

1285

FIRST AVENUE

BETWEEN E69TH & E70TH STREETS



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PREMISES

SIZE

Ground Floor: 1,312 SF

Lower Level: 710 SF

Total: 2,022 SF

FRONTAGE

35' 5"

ASKING RENT

Upon request

POSSESSION

Immediate

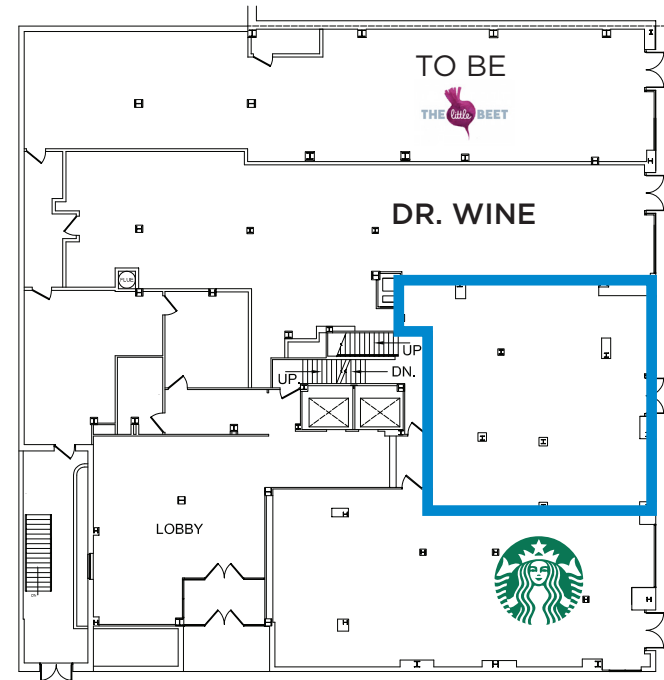
PROPERTY HIGHLIGHTS

- Prime Upper East Side Retail Opportunity
- Large First Avenue Frontage steps from the **Weill Cornell, Memorial Sloan-Kettering, & New York Presbyterian Medical Campuses**
- Sustained high foot traffic during the pandemic due to nearby hospitals and proximity to the 72nd / 2nd Avenue **Q** Subway Entrance on 69th Street
- Strong co-tenancy in between Starbuck's, to be Little Beet, & Dr. Wine
- Dry Use Preferred

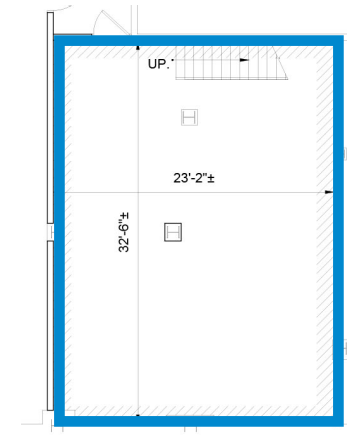
RETAIL NEIGHBORS

Starbucks, to be Little Beet, Sweetgreen, Citibank, Chase Morton Williams Supermarket, Chipotle

GROUND 1,312 SF



LOWER LEVEL 710 SF



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FDR DRIVE

EAST RIVER

<p>E 74TH ST</p> <p>2ND AVENUE</p> <p>Naturino Greenstones Big Apple Wine & Spirit Ridgewood Bank</p>	<p>1ST AVENUE</p> <p>Baccus Liquor Banshee Pub Cafe Evergreen Two Lizards Finnegan's Wake</p> <p>Campagnola Restaurant Andaz Delizia 73 Restorante & Pizza ORGANIC Bareburger Ronald McDonald House</p>	<p>YORK AVENUE</p> <p>Cafe York Tanoshi Sushi Sake Bar Finestra</p>
<p>E 73RD ST</p> <p>Kolor Bar</p> <p>CVS/pharmacy</p>	<p>Session 73 Restaurant NorthEast A Matter of Health</p> <p>Nino's Restaurant DUANEREade</p>	<p>Green Gourmet East River Liquors</p>
<p>Q E 72ND ST</p> <p>FR Quijada Park East Vet Shanghai Chinese Restaurant Trend Diner The Garden</p>	<p>CHASE</p> <p>Bank of America</p> <p>OXFORD MEDICAL OFFICES</p> <p>citibank</p> <p>MARY MANNING WALSH</p> <p>LUCILLE AND MILTON</p>	<p>Sotheby's</p>
<p>E 71ST ST</p> <p>Champion Parking</p> <p>Valley National Bank</p> <p>Walgreens</p>	<p>sweetgreen</p> <p>DIG INN</p> <p>Luka</p> <p>Texas Rotisserie NYC Housing</p> <p>HERMAN STICH MEDICAL OFFICES</p> <p>JAY MONAHAN CENTER</p> <p>DUANEREade</p>	<p>CHASE</p> <p>NewYork-Presbyterian Helmsley Medical Tower River East Gourmet</p> <p>HOSPITAL FOR SPECIAL SURGERY</p>
<p>E 70TH ST</p> <p>Beach Cafe Beijing Wok Alice Hair care</p>	<p>THE GARDEN</p> <p>SITE</p> <p>Starbucks</p> <p>McDonald's</p> <p>CHIPOTE</p> <p>KIPS BAY MEDICAL</p> <p>Weill Cornell Medicine</p> <p>NewYork-Presbyterian</p>	<p>NewYork-Presbyterian</p>
<p>Q E 69TH ST</p> <p>Apple Tree Market Artisan Pizza & Wine Health Source Pharmacy Gotham Cafe Lovella Salong and Spa</p>	<p>Panda Express</p> <p>Padoca</p> <p>PHIPPS HOUSES</p> <p>NewYork-Presbyterian DAVID H. KOCH CENTER</p>	<p>NewYork-Presbyterian</p>
<p>E 68TH ST</p> <p>Talent Unlimited High School</p>	<p>Memorial Sloan Kettering Cancer Center</p>	<p>THE ROCKEFELLER UNIVERSITY Science for the benefit of humanity</p>
<p>E 67TH ST</p>		

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