BAY RIDGE PORTFOLIO

BROOKLYN, NEW YORK

RIPCO Real Estate and ASG Equities is pleased to present the Bay Ridge Portfolio, a seven-building, 170,000-SF collection of premier real estate that dominate the commercial heart of Brooklyn, New York's legendary Bay Ridge neighborhood.

RIPCO REAL ESTATE | ASG EQUITIES

THE PORTFOLIO

464

86TH STREET

BETWEEN 4TH & 5TH AVENUES

- The heart of Bay Ridge and former location of legendary Century 21 department stores
- Available for lease for first time in generations
- Over 70,000 SF of prime retail space
- Flexible division options ranging from 2,000-67,000 SF

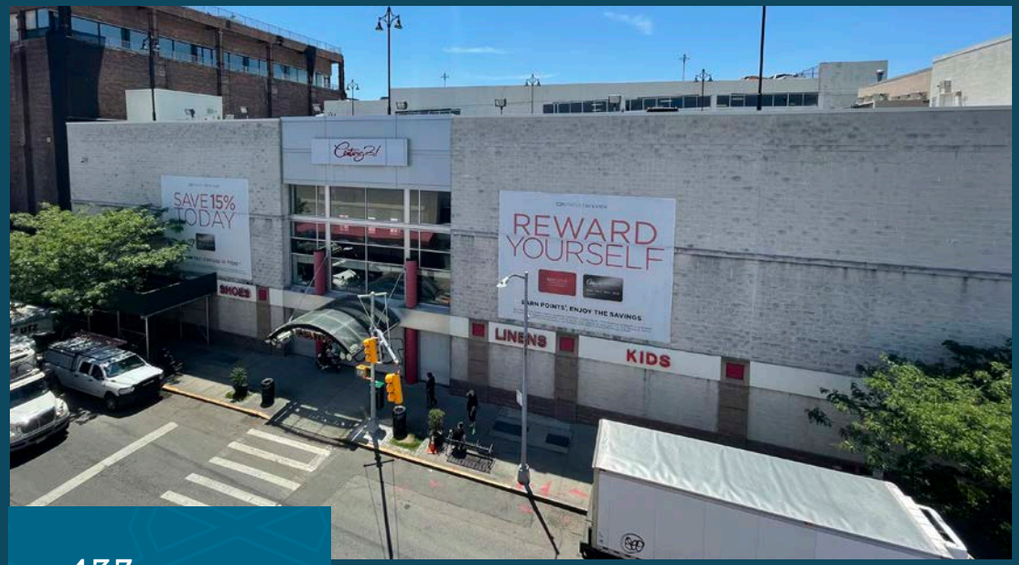
502 86TH STREET

SOUTHEAST CORNER
OF 5TH AVENUE

- Prime corner position at 86th street & 5th avenue
- 35,000 SF over 4 levels
- Formerly TJ Maxx
- Ready-to-go for retail users with in-place escalators, passenger & freight elevator
- Opportunity for healthcare, schools and work space
- Divisible

THE PORTFOLIO

THE PORTFOLIO



437
87TH STREET

BETWEEN 4TH & 5TH AVENUES

415
88TH STREET

BETWEEN 4TH & 5TH AVENUES - PARKING GARAGE

RETAIL

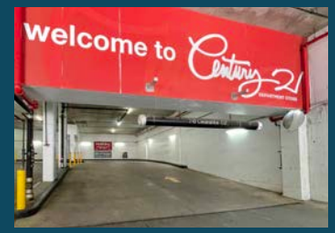
- Big Box
- Inline
- Grocery
- Food And Beverage

HEALTHCARE

- Urgent Care
- Full-Service Ambulatory
- Specialty Services

WORKSPACE

- Offices For Business
- Education
- Professional Services
- Creative Pursuits

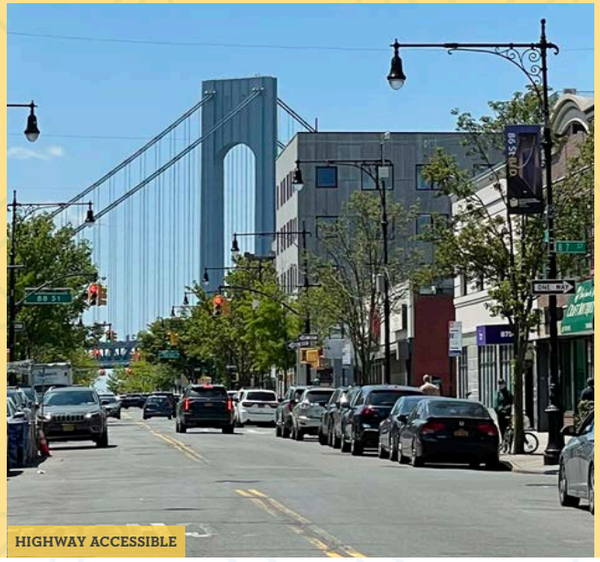


- 65,952 SF of high-ceiling modern space adjacent to 155,462 SF (290-car) parking garage
- Large floor plates up to 37,000 SF
- Unique building with dedicated parking
- Perfect for institutional users seeking freestanding building with private parking

Perfectly situated at the foot of the world-famous Verrazano Narrows Bridge, this commanding real estate portfolio, formerly the home of the legendary Century 21 Department Stores, consists of high-profile buildings perfectly positioned along the prime commercial corridor of 86th Street, 87th Street and 88th Street from 4th to 5th Avenues, a marketplace that serves the densely populated communities of Southwest Brooklyn including Bay Ridge, Dyker Heights, Sunset Park and Bensonhurst.

TRANSIT ACCESSIBLE

DENSELY POPULATED


HIGHWAY ACCESSIBLE

- Bay Ridge has long been recognized as one of Brooklyn and New York City's leading retail and business corridors attracting world-class brands and vibrant consumer activity.
- With over 160,000 SF of leasing opportunities, this is a once in a generation delivering energizing and compelling leasing opportunities in retailing, healthcare, professional and creative workspace.
- Join the retailers the center of one of New York's top retail corridors.

DISCOVER THE POTENTIAL

AREA DEMOS

WITHIN 10-MINUTE DRIVE TIME OF 86TH STREET & FIFTH AVENUE

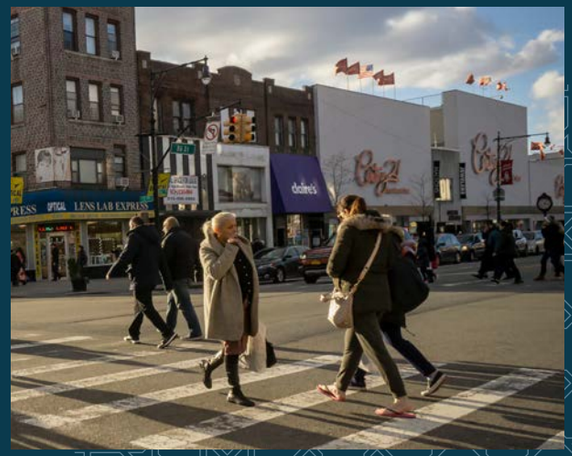
MEDIAN AGE

38 YRS

POPULATION

325K

TOTAL POPULATION WITHIN
10-MINUTES OF THE STREET



120K

DAYTIME WORKERS
WITHIN A 10-MINUTE DRIVE

CONSUMER SPENDING– APPAREL & SERVICES

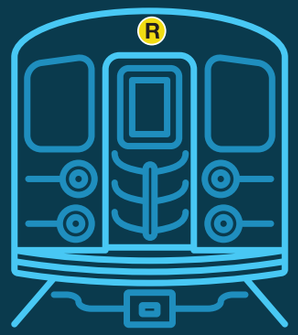
$264M

MEDIAN HOUSEHOLD INCOME

$65K

86TH STREET IS A HIGH-TRAFFIC RETAIL CORRIDOR SERVICED BY MASS TRANSIT, DIRECT VEHICLE ACCESS, MUNICIPAL AND STREET PARKING AND HEAVY PEDESTRIAN FOOTFALL.

86TH STREET R TRAIN SUBWAY RIDERSHIP



3.4M

AVERAGE ANNUAL RIDERSHIP

11K

AVERAGE DAILY RIDERSHIP

17K

AVERAGE VEHICLE PER DAY

86TH STREET SERVICED BY

5

BUS LINES

TRAFFIC GENERATORS

BROOKLYN RETAIL TRADE AREAS

R TRAIN
86TH STREET
SUBWAY RIDERSHIP

3.4M

AVERAGE ANNUAL RIDERSHIP

11K

AVERAGE DAILY RIDERSHIP

AVERAGE
VEHICLE PER DAY

17K

B1 B16 S53 S93 S79

86TH STREET SERVICED
BY

5

BUSLINES

AREA RETAIL MAP

RETAIL ANCHOR ON 86TH STREET

464

86TH STREET

BETWEEN 4TH & 5TH AVENUES

THREE LEVELS

70,000 SF

TOTAL AVAILABLE SPACE | DIVISIBLE

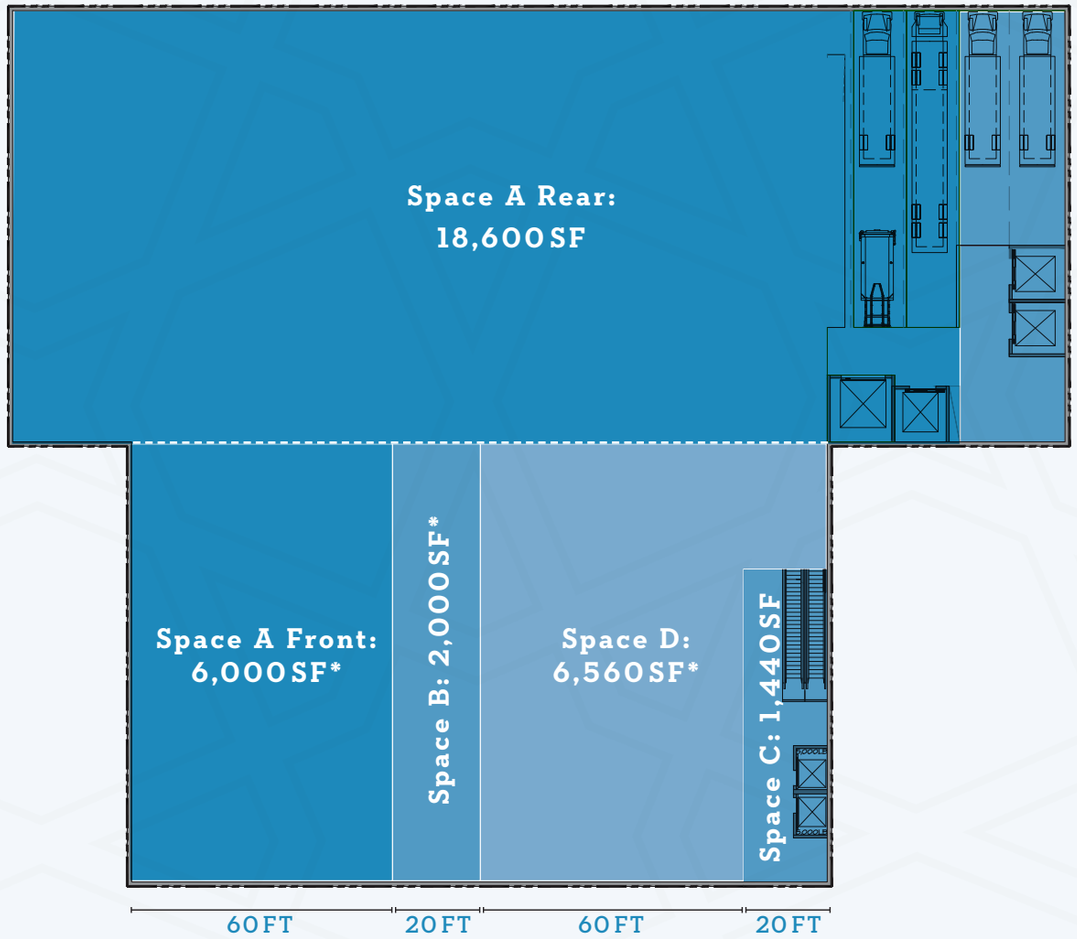
464 86TH STREET

SPACE DETAILS

FIRST FLOOR

Total Size: 34,600 SF

87TH STREET



86TH STREET

SPACE A

First Floor Front - 6,000 SF

First Floor Rear - 18,600 SF

Total Space: 24,600 SF

SPACE B

2,000 SF

SPACE C

1,440 SF

SPACE D

6,560 SF

*DIVISIONS ARE CONSIDERED

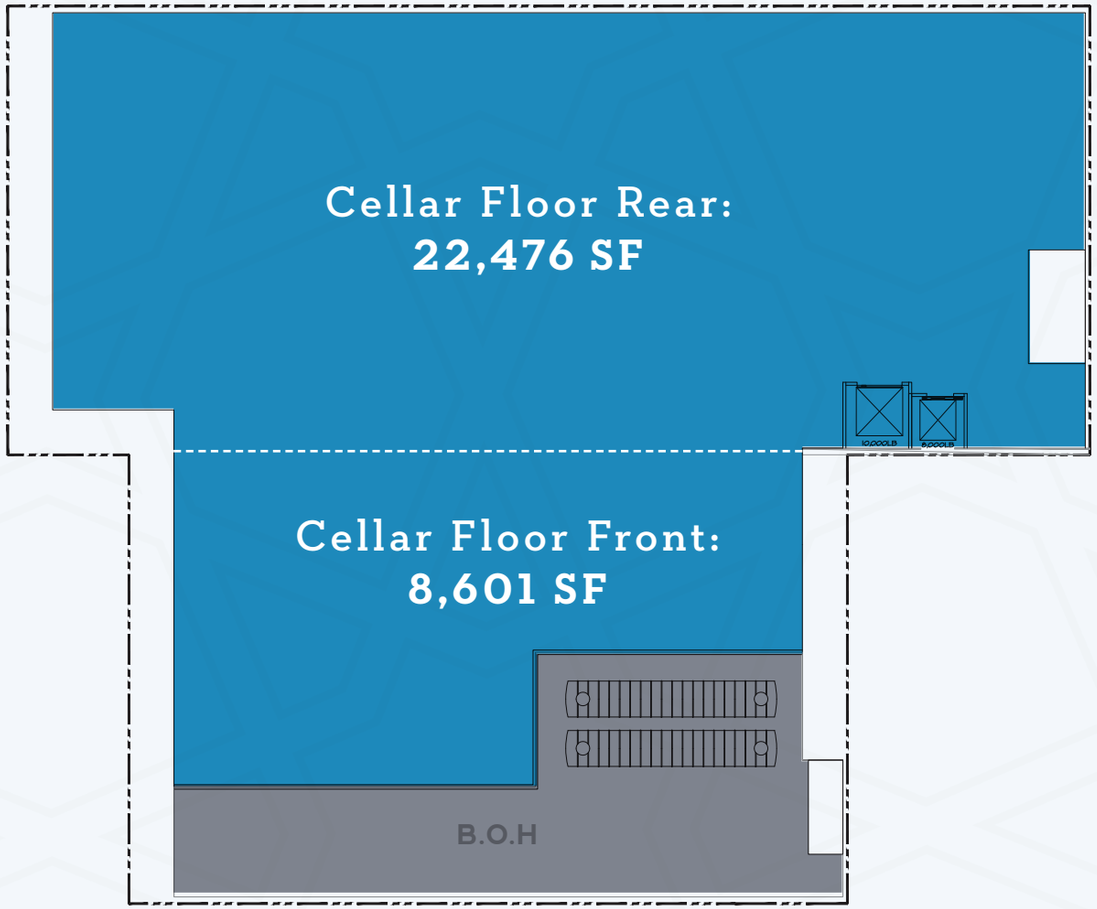
464 86TH STREET

SPACE DETAILS

CELLAR FLOOR

Total Size: 31,077 SF

87TH STREET



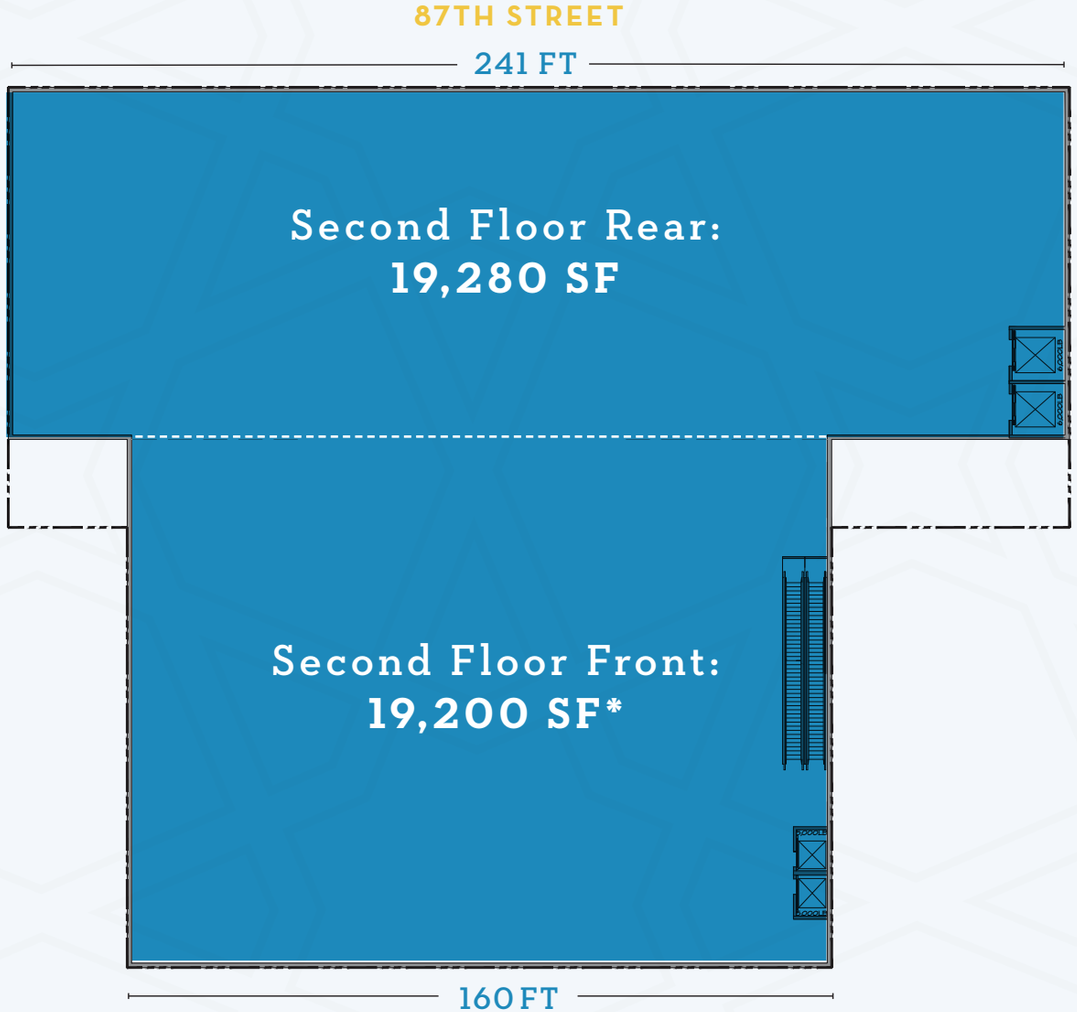
86TH STREET

464 86TH STREET

SPACE DETAILS

SECOND FLOOR

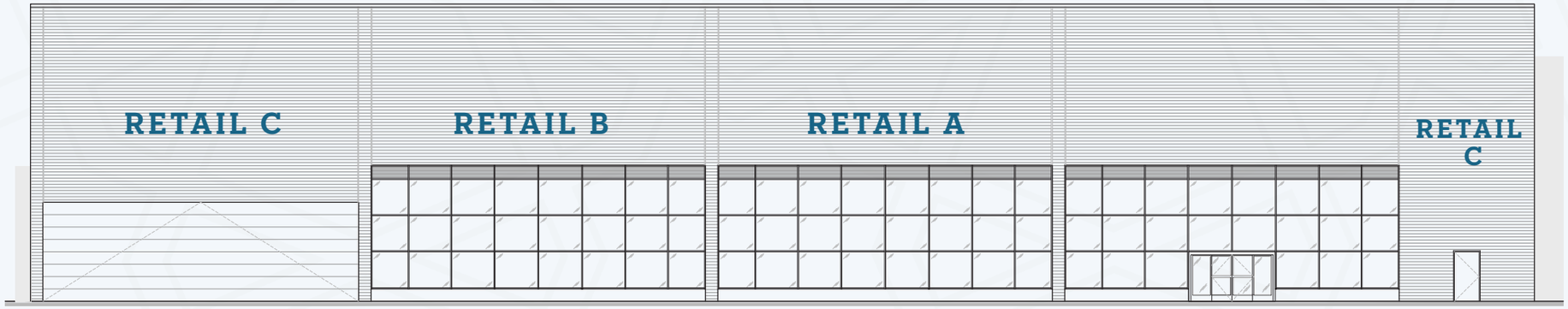
Total Size: 38,480 SF



*DIVISIONS ARE CONSIDERED

ELEVATION PLANS

86TH STREET



87TH STREET

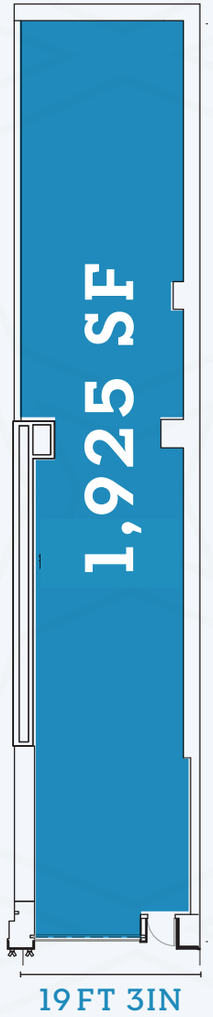
470

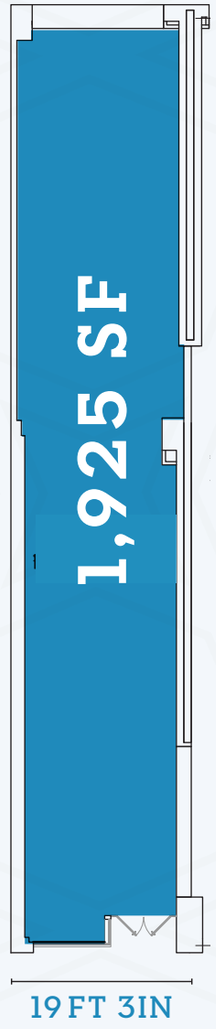
86TH STREET

ADDITIONAL GROUND FLOOR SPACES

474

86TH STREET





86TH STREET

PRIME RETAIL CORNER IN BAY RIDGE

502

86TH STREET

SOUTHEAST CORNER
OF 5TH AVENUE

FOUR LEVELS

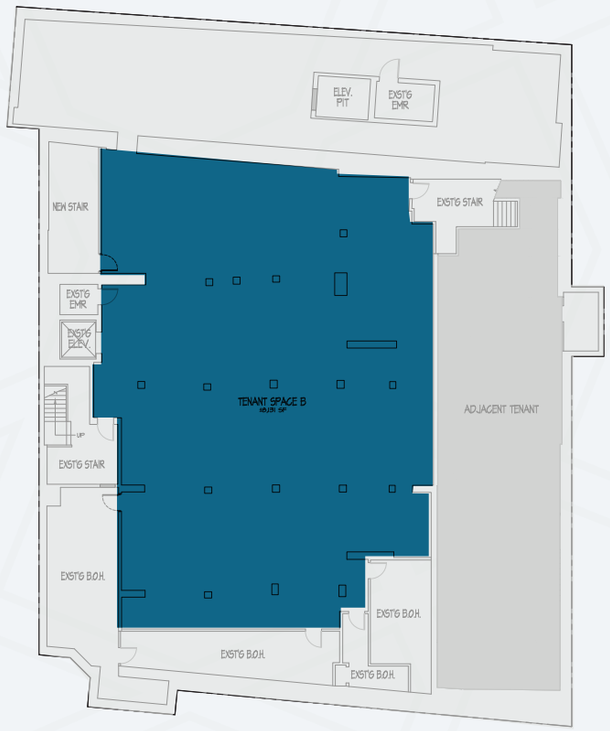
34,575 SF

TOTAL AVAILABLE SPACE | DIVISIBLE

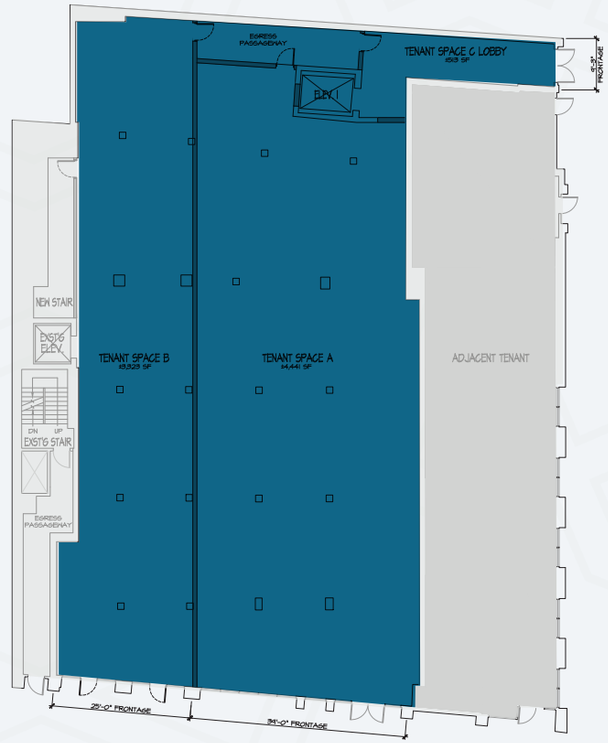
502 86TH STREET

SPACE DETAILS

Cellar: 8,131 SF



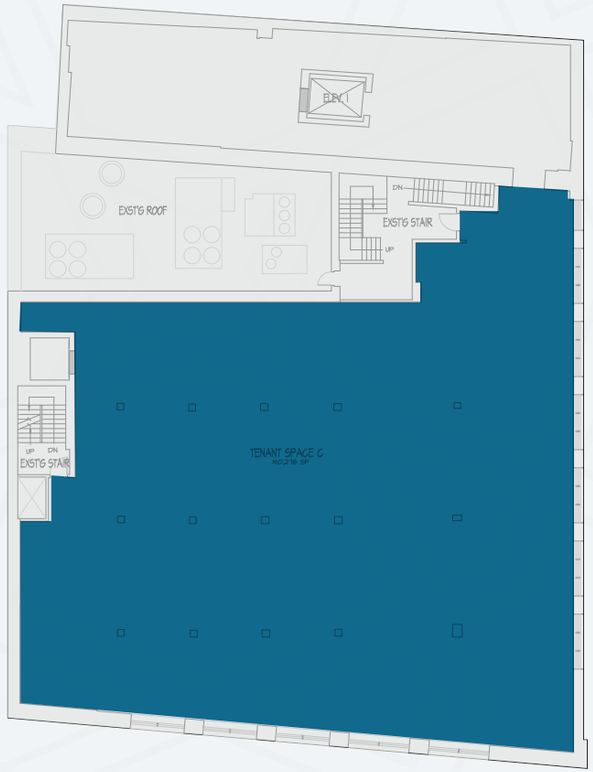
Ground Floor: 7,764 SF



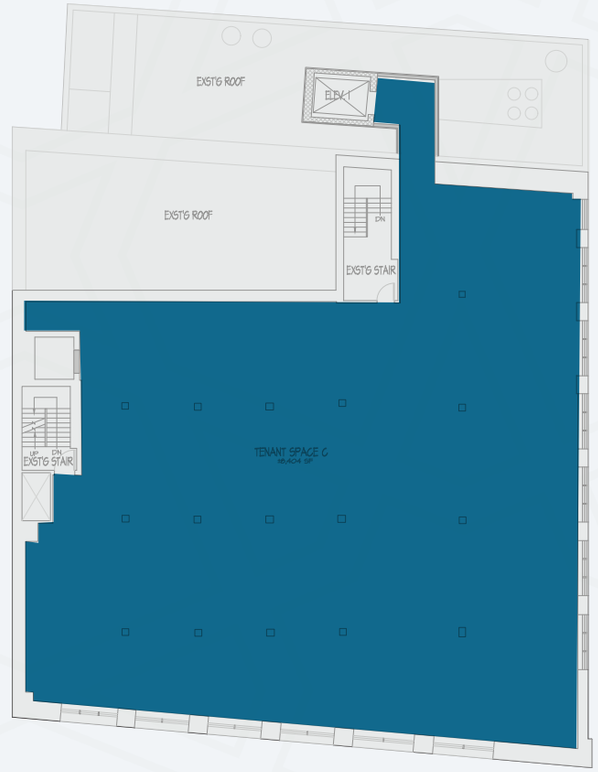
502 86TH STREET

SPACE DETAILS

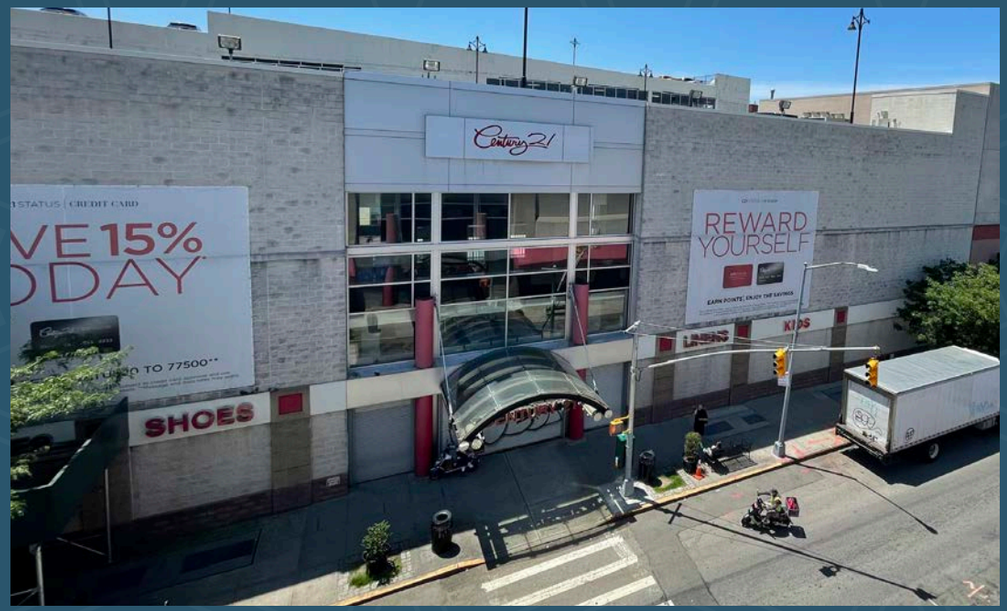
Second Floor: **10,276 SF**

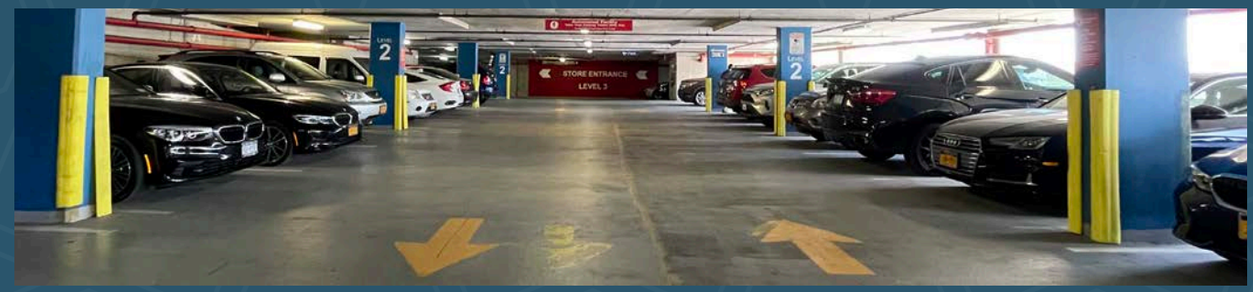


Third Floor: **8,404 SF**



CAMPUS OPPORTUNITY WITH 290-CAR PARKING GARAGE





437
87 STREET TH

BETWEEN 4TH &
5TH AVENUES

415
88 STREET TH

BETWEEN 4TH &
5TH AVENUES -
PARKING GARAGE

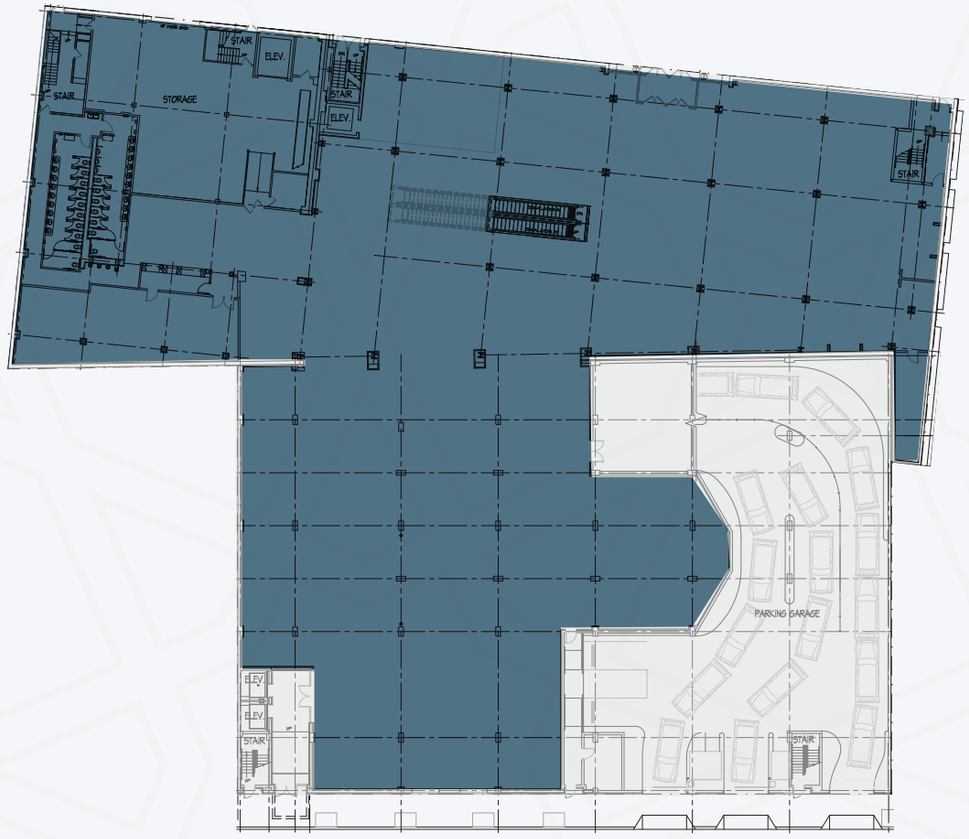
65,952 SF

437 87TH STREET

SPACE DETAILS

415 88TH STREET

Ground Floor: **37,950 SF** | Ceiling Height: **22 FT 3 IN**



100 FT

88TH STREET

437

87 STREET TH

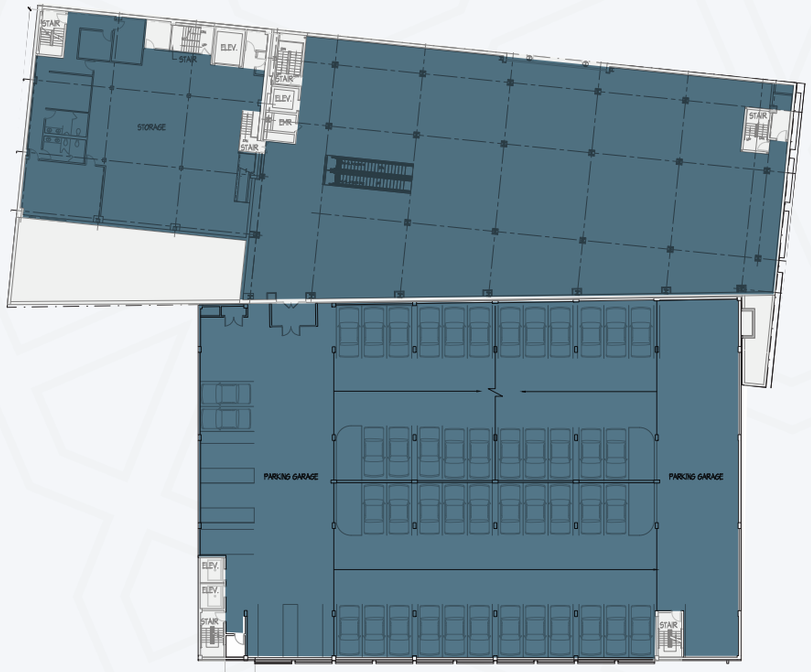
SPACE DETAILS

415

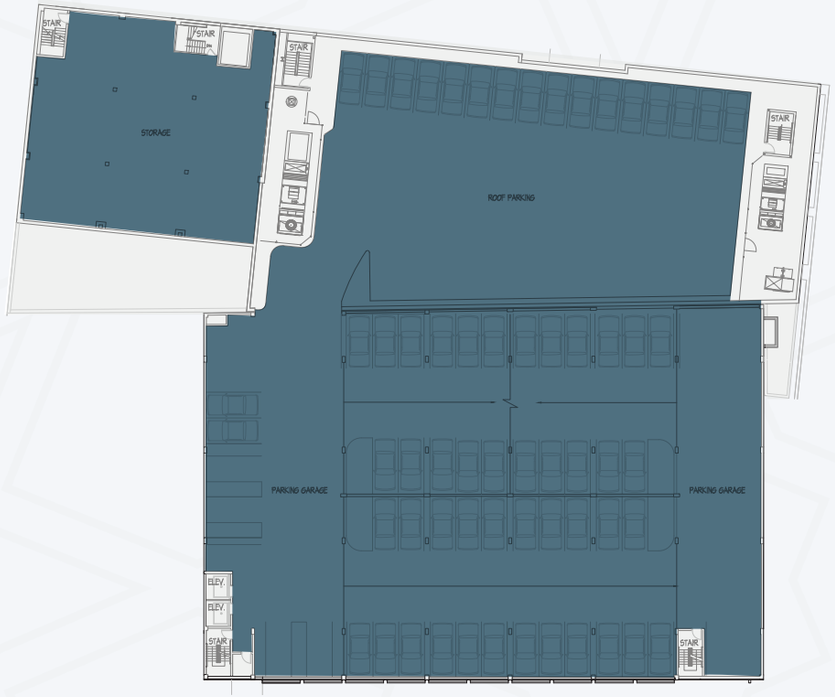
88 STREET TH

Second Floor + Parking: **20,773 SF**

Ceiling Height: **17 FT 1 IN**



Third Level Parking



88TH STREET

437

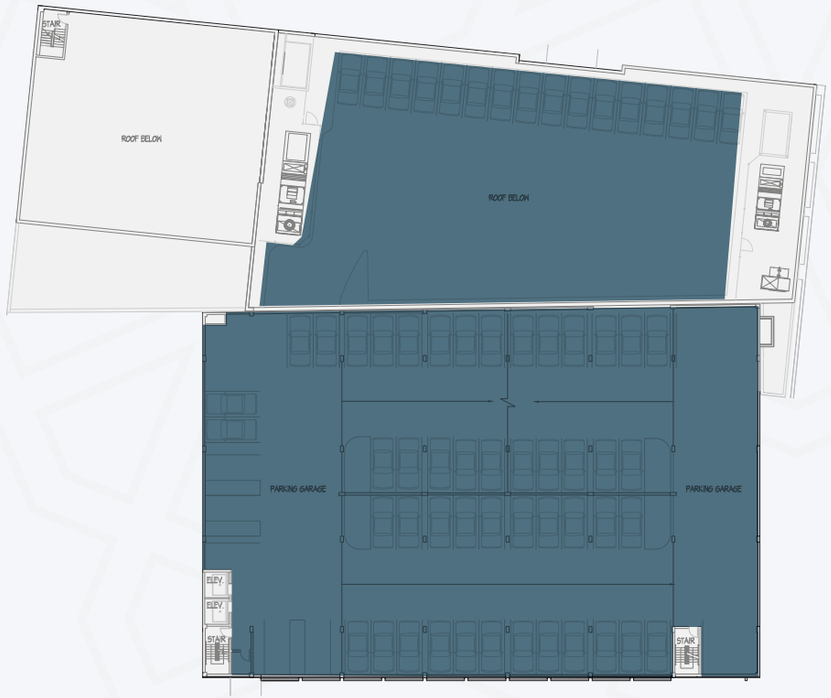
87TH STREET

SPACE DETAILS

415

88TH STREET

Fourth, Fifth + Sixth Level Parking



Roof Parking

88TH STREET

BAY RIDGE PORTFOLIO

437 87TH
464 86TH
502 STREETS

BROOKLYN, NEW YORK

CONTACT EXCLUSIVE AGENTS

GENE SPIEGELMAN
gspiegelman@ripcony.com
212.750.6565

BEN WEINER
bweiner@ripcony.com
718.233.6565

MORGAN SINGER
msinger@ripcony.com
212.750.6565

CHRIS WALTHER
cwalther@ripcony.com
718.233.6565

RIPCO REAL ESTATE

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ASG EQUITIES