

73 LEONARD STREET NEW YORK (TRIBECA), NY 10013

OFFERING MEMORANDUM



Generational Trophy Tribeca
Multifamily Asset Video #1



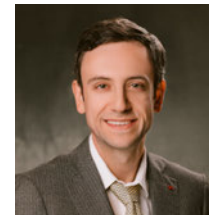
Generational Trophy Tribeca
Multifamily Asset Video #2



DONOVAN
REAL ESTATE SERVICES



Exclusively Marketed By:



ARTHUR KAPLAN

Licensed Real Estate Salesperson
akaplan@anchorretail.com
646.494.4658
NY: 10401309297

ARTHUR KAPLAN

Senior Vice President



Arthur Kaplan is a Senior Vice President of Anchor Retail and established the Columbus office. A twelve (12) year veteran of the commercial real estate industry, his relevant experience is highly diverse, being involved on the analyst, debt underwriting, and investment sales sides. He has worked on land development as well as net lease, retail, industrial, office, and hotel acquisitions and dispositions on behalf of high net worth clients as well as large private and publicly-traded entities.

Prior to joining Anchor, Arthur managed the Kaplan Retail Advisors team within Marcus & Millichap for the past eight (8)-plus years, worked with Northstar Realty on single tenant and retail strip development, and served as Vice President of Real Estate at Schiff Capital in the mixed-use urban multi-family development sector.

Arthur attended Stanford University and graduated from The Ohio State University with a Bachelor of Science in Molecular Genetics, French, and a concentration in International Business.

He currently splits time between Ohio, New York, and Florida, with a portion of his time spent with charitable organizations, including being on the board of the FIDF Ohio Chapter and the After-School All-Stars, as well as being involved with the Ronald McDonald Foundation, Salvation Army, Homeless Families Foundation, and Operation Underground Railroad.

NOTABLE CLIENTS



73 Leonard Street



As an exclusive advisor to ownership, we are pleased to offer this fee simple generational trophy asset in prime TriBeCa, Lower Manhattan, in New York City. This is a 5-story walkup totaling almost 12,000 SF and an additional basement and sub-basement in a beautiful early 1900s construction with 25 feet of frontage located a few buildings down from the famous 60-story Jenga Tower skyscraper completed in 2017 and developed by Alexico Group.

TriBeCa is a neighborhood known for its historic architecture, luxury condominiums, and high-end restaurants and shops. TriBeCa commercial real estate includes a mix of office spaces, retail shops, and restaurants. In recent years, TriBeCa has become a popular location for technology startups and media companies, attracted by the neighborhood's proximity to Silicon Alley and the city's major transportation hubs.



Generational Trophy Tribeca
Multifamily Asset Video #1



Generational Trophy Tribeca
Multifamily Asset Video #2

\$11,950,000 Offering



- Rare 5-story multi-family opportunity in the heart of TriBeCa
- 25 feet of frontage steps away from the Jenga Tower Skyscraper
- IMD Building with huge value add
- Immediate walking distance to nightlife, restaurants, and retail

PROPERTY DETAILS

73Leonard Street

LOCATION

Primary Address	73 Leonard Street
Neighborhood	TriBeCa
Borough	Manhattan
Block & Lot	00174-0009

PARCEL VICINITY

Frontage(s)	Leonard Street (narrow)
Nearest Wide Street	Church Street (wide)
Distance to Wide Street	70 ft

TRANSPORTATION

Closest Station	West Broadway & Franklin Street at SW corner
Station Lines	1
Distance (miles)	0.122

BUILDING

Building Class	Primarily Four Family with Ground Floor Retail/Office (S4)
Square Feet	11,945
Building Dimensions	24.5 ft x 95 ft
Stories	5
Roof Height	79 ft
Year Built	1910
Year Last Altered	2009
Structure Type	Walk-up apartment
Construction Type	Stone

LOT

Lot Square Feet	2,499
Lot Dimensions	25 ft x 1,000 ft
Ground Elevation	23 ft

ZONING

Zoning	Commercial
Zoning Districts	C6-2A
Zoning Map	12A
Historic District	Tribeca East

USE

Residential units (DOF)	4
Residential Square Feet	9,570
Average Residential Unit Size	2,393
Commercial Units	1
Storage Square Feet	2,375

FLOOR AREA RATIO (FAR)

Residential FAR	6.02
Commercial FAR	6
Facility FAR	6.5
FAR As Built	4.78
Allowed Usable Floor Area	15,044
Usable Floor Area As Built	11,945
Unused FAR	3,099
Loft Law	Yes

NEIGHBORHOOD DETAILS

TriBeCa

73 Leonard Street

Named for the acronym “Triangle Below Canal”, TriBeCa sits to the south and east of SoHo and has four (4) historic districts. The ‘triangle’ (more accurately, a quadrilateral) is bounded by Canal Street, West Street, Broadway, and Chambers Street.

TriBeCa is also well-known for its architecture, which features both towering high-rise buildings, as well as meticulously restored factory and loft spaces. Aside from sophisticated dining and exciting nightlife, TriBeCa has a multitude of recreational offerings, including Washington Market Park, a 1.6-acre park with playground a community garden, and Hudson River Park.

For arts and cultural activities, TriBeCa hosts the annual TriBeCa Open Artist Studio tour, a free walking tour through artists’ studios in TriBeCa, and the world-famous TriBeCa Film Festival, established in 2002 by Robert de Niro and partners to bring economic vitality to Lower Manhattan following the attacks at the World Trade Center on September 11, 2001.

TriBeCa boasts excellent schools, including P.S. 234, one of Manhattan’s top public schools; Stuyvestant High School, one of nine (9) specialized high schools in New York City; and New York Academy of Art, founded by Andy Warhol and a group of artists and patrons.

Public transportation is plentiful, with easy access to the **1**, **2**, **A**, **C**, and **E** trains, as well as **Q**, **R**, **W**, **J**, **Z**, and **6** trains several blocks east. TriBeCa is also served by several bus lines and is within close proximity to the World Trade Center PATH station.

TRIBECA FESTIVAL



Generational Trophy Tribeca
Multifamily Asset Video #1



Generational Trophy Tribeca
Multifamily Asset Video #2















JENGA TOWER

SUBJECT





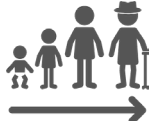







JENGA TOWER

SUBJECT

DEMOGRAPHIC SNAPSHOT

73 Leonard Street

	1/2 MILE	1 MILE	5 MIN WALK	10 MIN WALK
	POPULATION			
	43,566	174,705	4,378	18,517
	HOUSEHOLDS			
	19,193	80,962	1,970	8,163
	MEDIAN AGE			
	38.4	38.3	35.8	37.5
	AVERAGE HH INCOME			
	\$305,650	\$208,914	\$441,550	\$371,536
	MEDIAN HH INCOME			
	\$163,982	\$129,437	\$225,303	\$180,575
	BUSINESSES			
	8,540	23,666	770	3,983
	EMPLOYEES			
	122,375	405,906	10,368	48,778
	EDUCATION: BACHELORS +			
	72.8%	65.0%	86.3%	80.9%





Although effort has been made to provide accurate information, neither the owner nor Anchor Cleveland LLC DBA Anchor Retail can warrant or represent the accuracy or completeness of the materials presented herein or in any other written or oral communications transmitted or made available to the purchaser. Many documents have been referred to in summary form, and these summaries do not purport to represent or constitute a legal analysis of the contents of the applicable documents. Neither owner nor Anchor Cleveland LLC DBA Anchor Retail represents that this document is all-inclusive or contains all of the information a purchaser may require. All of the financial projections and/or conclusions presented herein are provided strictly for reference purposes and have been developed based upon assumptions and conditions in exact time the evaluations were undertaken. They do not purport to redact changes in the economic performance of the property or the business activities of the owner since the date of preparation of this document. The projected economic performance of the property, competitive sub-market conditions, and selected economic and demographic statistics may have changed subsequent to the preparation of the package. Qualified purchasers are urged to inspect the property and undertake their own independent evaluation of the property, the market, and the surrounding competitive environment. © 2023