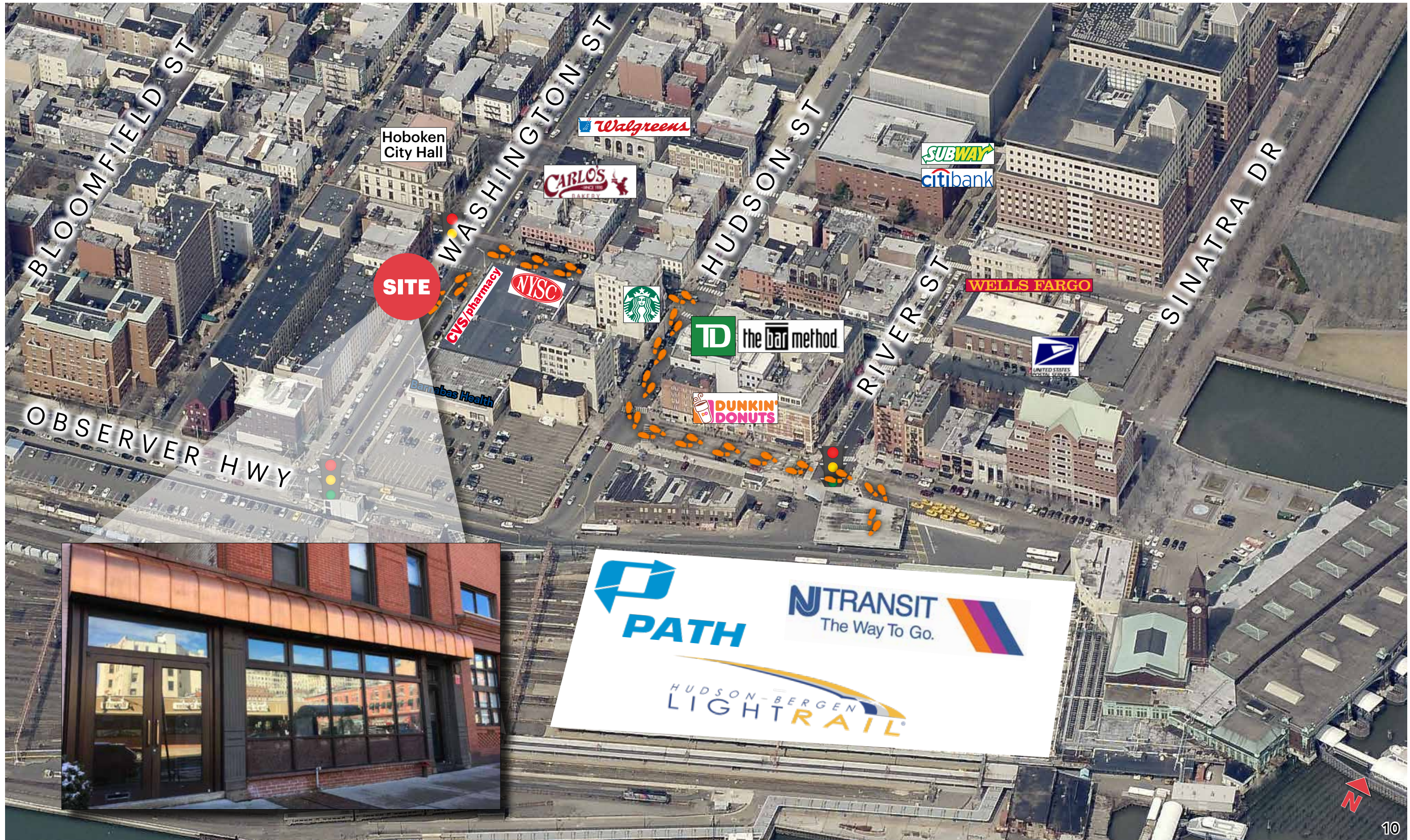
Light Rail Station
 5,022 average weekday passenger boardings

PATH Station
 25,174 average weekday passenger boardings

Newport Center

AMC THEATRES, COACH, EXPRESS, sears, SEPHERA, brookstone, Clarks, H&M, HOLLISTER, NEW YORK & COMPANY, MICHAEL KORS

Low-Level Aerial



Downtown Hoboken Map

CHIPOTLE

NO RESERVATIONS

Fast-casual restaurants abound in downtown Hoboken, catering to those on their way home from work and those shopping in the area. Chipotle isn't the only game in town: Qdoba, Five Guys Burgers & Fries, and Panera compete for hungry Hobokenites' attention.



ANTHROPOLOGIE

RETAIL

Is it any surprise that Anthropologie selected 412 Washington as its Hoboken location? Retail shopping is in abundance in this area, including Gap, Athleta, and Francesca's.



CARLO'S BAKE SHOP

HOME OF THE CAKE BOSS

Buddy Valastro's bakery is known for a variety of cookies, cannolis & elaborate cakes. The bakery rose to fame in 2009 after being featured the tv series Cake Boss. Fans flock to this flagship location, lining up to try the Best Cake in America, as voted by The Today Show's viewers.



NEW YORK SPORTS CLUB

HEALTH & FITNESS

New York Sports Club offers state-of-the-art facilities, personal training, group classes, and sports leagues. Located within walking distance of the PATH, Hoboken's club is a popular destination for commuters before and after work.



STEVENS INSTITUTE OF TECHNOLOGY

HIGHER EDUCATION

Hoboken is home to Stevens, one of the oldest and prestigious technical universities in the US. Students come from all over the country and the world to make up a student body of roughly 5,000 undergrad and grad students.



KINGS SUPERMARKET

WHERE INSPIRATION STRIKES

Kings offers its shoppers the highest quality and premier selection of fresh, and prepared foods. Kings was founded 80 years ago, and has over 25 stores throughout the New Jersey and New York area.



W HOTEL

HOSPITALITY

In downtown Hoboken is one of New Jersey's newest and chicest hotels, overlooking the Manhattan skyline and Hudson River. The hotel features an Italian-style steakhouse, a tapas bar, and a hip cocktail lounge.

PATH TRAIN STATION TO NYC & JERSEY CITY

SUBWAY ACCESS

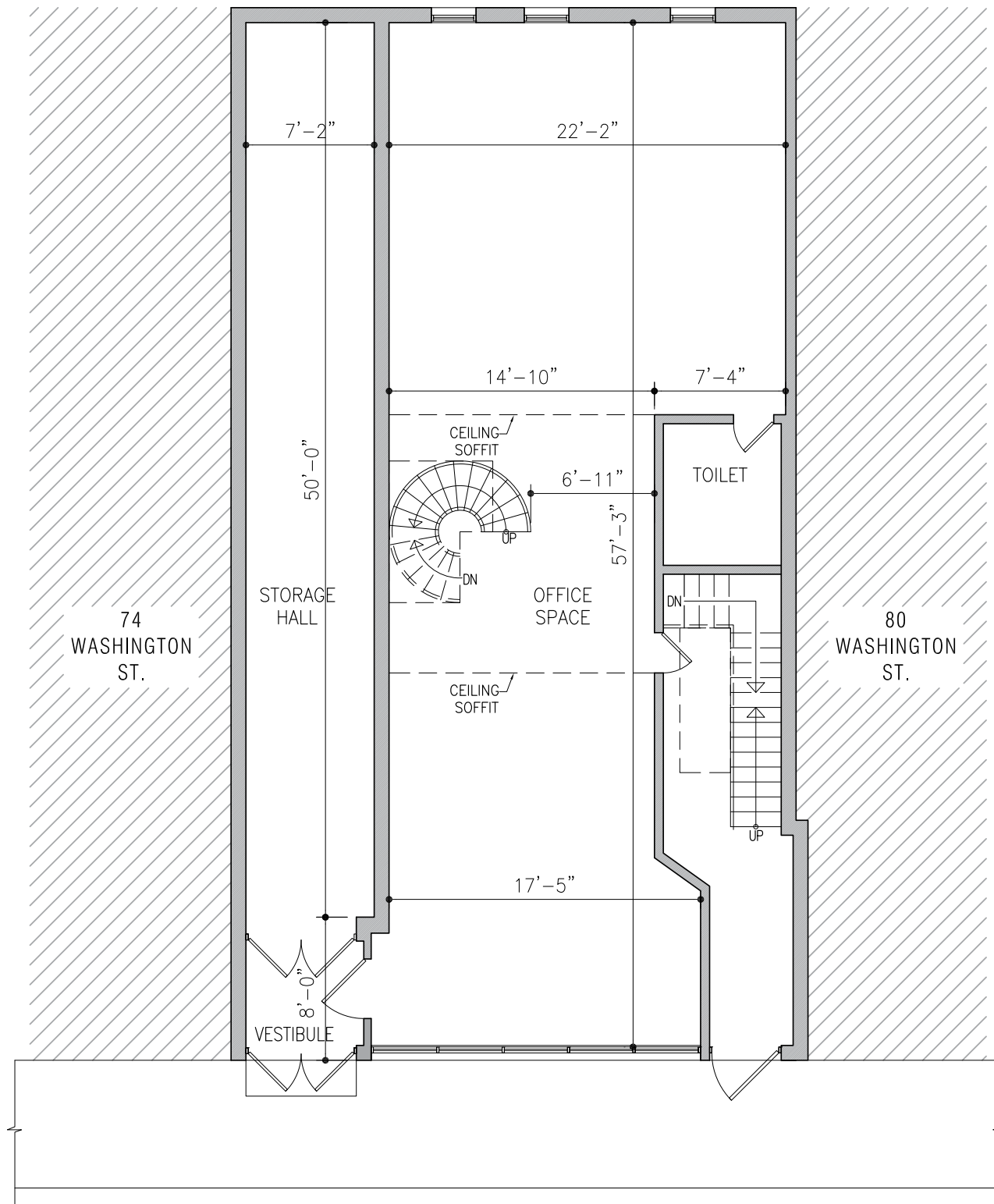
It's all about access. Downtown Hoboken gives its residents and visitors access to Manhattan within minutes; no wonder Hoboken is a popular residence for those who work in New York City.



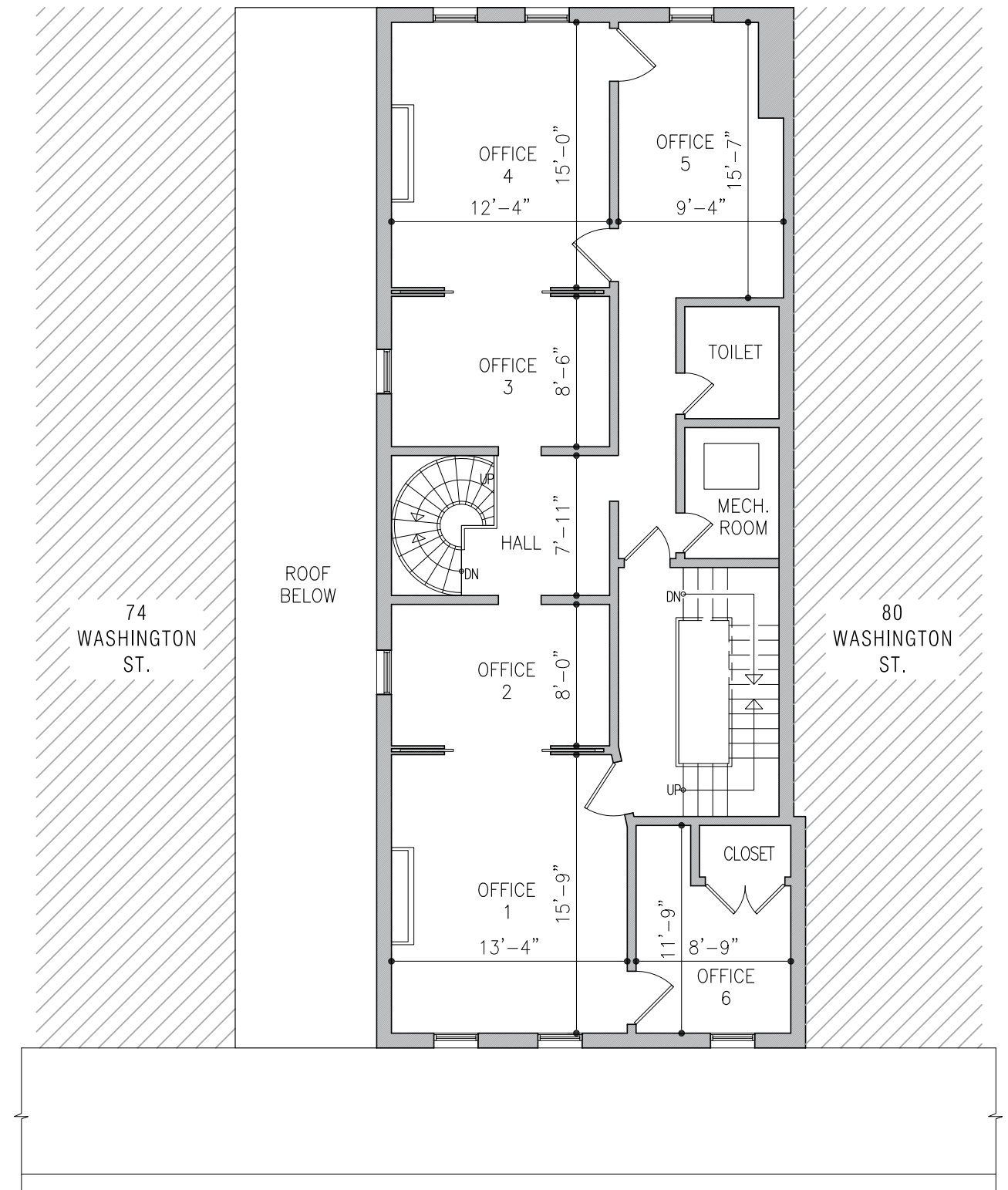
Site Photos



Site Plan



N
1st Floor



N
2nd Floor

	.25 mile radius	.5 mile radius	.75 mile radius	1 mile radius
Population				
2017 Estimated Population	6,331	20,684	44,043	68,901
2022 Projected Population	6,705	21,870	46,522	72,837
2017 Median Age	31.9	32.8	31.7	31.7
Households				
2017 Estimated Households	3,396	10,887	21,846	32,917
2022 Projected Households	3,583	11,477	23,038	34,747
Population by Race				
2017 Estimated White	4,818	14,528	27,329	41,910
2017 Estimated Black or African American	218	941	2,638	4,677
2017 Estimated Asian & Pacific Islander	916	3,999	11,063	15,669
2017 Estimated American Indian & Native Alaskan	13	52	87	160
2017 Estimated Other Races	207	622	1,761	4,416
2017 Estimated Hispanic	1,094	3,354	7,277	14,376
Income				
2017 Estimated Average Household Income	\$143,604	\$137,459	\$139,867	\$140,162
2017 Estimated Median Household Income	\$107,541	\$106,881	\$113,768	\$112,383
2017 Estimated Per Capita Income	\$77,072	\$72,435	\$69,501	\$67,085
Education (Age 25+)				
2017 High School Graduate	389	1,536	3,339	5,682
2017 Some College	302	1,204	2,286	4,023
2017 Associates Degree Only	42	361	864	1,415
2017 Bachelors Degree Only	2,616	7,627	14,193	21,210
2017 Graduate Degree	1,502	4,830	10,979	15,808
Business				
2017 Estimated Number of Businesses	836	1,661	2,614	3,535
2017 Estimated Total Number of Employees	9,145	20,246	28,891	37,730

EXCLUSIVE REPRESENTATION

RIPCO

REAL ESTATE

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Whether it is financial services, high end designers, new retail concepts, big boxes or major owners and developers; Ripco can implement storefront strategies. We understand retail real estate in New Jersey has an intrinsic value and we can help in ascertaining that worth for both retailers and developers.

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.