

2175 Broadway

UPPER WEST SIDE, NYC



Curated Destination

Situated on one of the most prominent corners on the Upper West Side, the retail at 2175 Broadway offers unparalleled exposure to both locals and tourists. Located at the base of the historic Hotel Belleclaire, a 262-room Emery Roth designed building. The retail positions a tenant to stand out from the crowd.

Neighbors: Equinox, SoulCycle, Redfarm, Beacon Theater, Salt & Straw, Citarella, Daily Provisions, Sephora, Zabar's, Trader Joe's, Levain, Naya, AMC Theater, Madison Reed, Barnes & Noble, Starbucks,

Steps from the Beacon Theater, Central Park, and the Museum of Natural History. Subway Lines **1** **2** **3** **B** **C**



Scenario 1

Ground Floor

Space A

6,360 SF

*space can be divided,
see scenario two on next page

Ceiling height:
Ground: 12.5’
Lower Level: 9.5’

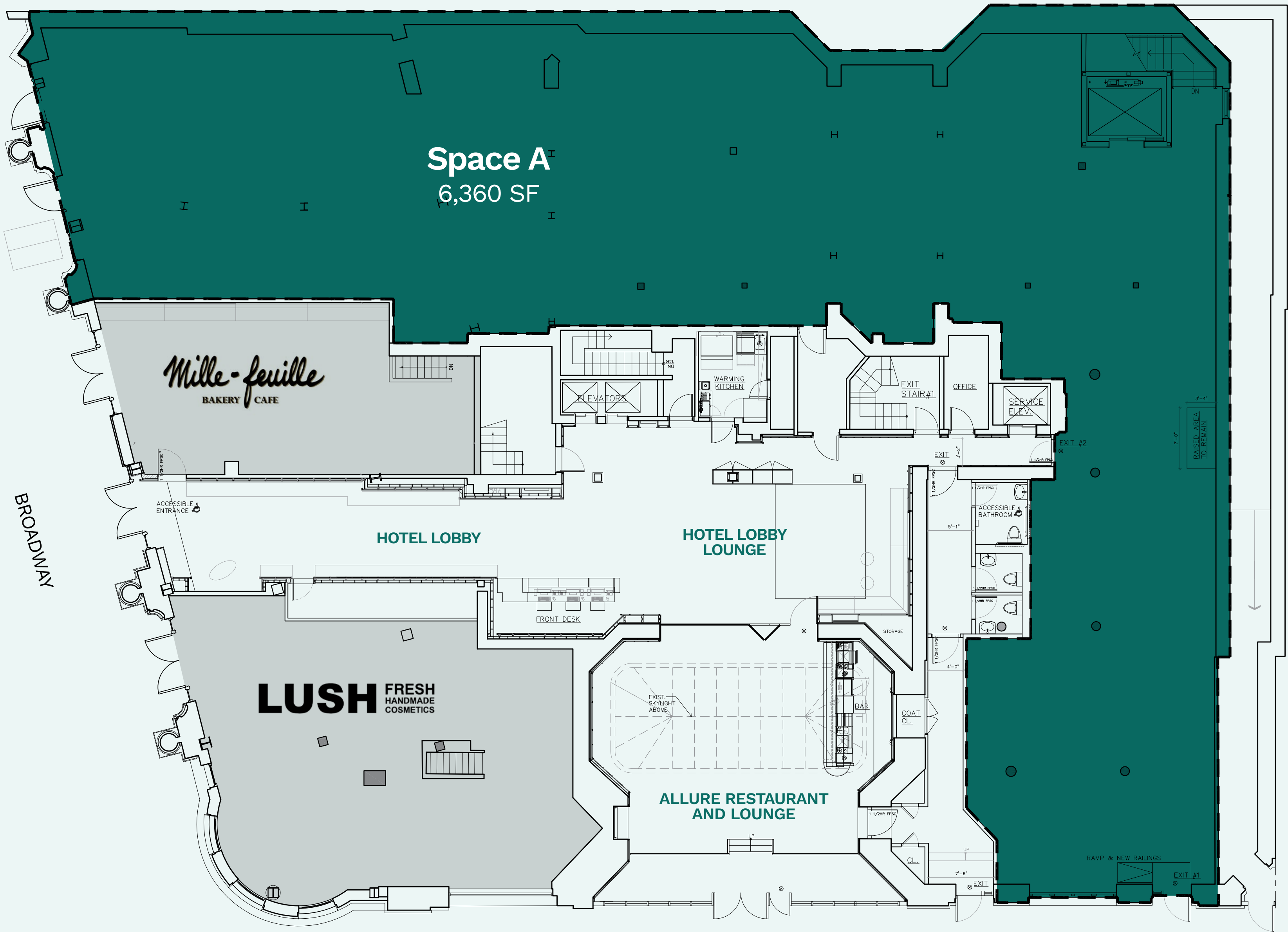
Frontage:
40’ on Broadway
30’ on 77th Street

Site Status:
Vanilla Shell

Term:
Long Term

Possession:
Immediate

Comments:
—All uses accepted; space can be vented.
—Rooftop Opportunity



Scenario 2

Ground Floor

Space A

4,160 SF

Space B

2,300 SF

Ceiling height:

Ground: 12.5’
Lower Level: 9.5’

Frontage:

40’ on Broadway
30’ on 77th Street

Site Status:

Fully Built Harmon Face Values, including New HVAC,
Electric and Sprinkler Systems.

Term:

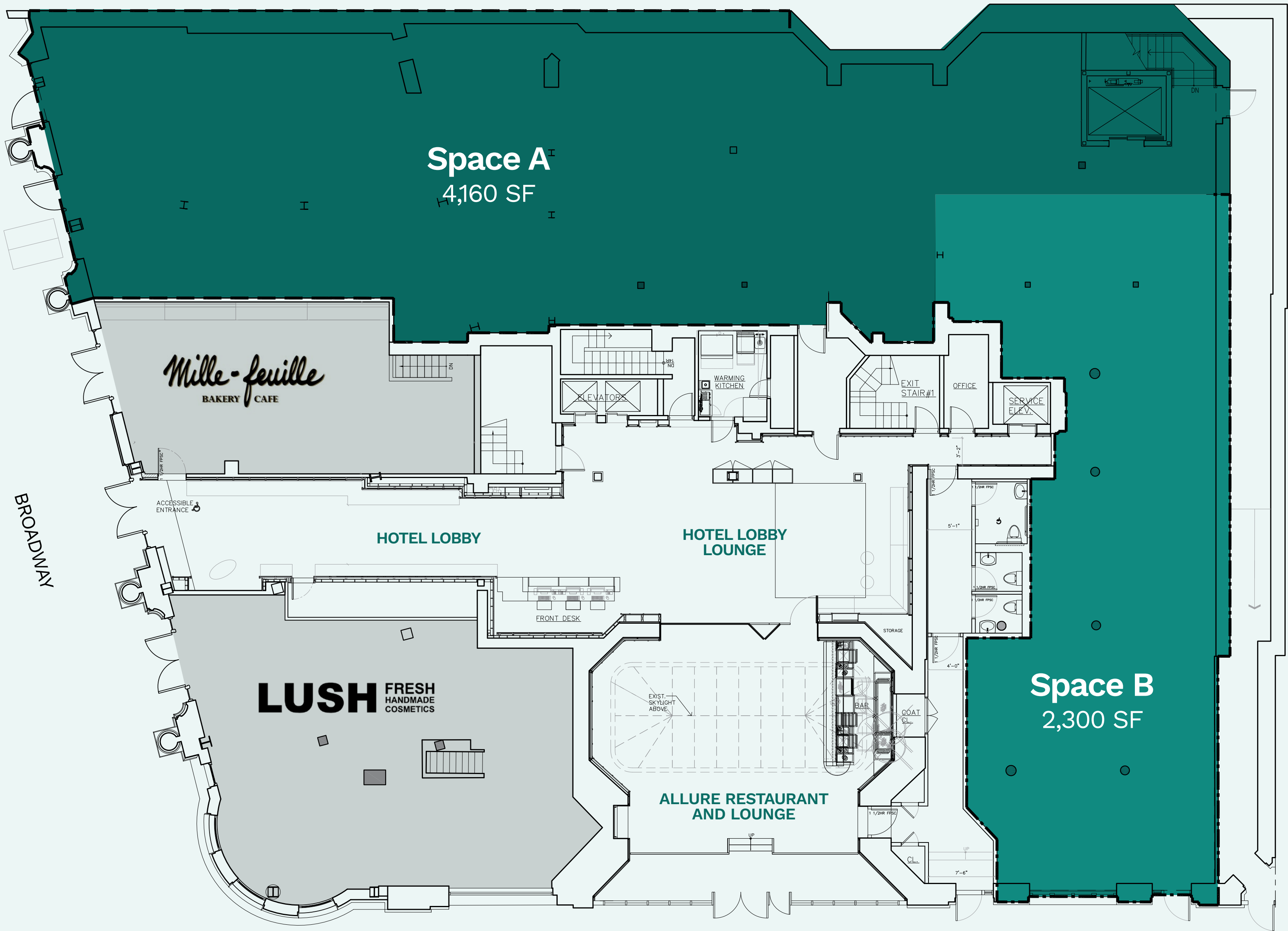
Long Term

Possession:

Immediate

Comments:

- All uses accepted; space can be vented.
- Rooftop Opportunity



Selling Lower Level

Space A

3,268 SF

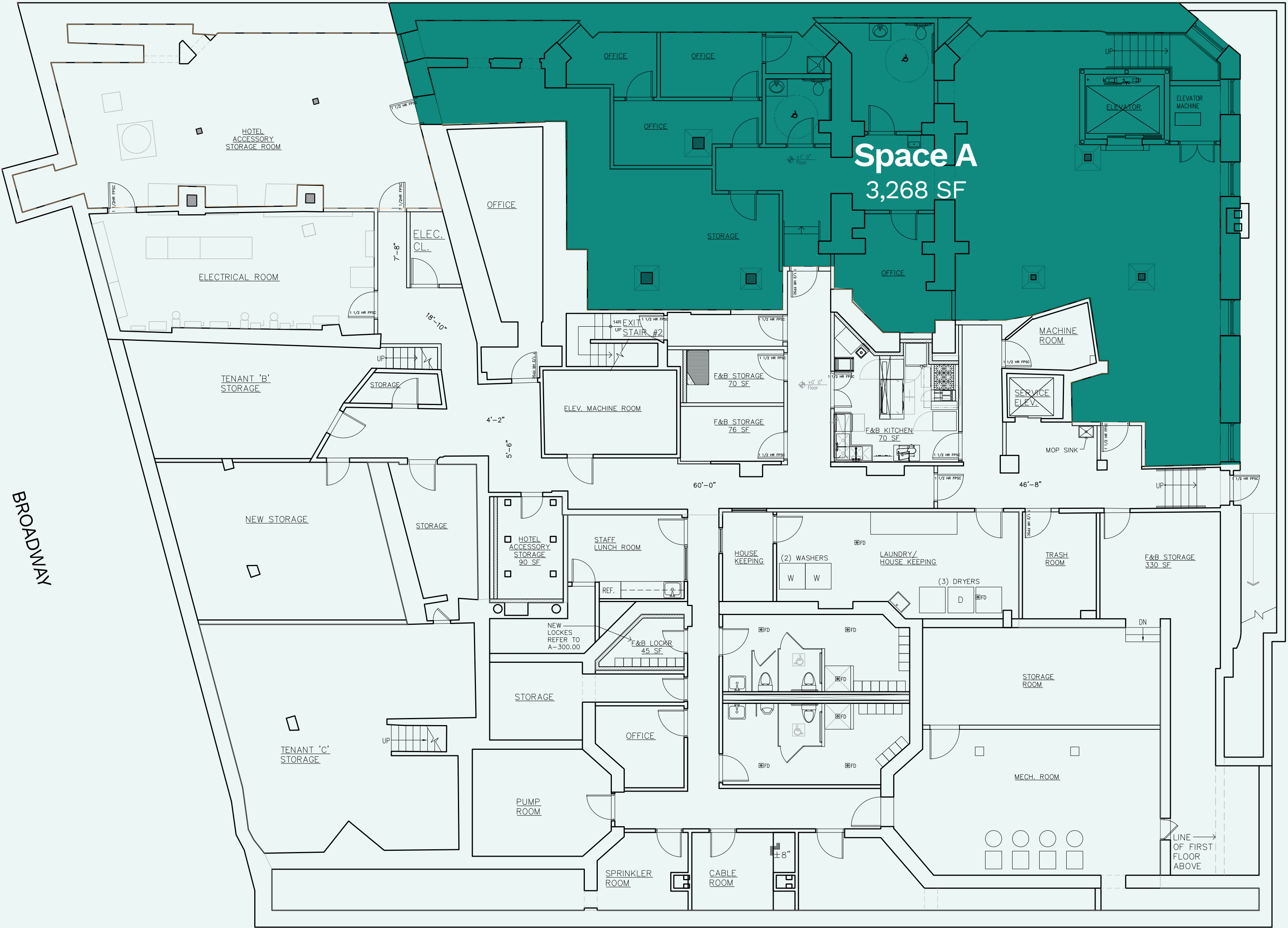
Ceiling height:
Ground: 12.5’
Lower Level: 9.5’

Site Status:
Vanilla Shell

Term:
Long Term

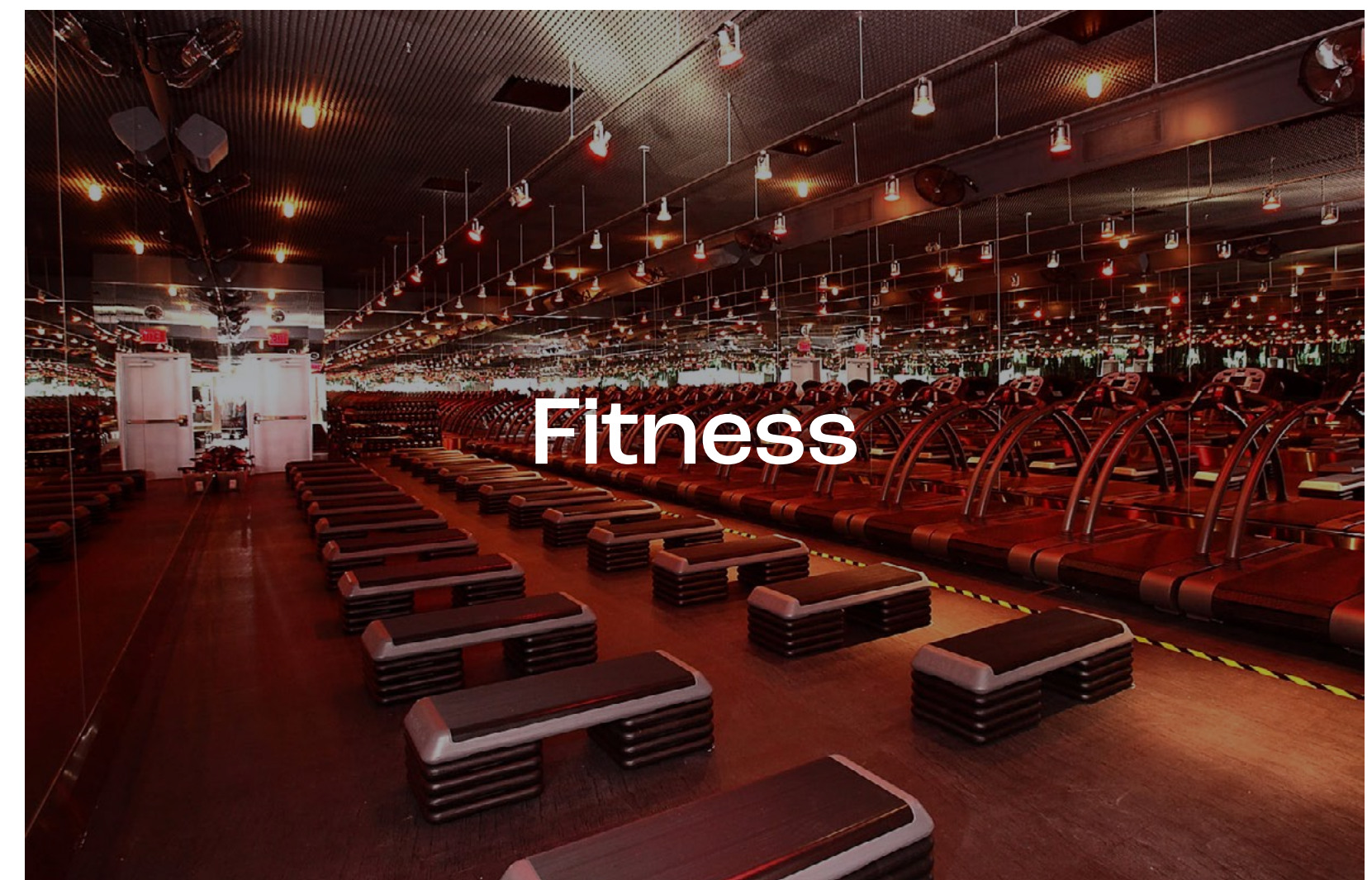
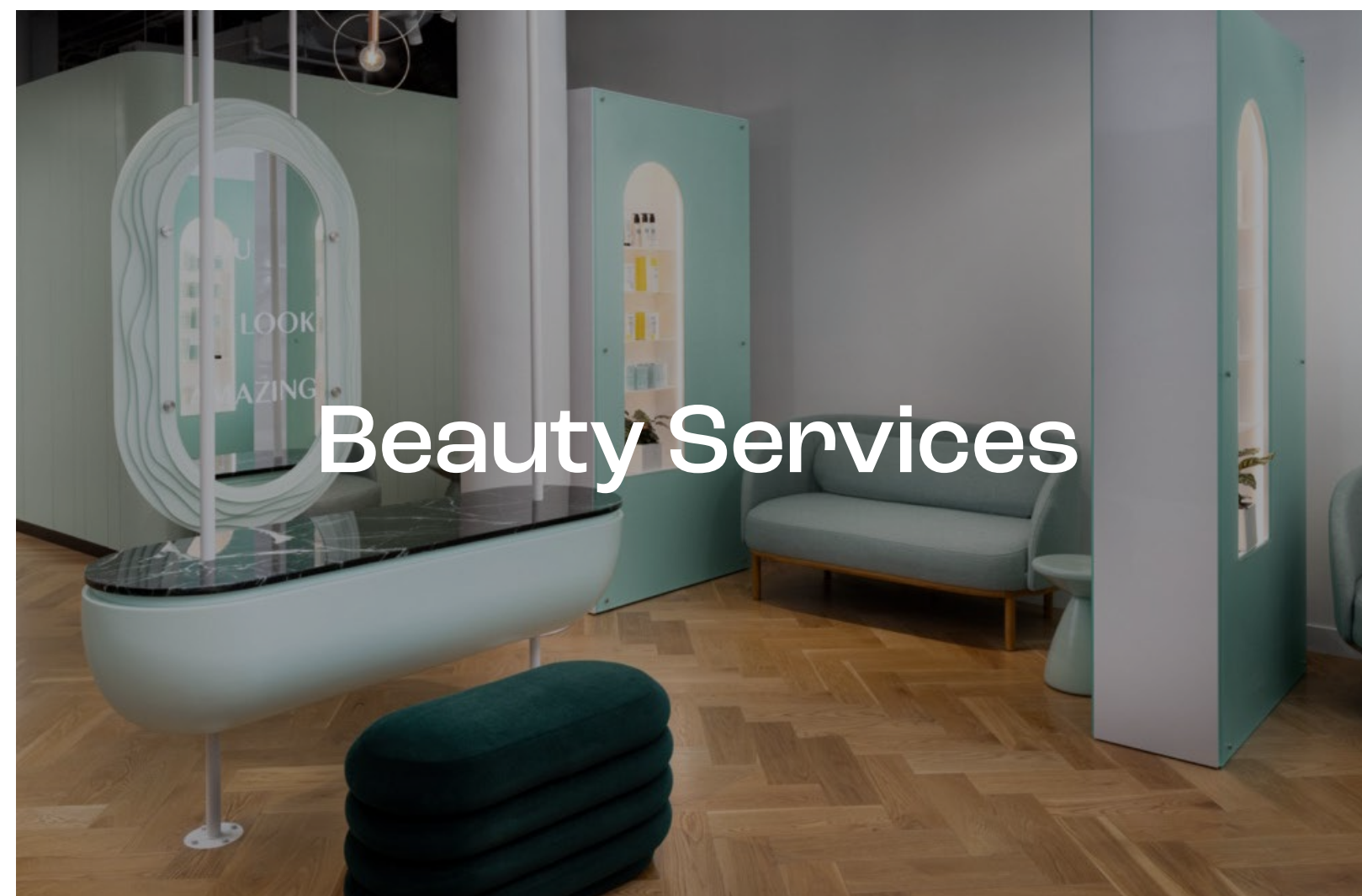
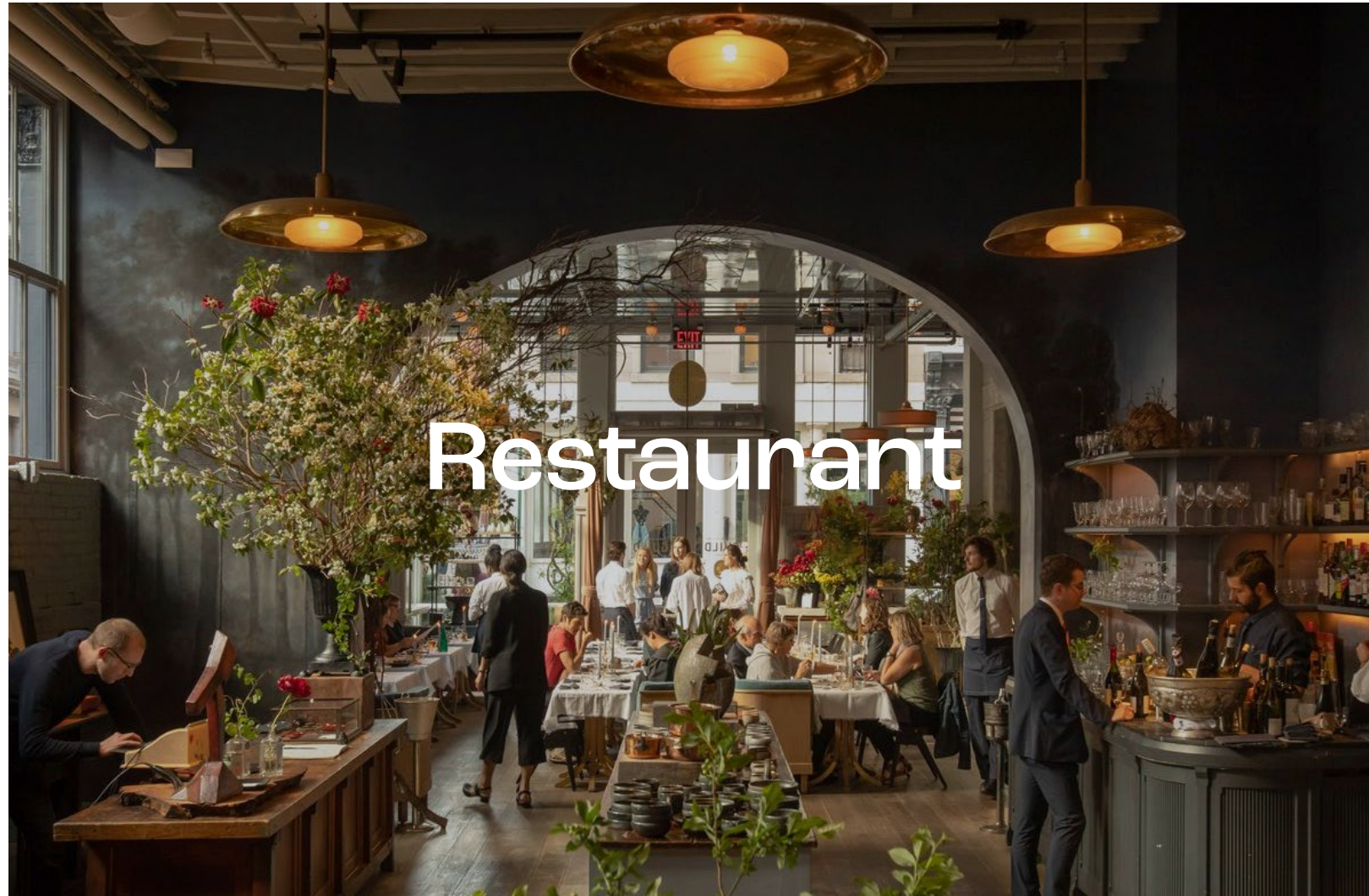
Possession:
Immediate

Comments:
—All uses accepted; space can be vented.
—Rooftop Opportunity



WEST 77TH STREET

Target Tenants

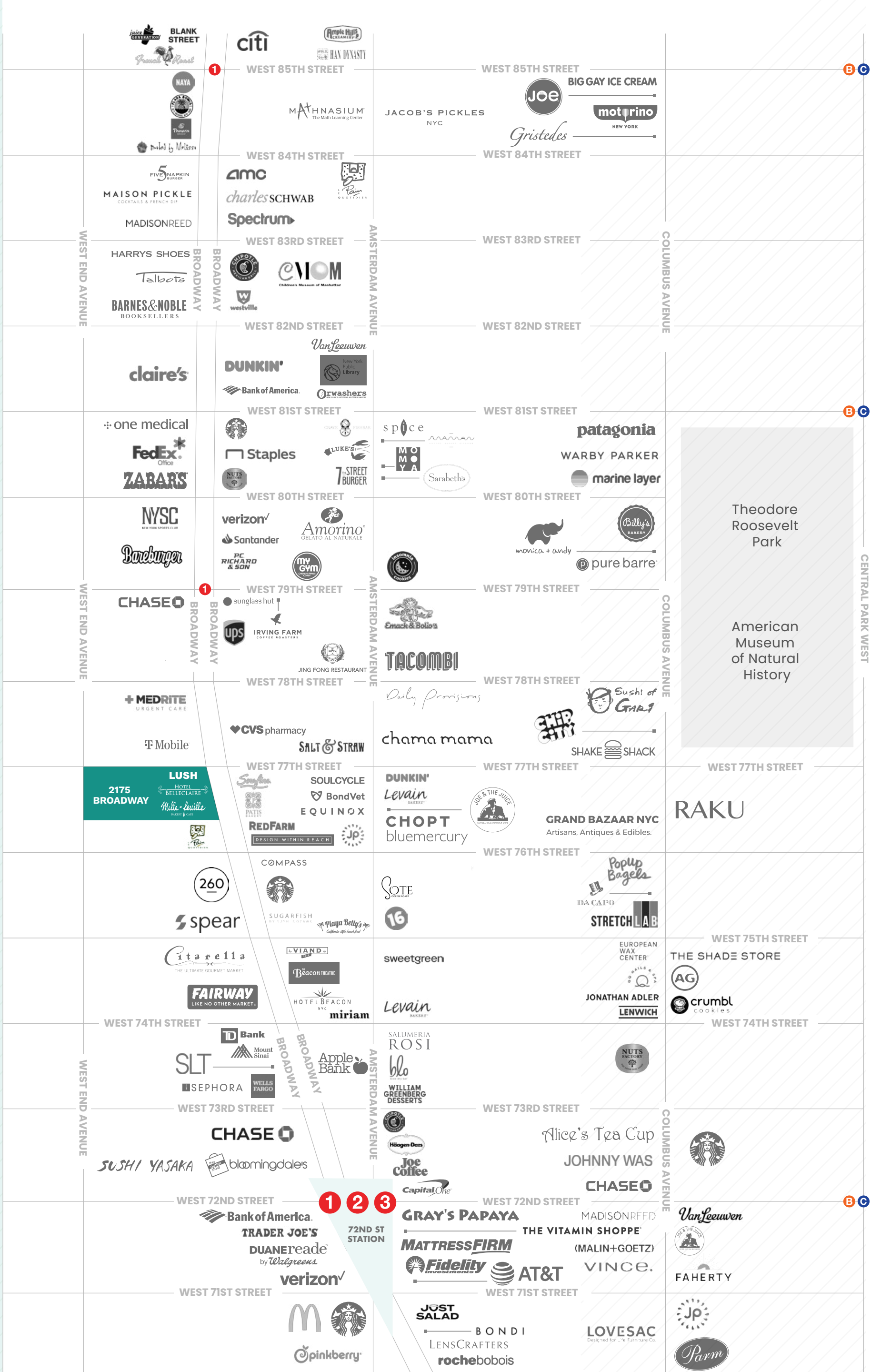


Upper West Side



Riverside Park

Central Park



New York City's Cultural Hub

The Upper West Side, a quintessential piece of New York City, offers a tranquil escape from the urban bustle. Its lush green spaces, including Central Park and Riverside Park, draw families, fitness enthusiasts, and event-goers alike. The neighborhood's vibrant culture scene, featuring performance art venues, recording studios, and world-class muse-

ums, attracts visitors from far and wide. Amidst this cultural richness, residents and visitors alike can indulge in the Upper West Side's diverse culinary offerings and eclectic shopping experiences. From local main-stays such as Zabar's to national brands like Equinox, the Upper West Side has something to offer everyone.



12.9M ANNUAL RIDERS AT THE 72ND STREET SUBWAY STATION

134K TOTAL DAYTIME POPULATION

163K TOTAL POPULATION

92K TOTAL HOUSING UNITS

\$168K AVERAGE HOUSEHOLD INCOME