



333 NEWARK AVENUE
JERSEY CITY, NJ 07302

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333 FLATS | 333 NEWARK AVENUE
BRAND NEW BOUTIQUE BUILDING FOR SALE
OWN A ONE-OF-A-KIND PIECE OF DOWNTOWN

INVESTMENT HIGHLIGHTS

FULLY STABILIZED ASSET W/ CREDIT COMMERCIAL TENANCY
CONDO QUALITY FINISHES ACROSS ENTIRE PROJECT
BOUTIQUE MICRO UNITS YIELDING **\$70/NSF**

UNIT MIX

(18) STUDIOS – 8,337SF (INCLUDING LOFTS)
(1) OFFICE – 1,700SF
(1) RETAIL – 1,800SF

LOCATION

DOWNTOWN JERSEY CITY (07302)
THE VILLAGE, RESTAURANT ROW

ASKING PRICE

\$8,650,000.00

IN PLACE CAP RATE

5.1%

NET OPERATING INCOME

\$441,006.00

REAL ESTATE TAXES (2022)

\$99,872.00

BUILDING EXPENSES (2022)

\$72,840.00



EXECUTIVE SUMMARY

It's challenging to find a ground-up high-quality new-construction investment property in the most desirable Downtown Jersey City area. Grid Real Estate presents BLDG-UP's newest completed project in the most sought location. This asset provides worry-free uncontrolled rent growth to help you grow your real estate portfolio for future generations

333 Flats is located at 333 Newark Avenue, situated on the Western side of Downtown Jersey City in the rapidly developing section known as The Village. Less than a ten-minute walk to Grove Street PATH station, sitting directly next to White Eagle Hall, a nationally recognized 842-capacity entertainment venue managed by Harris Blitzer Sports & Entertainment, this opportunity was developed with razor-sharp focus on maximizing revenue potential on a 3,128SF parcel.

The mixed-use project broke ground in 2020 and received CO in early 2022. The building features (18) studio apartments totaling $\pm 6,720$ net sqft (NSF), with each unit averaging ± 373 NSF plus an additional ± 45 - 130 NSF of loft space, (1) $\pm 1,800$ NSF retail space, and (1) $1,700$ NSF office space. The building was constructed with condo-level finishes like Blomberg/Bosch appliances, Porcelanosa tile, locally made custom cabinetry, furnished roof deck and lounge, gigabit Wi-Fi throughout the building, and more in addition, two of the apartments were furnished with murphy beds for an additional monthly rent charged to the tenant

Rental apartments are scarce, especially in Downtown Jersey City, giving way to an explosion of rent growth with no end in sight. With affordability as the main driver, 333 Flats has filled a gap in the marketplace by offering state-of-the-art living in a Downtown location but at a price point where people can still afford to enjoy the amenity that is Jersey City. This building is meant for a renter who lives small but has wide eyes. Steps from Restaurant Row, nightlife, and entertainment, they get the best of both worlds. The common usable areas feature a ± 560 NSF shared residential lounge, bike storage, and $\pm 1,580$ NSF rooftop deck with 360° views of Downtown Jersey City and Manhattan.





BLOCK/LOT

11001/4

LOT SIZE

±0.07ACRES | ±3,028SF

FRONTAGE

25' ON NEWARK AVE
34' ON FOURTH ST

VEHICLES PER DAY

20K

POPULATION

89,163 (1 MILE)

MEDIAN HOUSEHOLD INCOME

\$130,070

POPULATION GROWTH

2021 – 2026 – 3.5%

UEZ/OZ

YES*/NO

*All purchases of supplies/materials for business are sales tax free, including all supplies and one time improvements/equipment.



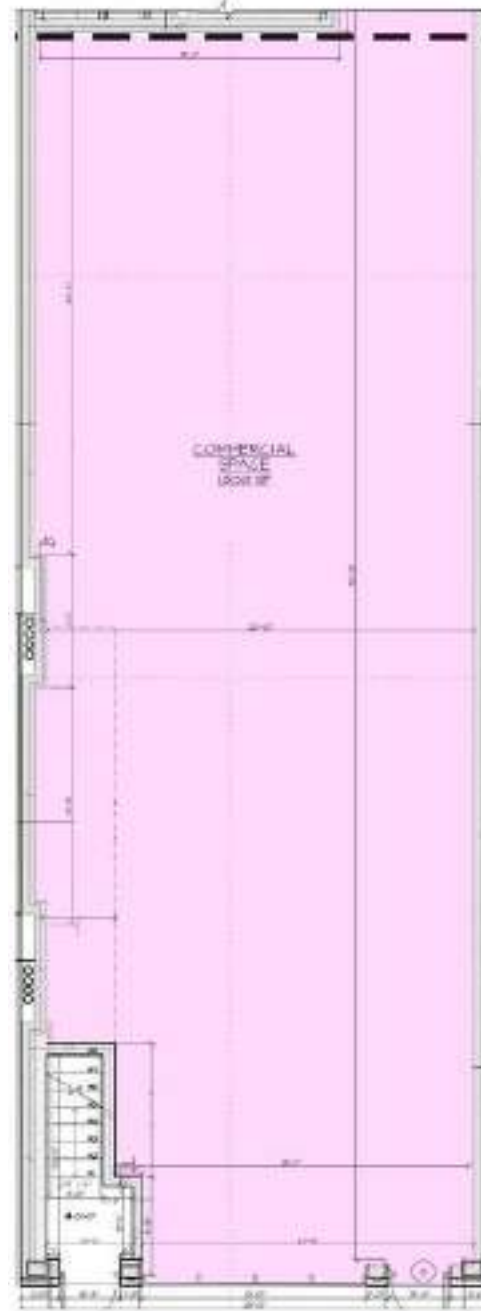
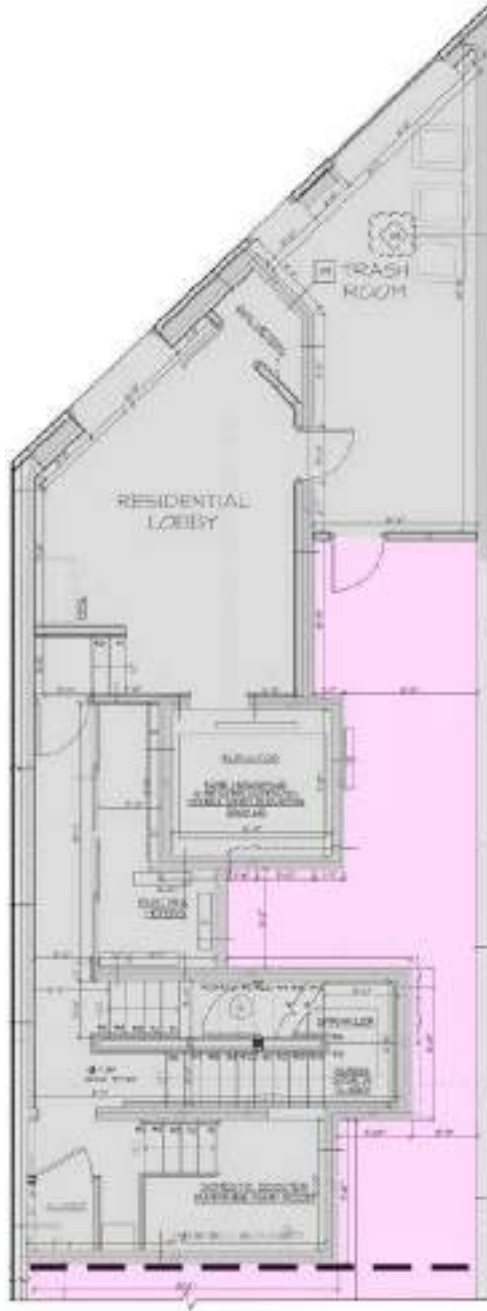
10' ANDERSON E SERIES WINDOWS

12' CEILINGS

WIRED FOR FIOS & COMCAST

4" NATURAL HARD WOOD PANELS



**RETAIL AREA**

1.800 SF

INTERIOR WIDTH

23' COLUMN TO COLUMN

CEILING HEIGHT

15' SLAB TO SLAB

DOORWAYS

12' X 13' RETRACTABLE GLASS GARAGE DOOR
 4' X 8' GLASS ENTRY DOOR (RETAIL)
 10' X 6' ROLL UP GATE AT REAR LOADING DOCK

VENTILATION

VERTICAL CHASE W/ 20' HOOD CAPACITY

UTILITIES

120/208V/800A [BUILDING]
 277/480V/200A [RETAIL]
 WATER SUBMETER

GREASE TRAP

INSTALLED OUTSIDE REAR OF BUILDING

GAS LINE

2" PROVIDING 2M BTU

REFUSE ROOM

SHARED WITH RESIDENTIAL IN PRIVATE AREA

RESIDENTIAL LOBBY

ENTRANCE ON 4TH STREET

**OFFICE AREA**

1,700 SF W/ 7 PRIVATE OFFICES AND 1 LARGE CONFERENCE ROOM

TENANT

BLDGUP MANAGEMENT LLC*

TERM

5 YEAR (MODIFIED GROSS)

USE

REAL ESTATE DEVELOPMENT OFFICE

FIXTURES

8' TALL ALUMINUM FRAMED GLASS DIVIDERS

85" SAMSUNG TOUCHSCREEN

ADA BATHROOM

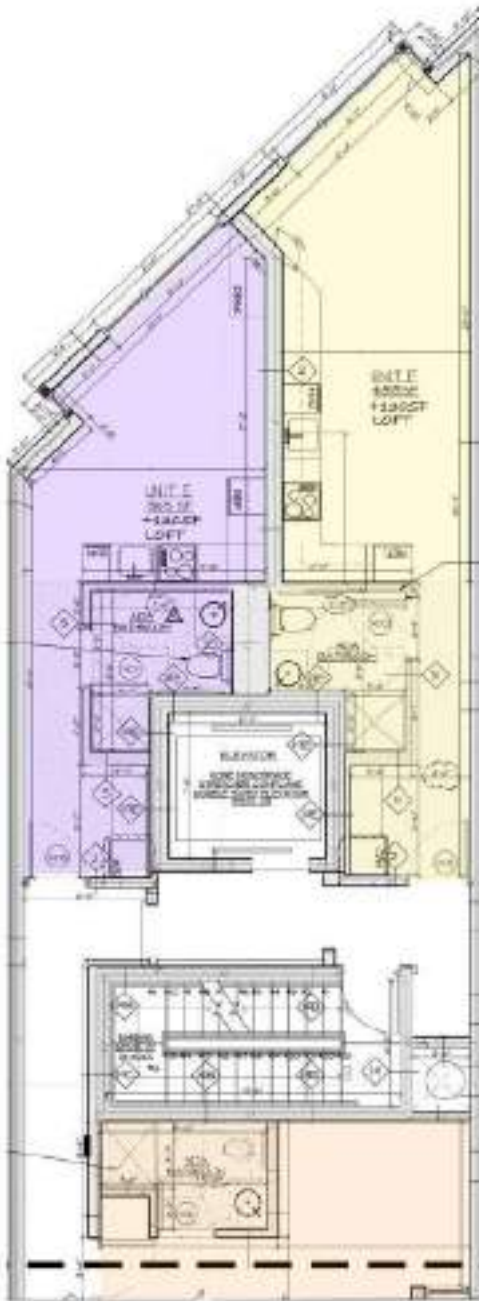
24/7 (6) CAMERA SECURITY SYSTEM

2 ZONE HVAC SYSTEM

ACCESS

NEWARK AVENUE SIDE

* AN AFFILIATE OF THE DEVELOPER OF 333 FLATS, BLDGUP'S OWNERS HAVE OVER 25+ YEARS OF REAL ESTATE INVESTMENT, DEVELOPMENT, CONSTRUCTION AND FINANCE EXPERIENCE. THE COMPANY STARTED WITH MODEST HISTORIC PROJECTS, ROWHOUSES, AND CONDO CONVERSIONS. THEY HAVE COMPLETED TROPHY PROJECTS LIKE ST. BONIFACE LOFTS AND WHITE EAGLE HALL AND HAS A DEVELOPMENT PIPELINE OF OVER 175 UNITS THROUGHOUT THE CITY.

**TOTAL AREA**

2,800 SF / FLOOR [GLA + LOFT]

HVAC

DUCTLESS WALL-MOUNTED INDOOR AIR UNITS WITH
HIGH-EFFICIENCY HEAT PUMPS

LOUNGE

600SF INDOOR LOUNGE AREA WITH ELECTRIC
FIREPLACE
QUARTZ COUNTERTOP TABLES
SOFA SEATING
BAR SEATING AREA,
SMALL KITCHENETTE (FRIDGE, MICROWAVE, SINK)
SAMSUNG FRAME TV ENTERTAINMENT
SURROUND SYSTEM
PRIVATE BATHROOM



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FINANCIAL OVERVIEW

Site & Building Summary	
Land SF	3,028
# of Stories (excl. Basement, if any)	5
Gross Sqft	15,215
Loss Factor	33%
Total Net Sqft	10,157
# of Parking Spaces	0
Total Units	20
Year Built	2022

Floors	Gross SF	Residential		Retail		Office	
		Net SF	# Units	Net SF	# Units	Net SF	# Units
Basement	-	-	-	-	-	-	-
1	3,028	-	-	1,800	1	-	-
2	3,028	-	-	-	-	1,700	1
3	3,053	2,219	6	-	-	-	-
4	3,053	2,219	6	-	-	-	-
5	3,053	2,219	6	-	-	-	-
Total	15,215	6,657	18	1,800	1	1,700	1
Average Unit Size		370					

Summary Rent Roll							
#	Unit #	Type	Net Sqft (NSF)	Occ / Vac?	Monthly Rent	Annual Rent	Annual / NSF
Retail							
1	101	1st Fl Retail	1,800	Leased	\$ 8,250	\$ 99,000	\$ 55.00
Office							
2	201	2nd Fl Office	1,700	Owner Occupie	5,383	64,600	38.00
Residential							
3	301	Studio	360	Occupied	2,175	26,100	72.50
4	302	Studio	356	Occupied	2,300	27,603	77.54
5	303	Studio	349	Occupied	2,175	26,100	74.79
6	304	Studio	349	Occupied	2,050	24,600	70.49
7	305	Studio	358	Occupied	2,020	24,240	67.71
8	306	Studio	447	Occupied	2,295	27,540	61.61
9	401	Studio	360	Occupied	2,225	26,700	74.17
10	402	Studio	356	Occupied	2,390	28,680	80.56
11	403	Studio	349	Occupied	2,100	25,200	72.21
12	404	Studio	349	Occupied	2,100	25,200	72.21
13	405	Studio	358	Occupied	2,000	24,000	67.04
14	406	Studio	447	Occupied	2,250	27,000	60.40
15	501	Studio	360	Occupied	2,275	27,300	75.83
16	502	Studio	356	Occupied	2,275	27,305	76.70
17	503	Studio	349	Occupied	2,185	26,220	75.13
18	504	Studio	349	Occupied	2,150	25,800	73.93
19	505	Studio	358	Occupied	2,120	25,440	71.06
20	506	Studio	447	Occupied	2,409	28,910	64.68

Residential	18	6,657	\$ 39,495	\$ 473,938	\$ 71.19
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Grand Total	20	10,157	\$ 53,128	\$ 637,538	\$ 62.77
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Common (Lobby, Halls, etc.) 4,498

Lounge 560

Total Gross Sqft 15,215

In-Place NOI

Retail Gross Rent		\$ 99,000
Retail Vacancy	5.0%	(4,950)
Retail Effective Gross Rent		\$ 94,050

Office Gross Rent		64,600
Office Vacancy	5.0%	(3,230)
Office Effective Gross Rent		\$ 61,370

Resi Gross Rent		\$ 473,938
Other Income		-
Resi Vacancy	3.3%	(15,640)
Resi Effective Gross Revenue		\$ 458,298

Total Effective Gross Revenue		\$ 613,718
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Expenses	% of EGR	\$/Unit	Annual
Property Taxes	16.3%	\$ 4,994	\$ 99,872
Insurance	2.4%	745	14,899
Cleaning	0.8%	255	5,100
Pest Control	0.2%	55	1,100
Sprinkler Maintenance	0.5%	160	3,209
Fire Alarm Maintenance	0.2%	55	1,100
Elevator Maintenance	0.8%	255	5,100
Snow Removal	0.0%	-	-
Supplies	0.0%	-	-
Common Area Maintenance	2.5%	780	15,609
Unit Maintenance	1.0%	307	6,140
Repairs / Reserves	1.3%	403	8,060
Accounting	0.0%	-	-
Administration	0.0%	-	-
ButterflyMX/Luxer One Fees	0.4%	110	2,200
G&A	0.4%	110	2,200
Marketing / Advertising	0.0%	-	-
Gas & Electricity	0.7%	225	4,500
Water, Sewer, & Trash	0.8%	246	4,920
Verizon FIOS	0.8%	256	5,112
Utilities	2.4%	727	14,532
Property Management Fee	1.9%	570	11,400
Total Expenses	28.1%	\$ 8,636	\$ 172,712
NOI	71.9%	\$ 22,050	\$ 441,006



METROPOLITAN APARTMENT LIVING

One of the biggest problems when looking for an investment property is finding quality work, so you can have a worry-free asset with high quality tenants and minimal maintenance. The apartments at 333Flats were built to condo standards for those who understand the value of owning a first-class property.

The apartments feature Porcelanosa tile in bathrooms, including fully tiled showers and kitchen backsplashes. Units have custom Quartz countertops. In addition, 65% of units come with floor-to-ceiling windows (almost 10' tall), while the inline units come with the windows seen to the left here. Custom-made flat wooden kitchen cabinets with soft close hinges and doors and underlighting throughout. Units have built-in custom-made desks.

Blomberg stainless steel appliances throughout, including fridge with ice makers, dishwashers, and Bosch washers and dryers. Each unit is wired for both Comcast Xfinity and Verizon FIOS. Solid hardwood flooring throughout. Units have soaring 12' ceilings allowing for large loft areas in every unit with oak wood rails and ladders. Low cost, maintenance free and long-lasting LED lighting throughout. All paint is high-grade Regal Benjamin Moore.

Common areas feature a 24/7 (8)-camera security system with NVR accessible remotely by phone and Butterfly MX smartphone-based door entry system for residents with 11" LCD and phone access. Electronic locker and large mailboxes in the lobby to receive packages. All common areas and individual apartments have access to the Internet from building-wide Wi-Fi. The rooftop has 360 degrees views of Jersey City and NYC, including a gas grill, sofa, lounge chairs, 8-person dining table set, 6-person bar set, and artificial turf gaming and lounging area.

The building has bike storage, two storage closets in every residential hallway, motion sensor lighting in stairways, and all high-grade paints.





EXPERIENCED RETAIL TENANT

Jane Doe will be the hottest new restaurant experience Jersey City has seen in years—Oralé and Dullboy founders put the needle to the record!

Quality, well-financed tenants are not easy to come by. Grid Real Estate has placed Hecho Restaurant Group (“HRG”) at the 333 Flats retail space to complete this stabilizing of the asset. HRG is creating a high end Italian tapas menu blended with a hi-fi audio system and what many come to expect, a curated beverage list that changes with the seasons. This will allow their patrons to continue to dig deeper into what a restaurant experience really is about—cuisine, drinks, aesthetic and now high end audio quality with a focus on vinyl. Jane Doe will continue to elevate the HRG brand with this forward thinking concept that will be sure to complement its neighbor, White Eagle Hall.

Hecho Restaurant Group was founded by Louis Alvarez and Alex Mendelsohn after the two brought Rosa Mexicano in the early ‘00s to its most successful state since the restaurant’s formation. They set their eyes on Jersey City and created Oralé Mexican Kitchen at 341 Grove Street at a time when restaurants were not seeing the pedestrian plaza anywhere like they do today. In the past decade they have since expanded the brand into other similar markets such as Hoboken at 1426 Willow Avenue and Morristown at 56 South Street.

Dullboy located at 364 Grove Street is cocktail bar and top rated restaurant where every plate and cocktail achieves that elusive, cuisine-defining balance of salty and sweet. With a curated beverage program rivaling that of any NoHo rooftop bar, Dullboy offers an intimate experience with small plates and rotating menus that keep you coming back for more.

To learn more on Hecho Restaurant Group, inquire within.
www.orailemk.com || www.dullboybar.com



Orale! Mexican Kitchen

EATER
MAGAZINE



In the last five years, downtown Jersey City has exploded with diverse restaurants, helped along by lower costs and the rezoning of main drag Newark Avenue into a partially pedestrian-only street lined with restaurants and bars.

Here now, a guide to the best of them, including old-school Italian, James Beard-nominated pizza, Asian fusion from a celebrity chef, and several speakeasies.

Street food gets an ultra-hip setting — graffiti-ed walls, neon lights, and bright colors — at Orale, where locals go for Mexican food and a raucous scene. There are plenty of easygoing tacos and guacamole to pair with a myriad of margaritas, and a very lively bar scene. It all adds up to make this an especially great place for groups.

Where to Eat and Drink in Downtown Jersey City

Don't count out this underrated dining destination

By Stefanie Tucker | [@stefanietucker](#)

The
New York
Times



Creative Cuisine, Vibrant Setting

By Fran Scluzner

The minute you enter Orale Mexican Kitchen in Jersey City, you can see that the person who decorated it has a fine eye for design. Note, in particular, the beautifully lit bottles of Jarritos soda, in colors that reflect their flavors (lime, stoneberry, fruit punch, mandarin and grapefruit). After a flight of tequila and a round of guacamole studded with unexpected treats, like cubes of Cabral's blue cheese or juicy pineapples, you know you are in for more than just visual delights.

Beginning with bocadillos, or snacks, the menu features more adventurous items than are typically found in the standard Mexican-American repertoire. Esquites, a soupy mix of slightly charred corn kernels moistened with lime-soaked mayonnaise, comes with three different toppings: queso fresco; ajacota, a pungent herb

CONTINUED

ZAGAT



Lively cantina & cafe with offbeat decor

4.5 | **4.3** | **4.3**
FOOD | **DECOR** | **SERVICE**

"Delicious" tacos and a "big tequila selection" collide at this "cool" Mexican that's instantly become a "new favorite" in Jersey City; exposed-brick walls lined with colorful soda bottles lend a "hip" "Brooklyn" vibe that feels like a "tattoo parlor" crossed with a "rock 'n' roll club."

The
New York
Times



Creative Cuisine, Vibrant Setting

By Fran Scluzner

reminiscent of anise; and the kitchen's seriously fiery chile de arbol. Even as it burns, it soothes.

Dinosauric, an entree of one huge short rib served with the bone, speaks to the Argentine roots of James Muir, the talented consulting and executive chef. Born in a country known for beef, Mr. Muir avoids the common error of marinating his short rib in too much liquid and cooking it for so long that it disintegrates. In this case, the meat is firm but easy to cut, and has heat, but not too much, thanks to the ancho and chipotle-chile marinade. I made the mistake of tasting the accompanying side dishes first, and gobbling them all up before even tasting the beef. They included a seductively creamy polenta lightened with fresh corn and accented with anise, and a cumin-spiked tomato and tomatillo compote that warms you from within.



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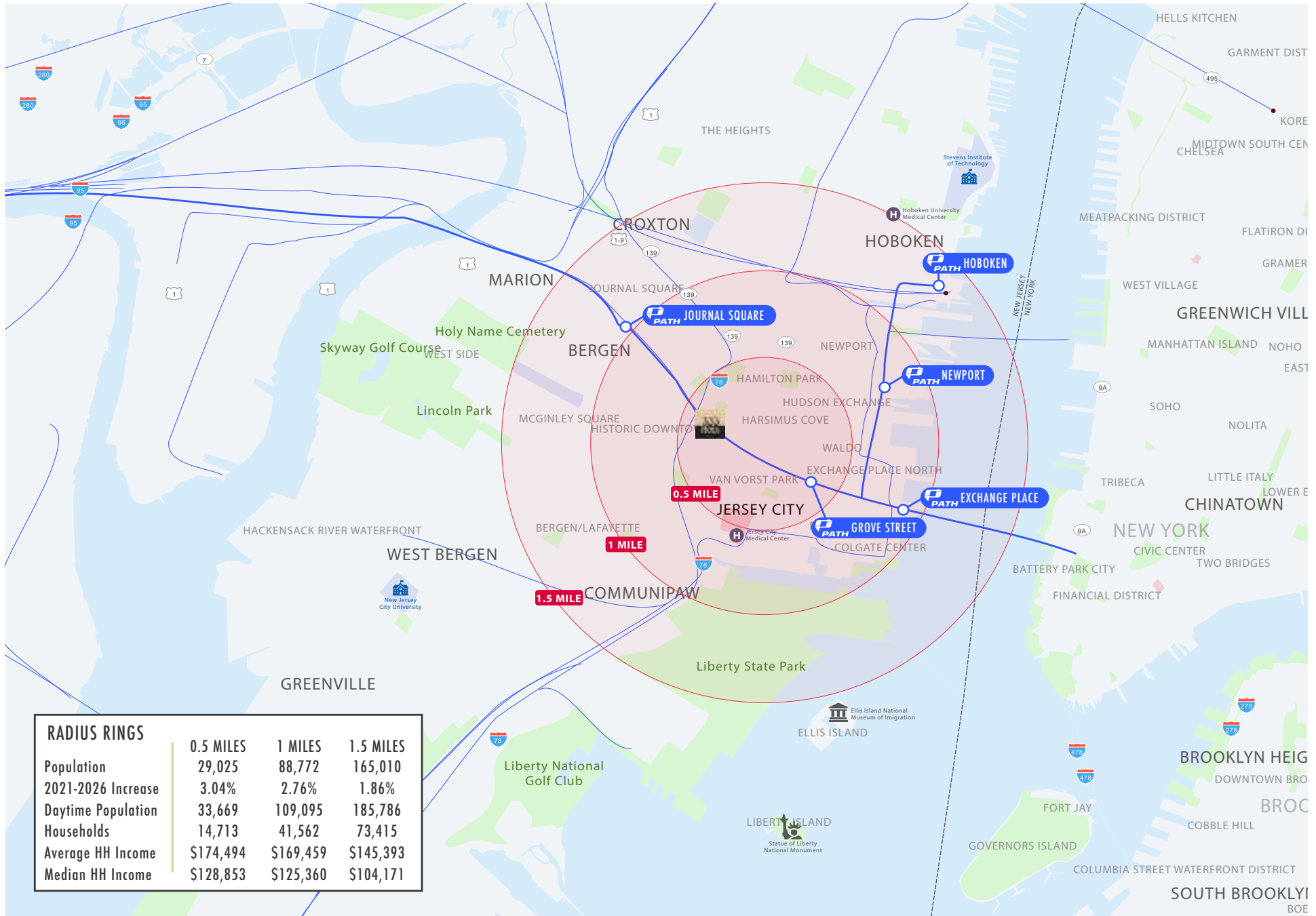
HIGH QUALITY CONSTRUCTION

It could not be said enough that quality work is not the easiest to come by. BLDG-UP applied top-notch materials and hired the best professionals known for their quality, design, and experience—Minervini Vandermark Architects and Kocher Construction, so that 333 Flats results in a first-class property.

The core is masonry, aluminum, and glass front and rear facades with Hardie cement fiber siding on side walls. Reinforced cast-in-place concrete foundation, slab on steel helical pilings, and fully non-combustible 1st-floor construction with CMU masonry walls and 11" thick concrete 2nd floor—great for sound and preventing pests. All floors above the 2nd floor to the roof are wood framed with structural steel components. The floor assembly was designed to be a clear 25' span across the width of the lot, which means that if you were a long-term holder of the property and wanted to re-configure the building (i.e., combine units 301 and 302, for example), you can do that because most of the interior walls are not load-bearing.

333 was built with the intention of condo ownership, and sound dampening protocol was taken very seriously. All subfloors were screwed and glued to eliminate/reduce creaking—most builders just nail down the subfloor. Wood floor assembly includes 1" gypcrete cement with a sound absorption mat on top of the subfloor, insulation between floor joists, and ceiling sheetrock has sound absorption clips and resilient channels. The gypcrete helps with general sounds like voices, TVs, etc. The sound absorption mat and sound absorption clips for sheetrock help with vibration transfer, like footsteps. Most builders don't do sound absorption clips because it's quite expensive. Overall, this assembly results in an improved sound rating than what is typically required and done in new construction.

DOWNTOWN DEMOGRAPHICS



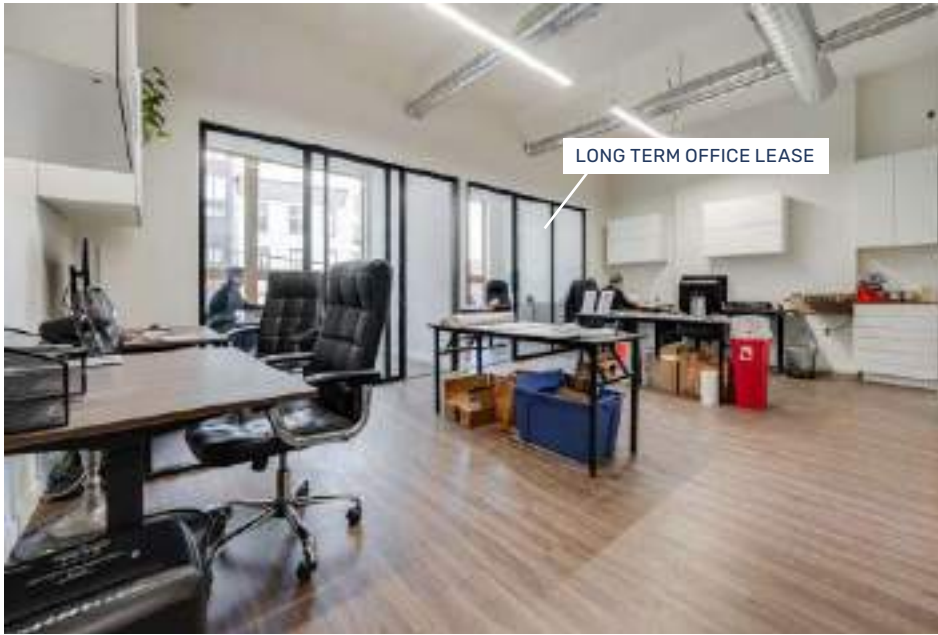
ENTRANCE ON 4TH ST

LUXER ONE PACKAGE ACCEPTANCE SYSTEM

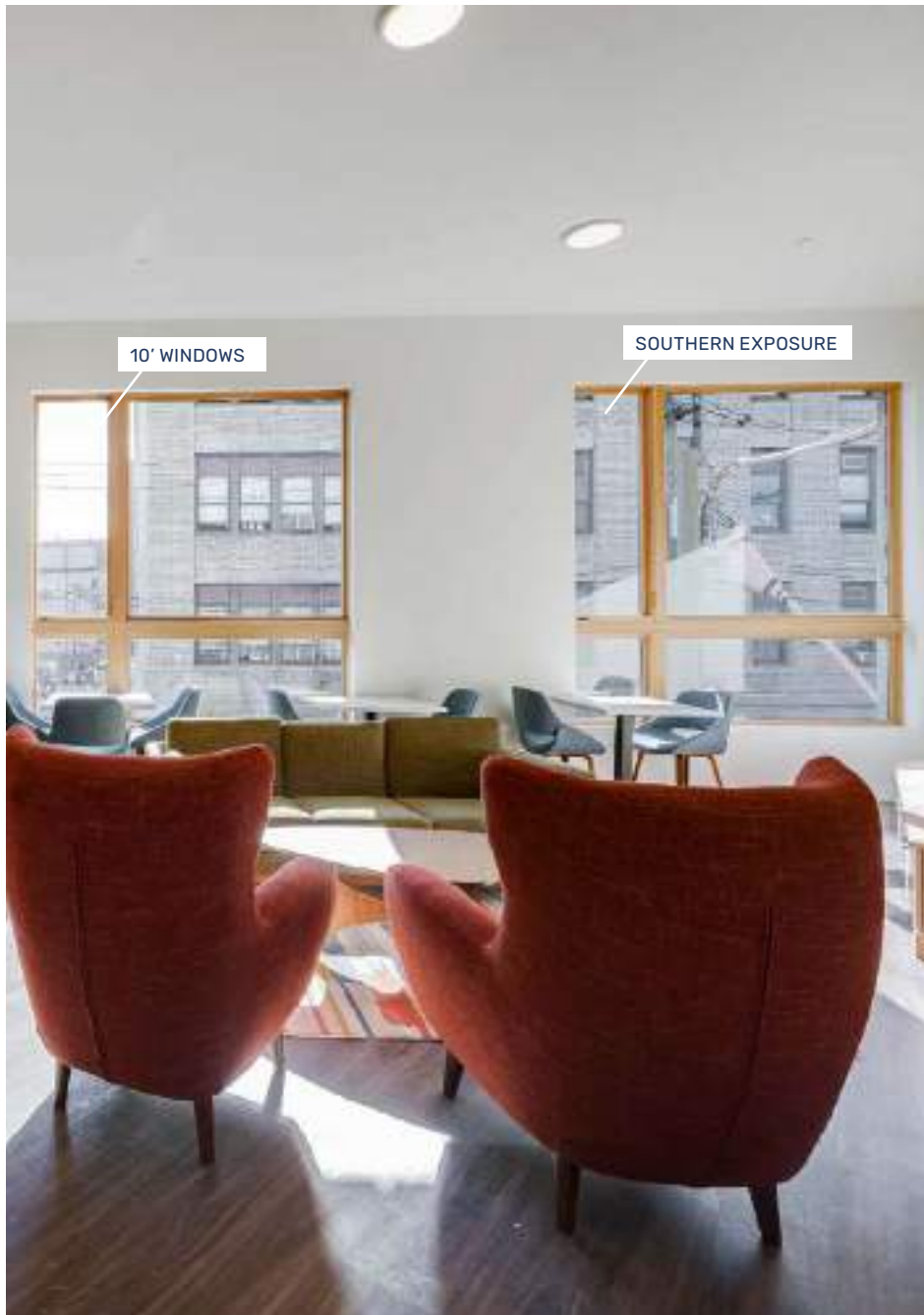


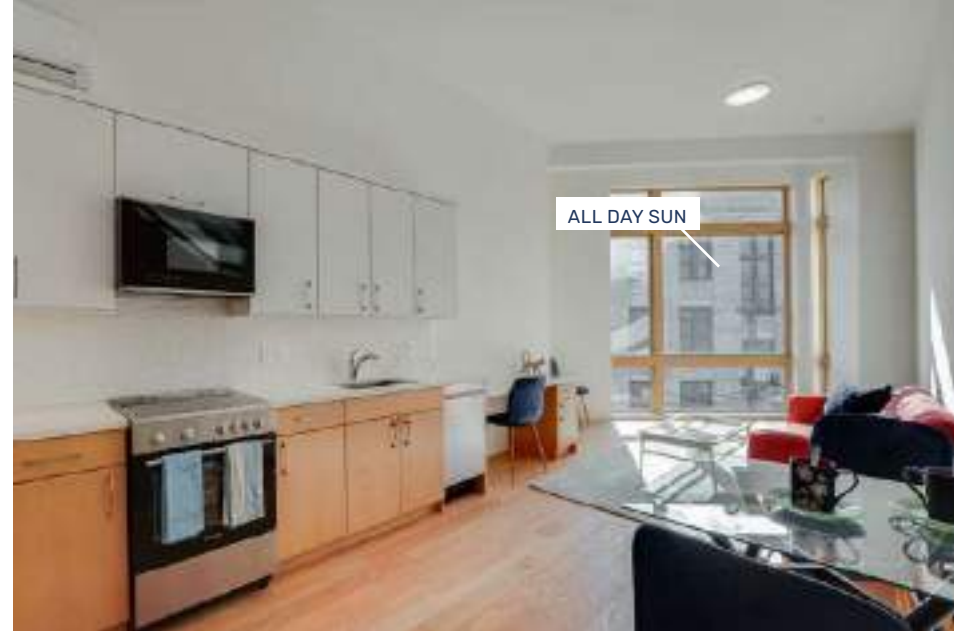
COMMON AREA SPACE

















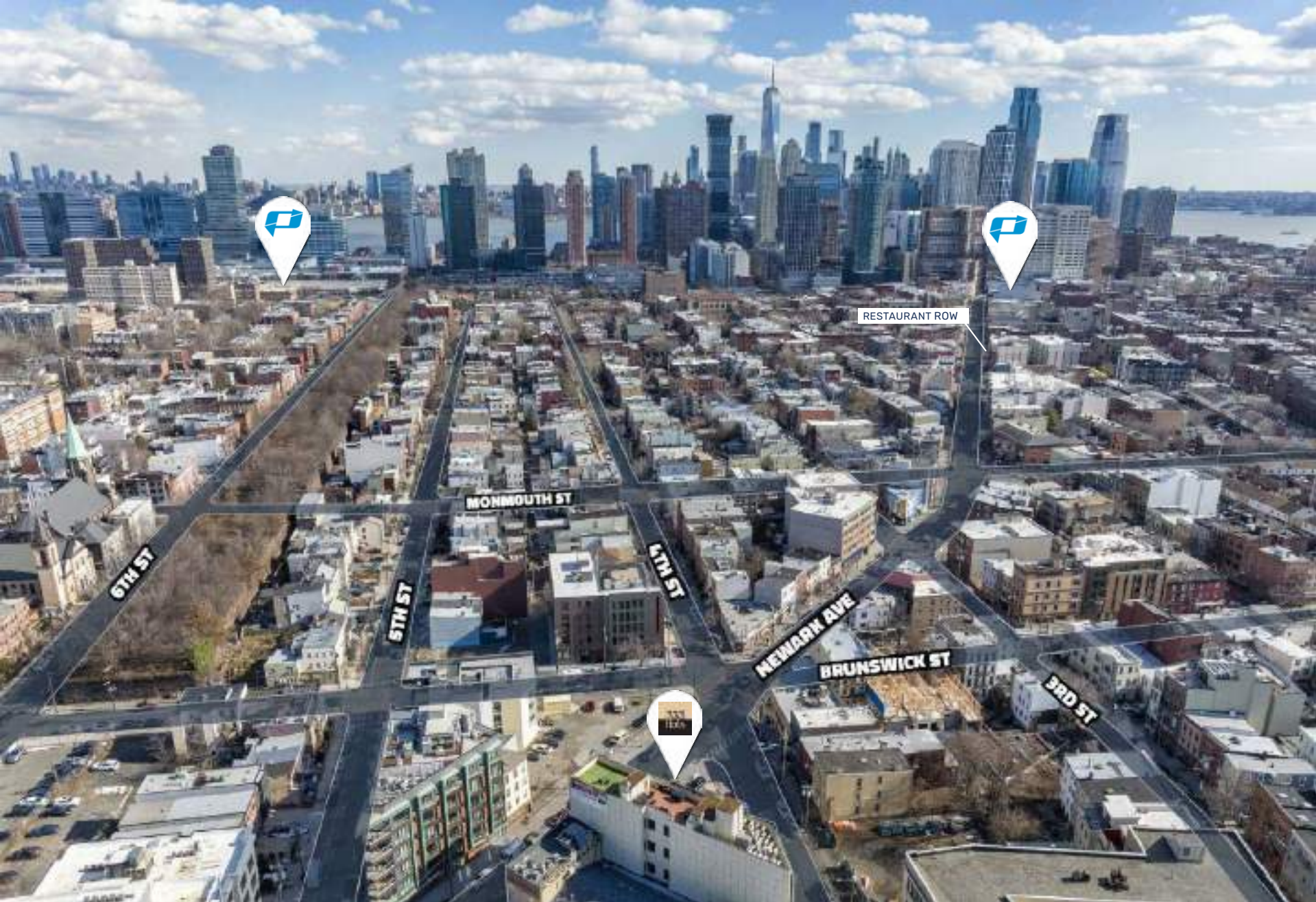




RESIDENTIAL ROOFTOP



AERIAL MAP



RESTAURANT ROW

In 2011, Jersey City responded to the local business community's push to establish a major expansion of Restaurant Row. Today, a large swath of lower Newark Avenue and the surrounding blocks are in Restaurant Row. Establishments have special entertainment and liquor licenses, allowing them to be zoned for concerts and other events. Restaurant Row has become a highly successful dining and entertainment district, serving not just Jersey City and Hoboken but also northern New Jersey.

In 2015, newly elected Mayor Steven Fulop closed off the frequented road to creating a pedestrian plaza. In 2020 the temporal placemaking installation became permanent with a \$6.7 million contract with Red Bank based Maser Consulting.

The most major portion of the plan involves raising the two blocks of roadway to match the sidewalk grade while replacing the road's blacktop with granite paver plaza surfacing. Other components of the overhaul include trench drains, sidewalk resurfacing, new lighting, and street trees with green infrastructure, including rain gardens, illuminated benches, movable furniture, and decorative planters.

A permanent stage for community events will also be constructed as part of the work. The latest investment in the plaza will create additional restaurant seating and more room for foot traffic. Some specifics confirmed for the plaza via the contract include the installation of six flag poles, 46 benches, information kiosks, and 16 bike racks.



TRANSPORTATION

The Grove Street Path Transportation Plaza has steadily become one of Path's busiest stops. With lines that serve both World Trade and 33rd Street, the Grove Street Path stop is now one of the busiest in New Jersey, with 2.4M riders last year, up 13% from the previous Pandemic year levels. Moreover, Grove Street now surpasses Exchange Place and Newport Path in ridership. The steady growth is a direct result of the popularity of not just the downtown historic neighborhoods, but also the growth of Restaurant Row and the growing reputation of Jersey City as a food destination. The Port Authority Trans-Hudson ("PATH") Trains are a 24-hour rapid transit system providing a vital link between Jersey City, Hoboken, Harrison, Newark and Manhattan. The Grove Street Path Plaza comes alive on most days, with musicians, food trucks and artists selling local goods. Beginning in May, the highly successful, "Groove on Grove" brings live music to the plaza every week. In addition, The Special Improvement District (SID) keeps the Plaza bustling with a Farmers Market featuring numerous vendors and artisans.



DEVELOPMENT MAP



FUTURE EMBANKMENT PARK



400 Newark Ave
27 Units



380 Newark Ave
45 Units
3,800SF Retail



338 Newark Ave
38 Units
3,57SF Retail



386 5th St
18 Units



202 Merseles St
16 Units



332 Newark Ave
18 Units
1,030 Retail



318 Newark Ave
50 Units
4,800SF Retail



156 Brunswick St
16 Units
500SF Retail



139 Brunswick St
24 Units
600SF Retail

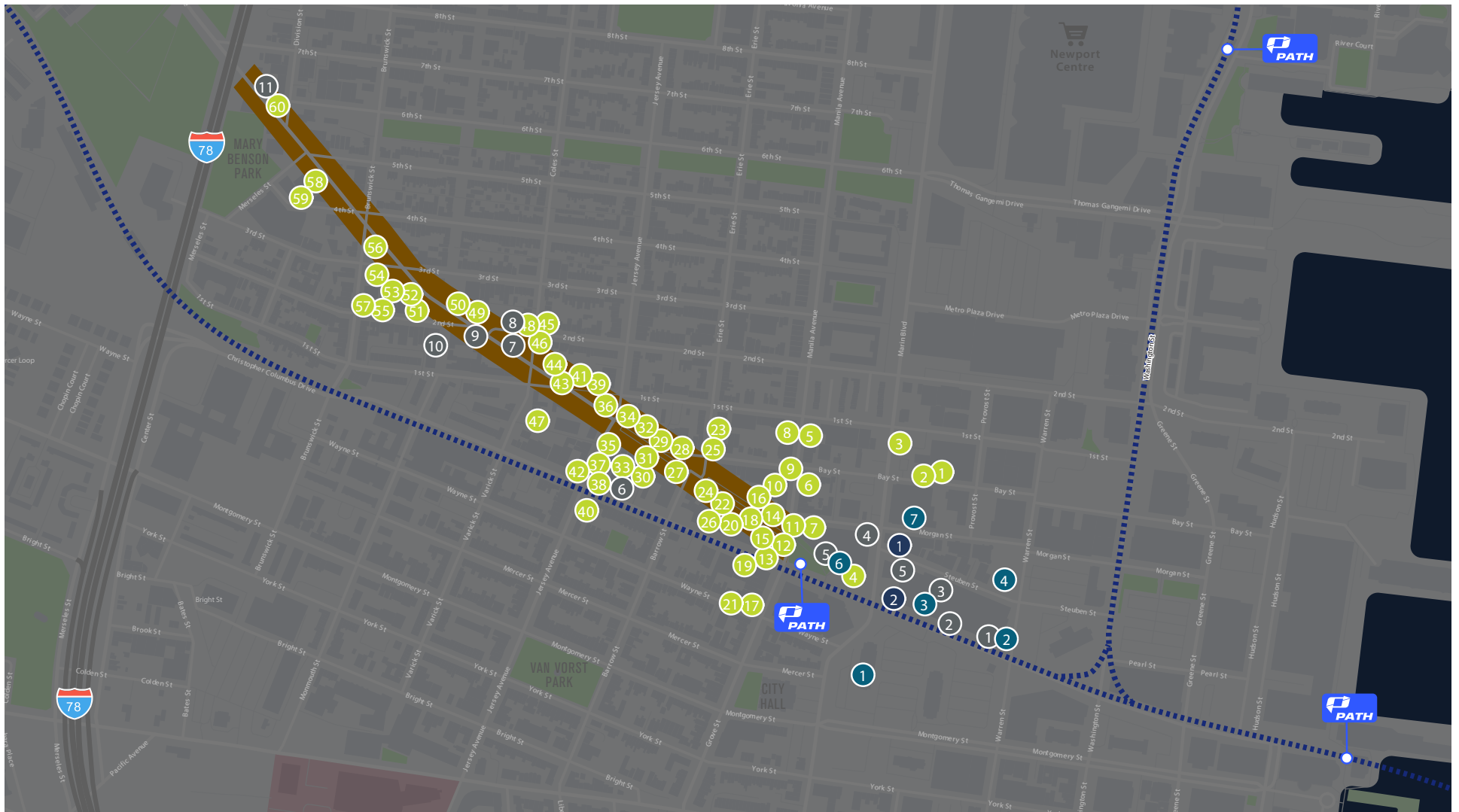


124 Brunswick St
19 Units
600SF Retail



FUTURE EMBANKMENT PARK

RETAIL MAP



RESTAURANTS

- 1 Departed Soles Brewing
- 2 Prato Bakery
- 3 Hudson Hall
- 4 Starbucks
- 5 dullboy
- 6 Gaia & Loki
- 7 Grove Corner Bar
- 8 Tony Boloney's Jersey City
- 9 Mathews Food and Drink
- 10 Orale Mexican Kitchen
- 11 Downtown Yogurt

- 12 McDonald's
- 13 Dunkin'
- 14 Tamborim Bar & Grill
- 15 Roman Nose
- 16 Brick Lane Curry House
- 17 Jimmy's Brooklyn Pizza & Deli
- 18 Two Boots Pizza
- 19 Tribos Peri Peri
- 20 Porta Jersey City
- 21 Pint
- 22 The Ashford
- 23 The Boil - Jersey City
- 24 South House

- 25 Hudson Hound Jersey City
- 26 Six26 - Lounge and Rooftop
- 27 Barcade
- 28 Bonchon Jersey City
- 29 The Archer
- 30 Milk & Cream Cereal Bar
- 31 Helen's Pizza
- 32 Gypsy Grill
- 33 Miso Ramen
- 34 Saigon Cafe
- 35 Koro Koro Rice Ball Cafe
- 36 Left Bank Burger Bar
- 37 Choco Pain Bakery and Cafe

- 38 Atomic Wings
- 39 Just BeClaws
- 40 WÜRSTBAR
- 41 Hard Grove Restaurant
- 42 Nicole's Caribbean Restaurant
- 43 Future
- 44 Ani Ramen
- 45 Lucky 7 Tavern
- 46 Cafe Madelaine
- 47 Gringo's
- 48 Carmen Rosa's Bakery
- 49 Sub Culture
- 50 Tea NJ

- 51 Pecoraro Antique Bakery
- 52 Gia Gelato & Cafe
- 53 POKAY
- 54 Clove Garden Of India
- 55 El Rancho Taqueria
- 56 Sen Hai
- 57 2nd Street Deli
- 58 Cellar 335
- 59 Madame Claude Bis
- 60 Healy's Tavern

RETAIL

- 1 Chase Bank
- 2 Base
- 3 Sprove Market Place
- 4 JAG-ONE Physical Therapy
- 5 Walgreens
- 6 Grove Street Bicycles
- 7 Metropolis Music
- 8 Darke Pines
- 9 Jersey City Tattoo
- 10 NJ Skateshop
- 11 The Little Gym of Jersey City

DEVELOPMENTS

- 1 Metropolis Towers Apartments
- 2 50 Columbus
- 3 70 Columbus
- 4 The Lively Apartments
- 5 90 Columbus
- 6 Grove Pointe Apartments
- 7 The Morgan at Provost Square

HOTEL

- 1 Canopy by Hilton Jersey
- 2 Residence Inn by Marriott



WHITE EAGLE HALL

Downtown Jersey City is home to a state of the art 13,500SF mixed-use development which houses an 800 person music venue and theatre as well as Madame & Cellar 335 restaurants. Since WEH opened the property sees an of 100,000 annual visitors and has featured the likes of The Bouncing Souls, The Wailers, The Psychedelic Furs, Buckcherry, New Found Glory and more.

WEH is now one of the newest and most unique live performance and event spaces in the Northeast. The venue has a capacity of 800 standing, 400 seated theater-style or 250 seated for dining (patrons only; additional capacity for staff), while the upper balcony can accommodate another 350 standing. The venue's many historic features include a wrought iron wrap-around balcony and a coffered tin ceiling with two large Tiffany stained glass atriums at 28 feet high.

Located just 12 minute walk from Grove St Path station, WEH has become a regular destination for music and theatre lovers from around the tri-state area. This Exquisitely maintained facility is staffed with highly trained sound and light technicians and is stocked with all industry preferred equipment.

Instagram  WALL STREET JOURNAL. 



DOWNTOWN DEVELOPMENT MAP



DEVELOPMENT PROJECTS

- Proposed Development
- Approved Development
- Under Construction
- Completed Development
- Park
- Historic Districts
- Light Rail Line
- Light Rail Mile
- Bus Lane
- Light Rail Station
- All Transit Rail
- Ferry Dock
- Ferry Loop to I-70
- Ferry Station

City Planning Division

PROJECT NAME	STATUS	ADDRESS	ACRES	EST. VALUE	EST. JOBS	EST. HOUSING	EST. RETAIL	EST. OFFICE	EST. HOTEL	EST. RESIDENTIAL	EST. COMMERCIAL	EST. INDUSTRIAL	EST. OTHER
PROPOSED DEVELOPMENT PROJECTS													
101	Proposed	101-105 N. 1st St.	0.2	\$10M	50	0	0	0	0	0	0	0	0
102	Proposed	106-110 N. 1st St.	0.2	\$10M	50	0	0	0	0	0	0	0	0
103	Proposed	111-115 N. 1st St.	0.2	\$10M	50	0	0	0	0	0	0	0	0
104	Proposed	116-120 N. 1st St.	0.2	\$10M	50	0	0	0	0	0	0	0	0
105	Proposed	121-125 N. 1st St.	0.2	\$10M	50	0	0	0	0	0	0	0	0
106	Proposed	126-130 N. 1st St.	0.2	\$10M	50	0	0	0	0	0	0	0	0
107	Proposed	131-135 N. 1st St.	0.2	\$10M	50	0	0	0	0	0	0	0	0
108	Proposed	136-140 N. 1st St.	0.2	\$10M	50	0	0	0	0	0	0	0	0
109	Proposed	141-145 N. 1st St.	0.2	\$10M	50	0	0	0	0	0	0	0	0
110	Proposed	146-150 N. 1st St.	0.2	\$10M	50	0	0	0	0	0	0	0	0
111	Proposed	151-155 N. 1st St.	0.2	\$10M	50	0	0	0	0	0	0	0	0
112	Proposed	156-160 N. 1st St.	0.2	\$10M	50	0	0	0	0	0	0	0	0
113	Proposed	161-165 N. 1st St.	0.2	\$10M	50	0	0	0	0	0	0	0	0
114	Proposed	166-170 N. 1st St.	0.2	\$10M	50	0	0	0	0	0	0	0	0
115	Proposed	171-175 N. 1st St.	0.2	\$10M	50	0	0	0	0	0	0	0	0
116	Proposed	176-180 N. 1st St.	0.2	\$10M	50	0	0	0	0	0	0	0	0
117	Proposed	181-185 N. 1st St.	0.2	\$10M	50	0	0	0	0	0	0	0	0
118	Proposed	186-190 N. 1st St.	0.2	\$10M	50	0	0	0	0	0	0	0	0
119	Proposed	191-195 N. 1st St.	0.2	\$10M	50	0	0	0	0	0	0	0	0
120	Proposed	196-200 N. 1st St.	0.2	\$10M	50	0	0	0	0	0	0	0	0
121	Proposed	201-205 N. 1st St.	0.2	\$10M	50	0	0	0	0	0	0	0	0
122	Proposed	206-210 N. 1st St.	0.2	\$10M	50	0	0	0	0	0	0	0	0
123	Proposed	211-215 N. 1st St.	0.2	\$10M	50	0	0	0	0	0	0	0	0
124	Proposed	216-220 N. 1st St.	0.2	\$10M	50	0	0	0	0	0	0	0	0
125	Proposed	221-225 N. 1st St.	0.2	\$10M	50	0	0	0	0	0	0	0	0
126	Proposed	226-230 N. 1st St.	0.2	\$10M	50	0	0	0	0	0	0	0	0
127	Proposed	231-235 N. 1st St.	0.2	\$10M	50	0	0	0	0	0	0	0	0
128	Proposed	236-240 N. 1st St.	0.2	\$10M	50	0	0	0	0	0	0	0	0
129	Proposed	241-245 N. 1st St.	0.2	\$10M	50	0	0	0	0	0	0	0	0
130	Proposed	246-250 N. 1st St.	0.2	\$10M	50	0	0	0	0	0	0	0	0
131	Proposed	251-255 N. 1st St.	0.2	\$10M	50	0	0	0	0	0	0	0	0
132	Proposed	256-260 N. 1st St.	0.2	\$10M	50	0	0	0	0	0	0	0	0
133	Proposed	261-265 N. 1st St.	0.2	\$10M	50	0	0	0	0	0	0	0	0
134	Proposed	266-270 N. 1st St.	0.2	\$10M	50	0	0	0	0	0	0	0	0
135	Proposed	271-275 N. 1st St.	0.2	\$10M	50	0	0	0	0	0	0	0	0
136	Proposed	276-280 N. 1st St.	0.2	\$10M	50	0	0	0	0	0	0	0	0
137	Proposed	281-285 N. 1st St.	0.2	\$10M	50	0	0	0	0	0	0	0	0
138	Proposed	286-290 N. 1st St.	0.2	\$10M	50	0	0	0	0	0	0	0	0
139	Proposed	291-295 N. 1st St.	0.2	\$10M	50	0	0	0	0	0	0	0	0
140	Proposed	296-300 N. 1st St.	0.2	\$10M	50	0	0	0	0	0	0	0	0
141	Proposed	301-305 N. 1st St.	0.2	\$10M	50	0	0	0	0	0	0	0	0
142	Proposed	306-310 N. 1st St.	0.2	\$10M	50	0	0	0	0	0	0	0	0
143	Proposed	311-315 N. 1st St.	0.2	\$10M	50	0	0	0	0	0	0	0	0
144	Proposed	316-320 N. 1st St.	0.2	\$10M	50	0	0	0	0	0	0	0	0
145	Proposed	321-325 N. 1st St.	0.2	\$10M	50	0	0	0	0	0	0	0	0
146	Proposed	326-330 N. 1st St.	0.2	\$10M	50	0	0	0	0	0	0	0	0
147	Proposed	331-335 N. 1st St.	0.2	\$10M	50	0	0	0	0	0	0	0	0
148	Proposed	336-340 N. 1st St.	0.2	\$10M	50	0	0	0	0	0	0	0	0
149	Proposed	341-345 N. 1st St.	0.2	\$10M	50	0	0	0	0	0	0	0	0
150	Proposed	346-350 N. 1st St.	0.2	\$10M	50	0	0	0	0	0	0	0	0
151	Proposed	351-355 N. 1st St.	0.2	\$10M	50	0	0	0	0	0	0	0	0
152	Proposed	356-360 N. 1st St.	0.2	\$10M	50	0	0	0	0	0	0	0	0
153	Proposed	361-365 N. 1st St.	0.2	\$10M	50	0	0	0	0	0	0	0	0
154	Proposed	366-370 N. 1st St.	0.2	\$10M	50	0	0	0	0	0	0	0	0
155	Proposed	371-375 N. 1st St.	0.2	\$10M	50	0	0	0	0	0	0	0	0
156	Proposed	376-380 N. 1st St.	0.2	\$10M	50	0	0	0	0	0	0	0	0
157	Proposed	381-385 N. 1st St.	0.2	\$10M	50	0	0	0	0	0	0	0	0
158	Proposed	386-390 N. 1st St.	0.2	\$10M	50	0	0	0	0	0	0	0	0
159	Proposed	391-395 N. 1st St.	0.2	\$10M	50	0	0	0	0	0	0	0	0
160	Proposed	396-400 N. 1st St.	0.2	\$10M	50	0	0	0	0	0	0	0	0
161	Proposed	401-405 N. 1st St.	0.2	\$10M	50	0	0	0	0	0	0	0	0
162	Proposed	406-410 N. 1st St.	0.2	\$10M	50	0	0	0	0	0	0	0	0
163	Proposed	411-415 N. 1st St.	0.2	\$10M	50	0	0	0	0	0	0	0	0
164	Proposed	416-420 N. 1st St.	0.2	\$10M	50	0	0	0	0	0	0	0	0
165	Proposed	421-425 N. 1st St.	0.2	\$10M	50	0	0	0	0	0	0	0	0
166	Proposed	426-430 N. 1st St.	0.2	\$10M	50	0	0	0	0	0	0	0	0
167	Proposed	431-435 N. 1st St.	0.2	\$10M	50	0	0	0	0	0	0	0	0
168	Proposed	436-440 N. 1st St.	0.2	\$10M	50	0	0	0	0	0	0	0	0
169	Proposed	441-445 N. 1st St.	0.2	\$10M	50	0	0	0	0	0	0	0	0
170	Proposed	446-450 N. 1st St.	0.2	\$10M	50	0	0	0	0	0	0	0	0
171	Proposed	451-455 N. 1st St.	0.2	\$10M	50	0	0	0	0	0	0	0	0
172	Proposed	456-460 N. 1st St.	0.2	\$10M	50	0	0	0	0	0	0	0	0
173	Proposed	461-465 N. 1st St.	0.2	\$10M	50	0	0	0	0	0	0	0	0
174	Proposed	466-470 N. 1st St.	0.2	\$10M	50	0	0	0	0	0	0	0	0
175	Proposed	471-475 N. 1st St.	0.2	\$10M	50	0	0	0	0	0	0	0	0
176	Proposed	476-480 N. 1st St.	0.2	\$10M	50	0	0	0	0	0	0	0	0
177	Proposed	481-485 N. 1st St.	0.2	\$10M	50	0	0	0	0	0	0	0	0
178	Proposed	486-490 N. 1st St.	0.2	\$10M	50	0	0	0	0	0	0	0	0
179	Proposed	491-495 N. 1st St.	0.2	\$10M	50	0	0	0	0	0	0	0	0
180	Proposed	496-500 N. 1st St.	0.2	\$10M	50	0	0	0	0	0	0	0	0
181	Proposed	501-505 N. 1st St.	0.2	\$10M	50	0	0	0	0	0	0	0	0
182	Proposed	506-510 N. 1st St.	0.2	\$10M	50	0	0	0	0	0	0	0	0
183	Proposed	511-515 N. 1st St.	0.2	\$10M	50	0	0	0	0	0	0	0	0
184	Proposed	516-520 N. 1st St.	0.2	\$10M	50	0	0	0	0	0	0	0	0
185	Proposed	521-525 N. 1st St.	0.2	\$10M	50	0	0	0	0	0	0	0	0
186	Proposed	526-530 N. 1st St.	0.2	\$10M	50	0	0	0	0	0	0	0	0
187	Proposed	531-535 N. 1st St.	0.2	\$10M	50	0	0	0	0	0	0	0	0
188	Proposed	536-540 N. 1st St.	0.2	\$10M	50	0	0	0	0	0	0	0	0
189	Proposed	541-545 N. 1st St.	0.2	\$10M	50	0	0	0	0	0	0	0	0
190	Proposed	546-55											

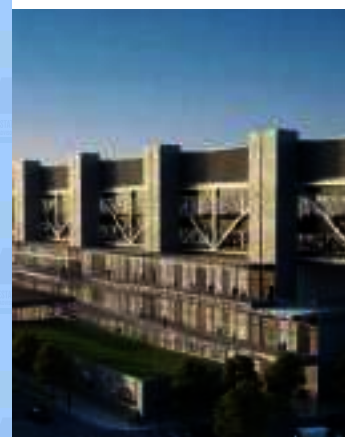
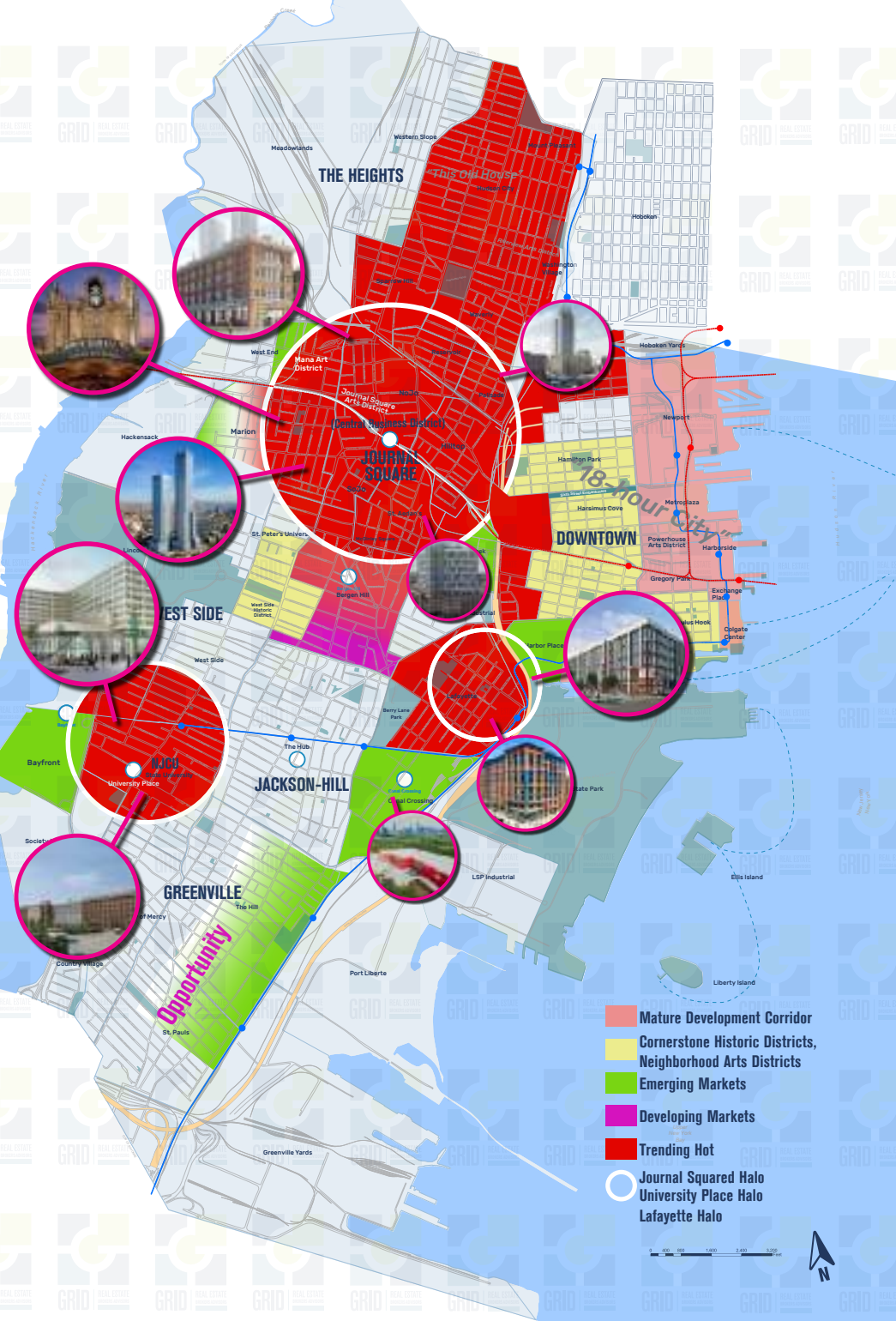
2022 JERSEY CITY TRENDS

We are pleased to share the 2022 Jersey City Trends map with our friends and clients. The Trends Map was developed to help real estate professionals, the development community and the community at large, to get a snap-shot view of real estate trends across the entire city; and to see how the city is growing and redeveloping the previous years.

This map is not meant as a definitive development guide to the city, but more of our perspective as active brokers and advisors working in the city as our principal market.

The “trends” are gleaned from our interviews and discussions with other professionals and developers whose primary market is Jersey City. We hope this map is helpful in understanding how the city is growing. Please view this map as a starting point

Historic real estate cycle ends on Black Thursday, March 12, 2020. A new cycle begins in the second year of the pandemic. COVID-19 and its impact on the development of Jersey City—one step back and two steps forward. Journal Square, West Side and Lafayette fully emerge as growth centers.



Guarini Justice Complex - Journal Square



Cinelease Studios, Canal Crossing



295 J - Lafayette

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