

The Retail Condominium at

738 BROADWAY

FIRE EXTINGUISHERS
THROUGHOUT
THE BUILDING

Bicycles or other property
attached to these railings will
be removed and delivered to
the Lost Property Unit
located at 34 St & 8 Av
Tel.# (212) 712-4500/4501

New York City Transit

Subway

MTA New York City Transit



EXECUTIVE SUMMARY

JLL is proud to exclusively offer for sale an exceptional retail condominium at 738 Broadway, a gem in the heart of Manhattan's vibrant NoHo district. This prime commercial space occupies the base of a five-story mixed-use building, ideally situated on Broadway's east side between Astor Place and East 4th Street. Spanning approximately 3,850 square feet, the property impresses with its versatility, stretching across three levels: a spacious ground floor, mezzanine, and lower level. The crowning feature of this remarkable space is its soaring 15-foot ceilings, which create an open, refined atmosphere suitable for a myriad of high-end uses. Whether envisioned as a flagship retail store, an upscale restaurant, a sophisticated art gallery, or an exclusive event venue, this property offers unparalleled potential. The space is currently vacant providing the new owner with immediate flexibility. This rare offering in one of Manhattan's most sought-after neighborhoods presents an extraordinary opportunity for discerning investors and businesses alike.

Situated in the vibrant NoHo neighborhood, this property benefits from its prime location in one of Manhattan's most sought-after districts. NoHo is renowned for its eclectic mix of high-end boutiques, trendy eateries, and cultural landmarks. With its proximity to other popular neighborhoods like SoHo, East Village, and Greenwich Village, this location ensures a steady stream of foot traffic and exposure, making it an ideal spot for businesses looking to make a lasting impression in the New York City market. In addition, the presence of the New York University campus with its bustling student population infuses the neighborhood with energy, further driving foot traffic and contributing to the dynamic blend of youth culture and creativity.

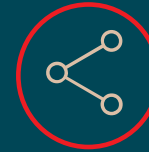
738 Broadway offers exceptional accessibility, with the 8th Street subway station (R and W trains) right outside the spaces entrance and the Astor Place station (6 train) just a two-minute walk away. This prime NoHo location provides easy access to Lower Manhattan's hotspots, including Greenwich Village and SoHo, making it an ideal hub for both business and leisure in the heart of New York City.



Flagship Retail
Opportunity



Open Floorplan with
15' Ceilings



Three-Levels of
Selling Space



Private Elevator
Access



All Uses
Considered



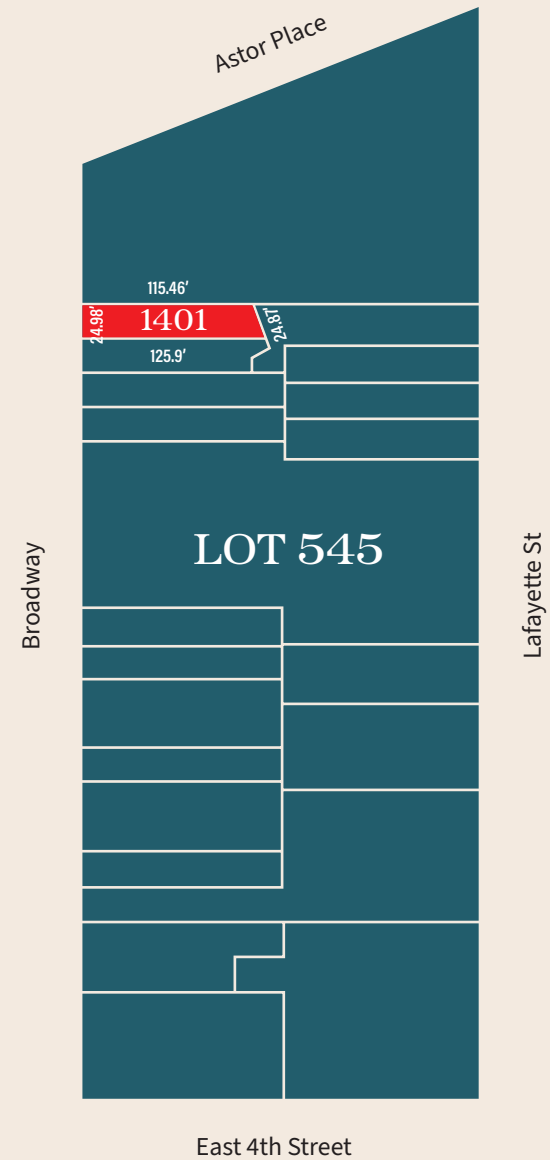
Prime Retail Location
in the Heart of NoHo



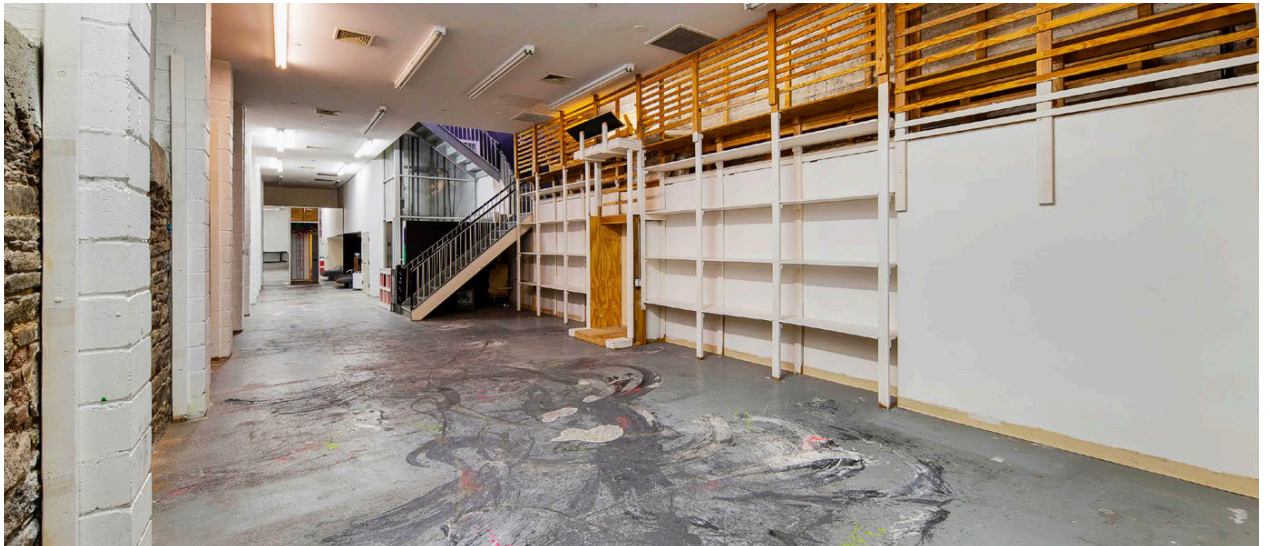
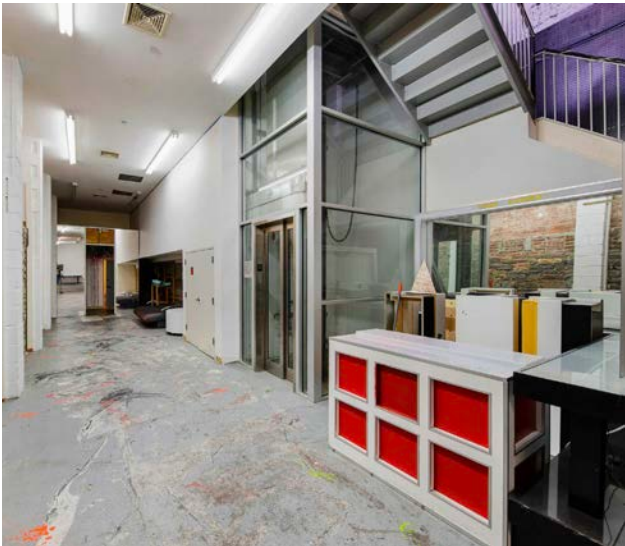
Immediate Access to
6 R W Subway Trains

PROPERTY INFORMATION

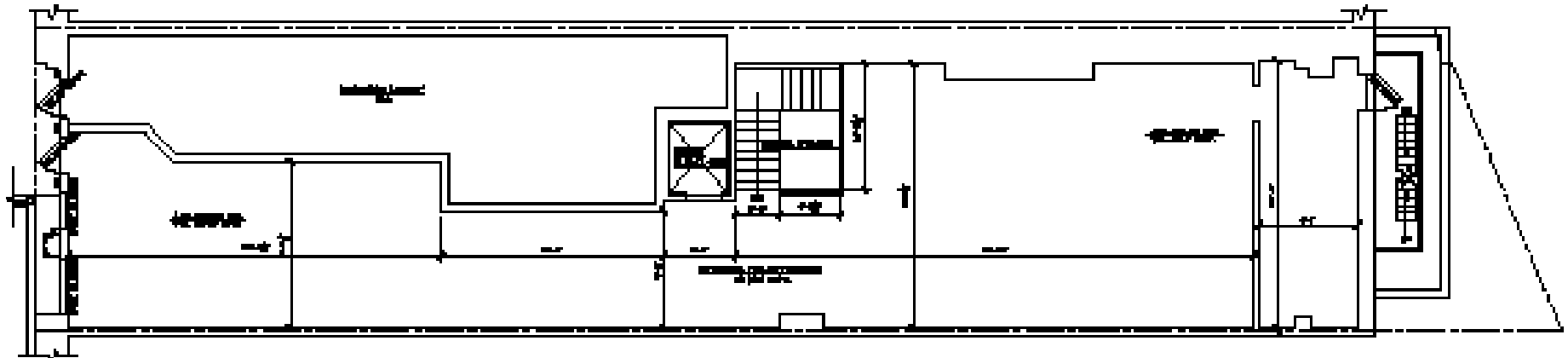
Address	738 Broadway, New York, NY 10003
Location	The subject property is located on the east side of Broadway between Astor Place and East 4th Street.
Block / Lot	545 / 1401
Lot Dimensions	24.98' x 125.9'
Lot SF	3,019
Zoning	M15 / R9A
Ground Floor SF	1,927
Mezzanine SF	207
Lower Level SF	1,716
Total SF	3,850
Assessment (24/25)	\$309,206
RE Taxes (24/25)	\$38,651
NoHo BID Taxes (24/25):	\$993
Total Taxes	\$39,644



PHOTOS

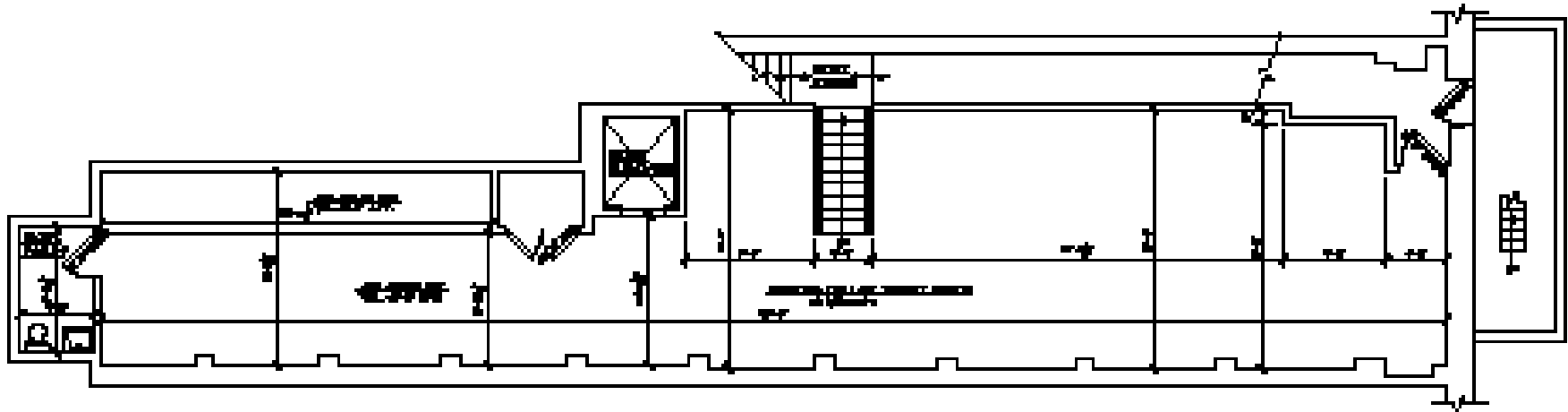


FLOOR PLANS



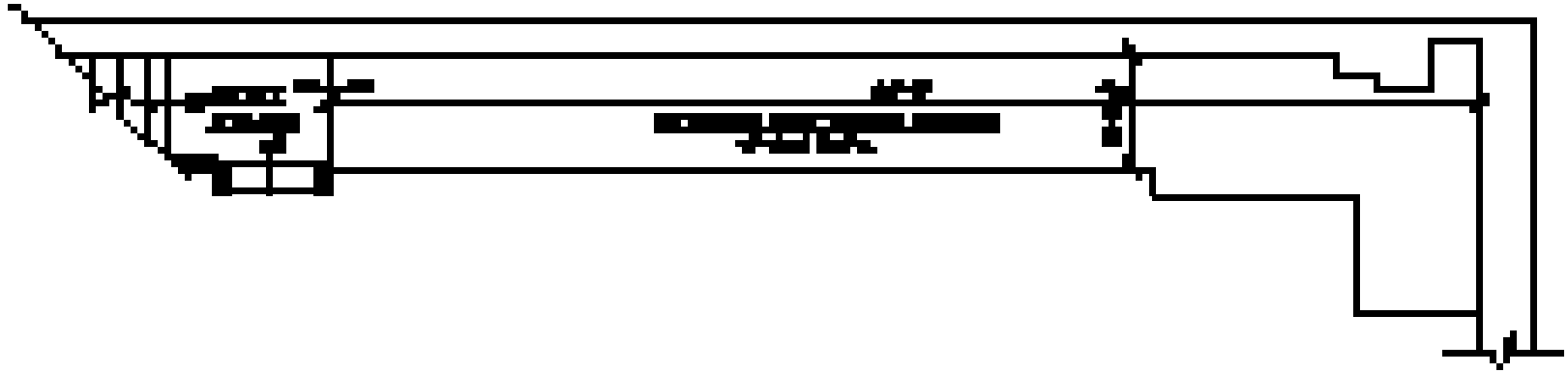
FIRST FLOOR PLAN

FLOOR PLANS



CELLAR PLAN

FLOOR PLANS



MEZZANINE PLAN

NEIGHBORHOOD OVERVIEW

NoHo, short for North of Houston Street, is a vibrant and sophisticated enclave in Lower Manhattan that perfectly balances historic charm with vibrant energy. This trendy neighborhood is renowned for its cast-iron architecture, cobblestone streets, and an eclectic mix of high-end boutiques, art galleries, and cutting-edge design studios. NoHo's dining scene features a little bit of everything from Michelin-starred restaurants to farm-to-table eateries and cozy cafes. As night falls, the area comes alive with hip cocktail bars, underground music venues, and intimate theaters, offering a diverse array of entertainment options. While NoHo itself is relatively compact, it's surrounded by some of New York's most iconic green spaces, including

Washington Square Park and Tompkins Square Park, both just a short walk away. The neighborhood's central location makes it a perfect base for exploring nearby areas: the bohemian charm of Greenwich Village to the west, the artistic edge of the East Village to the east, and the luxurious shopping haven of SoHo to the south. This proximity creates a unique cultural crossroads, where one can experience the best of downtown Manhattan's distinct flavors within a few blocks. NoHo embodies the essence of New York City – a place where history, creativity, and urban sophistication converge to create a truly one-of-a-kind neighborhood experience.



738 BROADWAY

Waverly Place

WASHINGTON SQUARE PARK

IL CANTINORI

CHASE

GRISTEDES SUBWAY

drybar

WELLS FARGO

HOTWORX

NYU

STAPLES

DUNKIN'

SLT

R W

EIGHTH ST

sunglass hut

GNC

Wegmans

SHAKE SHACK

MART

NYU



738 BROADWAY



CVS

ASTOR PL

popbar



MATTO NYU



fresh&co



CHASE

LIFETIME ATHLETIC

MCSORLEY'S OLD ALE HOUSE

Broadway

Foot Locker

MUJI



BARCADE

BURP CASTLE

Second Ave

St Marks Place

DIG.

blink FITNESS

NoHo HOSPITALITY

LIBRAE

Rocco's Sports & Recreation

SOULCYCLE



The Standard

E Sixth St

EQUINOX

KGB Bar



FILSON SINCE 1897

7-ELEVEN sweetgreen

Casper

swatch

lululemon

Dim Sum PALACE

E Houston St

URBAN OUTFITTERS

KITH

KENNETH COLE NEW YORK

E Third St



adidas



EXCELLENT TRANSPORTATION ACCESS

738 Broadway has direct subway access given that the entrance to the 8th Street Station serving the **R W** lines is located immediately outside of the property. In addition, the property is a 2-minute walk from the Astor Place subway station, which serves the **6** train. If you ride the **6** train one stop uptown, you will be at 14th Street – Union Square which is one of the busiest transportation hubs in the city. A half mile away from 738 Broadway is the Broadway-Lafayette Street Station which provides access to the **B D F M** trains. Combined, these stations provide direct access to Brooklyn, Queens, the Bronx, Upper and Lower Manhattan, and Grand Central.



SUBWAY

The property is less than a 5-minute walk from the Astor Place subway station, which serves the **6** train. If you ride the **6** train one stop uptown, you will be at 14th Street – Union Square which is one of the busiest transportation hubs in the city. In addition, the 8th Street Station serving the **Q R W** lines is only a 5-minute walk from the Property. A half-mile away from 738 Broadway is the Broadway-Lafayette Street Station which provides access to the **B D F M** trains. Combined, these stations provide direct access to Brooklyn, Queens, the Bronx, Upper and Lower Manhattan, and Grand Central.



BUSES

The Property provides convenient access to multiple bus routes which include the M8, M5, M21, M15, and M103. The M8 and M21 travel cross town with stops as far east as the FDR all the way to the West Side Highway. The M5, M15 and M103 travel uptown and downtown, providing access to East Harlem, the George Washington Bridge and Downtown’s South Ferry Terminal.

ANNUAL RIDERSHIP

Astor Place	2,1217,381
14th St – Union Sq	13,165,975
8th St – NYU	2,116,673
Broadway – Lafayette	5,274,947



UNION SQ PARK

4 5 6 L
N Q R W

UNION SQUARE PARK

738 BROADWAY

8 ST - NYU

Q R W

ASTOR PLACE

4 6

WASHINGTON SQUARE PARK

M103 COOPER SQ E / E 6 ST

M15 2 AVE / 9 ST

M8 ST. MARKS PL / 2 AVE

TOMPKINS SQUARE PARK

BROADWAY - LAFAYETTE

B D F M

BLEECKER ST / LAFAYETTE

4 6

 = CITIBIKE





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