

162 JAMAICA AVENUE

QUEENS, NEW YORK



**REDEVELOPMENT
OF OVER 86,000 SF**

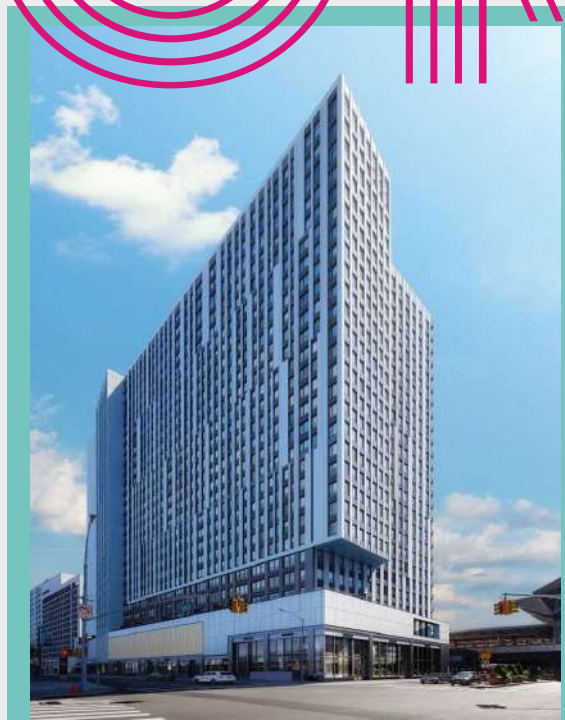
**SEEKING ALL
RETAIL, MEDICAL
AND OFFICE USES**

RESIDENTIAL DEVELOPMENT IS

BOOMING

NEARLY 5,000 NEW APARTMENTS ARE IN THE PIPELINE

NEW RETAIL AND HOSPITALITY ON ITS WAY: OVER 500,000 SQUARE FEET OF NEW RETAIL, +2,362 NEW HOTEL ROOMS COMING



THE CROSSING AT JAMAICA STATION

A mixed use development with ground floor retail and two residential towers at 26 and 14 stories each, consisting of 669 units.



ALVISTA TOWERS

Completed 26 story tower with 380 affordable units, retail, and a 24-story tower with 522 units. Two outdoor terraces, a yoga studio, and a fitness center.



ARCHER GREEN APARTMENTS

A 23-story mixed use development with 380 affordable units, ground floor retail, and community facility.

NEW RETAIL & HOSPITALITY



Moda Upgraded Living

\$1 BILLION OF PUBLIC
AND PRIVATE
INVESTMENTS BETWEEN
2009-2019

...OVER 500,000
SF OF NEW RETAIL
JOINING NEW
PRIMARK, TARGET,
BURLINGTON
COAT FACTORY



HILTON GARDEN INN

27 story hotel consisting of 225 hotel rooms with a full service restaurant, meeting space, gym, and pool. Currently in construction.



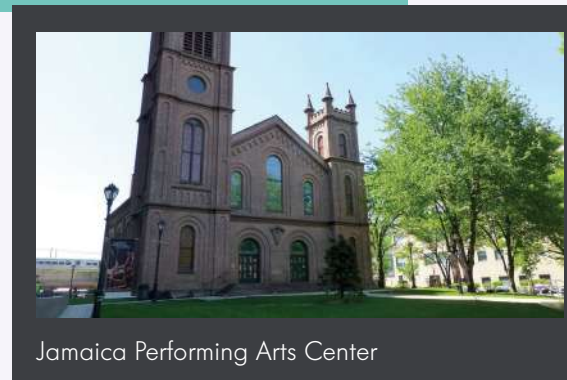
FAIRFIELD INN & SUITES BY MARIOTT

15 story dual-branded hotel, with 338 hotel rooms. Currently in construction.



Tree Of Life Center

+2,362 NEW HOTEL
ROOMS COMING



Jamaica Performing Arts Center



Queens Library - Children's Discovery Center

DEVELOPMENT



MAP

MAP KEY

DEVELOPMENTS BY TYPE

	Under Construction	
	Hotel	6
	Mixed Use	27
	Potential Development	10
	CUNY	7
	Completed	6

	ADDRESS	JOB TYPE	UNITS
	165-20 Archer Ave.	NB	194
	90-14 161 St.	NB	101
	90-05 161 St.	A1	90
	148-29 90th Ave.	NB	90
	168-36 88 Ave.	A1	79
	88-35 162 St.	A1	66
	148-45 94 Ave.	NB	62
	88-56 162 St.	NB	51
	92-09 Union Hall St.	NB	47
	163-24 89 Ave.	A1	38
	168-30 89 Ave.	NB	29

NB: New Building A1: Major Alteration

TRANSIT



MAJOR TRANSPORTATION

With weekday ridership exceeding **200,000** passengers, Jamaica Station is the largest transit hub on Long Island, the fourth-busiest rail station in North America, and the second-busiest station that exclusively serves commuter traffic.

DAILY RIDERSHIP

562,740 total commuters passing through Jamaica daily using public transportation.

16,956 average Jamaica Air Train daily riders to JFK Airport.

BUS

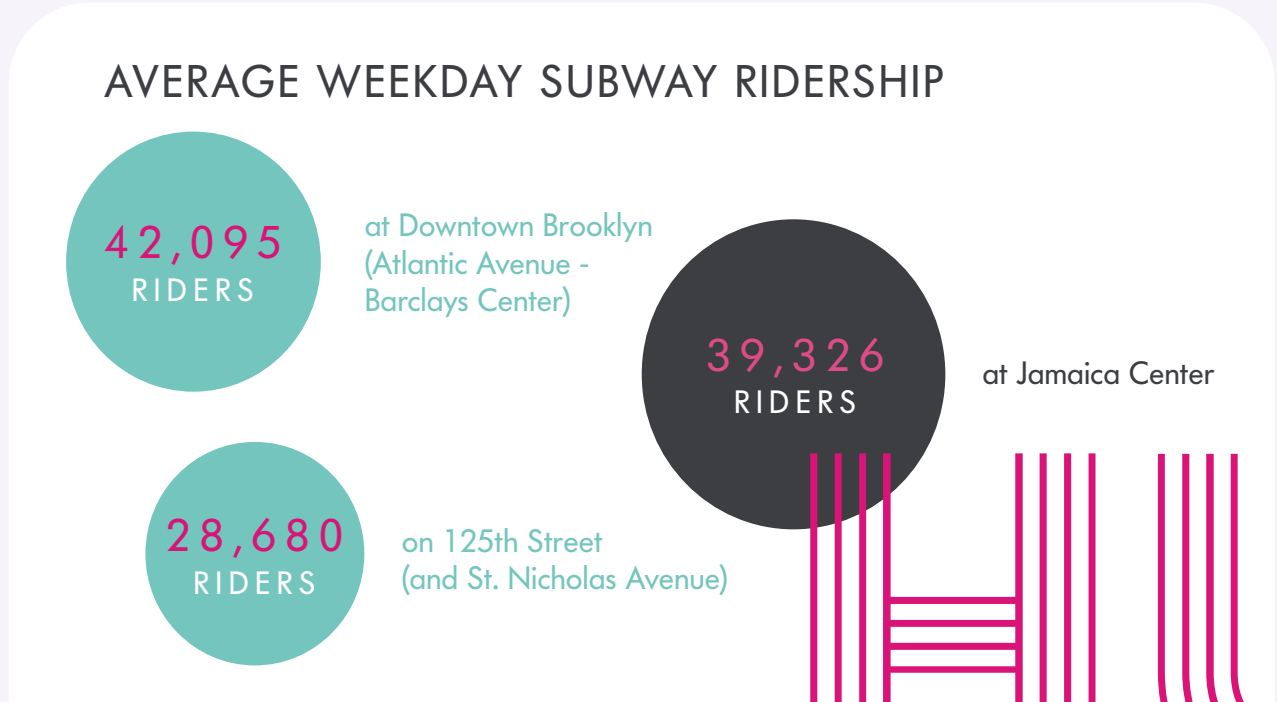
Archer Ave at Parsons Blvd was the **#1** busiest bus stop with **36,000+** riders per weekday in 2023.



RAIL

Jamaica Station is the third-busiest rail hub in the New York area, behind Penn Station and Grand Central Terminal.

Over 1,000 trains pass through each day, the fourth-most in the New York area.









HUB

DEMOGRAPHICS

BY

\$789,299,152
TOTAL RETAIL
GOODS
EXPENDITURE



 Healthcare and Social Assistance	10,721	29.6%	 Educational Services	6,872	19.0%
 Retail Trade	4,302	11.1%	 Public Administration	2,638	7.3%
 Accommodation and Food Services	2,334	6.4%	 All Other Industries	9,655	26.6%

	1 Mile	2 Miles	3 Miles
Total Population	117,018	356,701	687,919
Average Household Income	\$86,547	\$101,746	\$107,566
Total Households	36,256	115,117	227,867
Median Household Income	\$61,718	\$73,286	\$77,431
Total Daytime Population	106,683	301,126	557,686
Daytime Population: Workers	38,501	102,065	179,606
Total Businesses	2,806	7,612	14,382

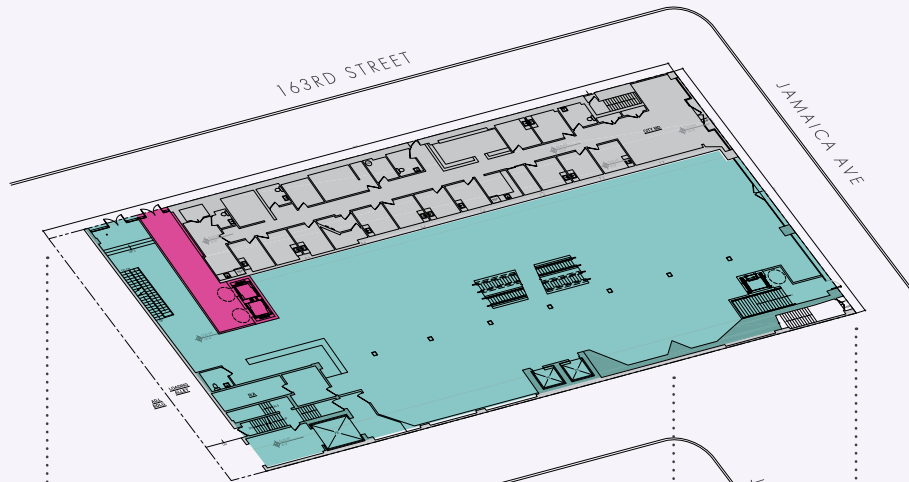
NUMBERS

STREET RETAIL

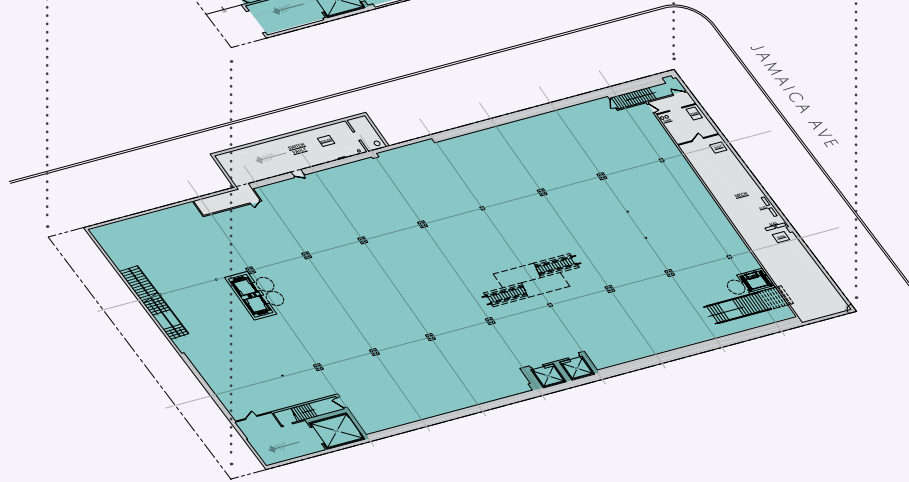
ABR'D'S EYE VIEW



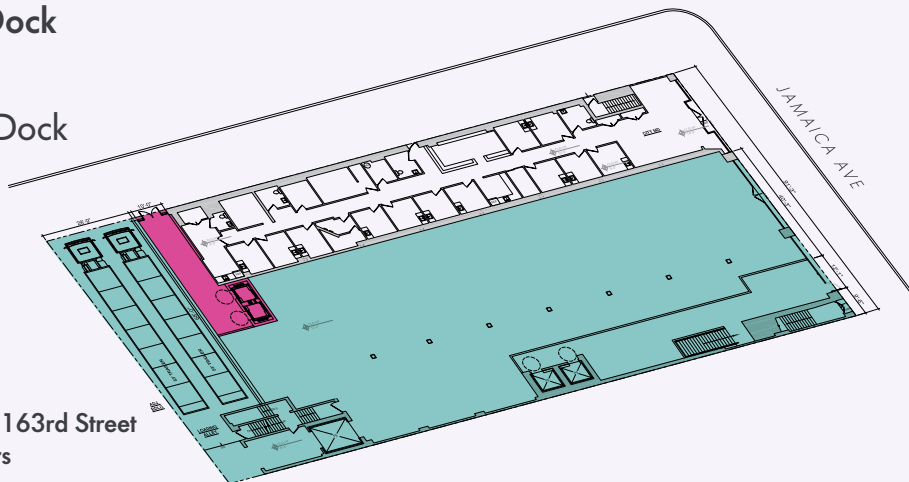
Ground Floor
13,330 SF – Retail



Lower Level
18,743 SF – Retail



Proposed Loading Dock
11,322 SF – Retail
2,150 SF – Loading Dock



*Office lobby entrance is on 163rd Street with two dedicated elevators

PRIME JAMAICA AVENUE FLAGSHIP OPPORTUNITY

IN THE HEART OF DOWNTOWN JAMAICA

5 FLOORS WITH OVER 86,000 SF AVAILABLE

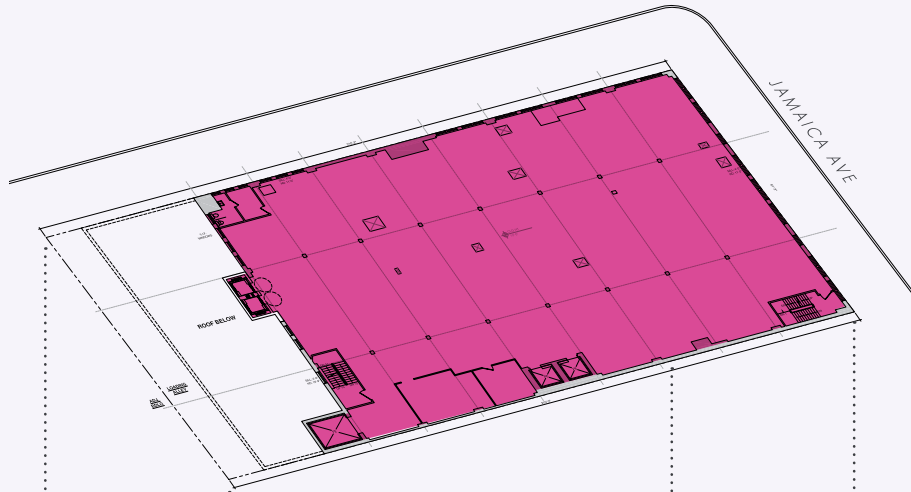
OPPORTUNITIES FOR RETAIL, OFFICE, MEDICAL, AND COMMUNITY FACILITY USES

Retail Availabilities

Floor	Square Feet	Features
Ground Level Retail	13,330 SF	Over 16 FT ceilings, 61 FT 10 IN of frontage on Jamaica Ave, signage + branding opportunities, elevators and escalators in-place running from ground to lower level; multiple means of egress
Lower Level Retail	18,743 SF	Over 13 FT ceilings, elevators and escalators in-place running from ground to lower level; multiple means of egress
Proposed Retail	11,322 SF	Proposed loading dock frontage is 28 FT 9 IN on 163rd Street; dock fits two 53' trailers; loading dock leads into the freight elevators
Loading Dock	2,150 SF (28'9" x 68')	

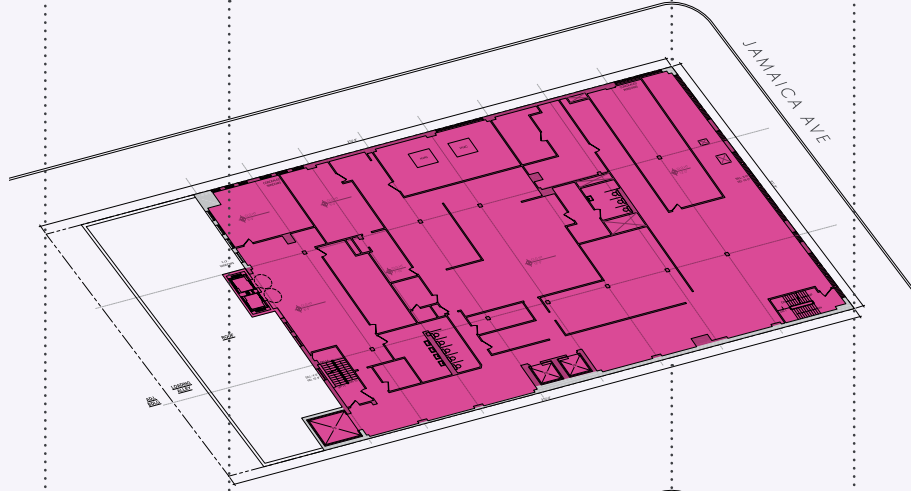
FLOORPLANS

Fourth Floor
18,000 SF – Office



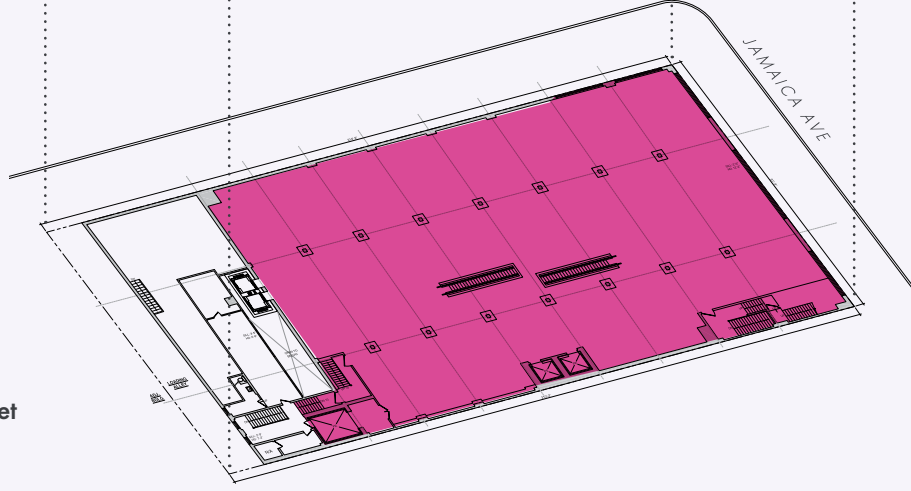
Floor	Square Feet	Features
Fourth Floor	18,000 SF	Over 13 FT ceilings, 91 FT 3 IN of frontage on Jamaica Ave, 210 FT 2 IN of frontage on 163rd Street, signage + branding opportunities, elevators in-place running from ground to lower level; freight elevators in-place; multiple means of egress; existing ADA bathrooms

Third Floor
18,000 SF – Office



Floor	Square Feet	Features
Third Floor	18,000 SF	Over 13 FT ceilings, 91 FT 3 IN of frontage on Jamaica Ave, 210 FT 2 IN of frontage on 163rd Street, signage + branding opportunities, elevators in-place running from ground to lower level; freight elevators in-place; multiple means of egress; existing ADA bathrooms

Second Floor
18,000 SF – Retail/Office*



Floor	Square Feet	Features
Second Level	18,000 SF	Over 13 FT ceilings, 91 FT 3 IN of frontage on Jamaica Ave, 210 FT 2 IN of frontage on 163rd Street, signage + branding opportunities, elevators in-place running from ground to lower level; freight elevators in-place; multiple means of egress; existing ADA bathrooms

*Office lobby entrance is on 163rd Street with two dedicated elevators

FRONTAGE

RENDERINGS



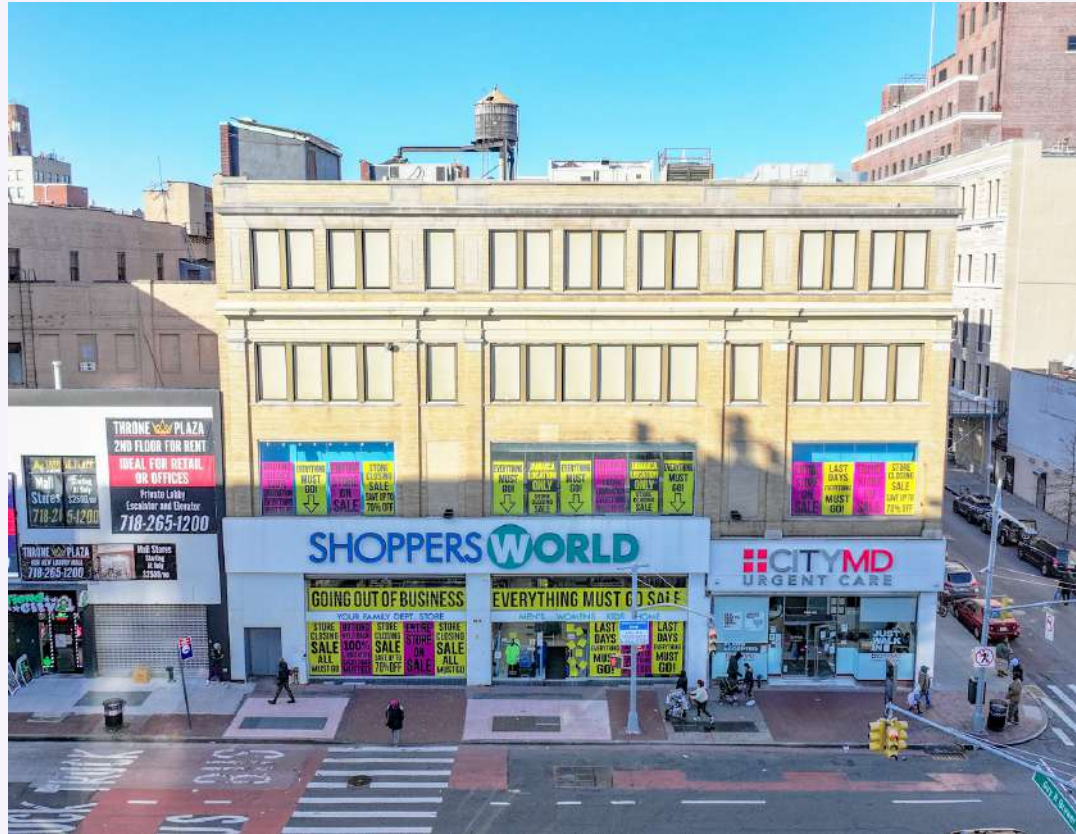


163RD STREET FRONTAGE

WEST

JAMAICA AVENUE FRONTAGE

SITE



NORTH



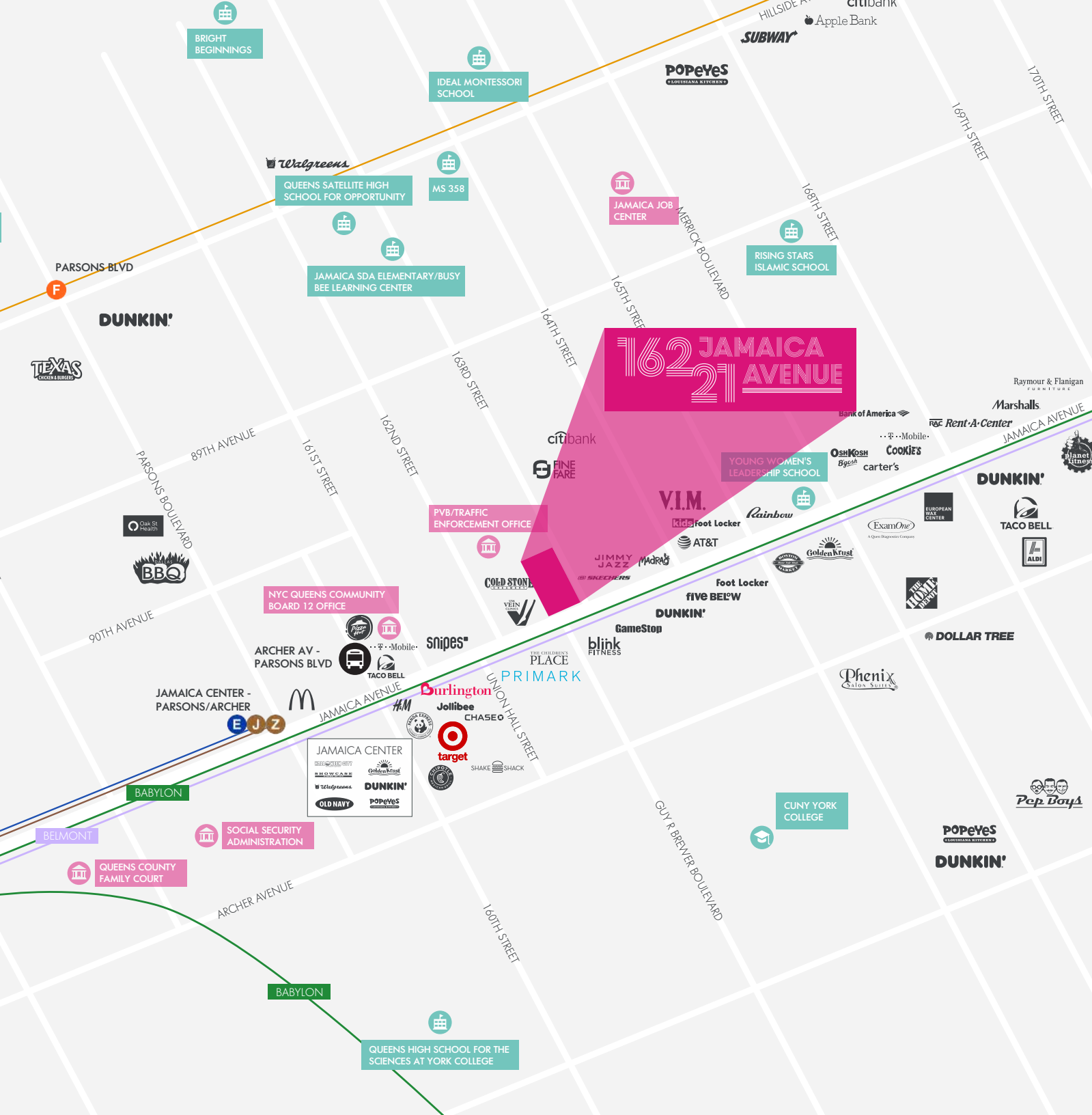
SOUTHEAST



NORTHEAST

NEIGHBORHOOD

H O T T O S



162-21 JAMAICA AVENUE

QUEENS, NEW YORK

CONTACT EXCLUSIVE AGENTS

MICHELLE ABRAMOV

mabramov@ripcony.com

718.663.2652

GREG BATISTA

gbatista@ripcony.com

516.933.8880

SCOTT ROTHSTEIN

srothstein@ripcony.com

718.704.1450

RIPCO
REAL ESTATE

80-02 Kew Gardens Road
3rd Floor
Queens, NY 11415
718.663.2650

Please visit us at ripcony.com for more information

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.