

REINTRODUCING

# THE RETAIL AT THE BUCHANAN

770 Third Avenue | New York, NY 10017

ENTIRE WEST BLOCK BETWEEN EAST 47TH & 48TH STREETS



EXCLUSIVE RETAIL LEASING

## KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS



# Property Overview

## HIGHLIGHTS

- Entire west block between East 47th and 48th Streets
- At the base of The Buchanan, a luxury 286 unit residential building
- New glass façade installed
- All non-competing uses considered
- Space H can be vented
- Space B can be vented through precipitary
- Spaces can be combined if necessary

**POSSESSION**  
Immediate

**TERM**  
Long Term

**CEILINGS**  
9'+

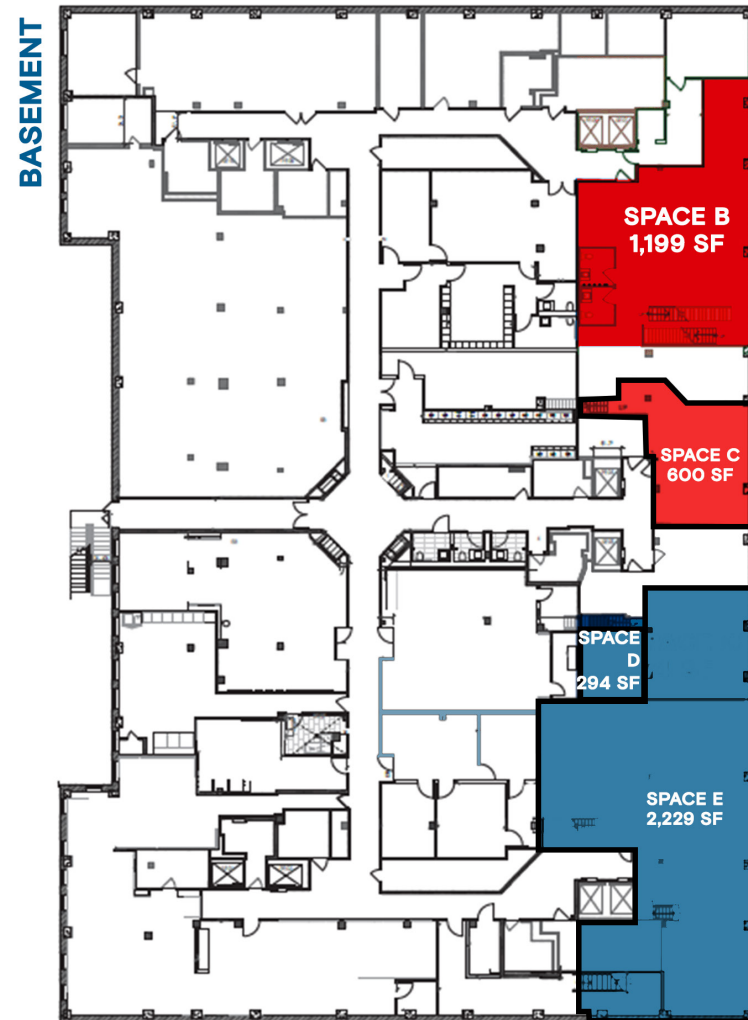
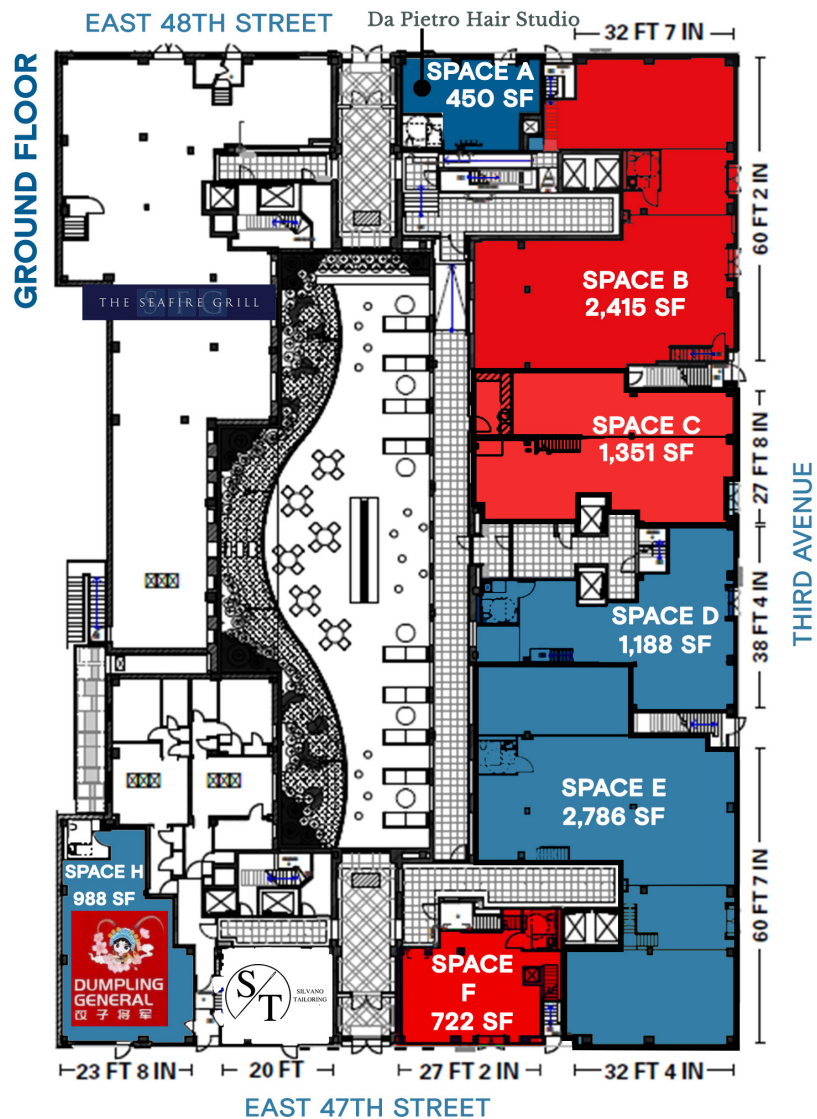
## NEIGHBORS

- Sea Fire Grill,
- Avra 48th Street,
- Serafina Express (coming soon),
- Chop't
- Smith & Wollensky,
- Le Pain Quotidien
- Walgreens
- CVS Pharmacy
- The Lexington Hotel
- Bank of America
- Citibank
- Just Salad
- 10000 Coffee
- Super Runners Shop

## DEMOGRAPHICS

	0.25 Mile	0.5 Mile	0.75 Mile
POPULATION	12,752	45,355	94,740
HOUSEHOLDS	7,900	28,276	58,316
EMPLOYEES	115,651	397,809	633,806
AVERAGE HH INCOME	\$202,477	\$213,196	\$222,822



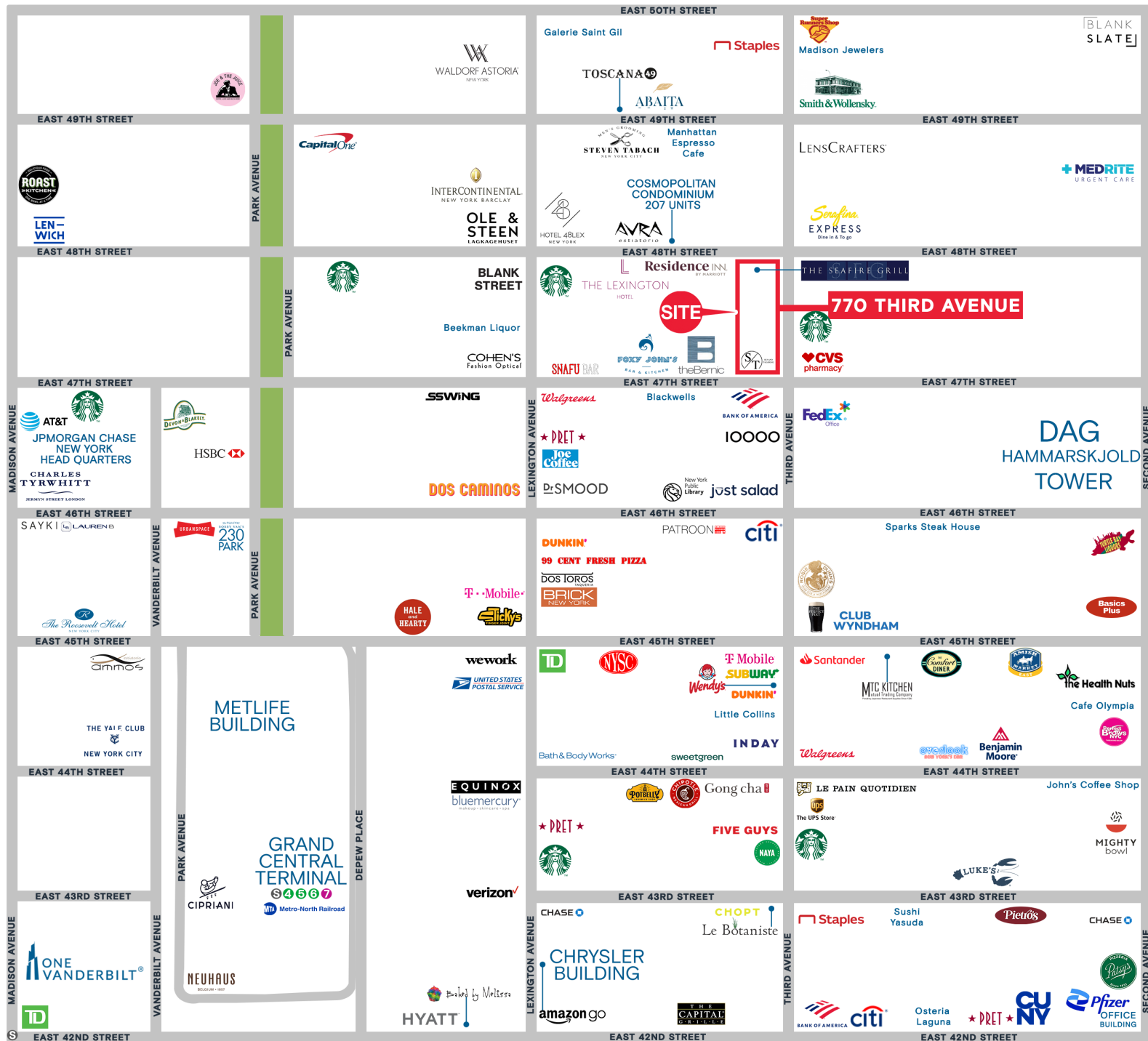


SPACE	GROUND SF	LOWER LEVEL SF	COMBINED SF	STATUS
Space A	450		450	Leased Open - DaPietra Hair Studio
Space B	2,415	1,199	3,614	Vacant
Space C	1,351	600	1,951	Vacant
Space D	1,188	294	1,482	Lease Out
Space E	2,786	2,229	5,015	Lease Out
Space F	722		722	Vacant
Space H	988		988	Leased Not Open - General Dumplings

	SPACE B	SPACE C	SPACE D	SPACE E	SPACE F
SIZE	2,415 SF	1,351 SF			722 SF
FRONTAGE	60 FT 2 IN	27 FT 8 IN	LEASED OUT	LEASED OUT	27 FT 2 IN
BASEMENT	1,199 SF	600 SF			N/A

SPACE	GROUND SF	LOWER LEVEL SF	COMBINED SF	STATUS
Space A	450		450	Leased Open - DaPietra Hair Studio
Space B	2,415	1,199	3,614	Vacant
Space C	1,351	600	1,951	Vacant
Space D	1,188	294	1,482	Lease Out
Space E	2,786	2,229	5,015	Lease Out
Space F	722		722	Vacant
Space H	988		988	Leased Not Open - General Dumplings









For More Information  
Please Contact  
Exclusive Brokers:

**Daniel D. DePasquale**  
VICE PRESIDENT  
ddd@katzretail.com  
212.257.4996

**David Yablon**  
DIRECTOR  
davidyablon@katzretail.com  
Call/Text 212.433.1986



**KATZ & ASSOCIATES**

RETAIL REAL ESTATE ADVISORS

[katzretail.com](http://katzretail.com)

The information herein was obtained from third parties and has not been independently verified by Katz & Associates. Any and all interested parties should have their choice of experts inspect the property and verify all information. Katz & Associates makes no warranties or guarantees as to the information given to any prospective buyer or tenant. REV: 07.09.25