

UNIQUE OPPORTUNITY!

SOHO LOFTS

SoHo West Neighborhood

273 16TH STREET

JERSEY CITY | NEW JERSEY

4,454 SF

Restaurant

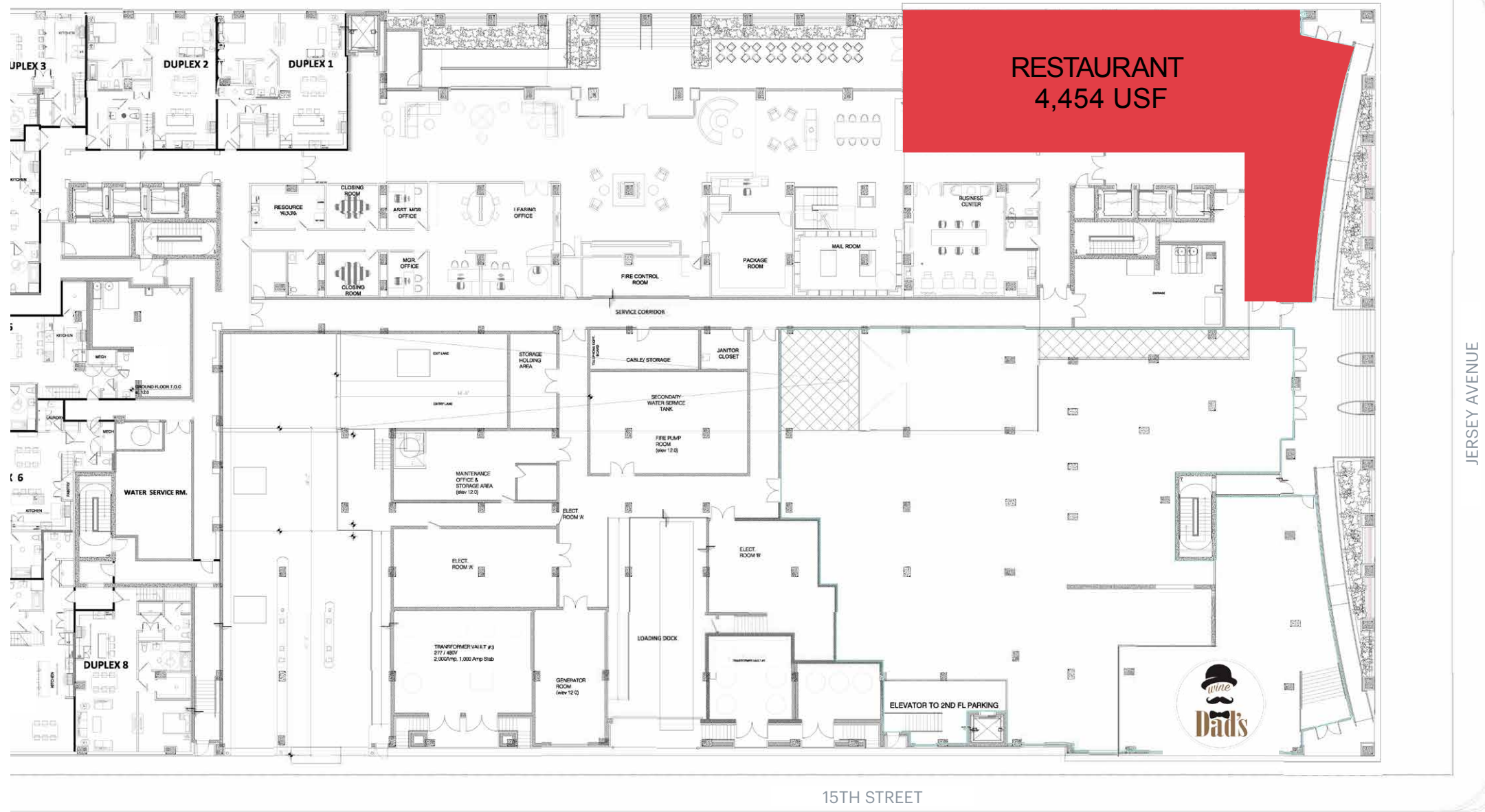
**BRAND NEW
FULLY-EQUIPPED
RESTAURANT AVAILABLE**



veris
RESIDENTIAL™

RIPCO
REAL ESTATE

SPACE DETAILS



LOCATION

SoHo Lofts
273 16th Street
Jersey City
Between Jersey Ave
and Coles Street

SIZE

Restaurant: 4,454 SF

CEILING HEIGHT

21 Feet

NEIGHBORS

Jersey Social, Wine Dads,
Viaquenti Academy, Art House
Productions

COMMENTS

377 apartments in SoHo Lofts

Developers have dubbed SoHo West (south of Hoboken,
West of New York City)

A newly constructed 250 rental units at The Enclave on 17th
Street and Hoboken Ave

Approximately 387 units at the Cast Iron Lofts development

\$2 Million park coming along Coles Street between 16th and
18th Streets on a 1.5 acre plot

POINTS OF INTEREST

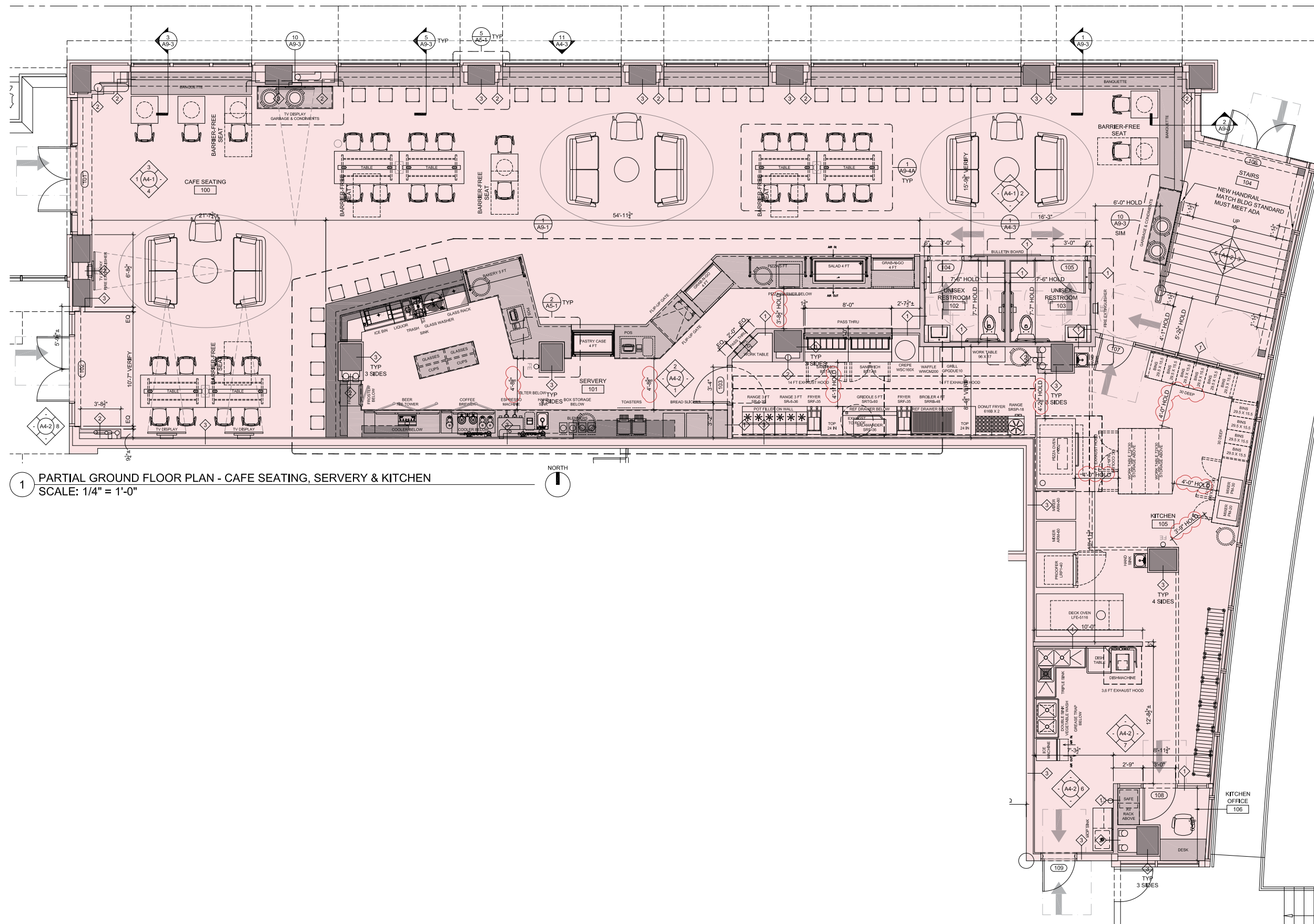
Minutes away from Hoboken

Daily shuttle service from
Soho Lofts to Path station and
NY Waterway ferry terminals

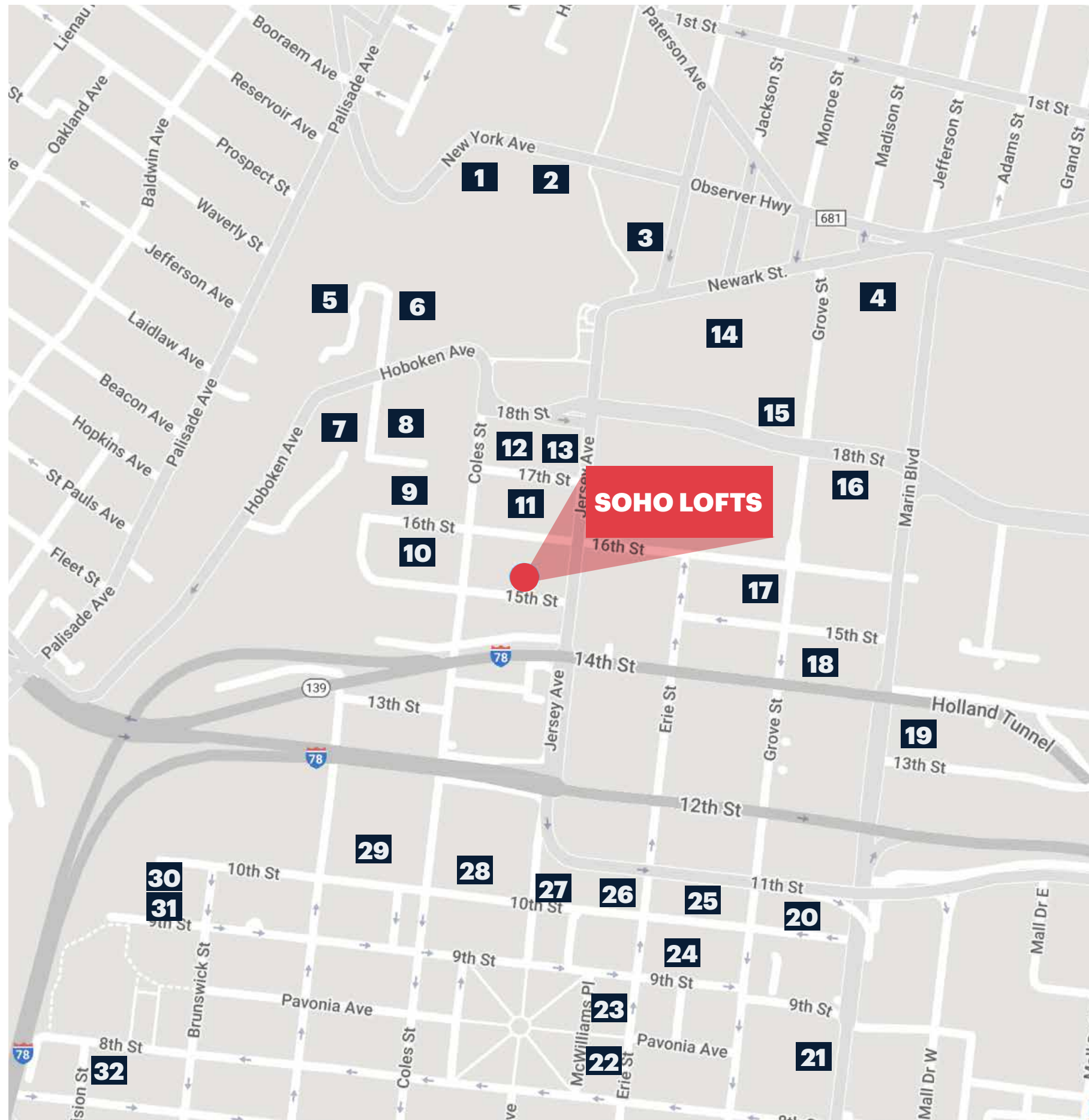
Convenient to NJ Turnpike
extension, Route 78, and the
Holland Tunnel

NJ Transit Bus with direct
access to Manhattan

EXISTING AS-BUILT FLOOR PLAN - 4,454 SF



AREA RESIDENTIAL DEVELOPMENT



- 1 39 NEW YORK AVENUE**
154 units (under construction)
- 2 3-25 NEW YORK AVENUE**
336 units (under construction)
- 3 2 HOBOKEN AVENUE**
161 units (approved)
- 4 700 GROVE STREET**
230 units (complete)
- 5 110 HOBOKEN AVE/VAN LEER**
240 units (complete)
- 6 100 HOBOKEN AVE**
140 units (complete)
- 7 THE ENCLAVE**
260 units (complete)
- 8 305 COLES STREET**
1,181 units (approved)
- 9 137-139 HOBOKEN AVE**
482 units (complete)
- 10 EMERSON DISTRICT**
1,100 units (under construction)
- 11 286 COLES STREET**
670 units (approved)
- 12 CAST IRON LOFTS II/
827 JERSEY AVE**
232 units (complete)
- 13 CAST IRON LOFTS II/
833 JERSEY AVENUE**
155 units (complete)
- 14 LEFRAK'S PROJECT/
858 JERSEY AVE**
258 units (approved)
- 15 659 GROVE STREET**
139 units (approved)
- 16 650 GROVE STREET**
108 units (under construction)
- 17 619,610-620 GROVE STREET**
444 units (approved)
- 18 182-184 14TH STREET**
87 units (hotel, complete)
- 19 580 MARI BOULEVARD**
367 units (approved)
- 20 180 TENTH STREET/ROOSEVELT**
128 units (complete)
- 21 UNICO TOWER II**
400 units (complete)
- 22 HAMILTON SQUARE II**
99 units (complete)
- 23 25 MCWILLIAMS PLACE /
HAMILTON SQUARE**
127 units (complete)
- 24 210 9TH STREET/SILVERMAN**
25 units (complete)
- 25 204 TENTH STREET**
153 units (complete)
- 26 234 TENTH STREET/
SCHOEDER LOFTS**
58 units (complete)
- 27 242 TENTH STREET/
HAMILTON LOFTS**
32 units (complete)
- 28 270 TENTH STREET**
163 units (complete)
- 29 310 TENTH STREET**
163 units (complete)
- 30 367 TENTH STREET**
54 units (approved)
- 31 364 NINTH STREET**
75 units (complete)
- 32 387-389 8TH STREET & 34-40
DIVISION STREET**
75 units (approved)

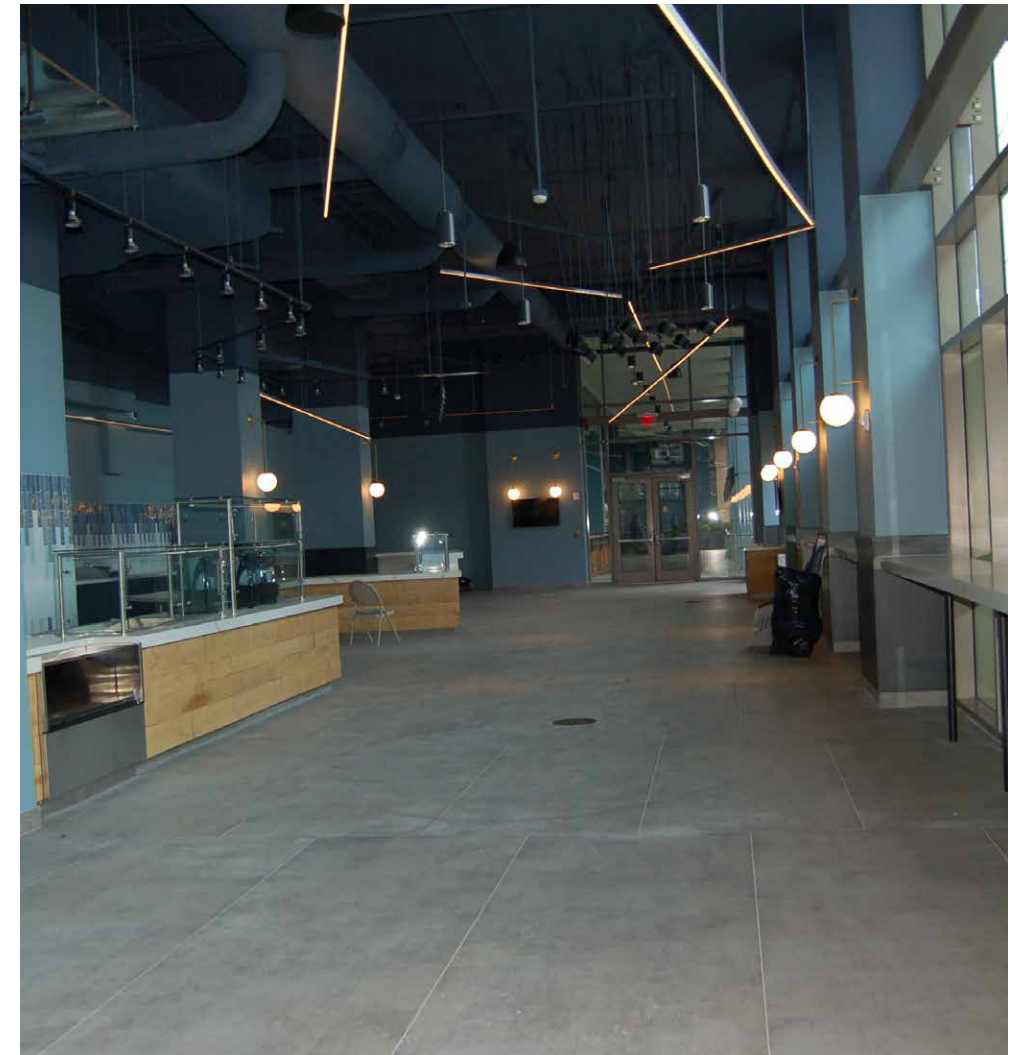
BUILDING PHOTOS



BUILDING PHOTOS



FULLY BUILT OUT RESTAURANT - BRAND NEW KITCHEN EQUIPMENT, NEVER USED



AREA DEMOGRAPHICS



SOHO LOFTS
273 16TH ST

.5 MILE RADIUS

POPULATION

20,975

HOUSEHOLDS

9,221

MEDIAN AGE

36.4

AGE HOUSEHOLD INCOME

\$182,749

TOTAL BUSINESSES

526

TOTAL EMPLOYEES

10,677

DAYTIME POPULATION (w/ 16 yr +)

21,077

COLLEGE GRADUATES (Bachelor's +)

67.0%

1 MILE RADIUS

POPULATION

113,367

HOUSEHOLDS

52,537

MEDIAN AGE

35.4

AVERAGE HOUSEHOLD INCOME

\$180,652

TOTAL BUSINESSES

3,675

TOTAL EMPLOYEES

70,044

DAYTIME POPULATION (w/ 16 yr +)

122,316

COLLEGE GRADUATES (Bachelor's +)

71.0%

1.5 MILE RADIUS

POPULATION

222,872

HOUSEHOLDS

100,345

MEDIAN AGE

35.3

AVERAGE HOUSEHOLD INCOME

\$172,990

TOTAL BUSINESSES

6,713

TOTAL EMPLOYEES

123,485

DAYTIME POPULATION (w/ 16 yr +)

230,387

COLLEGE GRADUATES (Bachelor's +)

68.0%

*2022 estimates

MARKET AERIAL



LOW LEVEL AERIAL



**CAREPOINT
HEALTH
CHRIST
HOSPITAL**

THE ENCLAVE
260 UNIT
LUXURY APARTMENTS
40,000 SF RESORT-STYLE
AMENITIES
3,122 SF RETAIL SPACE

**305 COLES
STREET**
1,181 UNITS
89,902 SF RETAIL

**CAST IRON
LOFTS**
387 UNITS

**8 SPRING ART
STUDIO**

**LEFRAK'S 18TH STREET
PROJECT**
258 UNITS

**JERSEY SOCIAL
COCKTAIL BAR**

**THE LACKAWANNA
EASTERN TERMINUS**

**BAUM TEXTILE
MILLS**

**JON-DA
PRINTING COMPANY INC.**

**This is it!
StageWorks**

**CARLO'S
BAKERY
CORPORATE
OFFICE**

Soho Lofts
377 UNITS

137-139 HOBOKEN AVE
482 UNITS
7,585 SF RETAIL

**COLES STREET
DEVELOPMENT**

EMERSON DISTRICT
1,000 UNITS
44,000 SF OF RETAIL
23,900 SF OF PUBLIC USE
SPACE

**14TH STREET
GARDEN
CENTER**

**192 APARTMENT
UNITS**

**15TH
STREET
DELI**



SITE PHOTO



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