

472-476

COLUMBUS AVENUE



2 ADJACENT MIXED-USE PROPERTIES WITH STRONG RETAIL

**Located in the Heart of the Upper West Side
on the corner of 83RD Street and Columbus Avenue**

472-476

COLUMBUS AVENUE

FOR SALE: **\$18,000,000**

FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE AGENTS:

TABLE OF CONTENTS

- 02 Property Features
- 03 Property Overview
- 04 Revenue
- 06 Income & Expenses Analysis
- 07 Property Photos
- 08 Transportation Map
- 09 Neighborhood Statistics



INCOME & EXPENSES ANALYSIS

Category	2023	2024	2025	2026	2027	2028	2029	2030	Total
Income									
Expenses									
Net Income									

PROJECTED OPERATING EXPENSES

Category	2023	2024	2025	2026	2027	2028	2029	2030	Total
Operating Expenses									
Net Operating Income									





UPPER WEST SIDE EDUCATIONAL STATISTIC

EDUCATION LEVELS	Upper West Side	National
Master's degree or higher	43%	12%
Bachelor's degree	33%	20%
Some college or associate's degree	10%	29%

UPPER WEST SIDE RENT STATISTIC

<p>UPPER WEST SIDE average rents increased 33% Year over Year up to over \$5,200.</p>	<p>UPPER WEST SIDE VACANCIES continue to drop, down now to 1.78% from a high of 3.9% in February 2021</p>	<p>NEW LEASES signed in the neighborhood were almost cut in half year over year indicated longer retention and less inventory on the market.</p>
--	--	---

*Data as of Corcoran February 2022 Market Report

HOUSEHOLD INCOME BRACKETS

<\$25k	16%
\$25-\$44k	9%
\$45-\$74k	10%
\$75-\$149k	23%
\$150k+	42%

**Data as of Niche, March 2022

MEDIAN HOUSEHOLD INCOME

UPPER WEST SIDE	NATIONAL
\$121,691	\$62,843

472-476

COLUMBUS AVENUE

FOR SALE: \$18,000,000

FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE AGENTS:

©2023 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.