



LAGUARDIA AIRPORT ✈️

102-05

DITMARS BOULEVARD

**~526,000 BUILDABLE SF
DEVELOPMENT SITE
AT LAGUARDIA AIRPORT**



RIPCO

INVESTMENT SALES



LAGUARDIA AIRPORT ✈️

102-05

DITMARS BOULEVARD





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01 | PROPERTY OVERVIEW





PROPERTY HIGHLIGHTS

01

UNPRECEDENTED DEVELOPMENT PROJECT

Rare opportunity for a **~526,000 Buildable SF** development on two+ acres at *LaGuardia Airport*

02

HIGH VISIBILITY LOCATION

Tremendous exposure with 600+ feet of *frontage on Ditmars Blvd and Grand Central Parkway* with over **215,000 AADT**

03

VERSATILE ZONING OPTIONS

Favorable zoning allows for a mixed-use building, commercial office building, corporate HQ, medical facility, assisted living facility, and many more

04

NEIGHBORHOOD HOTSPOT

Lack of new construction inventory has sparked an increase in demand in the area across all uses

05

GATEWAY LOCATION

Conveniently located off the Grand Central Parkway providing easy access to the Brooklyn Queens Expressway, Long Island Expressway and several bridges

[CLICK FOR PRINCIPAL NDA](#)

[CLICK FOR BROKER NDA](#)

THE OFFERING

Address	Vacant lot located at 102-05 Ditmars Boulevard East Elmhurst, NY 11369	
Block	1641	
Lots	44	1 (Partial)*

**Current parking structure-to be demolished*

PROPERTY INFORMATION

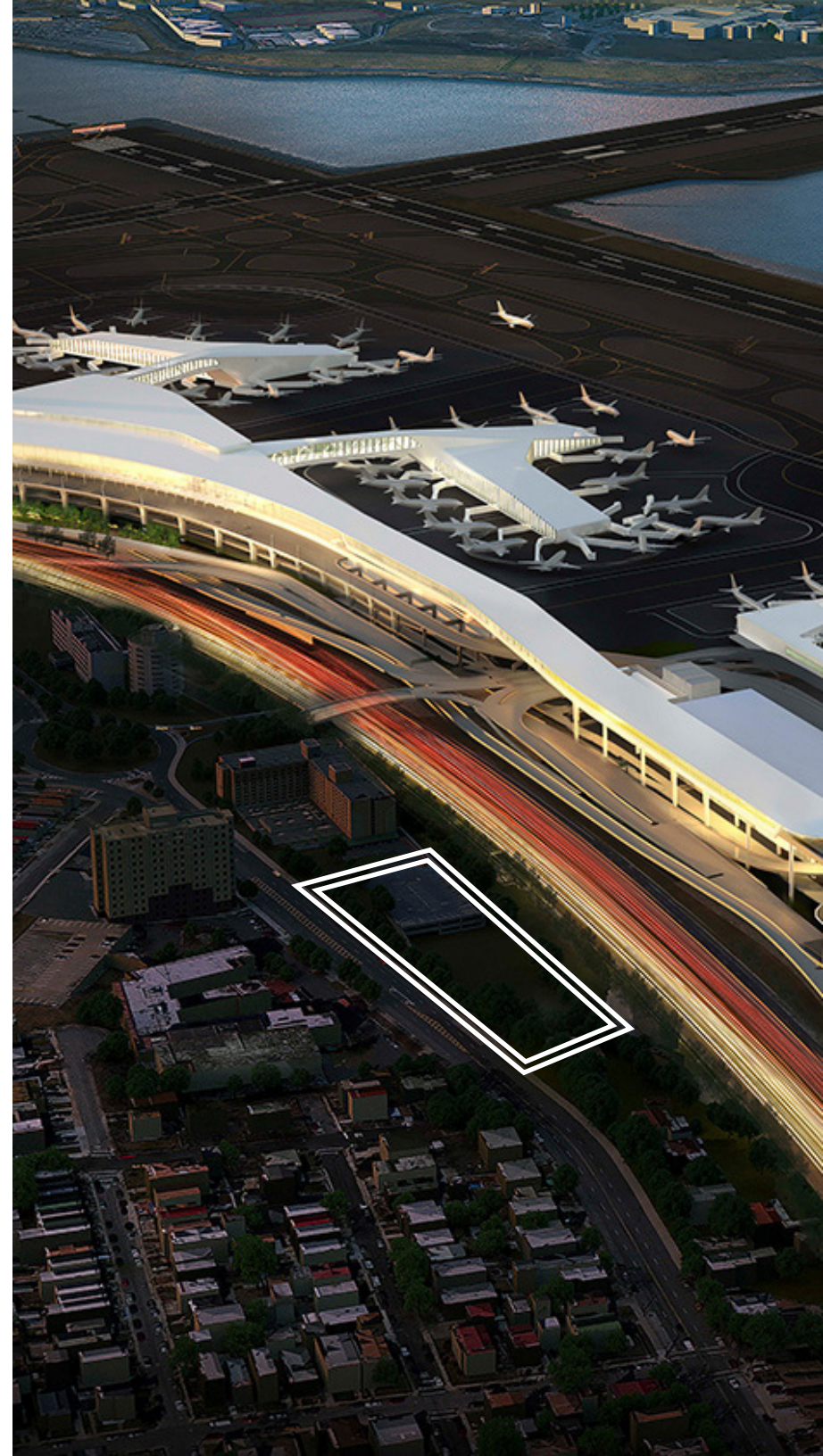
Existing	Vacant Lot	Parking Structure to be Demolished
Gross Lot SF	58,518 SF (approx.)	34,000 SF (approx.)
Total Gross Lot SF*	92,518 SF (approx.)	
Lot Dimensions	616.58' x 226.41' (irr.)	
Zoning	R6 / C4-2	
Buildable SF*	783,340 SF (approx.)	
Less Existing Hotel Structure	(256,586) SF (approx.)	
Available Buildable SF*	526,754 SF (approx.)	
Parking Spaces*	736	

**Subject to NYC approval*

NYC FINANCIAL INFORMATION (EST.)

Block	1641	
Lot	44	1 (Partial)
Assessment (Tentative 23/24)	\$3,051,086	TBD
Annual Property Taxes Per Lot SF	\$5.55	\$5.55
Annual Property Taxes (Tentative 23/24)	\$324,819	\$188,725
Estimated Annual Property Taxes (Tentative 23/24)	\$513,544	

Note: Partial tax lot 1 real estate taxes were estimated based on 34,000 lot SF multiplied by \$5.55 which will be subject to NYC Department of Finance approval.



CONCEPTUAL PLAN

ZONING CALCULATIONS

FLOOR AREA							AREA		
		EXISTING	NEW BUILDING 1			NEW BUILDING 1		SHARED SPACES	
Level	Floor-to-Floor Height (Res.)	Marriott Hotel	Retail	Res. Tower W	Res. Tower E	Community Facility	Res. Tower 3	Res. Open Space	Parking (736 spaces)
14	9'-6"	-	0	14,536	0	-	-	-	0
13	9'-6"	-	0	17,643	12,510	-	-	-	0
12	9'-6"	-	0	17,643	12,510	-	-	-	0
11	9'-6"	-	0	17,643	12,510	0	4,025	-	0
10	9'-6"	21,037	0	17,643	12,510	0	9,961	-	0
9	9'-6"	21,037	0	17,643	15,551	0	9,961	-	0
8	9'-6"	21,037	0	17,643	15,551	0	9,961	-	0
7	9'-6"	21,037	0	17,643	15,551	0	9,961	-	0
6	9'-6"	21,037	0	17,643	15,551	0	9,961	-	0
5	9'-6"	21,037	0	17,643	15,551	0	9,961	-	0
4	9'-6"	21,037	0	17,643	15,551	0	9,961	-	0
3	9'-6"	21,037	0	17,643	15,551	0	0	25,848	0
2	9'-6"	21,037	0	17,643	15,551	12,959	0	0	0
1	14'-6"	38,287	25,803	2,481	2,674	5,480	2,898	100,080	22,307
C1	10'-6"	28,964	0	0	0	0	0	-	98,897
C2	10'-6"	0	0	0	0	0	0	-	98,897
GFA		256,586	25,803	228,736	177,124	18,439	76,652		

Note: All parking will lie at the base of new building 1. Approximately 286 of the 736 parking spaces will be allocated to the hotel and cost of construction will be shared providing tremendous cost savings.

TOTAL (SF)

783,340

TOTAL LESS HOTEL (SF)

526,754

A photograph of a multi-story Marriott hotel building at LAGUARDIA AIRPORT. The building is white with many windows. In the foreground, there is a paved area and some trees. A semi-transparent white box is overlaid on the center of the image, containing text.

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LAGUARDIA AIRPORT

EAST ELMHURST

A TRANSFORMED LAGUARDIA NEARING COMPLETION

The \$8 billion renovation project, which marks LaGuardia Airport as the first new major airport built in the United States in the last 25 years, is nearing completion.

DELTA'S BRAND-NEW TERMINAL C

The most recent major milestone is the expansive new terminal at Delta's Terminal C, opened in June 2022 to passengers at nearly double its previous size, consolidating 37 gates into one spacious facility with a single arrivals and departures hall. It features floor-to-ceiling windows, 21st century technology and locally inspired concessions [anewlga.com]. Delta has invested \$4 billion into LGA to contribute this 1.3 million square foot state-of-the-art terminal.

OTHER RECENT MILESTONES

APRIL 2022

Solar rooftop on western parking garage – generating 1.34 megawatts of renewable energy.

JANUARY 2022

Completion of Terminal B's passenger facilities including its second pedestrian skybridge as one of the airport's signature architectural features.

DECEMBER 2021

Milestone – record \$2 billion in contracts awarded to minority and women-owned businesses.

JULY 2021

Terminal B is the world's finest first airline terminal to earn LEED v4 gold certification for sustainability.

MASS TRANSIT UPDATE - GOVERNOR KATHY HOCHUL

In a statement from Governor Kathy Hochul, the Port Authority of New York and New Jersey released the Options for Mass Transit Solutions to LGA Report, an exhaustive analysis of 14 different mass transit options to LaGuardia Airport.

This would allow for improved Q70 service and new non-stop shuttle bus services from N/W subway in Astoria – projected to benefit nearly 5 million total passengers on an annual basis.

View details of the proposal [here](#).



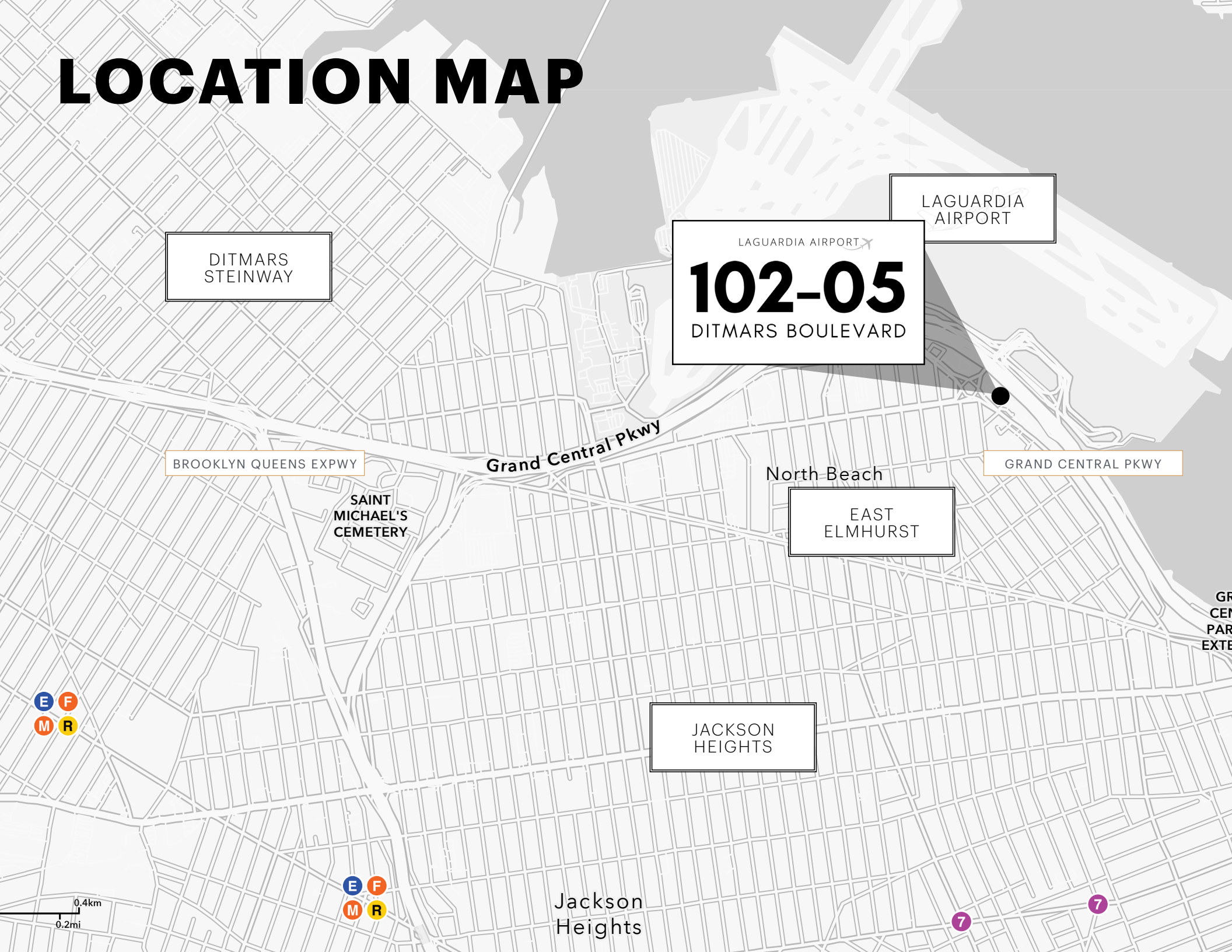
“ THE TRANSFORMATION OF LAGUARDIA AIRPORT INTO A WORLD-CLASS DESTINATION THAT IS INTERNATIONALLY RECOGNIZED FOR ITS BEAUTY IS AN INTEGRAL PART OF OUR BOLD VISION FOR A NEW ERA IN NEW YORK. ”

- KATHY HOCHUL



Renderings

LOCATION MAP



DITMARS
STEINWAY

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LAGUARDIA
AIRPORT

BROOKLYN QUEENS EXPWY

Grand Central Pkwy

SAINT
MICHAEL'S
CEMETERY

North-Beach

GRAND CENTRAL PKWY

EAST
ELMHURST

E F
M R

JACKSON
HEIGHTS

GR
CEN
PAR
EXT

0.4km
0.2mi

E F
M R

Jackson
Heights

7

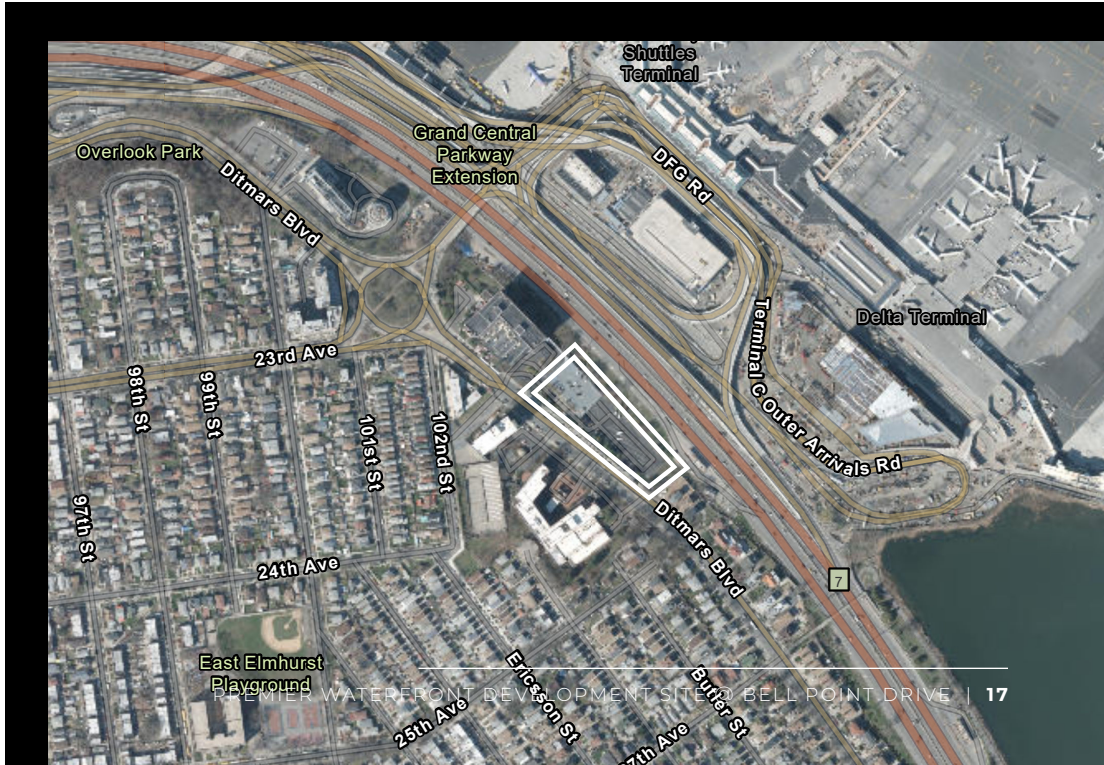
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NEARBY POINTS OF INTEREST	DISTANCE	TRAVEL TIME
LaGuardia Airport	0.8 mi	5 min
Grand Central Parkway	1.0 mi	5 min
Brooklyn Queens Expressway	1.5 mi	6 min
Citifield - Willets Point	2.0 mi	6 min
Whitestone Expressway	3.5 mi	8 min
Van Wyck Expressway	3.5 mi	8 min
Flushing Meadow Corona Park	3.5 mi	8 min
Jackson Heights - Roosevelt Ave E F M R	3.5 mi	8 min
Long Island Expressway	5.0 mi	10min

TAX MAP

BLOCK 1641
LOT(S) 44, 1





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