

THE
JUNCTION

@ Gateway Center - Newark, New Jersey



Contact for Retail Leasing

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Newark Retail Market Growth 2007 - Present

The Prudential Center has greatly impacted Newark's economic growth, attracting over 1.8MM visitors to the approximately 18,000 seat venue for over 200 events annually.



- 2007
- 2008
- 2009
- 2010
- 2011
- 2012
- 2013
- 2014
- 2015
- 2016
- 2017
- 2018
- 2019
- 2020
- 2021

↑ CONTINUED GROWTH THIS YEAR

- Mar Bar
- THE BROADWAY MARKET
- salad house
- NEWARK LOCAL BEER
- anti
- THE BROADWAY MARKET
- FARINELLA
- Jersey Mike's SUBS
- 375⁺ CHICKEN 'N' PIES
- CHOP CITY
- gfg
- ZARO'S BAKERY
- fresh & co
- BROOKLYN DUMPLING SHOP
- Serafina

audible
an Amazon company

Prudential Center

COURTYARD
Marriott

GREEN CHICPEA

CHIPOTLE
MEXICAN GRILL

Krauszer's

MERCATO TOROANO THE

NIKE

Starbucks

hotel INDIGO

BLAZE PIZZA

7 ELEVEN

Global WORKSHOP

GAP OUTLET

Peda's Biergarten

QDOBA MEXICAN EATS

KICKSUSA

Bright Horizons FAMILY SOLUTIONS

Smitty & Illo's CHICKEN KITCHEN

WHOLE FOODS MARKET

NOOLE SHOP & BAR

BARCADE

BARNES & NOBLE

kite + key

GRAMMY MUSEUM EXPERIENCE PRUDENTIAL CENTER

CITYMD URGENT CARE

ONO GRINDS Poké

planet fitness

EUROPEAN WAX CENTER

DUNKIN' DONUTS

DOLLAR GENERAL

Krauszer's

DUTCH'S LOUNGE

Blue print

BORDERS

NOOLE SHOP & BAR

Pi PAPER TACOS

Blato

BRICK CITY

PORTICI

blink FITNESS

GNC

7 ELEVEN (2 locations)

DUNKIN' DONUTS

Krauszer's

BURGER KING

BlackSwan Espresso

DOLLAR GENERAL

PITA SQUARE

ARRIVAL CROSSFIT

WELLS FARGO

CVS/pharmacy

PJ RYAN'S @ THE ROCK

Davita

OPORTUN

Scabra Foods

TRIVYAKI MADNESS

Santander

TACO BELL

ups

SWEETWATERS COFFEE & TEA

Sugar

Wendy's

elan

LA FITNESS

JUST BRAWLERS

T-Mobile

Go! Go! CURRY

METHOD COACHING + FITNESS

IHOP

CORN BREAD

Market Aerial



Area Map



Transit Map



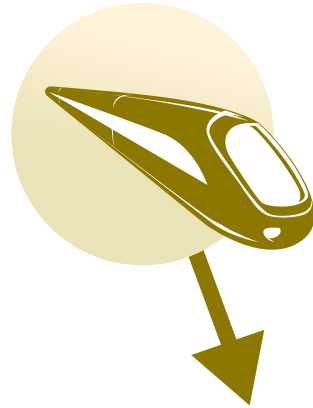
Residential Map



Transportation

Newark Penn Station

- 58,000 riders per day
- Busiest train station in New Jersey
- Connected to the new Gateway Center
- Path Train to World Trade Center in +/- 25 minutes
- NJ Transit to New York Penn Station in +/- 18 minutes
- Amtrak Boston ↔ Newark ↔ D.C.



NEWARK GATEWAY CENTER



Connected by Major Highway Systems

- Route 21 / McCarter Highway: +/- 60,000 VPD
- Interstate 280: +/- 80,000 VPD
- Route 9: +/- 80,000 VPD
- Interstate 78: +/- 89,000 VPD
- Over 50 public bus routes

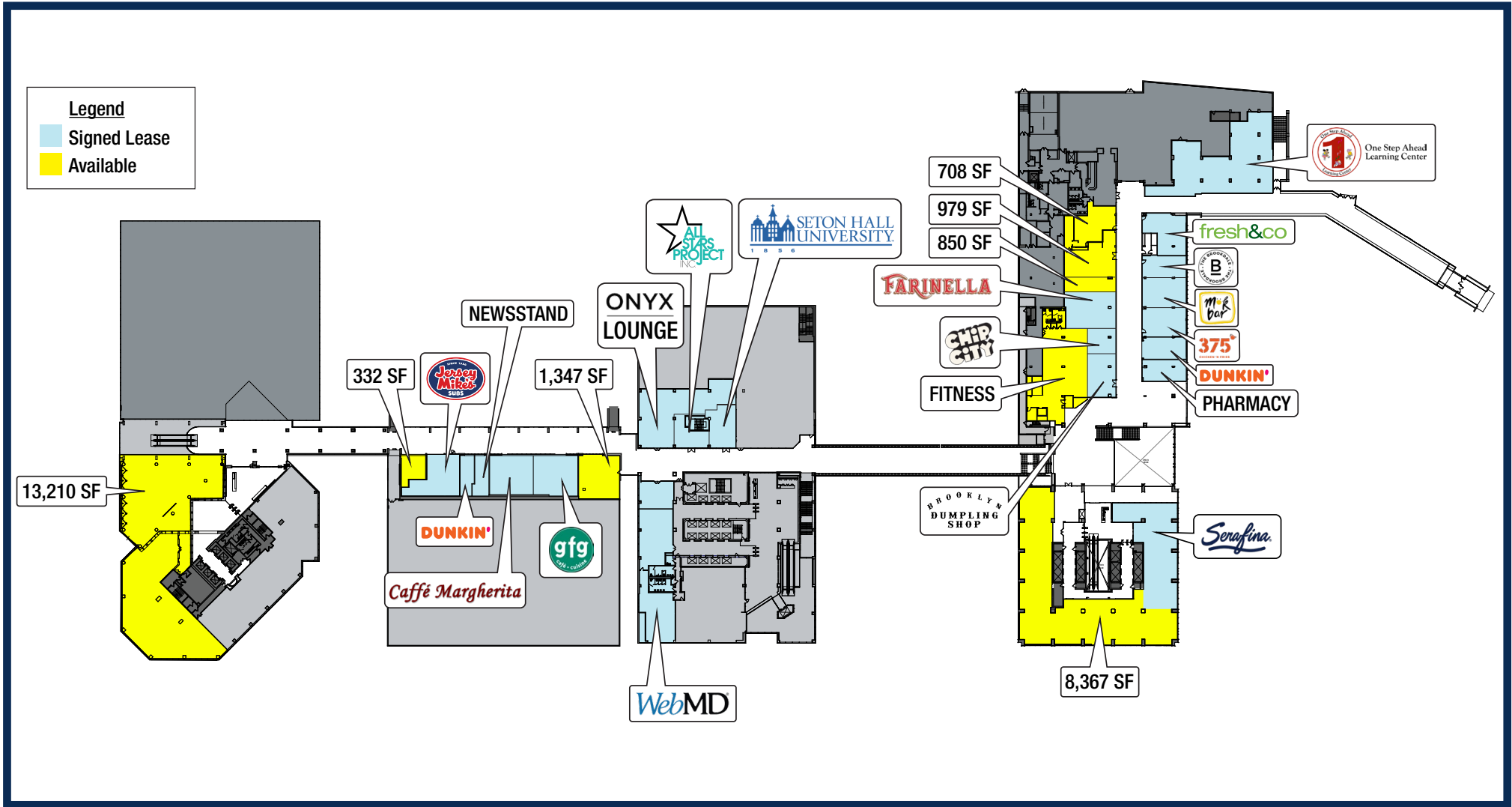
Port Newark Terminal

- Generates \$3.25B in economic activity
- 13,000 direct/indirect employees
- #1 port on the east coast
- \$211B of goods handled annually

Newark Liberty International Airport

- +/- 10 minute drive from Gateway Center
- Over 43,000,000 passengers and 438,000 flights per year
- Contributes \$11.3B in economic activity to NJ/NY region

Site Plan



Demographics / Market

- 300,000+ living population within 3 miles - ranking it the largest city in the state of New Jersey
- 200,000+ daytime workforce/employee population
- 4 major universities totaling 60,000 students and faculty
- 14.5 million square feet of class A office space within the immediate trade area
- 60,000+ vehicles pass the site along McCarter Highway daily
- 2 blocks from the Prudential Center aka "The Rock"
 - Approximately 18,000 seat arena
 - 200+ events per year
 - Over 2,000,000 visitors per year
 - Home to the NJ Devils, Seton Hall Basketball, concerts, boxing and other premier events

Market Activators

- Newark Penn Station
 - Mullberry Commons Park
-

Co-Tenants (Just Signed)



Radius	Population	Employee Population	Median Age	Total Daytime Population
.5 Mile	8,218	50,693	36.7	54,723
1 Mile	55,632	82,159	34.7	112,657
2 Mile	172,594	151,322	34.3	252,680
3 Mile	313,511	192,690	34.7	378,722



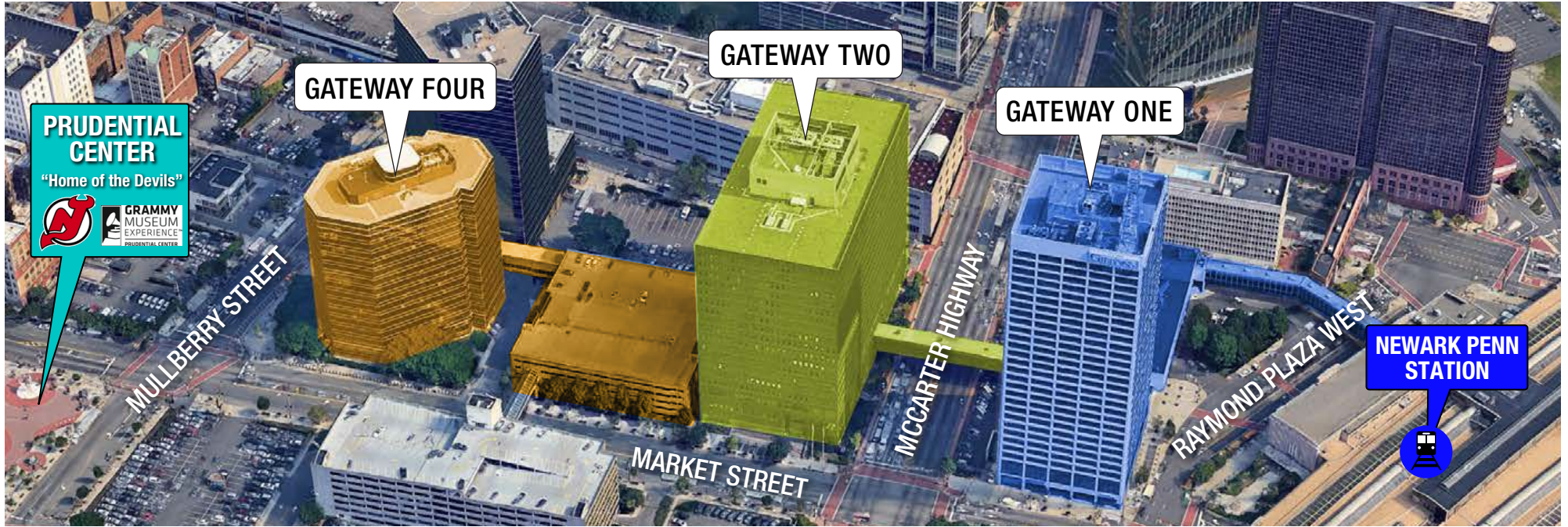


Meet the New Gateway

- The new Gateway is an elevation of Newark's dynamic hub for business and culture. A reimagined public space, upgraded infrastructure and curated engaging retail program mix, catering to the people who live and work here.
- 2,100,000 square feet of class "A" office space
- 100,000 square feet of retail
- Connected Double Tree by Hilton Hotel
- Transit hub complex
- On-site parking in excess of 1,000 spaces
- Over 75,000 weekly visitors
- Multi-million dollar investment in the redevelopment and redesign of Newark's and the state of New Jersey's epicenter

The Junction, Gateway Center's and New Jersey's Newest Retail Hub

- Connecting all buildings in the Gateway Complex and providing primary access to Newark Penn Station is The Junction. Four distinct retail destinations all connect through a series of concourse walkways, skybridges and highlighted by eateries, cafes, entertainment, fitness and service providers. All of which makes for an immersive experience at the new Gateway Center. Whether you are an employee, commuter, resident, visitor or guest, The Junction is the first destination for all comers into the Gateway Center, Newark and New Jersey.
- Over 100,000 square feet of retail, fitness, entertainment and F&B opportunities
- Four distinct retail opportunities in buildings 1, 2 and 4
- Both exterior street retail and interior retail with tremendous access to the city, the state and the daily employee population
- Multiple configurations available ranging from less than 1,000 SF to over 13,216 SF
- Over 60,000 vehicles per day via McCarter Highway/Route 21
- Over 58,000 riders Board at Newark Penn Station daily, which sits directly adjacent to The Junction



Gateway 1 - Street Level Retail

Availabilities

- +/- 823 SF (kiosk)
- +/- 2,016 SF
- +/- 2,560 SF

Gateway 4 - Street Level Retail

Availabilities

- +/- 13,210 SF (can be demised)

Gateway 1 - Fitness Box

Availabilities

- +/- 12,915 SF

Gateway Center - Junction Level Retail

Availabilities

- +/- 332 SF
- +/- 708 SF
- +/- 850 SF
- +/- 979 SF
- +/- 1,347 SF
- +/- 8,367 SF

Gateway 1 - Street Level Retail



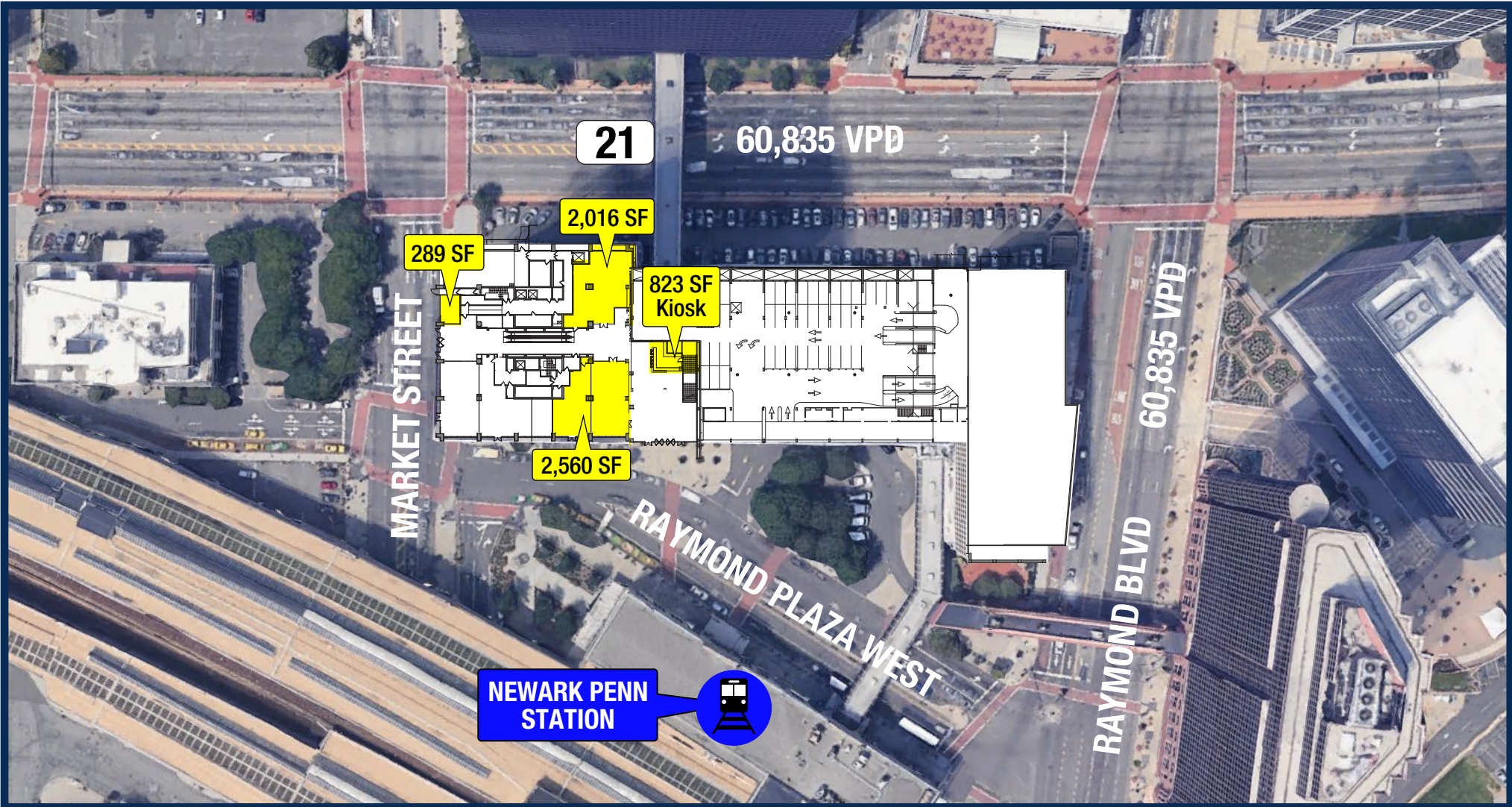
Opportunity

800 - 2,560 SF Available

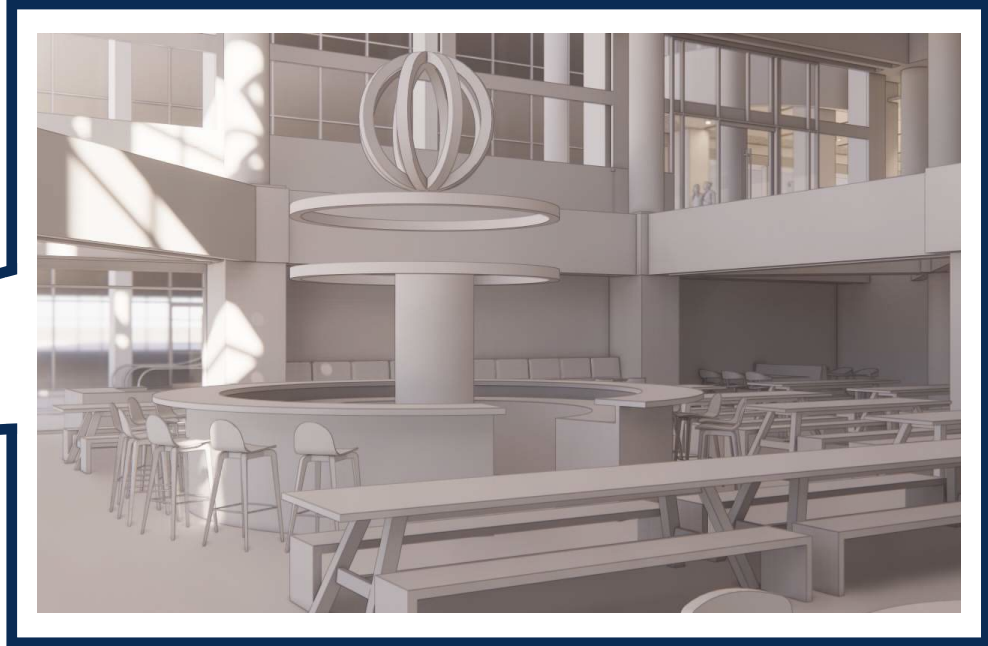
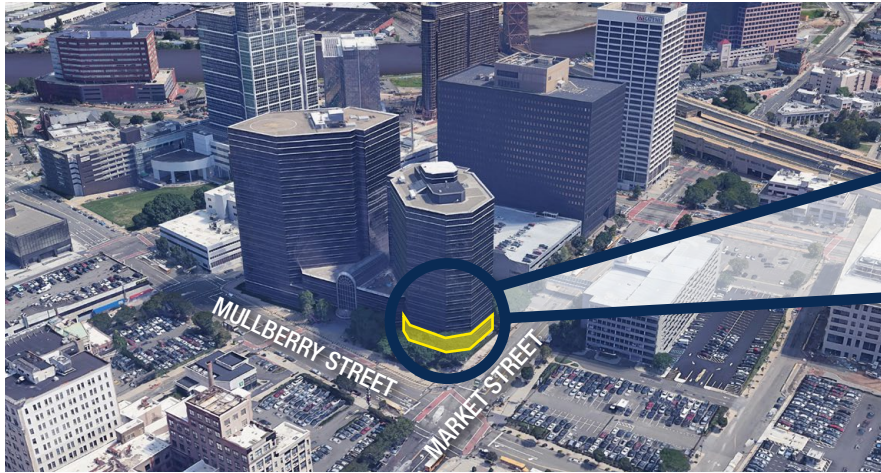
- Prominent street retail redevelopment opportunity directly across from the entrance to Newark Penn Station
- Highly visible to full glass flagship retail
- Interior kiosks and corner retail available
- Over 45,000 vehicles per day at the Jewel Box
- Direct access to the two-story atrium at The Junction
- Adjacent to the Double Tree by Hilton and Raymond Plaza West with additional exterior plaza improvements planned
- Available outdoor seating opportunities



Gateway 1 - Street Level Retail



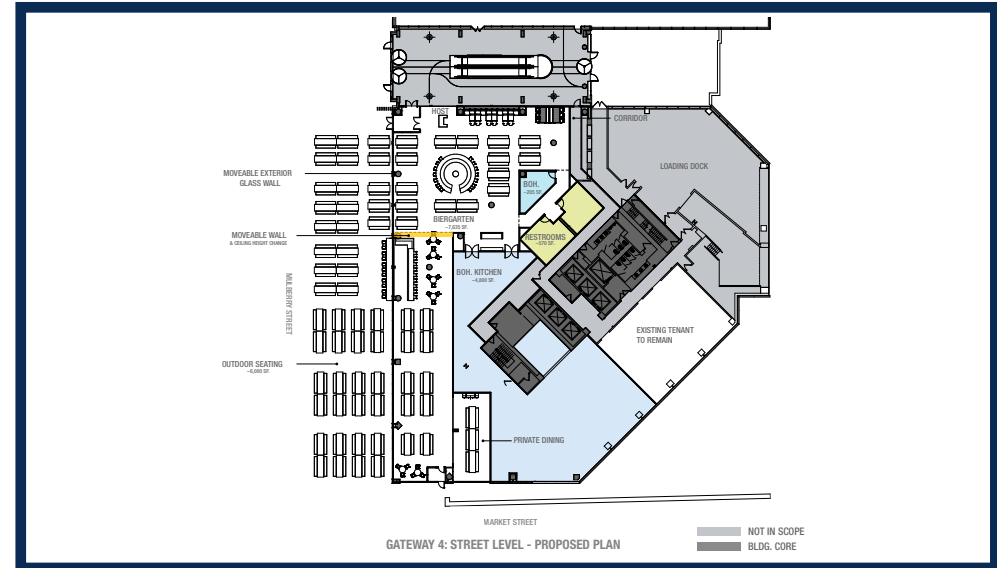
Gateway 4 - Street Level Retail



Opportunity

Up to 17,000 SF Available

- Prominent street retail redevelopment opportunity at one of the most prime corners in New Jersey located at the intersection of Mulberry and Market Streets
- Largest contiguous space at The Junction available for Food Hall opportunity, sports bar/lounge F&B user, junior anchor or possible division
- Both interior and exterior access
- Over 10,000 SF of outdoor seating to be made available with additional exterior redevelopment
- Over 25,000 vehicles per day
- Adjacent to the Prudential Arena with visibility to the attendees
- At the base of the “Newark Entrance” to the Gateway Center



Gateway 4 - Street Level Retail



Gateway 1 - Fitness Box



Opportunity

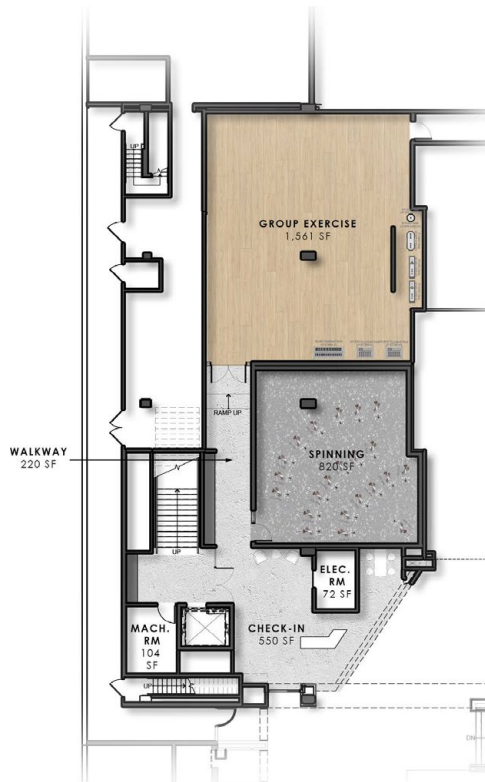
13,000 to 17,000 SF Available

- Tremendous built-to-suit opportunity for new fitness center
- Former New York Sports Club with tremendous ceiling heights at 22 feet to the deck
- Located in the heart of the Gateway Center and The Junction retail at the top of the atrium adjacent to Penn Station Entrance
- Highly visible to the employee and commuter population
- Exterior signage opportunity with visibility to McCarter Highway/Route 21, Raymond Plaza West and the rail line

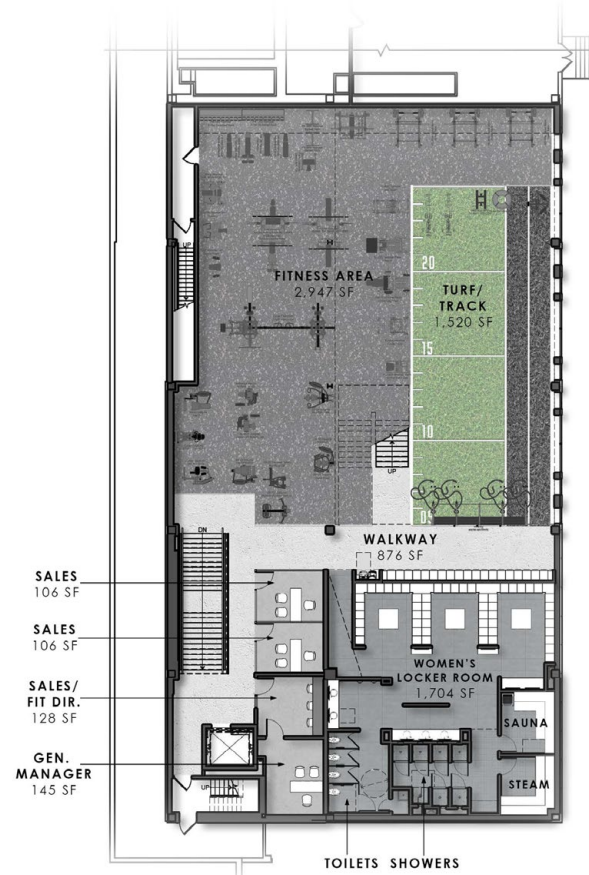


Gateway 2 - Interior Fitness Retail

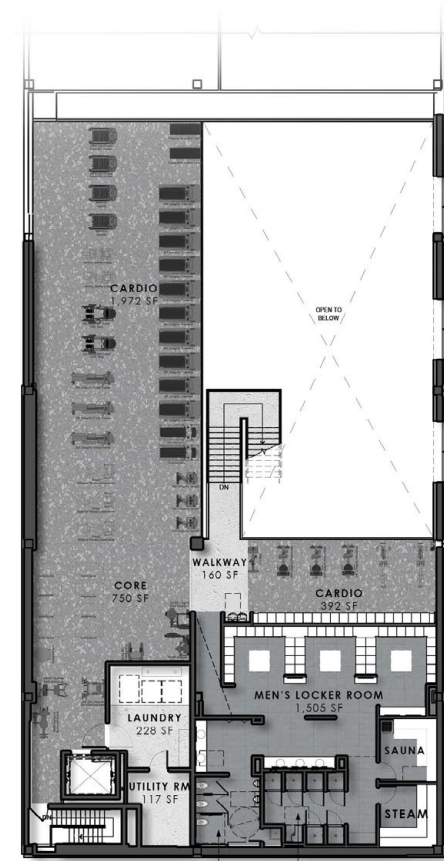
Junction Level



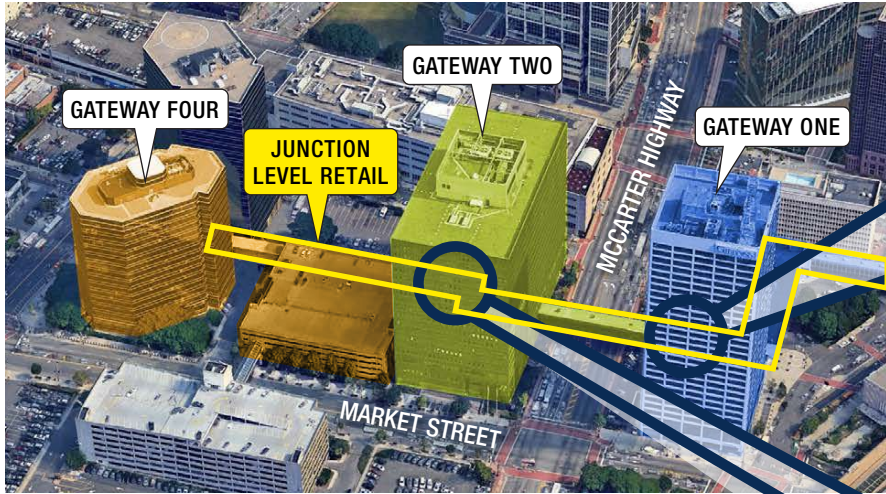
Second Level



Mezzanine



Gateway Center - Junction Level Retail

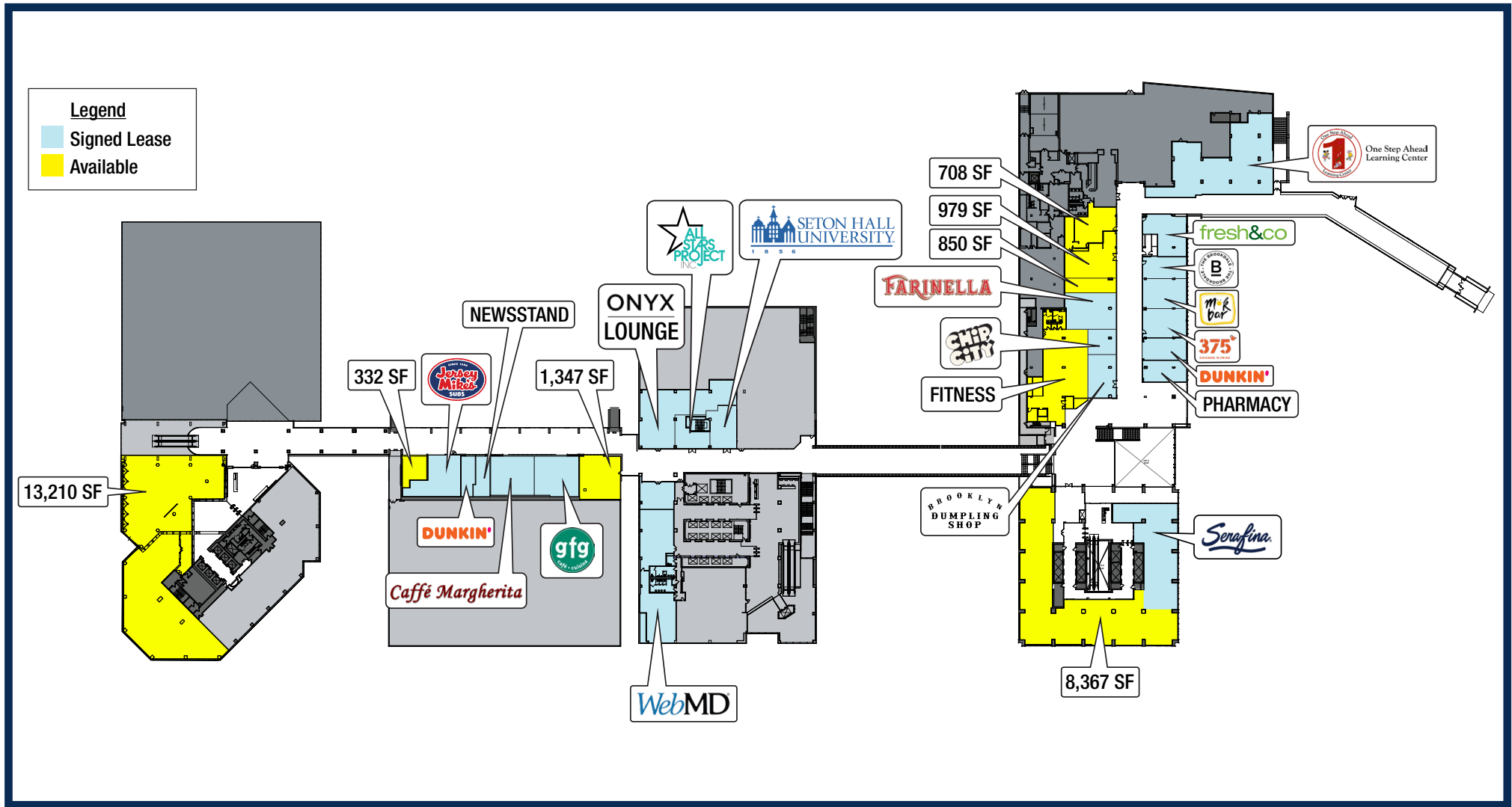


Opportunity 800 to 8,367 SF Available

- Numerous interior retail suites ranging from several hundred to several thousand square feet
- Endless combinations of retail divisions and multiple venting opportunities
- Direct access to the Gateway Center office population and the commuter traffic with over 75,000 visitors per week
- Retail extends across all four Gateway Center buildings
- Signage opportunities throughout The Junction
- Recently signed:

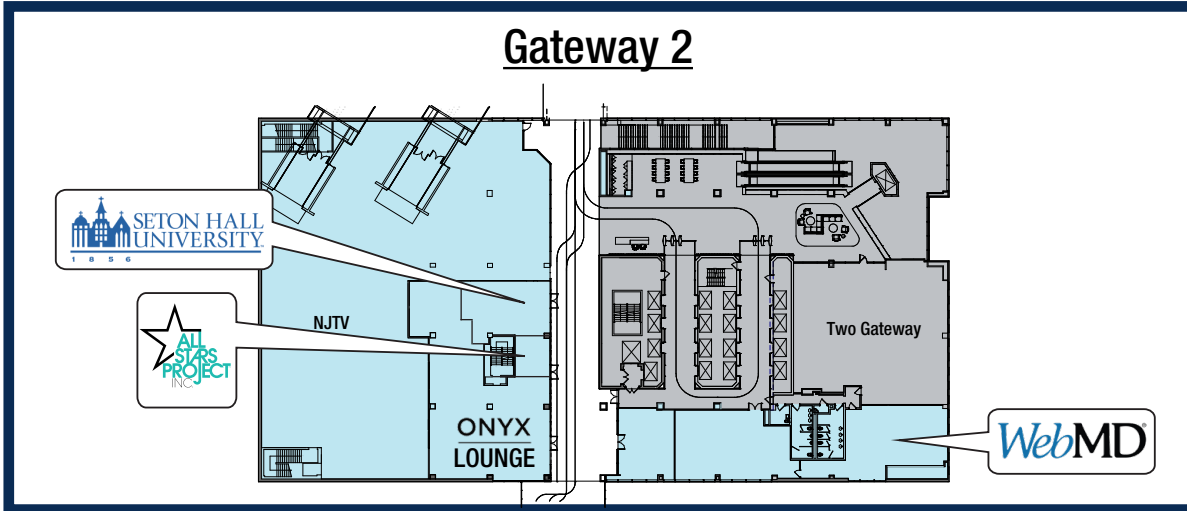


Gateway 1 & 2 - Interior Small Shop Retail

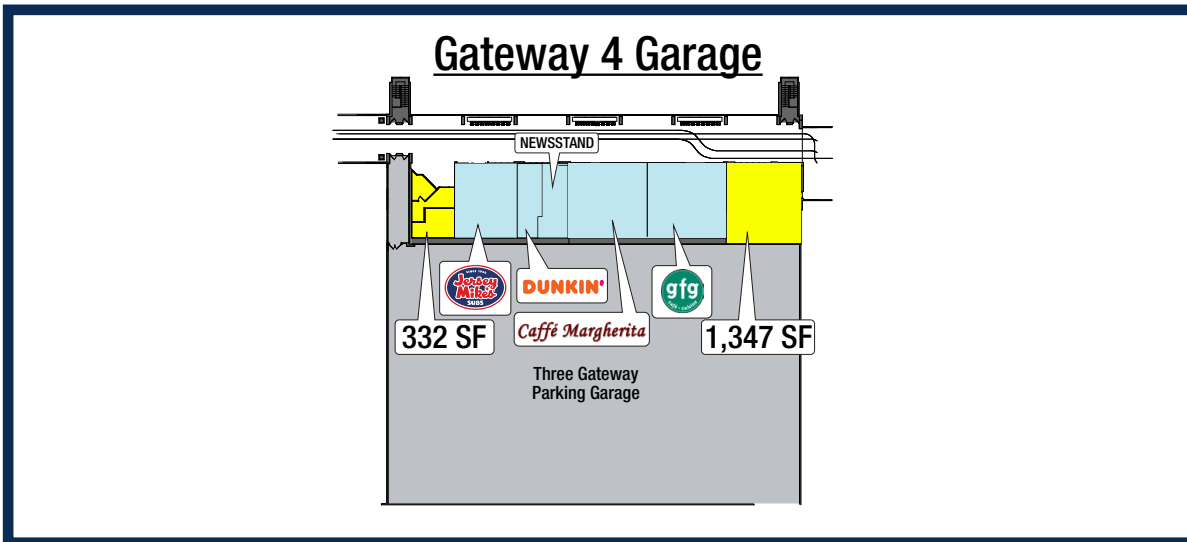


Gateway 1 & 2 - Interior Small Shop Retail

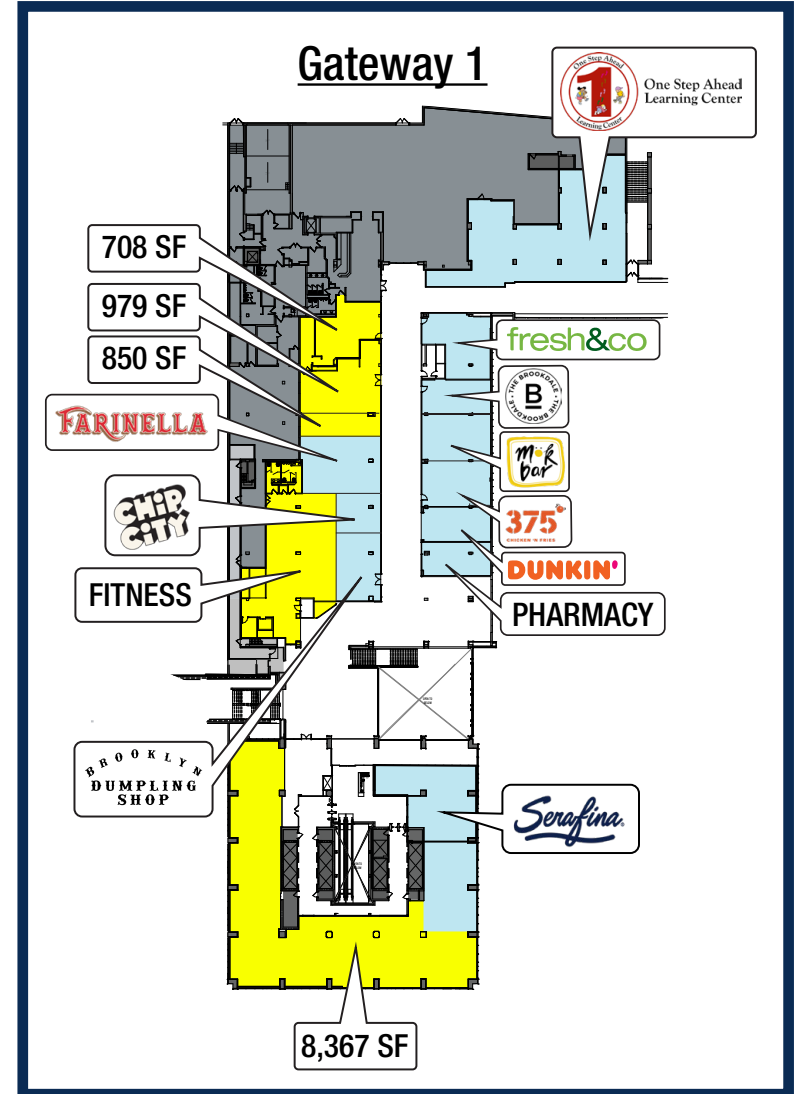
Gateway 2



Gateway 4 Garage



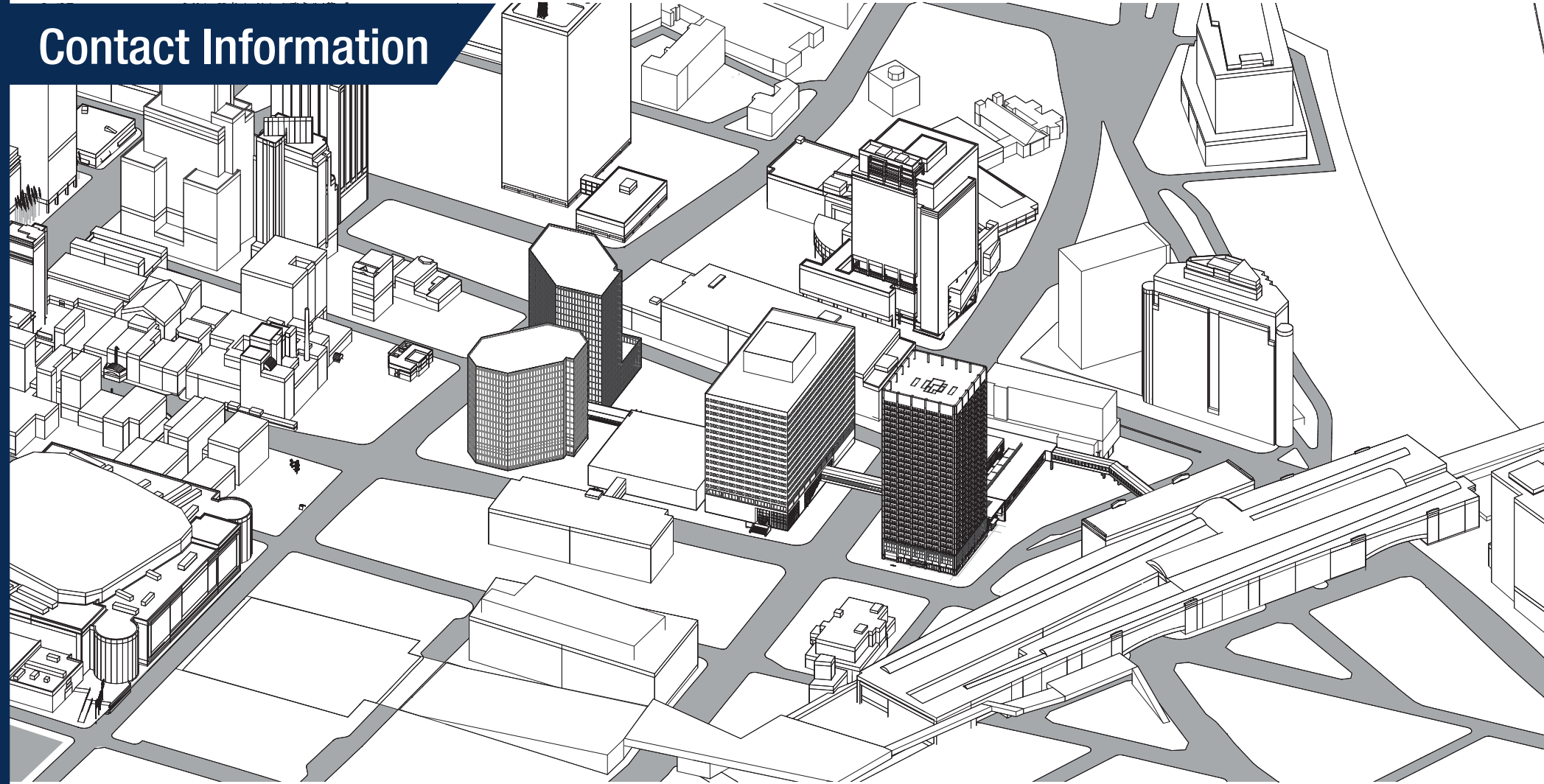
Gateway 1



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