

# 73 LEONARD STREET NEW YORK (TRIBECA), NY 10013

OFFERING MEMORANDUM



Generational Trophy Tribeca  
Multifamily Asset Video #1

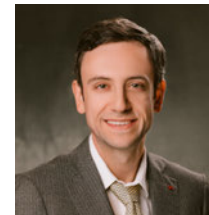


Generational Trophy Tribeca  
Multifamily Asset Video #2



## 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

# 73 Leonard 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

# 73 Leonard Street



Generational Trophy Tribeca  
Multifamily Asset Video #1



Generational Trophy Tribeca  
Multifamily Asset Video #2



# 73 Leonard Street



# 73 Leonard Street



# 73 Leonard Street



# 73 Leonard Street



# 73 Leonard Street



# 73 Leonard Street



# 73 Leonard Street



# 73 Leonard Street





# 73 Leonard Street



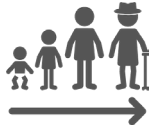







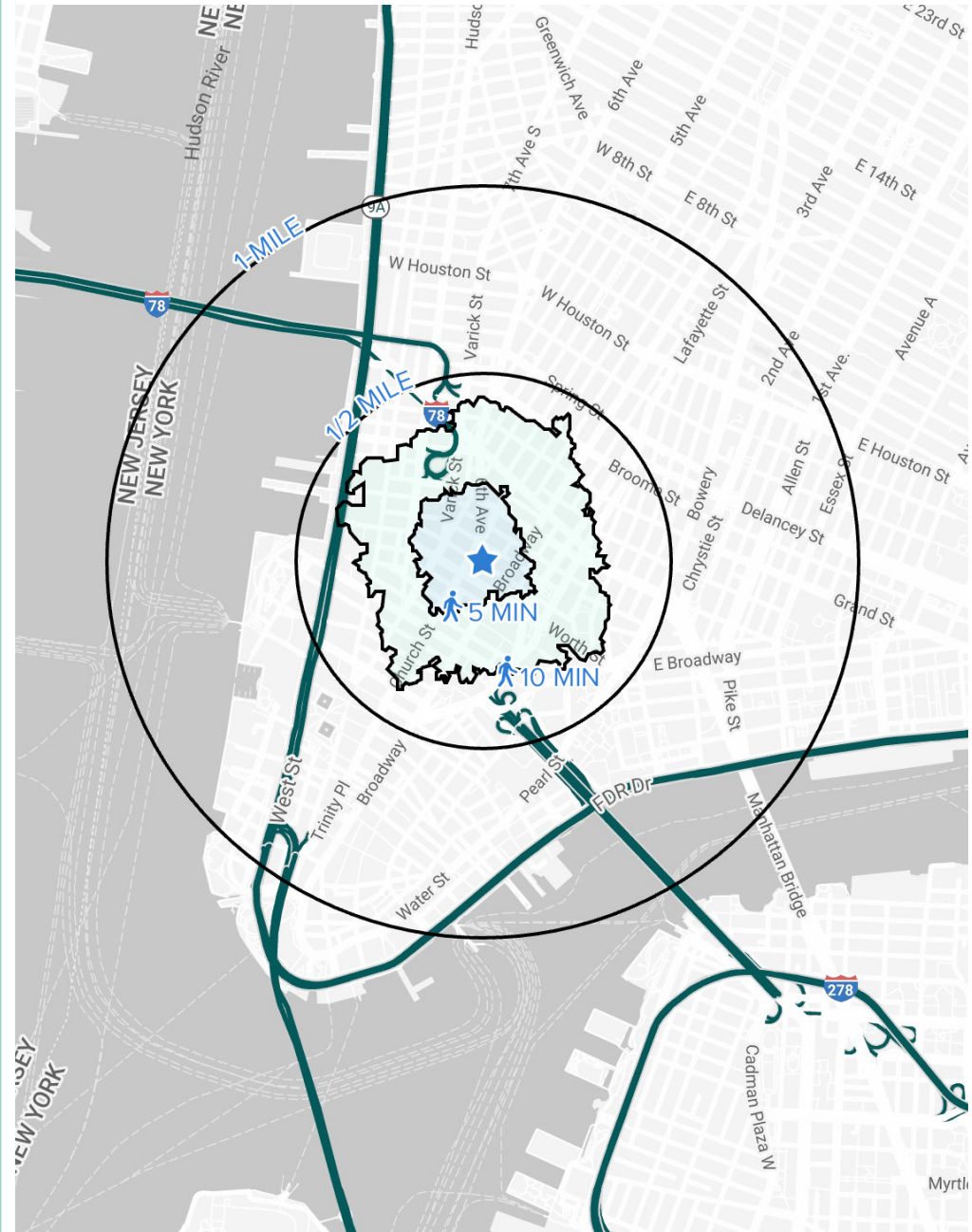
JENGA TOWER

SUBJECT

# DEMOGRAPHIC SNAPSHOT

# 73 Leonard Street

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