THE VITA

489 NINTH AVENUE & 501 NINTH AVENUE



489 Ninth Avenue


501 Ninth Avenue

RIPCO
REAL ESTATE

ZD JASPER
REALTY

The Properties

Located at the confluence of Hudson Yards, Midtown West, and Hell's Kitchen, **The Vita** benefits from exceptional pedestrian traffic, a growing residential population, and a strong daytime workforce, all within minutes of Penn Station and the Port Authority Bus Terminal.

Surrounded by new development, destination dining, and major employers, **The Vita** properties offer retailers a rare opportunity to establish a presence in one of Manhattan's fastest-evolving mixed-use neighborhoods.



RENDERING

489 NINTH AVENUE

Northwest corner of West 37th Street



Space A
Ground Floor: 4,391 SF
Frontage: 99 FT on Ninth Avenue and West 37th Street

Space B
Ground Floor: 891 SF
Frontage: 30 FT 9 IN on West 37th Street

Space C
Ground Floor: 906 SF
Lower Level: 3,476 SF
Frontage: 25 FT 3 IN on West 37th Street

Possession
Immediate

Space Highlights

Most non-vented uses considered

Located a the base of a 59-unit luxury condominium building

High profile floor-to-ceiling glass frontage

Ground Floor

489 Ninth Avenue

Space A
4,391 SF

Space B
891 SF

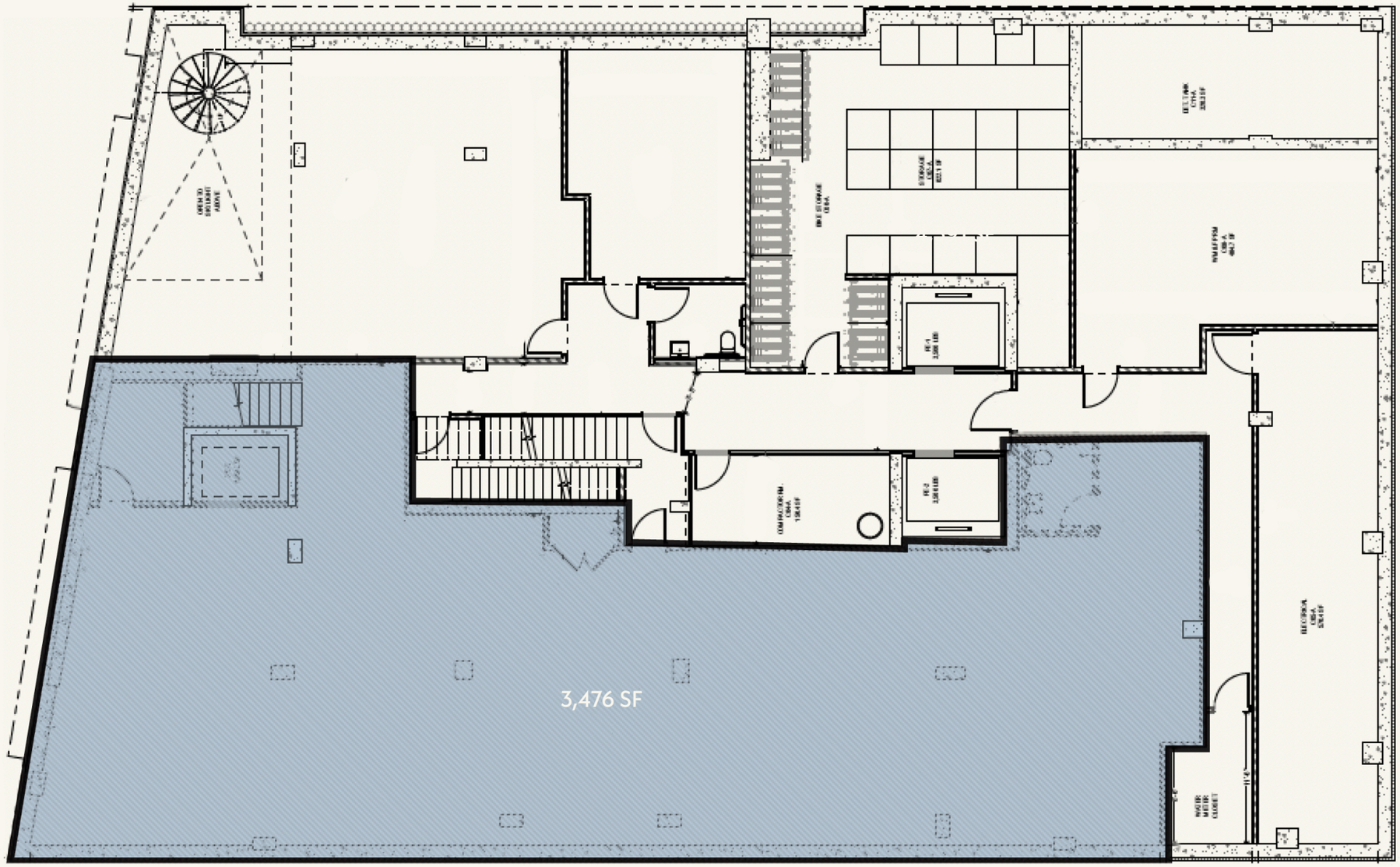
Space C
906 SF



Space C
3,476 SF

Lower Level

489 Ninth Avenue



501 NINTH AVENUE

Southwest corner of West 38th Street



Space A
Ground Floor: 3,092 SF
Frontage: 113 FT on Ninth Avenue and West 38th Street

Community Facility
Ground Floor: 856 SF
Lower Level: 2,645 SF
Frontage: 20 FT on West 38th Street

Possession
Immediate

Space Highlights

Most uses considered

Located a the base of a 62-unit luxury condominium building

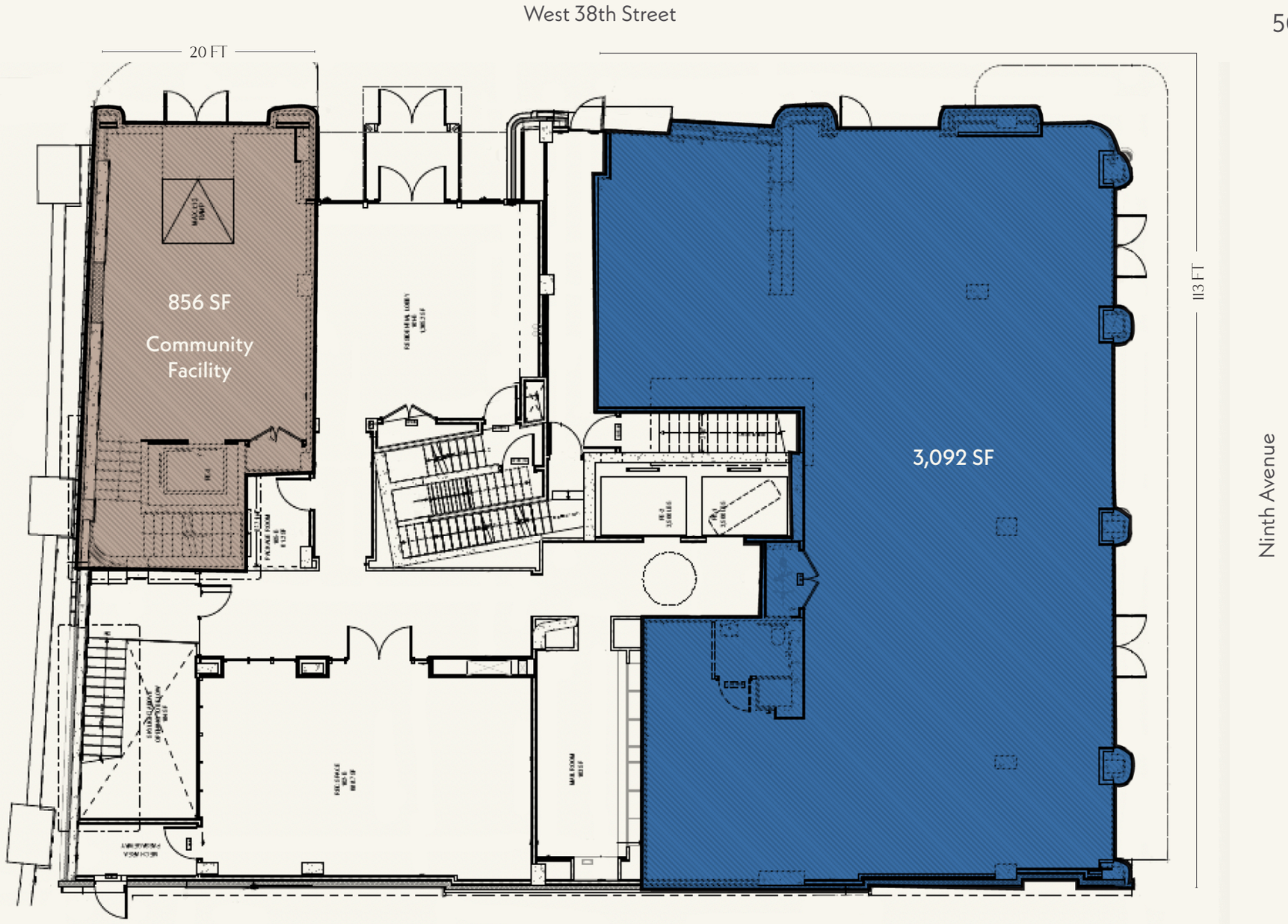
High profile floor-to-ceiling glass frontage

Ground Floor

501 Ninth Avenue

Space A
3,092 SF

Community Facility
856 SF

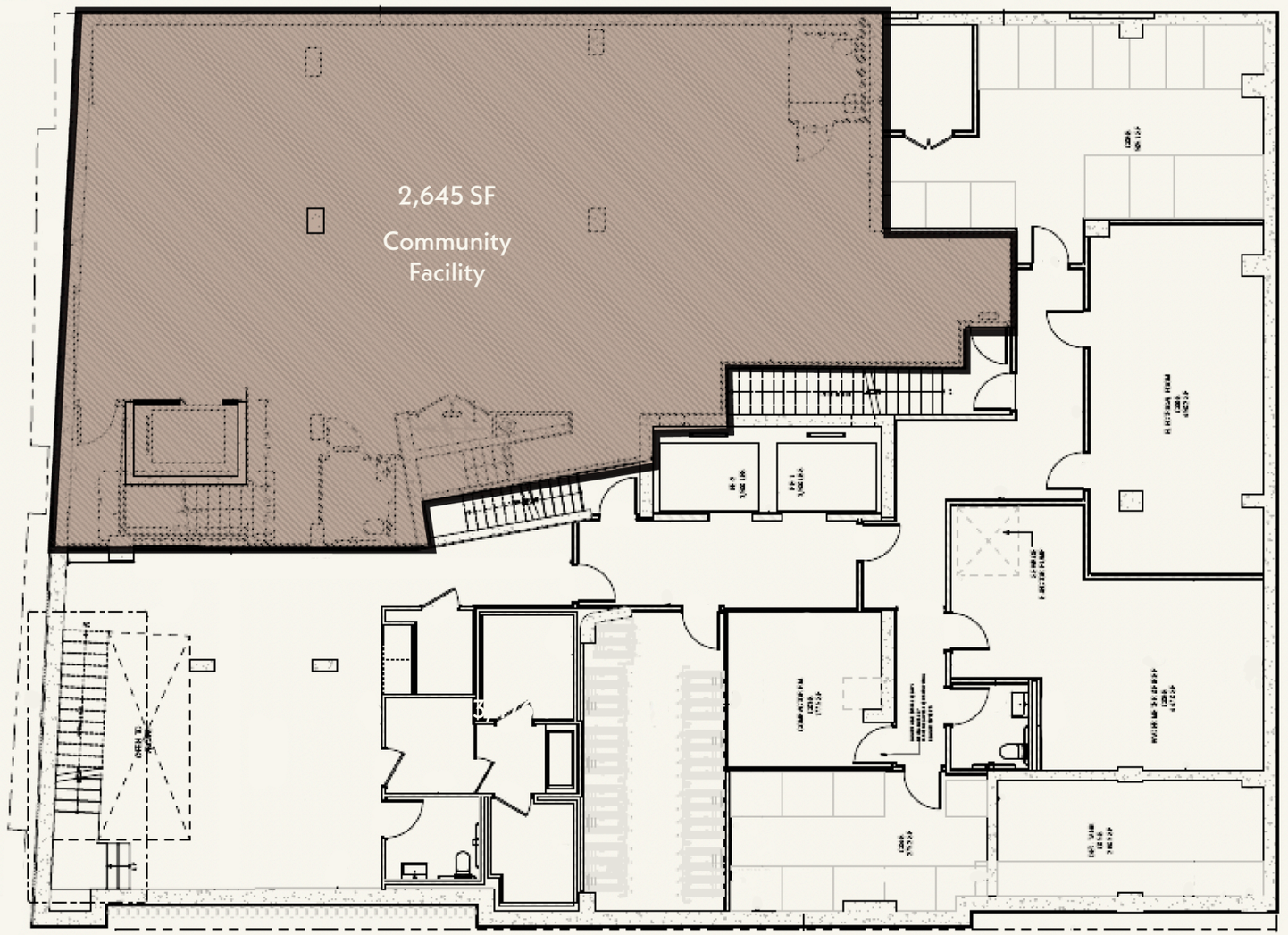


Lower Level

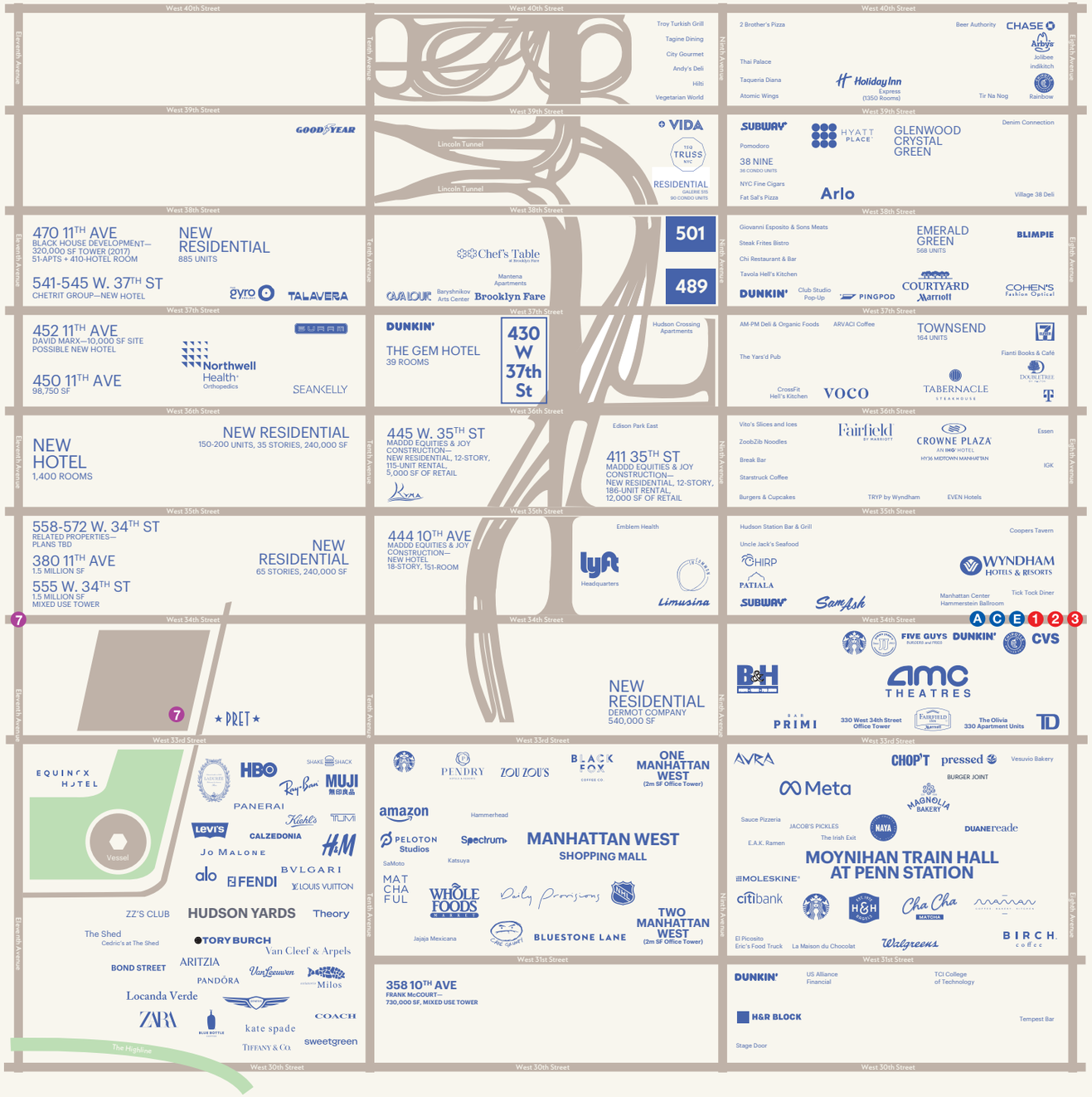
501 Ninth Avenue

Community Facility
2,645 SF

West 38th Street



Ninth Avenue



Location & Transportation

2025 SUBWAY RIDERSHIP

34th Street - Penn Station

A C E

Annual	19,915,971
Weekday	61,394
Weekend	78,251

34th Street - Penn Station

1 2 3

Annual	17,808,404
Weekday	54,460
Weekend	72,229

Hudson Yards

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Annual	6,674,673
Weekday	21,402
Weekend	22,328

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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.