

2431  
BROADWAY

# SWC OF 90TH AND BROADWAY — UPPER WEST SIDE

## 20,000 SF Retail, Medical and Supermarket Opportunity

*This will be a direct deal with the new owner*



# AREA MAP

## 0.5 MILE DEMOGRAPHICS | 2023

### SPENDING: FOOD AT HOME

**\$521,435,976**



### MEDIAN INCOME

**\$124,668**



### 2022 SUBWAY RIDERS

#### 86th / Broadway

Annual 3,672,777  
Weekday 11,348

1

#### 96th / Broadway

Annual 7,059,602  
Weekday 21,636

1 2 3

### BUS RIDERS

#### W89th / Broadway

Annual 1,662,424  
Weekday 4,578

M104

+ coming soon



# FLOOR PLANS

**NEIGHBORHOOD**  
Upper West Side

**LOCATION**  
Southwest corner of  
90th Street

**SIZE**  
Ground Floor — 10,000 SF  
Basement — 10,000 SF

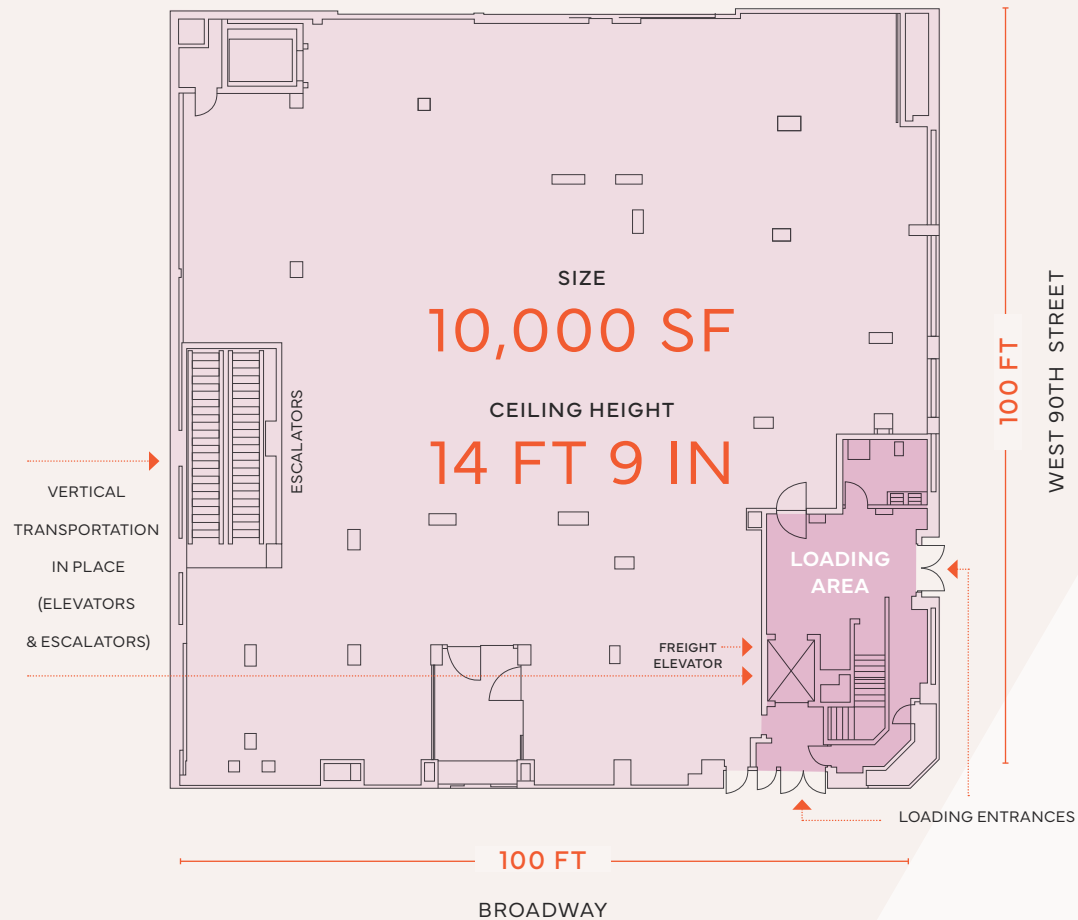
**FRONTAGE**  
Broadway — 100 FT  
West 90th Street — 100 FT

**STATUS**  
Formerly Face  
Values & Beyond

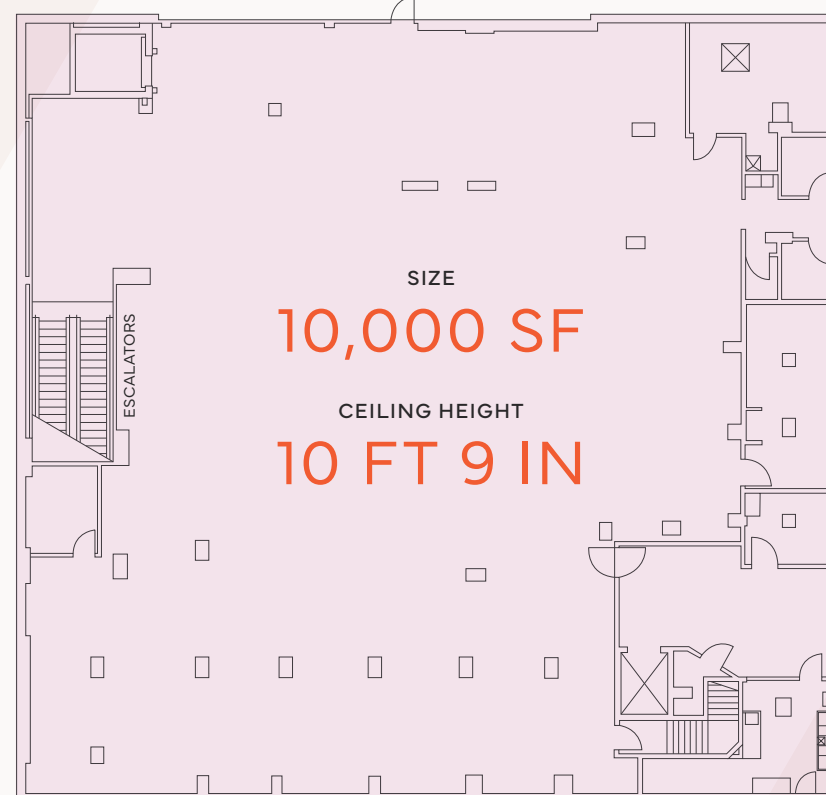
**POSSESSION**  
Immediate

**COMMENTS**  
Three blocks from the  
86th Street subway station,  
servicing the 1 train  
Vertical transportation in place

## GROUND FLOOR



## LOWER LEVEL



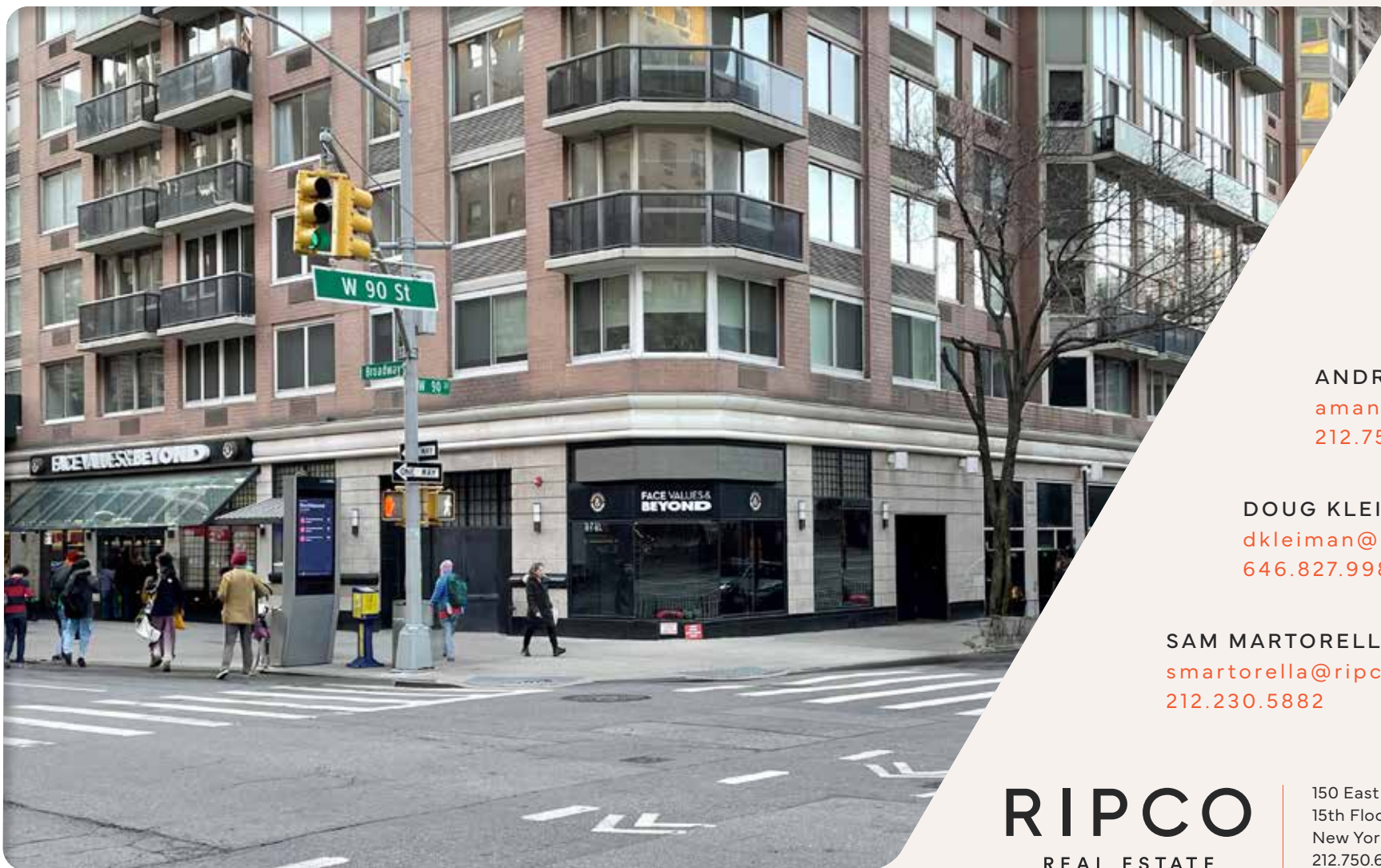


- Tend Dental
- AMC Movie Theater
- Joe & The Juice
- Chase
- Starbucks
- Sweetgreen
- Equinox
- CityMD
- Petco
- Bond Vet
- Panera
- Naya



— AREA RETAIL —





2431 BROADWAY

## Contact Exclusive Agents

PETER RIPKA  
[pripka@ripcony.com](mailto:pripka@ripcony.com)  
212.750.6565

ANDREW MANDELL  
[amandell@ripcony.com](mailto:amandell@ripcony.com)  
212.750.0505

DOUG KLEIMAN  
[dkleiman@ripcony.com](mailto:dkleiman@ripcony.com)  
646.827.9980

SAM MARTORELLA  
[smartorella@ripcony.com](mailto:smartorella@ripcony.com)  
212.230.5882

**RIPCO**  
REAL ESTATE

150 East 58th Street  
15th Floor  
New York, NY 10155  
212.750.6565

**Please visit us at [ripcony.com](http://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.