

# 465 BROADWAY

465 BROADWAY | NEW YORK, NY 10013

Perform Properties

FORMERLY SHOPCORE PROPERTIES | ROIC

## Property Details

### Owned GLA

9,339 SF

### Availability

2 Suites | 3,130 SF

### Overview

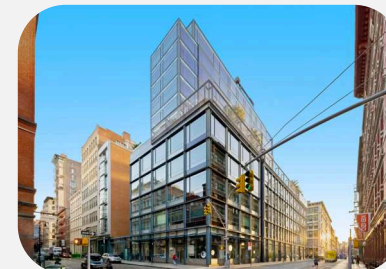
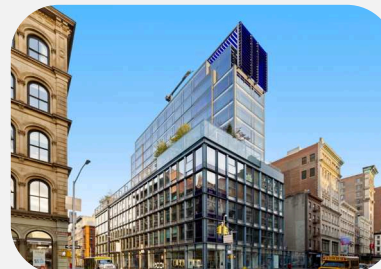
- 465 Broadway comprises 9,400 SF of retail space on the ground floor of 40 Mercer Street, a luxury residential condominium building located in Manhattan's thriving SoHo neighborhood.
- Constructed in 2007, the Jean Nouvel-designed property features new glass and steel construction, high ceilings, and prime retail storefronts at street level on Broadway, Grand, and Mercer Streets.
- Property benefits from significant all-glass frontage along Broadway (70 feet), Grand (200 feet), and Mercer Streets (40 feet).
- Located at busy Broadway intersection with 52.9M visitors per year.

## Tenant Mix

2CCO

GANNI

CHIMI



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## Demographics

|         | Population | Daytime Population | Households | Avg. HH Income | Med. HH Income |
|---------|------------|--------------------|------------|----------------|----------------|
| 1 MILE  | 214,029    | 631,122            | 104,141    | \$210,413      | \$122,348      |
| 3 MILES | 1,102,772  | 2,719,990          | 534,101    | \$191,534      | \$128,877      |
| 5 MILES | 2,586,493  | 4,417,573          | 1,182,872  | \$173,903      | \$116,982      |





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## Market Aerial



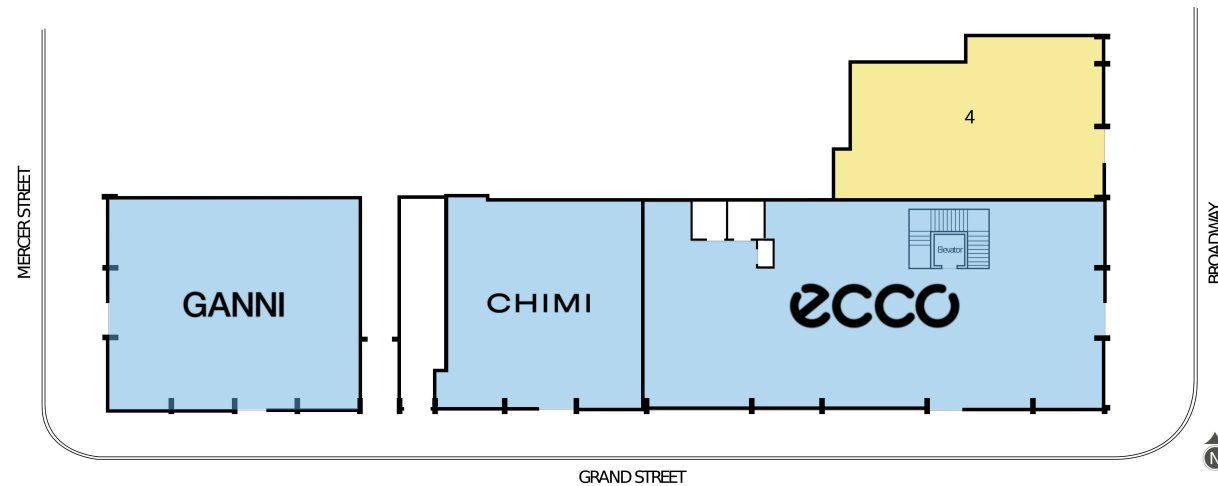
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## Ground Level



| Suite | Tenant          | GLA (SF) |
|-------|-----------------|----------|
| 4     | AVAILABLE       | 1,565    |
| 3     | ECCO RETAIL LLC | 3,897    |
| 1     | GANNI INC.      | 2,167    |
| 2     | CHIMI GRAND LLC | 1,710    |

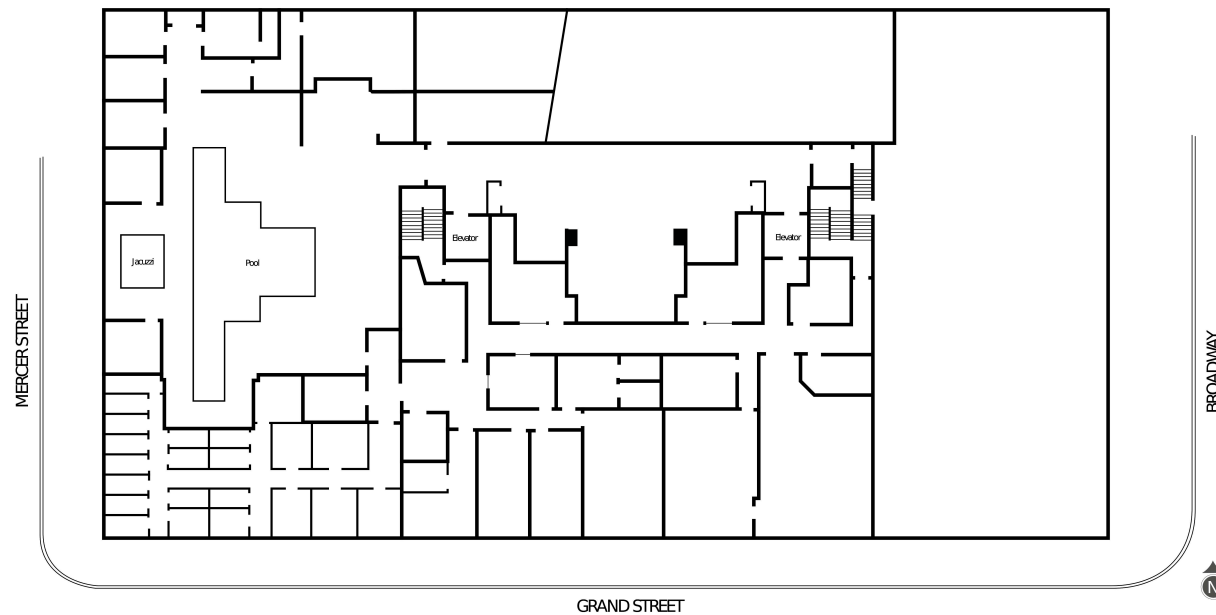
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## Cellar



| Suite | Tenant          | GLA (SF) |
|-------|-----------------|----------|
| 4     | AVAILABLE       | 1,565    |
| 3     | ECCO RETAIL LLC | 3,897    |
| 1     | GANNI INC.      | 2,167    |
| 2     | CHIMI GRAND LLC | 1,710    |



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## Get in Touch with Us

### Leasing

Whitney Robinette

**312.878.4859**

**Whitney.Robinette@L3Capital.com**

### Pop-up & Short-term Leasing

MyShop by ShopCore

**312.798.5210**

**myshop@shopcore.com**

### Property Management

John Rossi

**718.509.1341**

**jrossi@performproperties.com**



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Learn more about 465 Broadway at [shopcore.com/property/465-broadway](https://shopcore.com/property/465-broadway)