

# THE JUNCTION

Gateway Center - Newark, New Jersey



NEW FULLY BUILT-OUT RESTAURANT

YOUR SIGN

Uncle Willie's  
Wings



375  
CHICKEN 'N FRIES

fresh  
& CO

JAG-ONE  
PHYSICAL THERAPY

魚市 KAMASU

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## NEWARK RETAIL MARKET GROWTH

Since the Prudential Center was developed, there have been nearly 100 national and regional concepts that have planted a flag in Downtown Newark.

### 2007-2017

### 2023-BEYOND



### CONTINUED GROWTH THIS YEAR

### 2018-2022



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## Retail Market Aerial



## Office Market Aerial



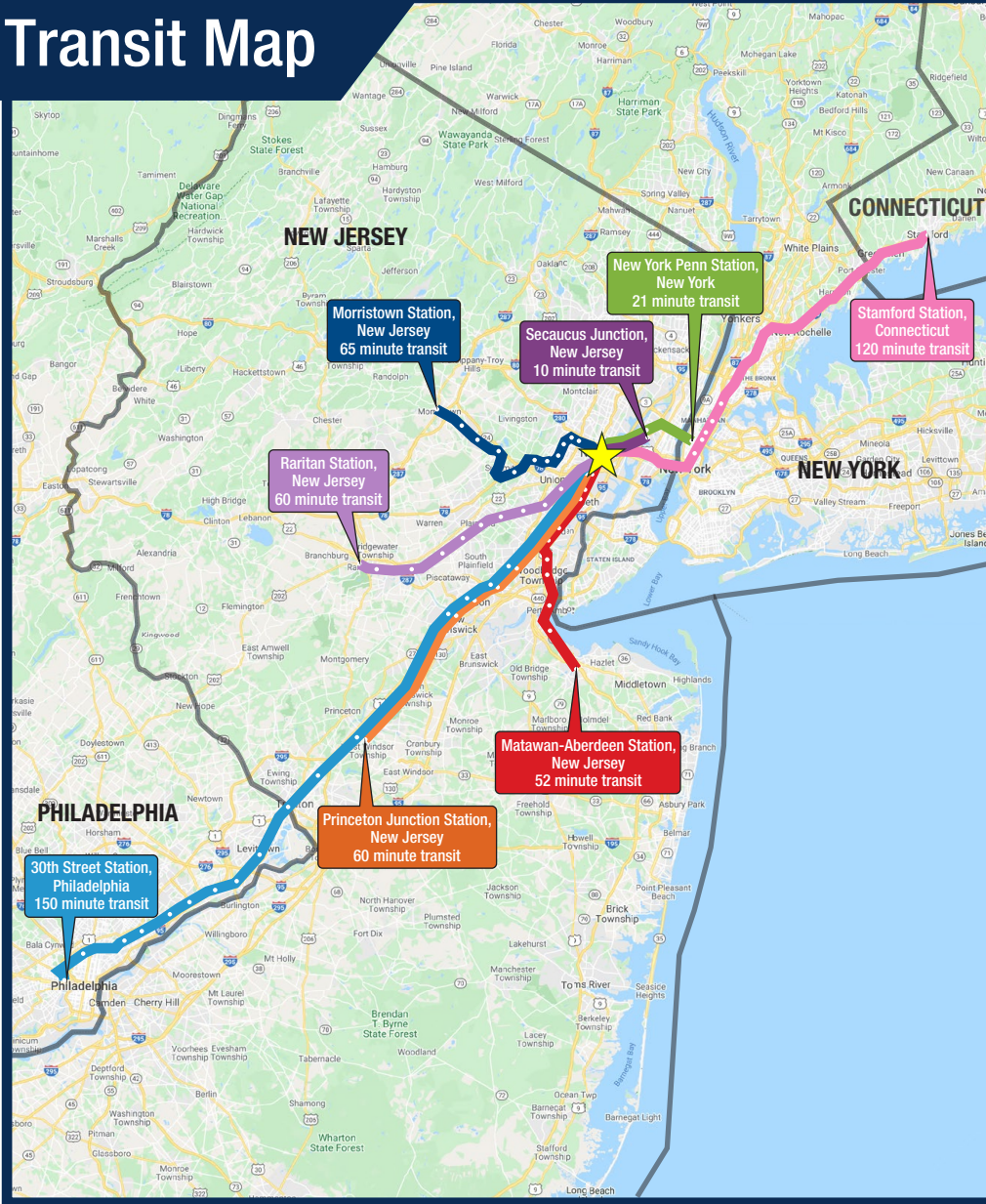
ONE GATEWAY	TWO GATEWAY	THREE GATEWAY	FOUR GATEWAY
Helling Lindeman Goldstein & Siegal LANDMAN CORSI BALLAINE & FORD GREENBERG DAUBER EPSTEIN & TUCKER	MEYNER and LANDIS LLP Regus HERRICK EPSTEIN BECKER GREEN GIBBONS	Broadridge SBA PARSONS HelloFRESH WebMD NJ TRANSIT HEADQUARTERS	MCCARTIER & ENGLISH DB SCHENKER HelloFRESH



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## Gateway Center - Newark, New Jersey

### Transit Map



### Residential Map





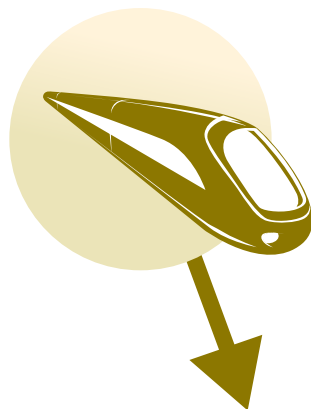
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## Transportation

### Newark Penn Station

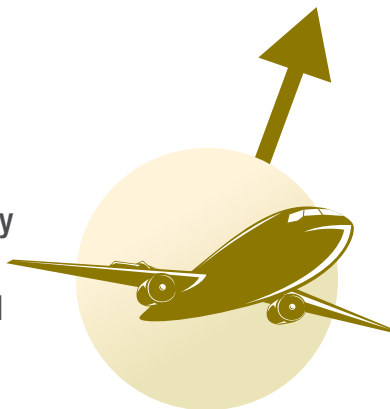
- 58,000 riders per day (at its peak)
- Busiest train station in New Jersey
- Connected to the new Gateway Center
- Path Train to World Trade Center in +/- 25 minutes
- NJ Transit to New York Penn Station in +/- 18 minutes
- Amtrak Boston ↔ Newark ↔ D.C.



## NEWARK GATEWAY CENTER

### 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



### 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

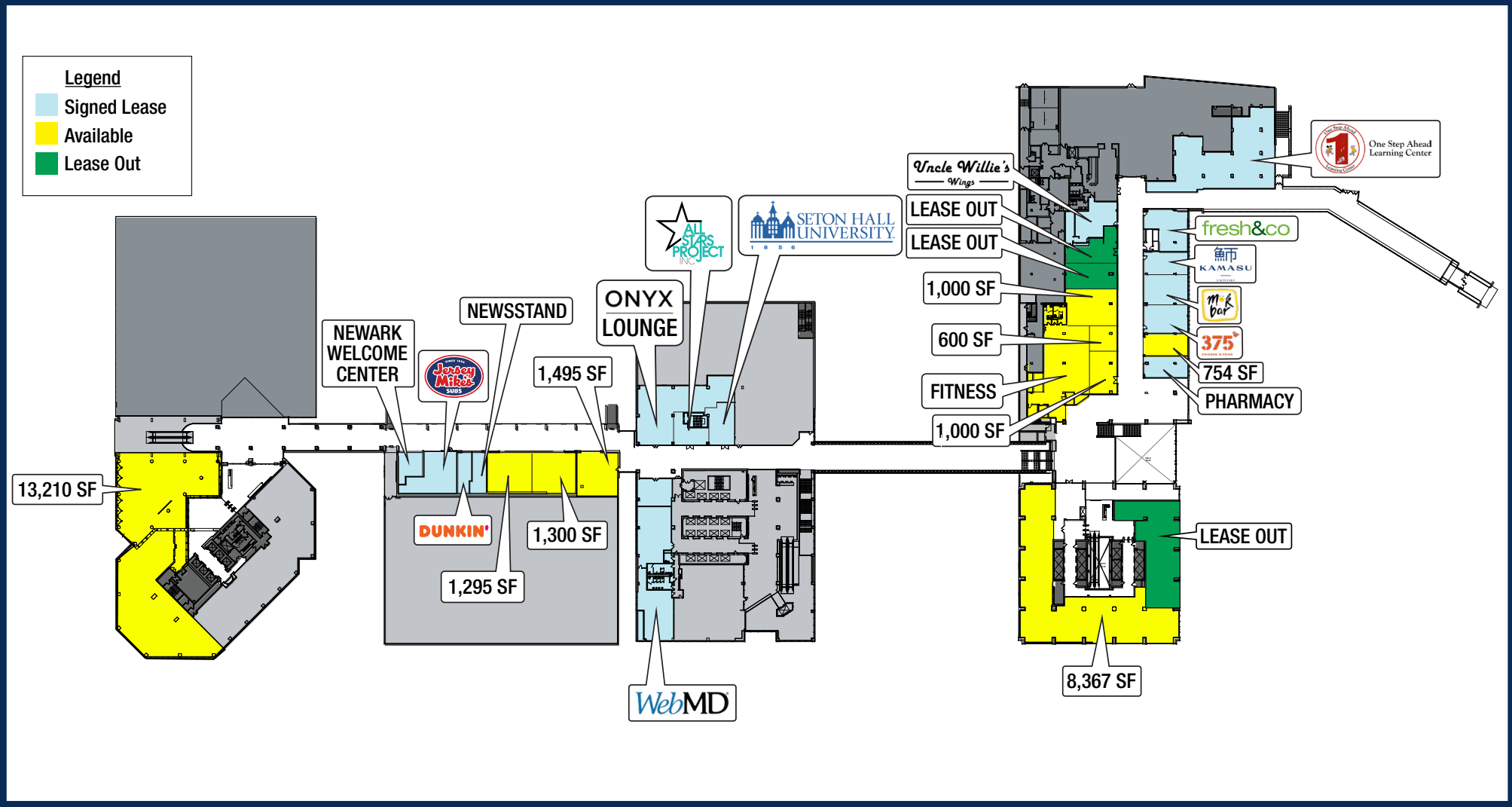
- Generates \$3.25B in economic activity
- 13,000 direct/indirect employees
- #1 port on the east coast
- \$211B of goods handled annually



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## Site Plan





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## Demographics / Market

- 300,000+ residential 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
  - Mulberry 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





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Gateway Center - Newark, New Jersey



## 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, visit 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
- Multi-million dollar investment in the redevelopment and redesign of Newark's and the state of New Jersey's epicenter
- New major office leases just signed including NJ Transit and WebMD's HQ
- Upgraded F&B retail including some of New York City's best chef driven concepts such as MokBar, Kamasu, Fresh & Co, 375 Chicken N' Fires and more!

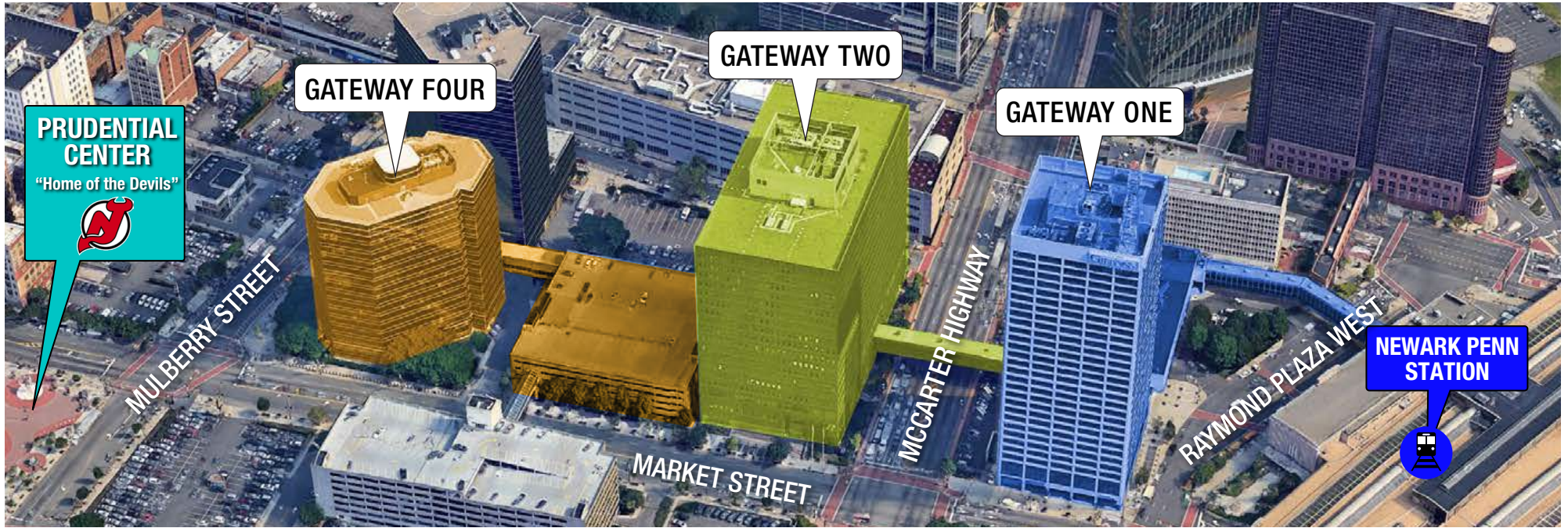
## The Junction, Gateway Center's and New Jersey's Newest Retail Hub

- The Junction connects all buildings in the Gateway Complex and provides primary access to Newark Penn Station. 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 to all corners for 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
- Over 60,000 vehicles per day via McCarter Highway/Route 21
- Adjacent to the busiest train station in New Jersey, Newark Penn Station



# THE JUNCTION

Gateway Center - Newark, New Jersey



## Gateway 1 - Street Level Retail

### Availabilities

- +/- 823 SF (kiosk)
- +/- 1,600 SF
- +/- 1,600 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

- +/- 754 SF
- +/- 1,000 SF
- +/- 1,295 SF
- +/- 1,300 SF
- +/- 1,495 SF
- +/- 8,367 SF



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Gateway Center - Newark, New Jersey

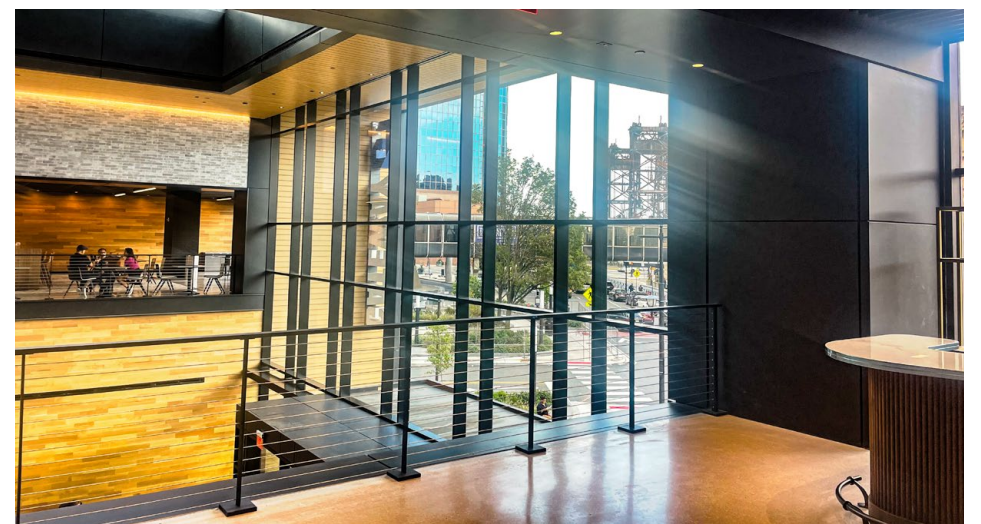
## Gateway 1 - Street Level Retail



## Opportunity

823 - 5,760 SF Available

- Highly visible with full floor to ceiling glass for flagship location
- 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 atrium seating opportunities

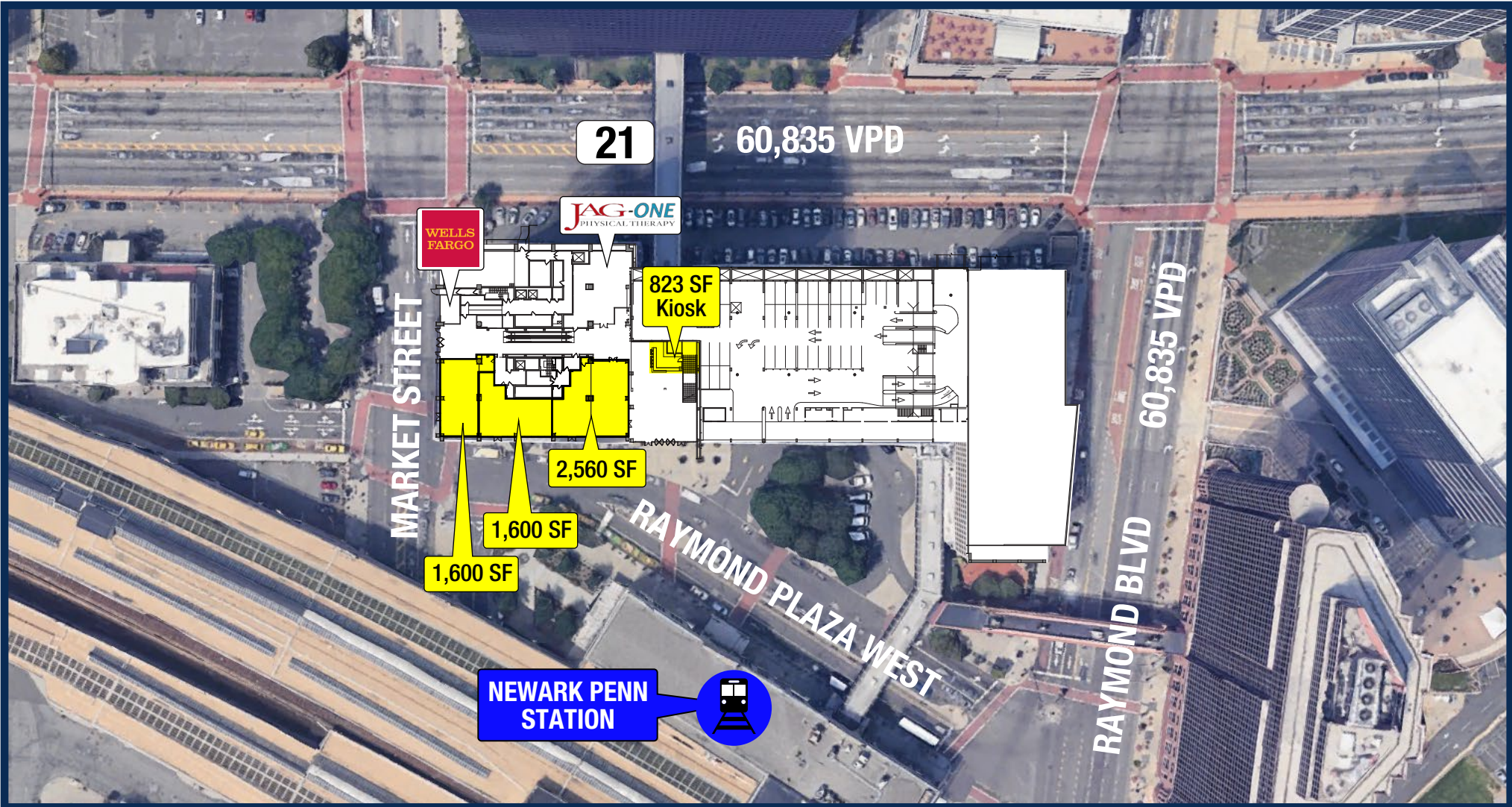




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## Gateway 1 - Street Level Retail

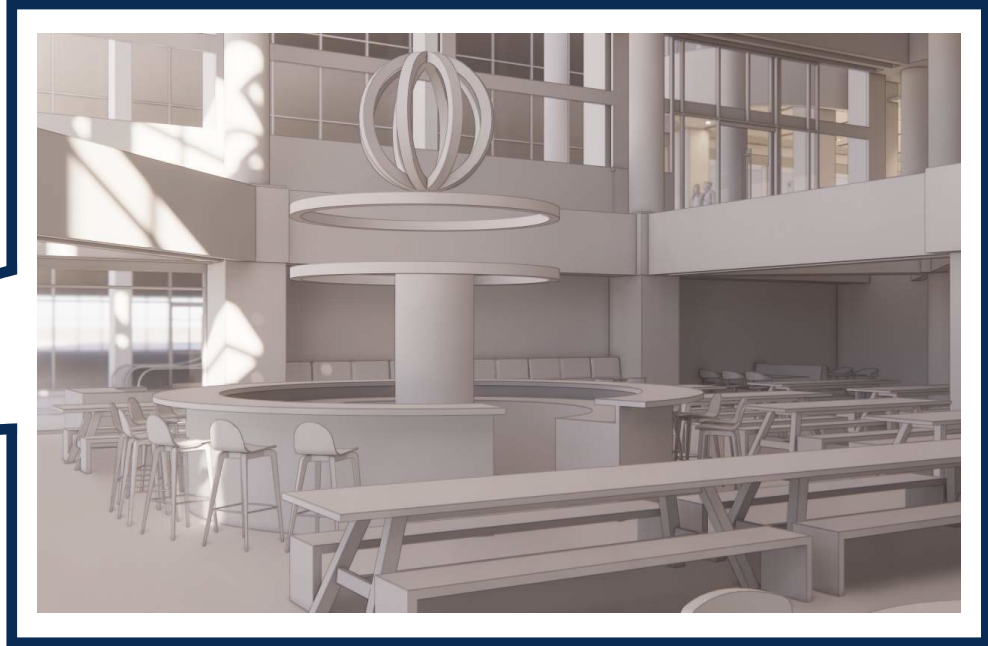




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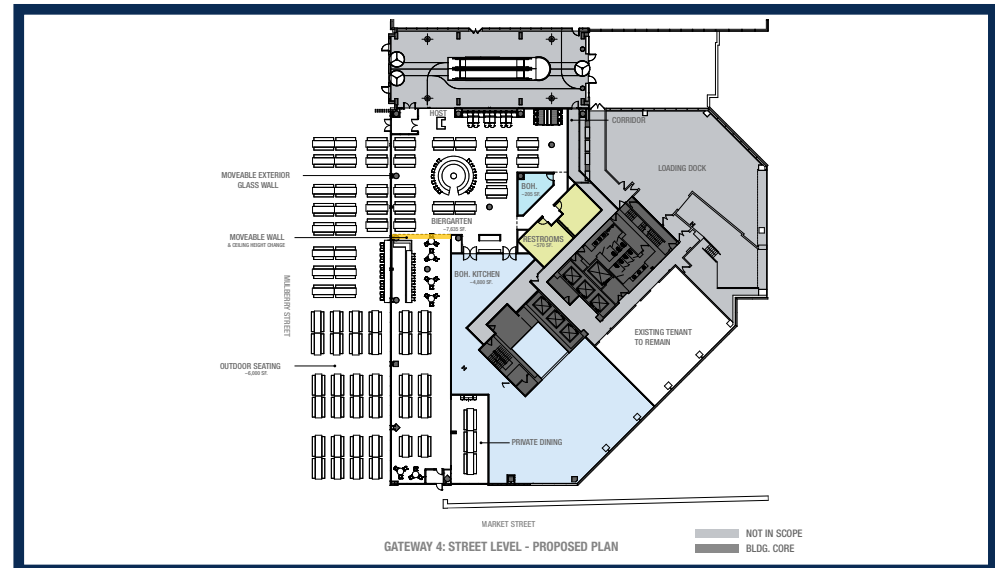
## Gateway 4 - Street Level Retail



## 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





# THE JUNCTION

Gateway Center - Newark, New Jersey

## Gateway 4 - Street Level Retail

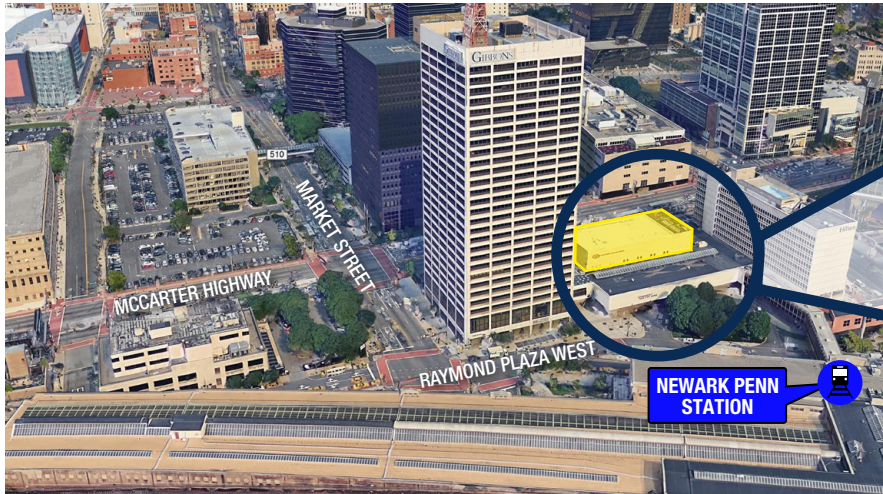




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## Gateway 1 - Fitness Box



## 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





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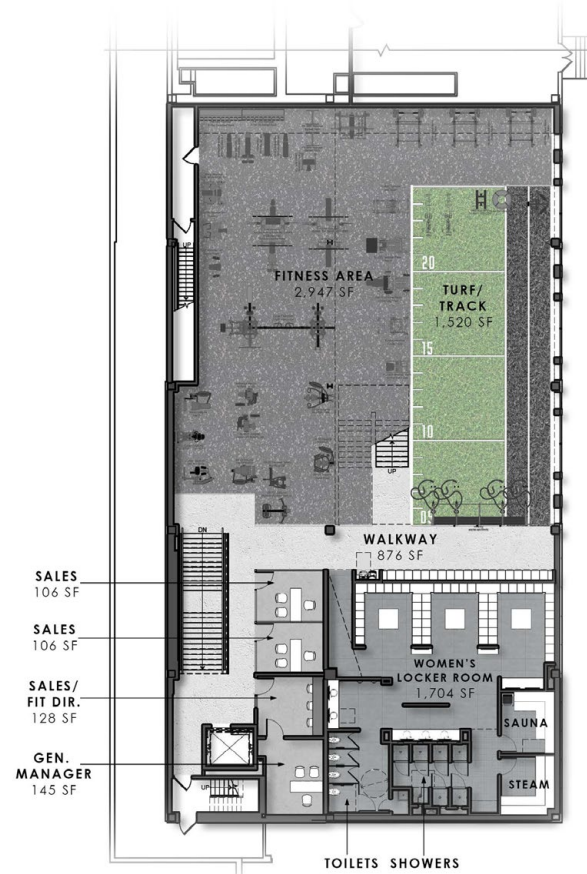
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## Gateway 2 - Interior Fitness Retail

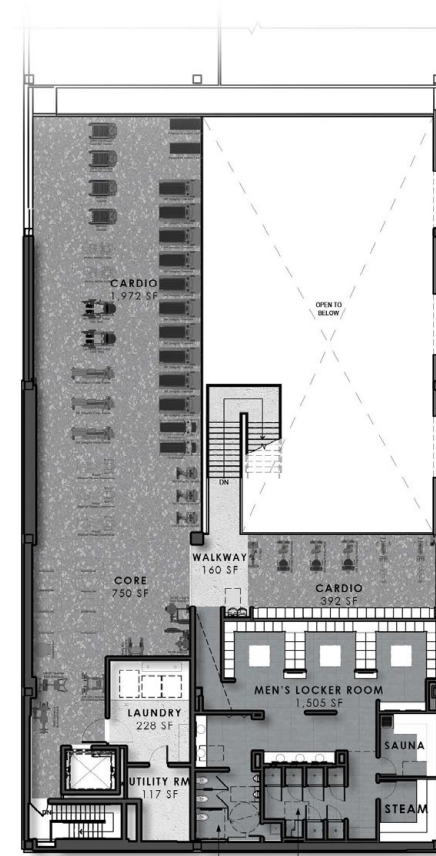
### Junction Level



### Second Level



### Mezzanine

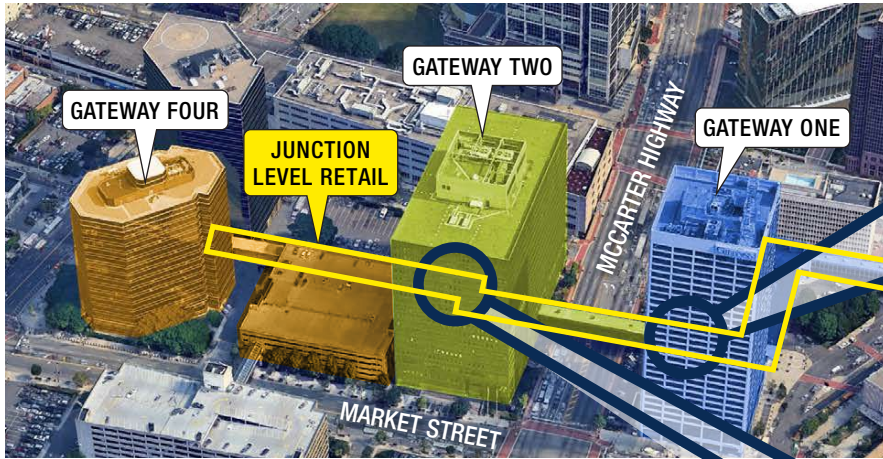




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## Gateway Center - Junction Level Retail



## Opportunity 754 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:

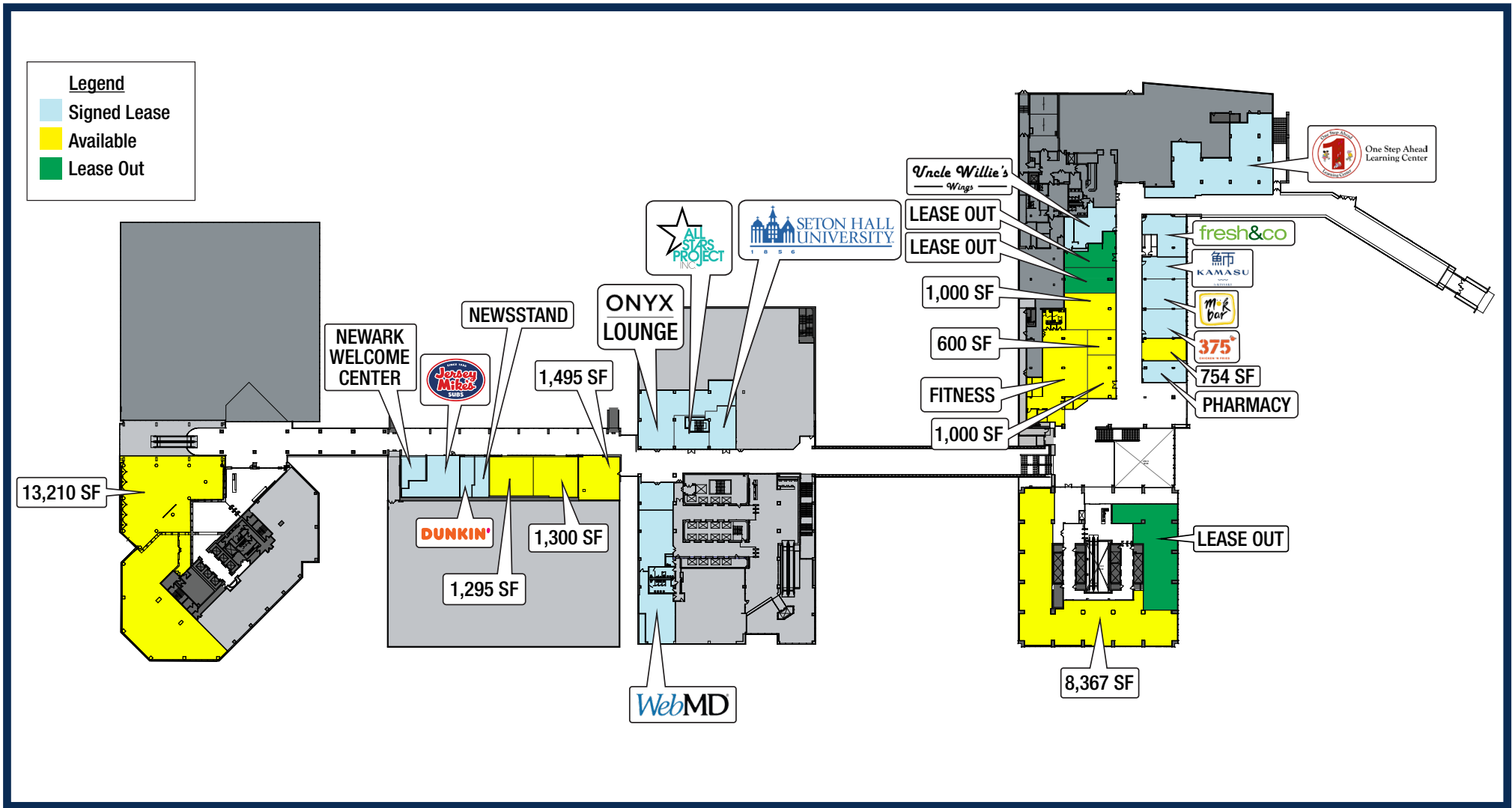




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## Gateway 1 & 2 - Interior Small Shop Retail



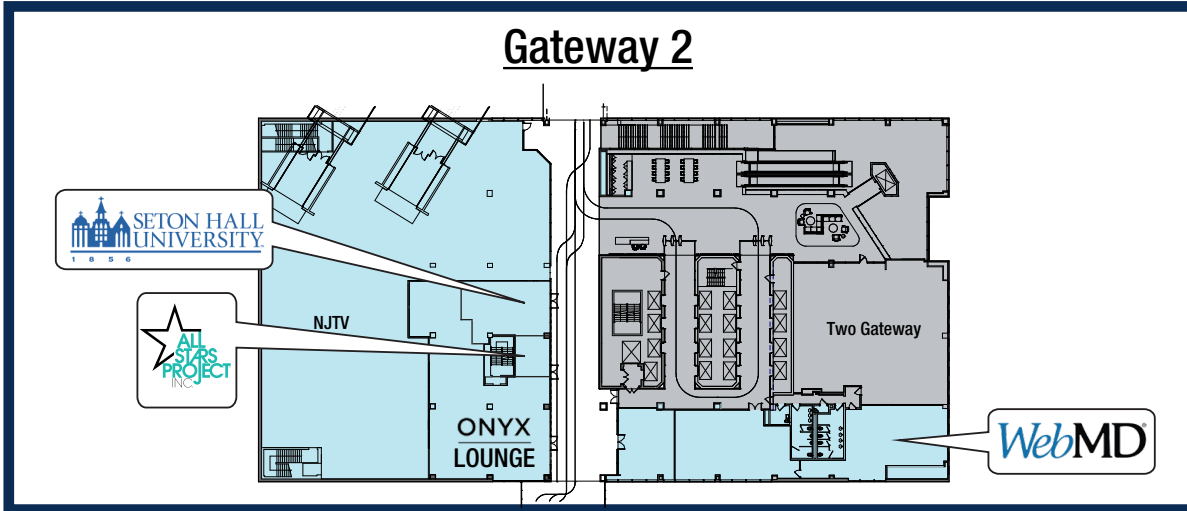


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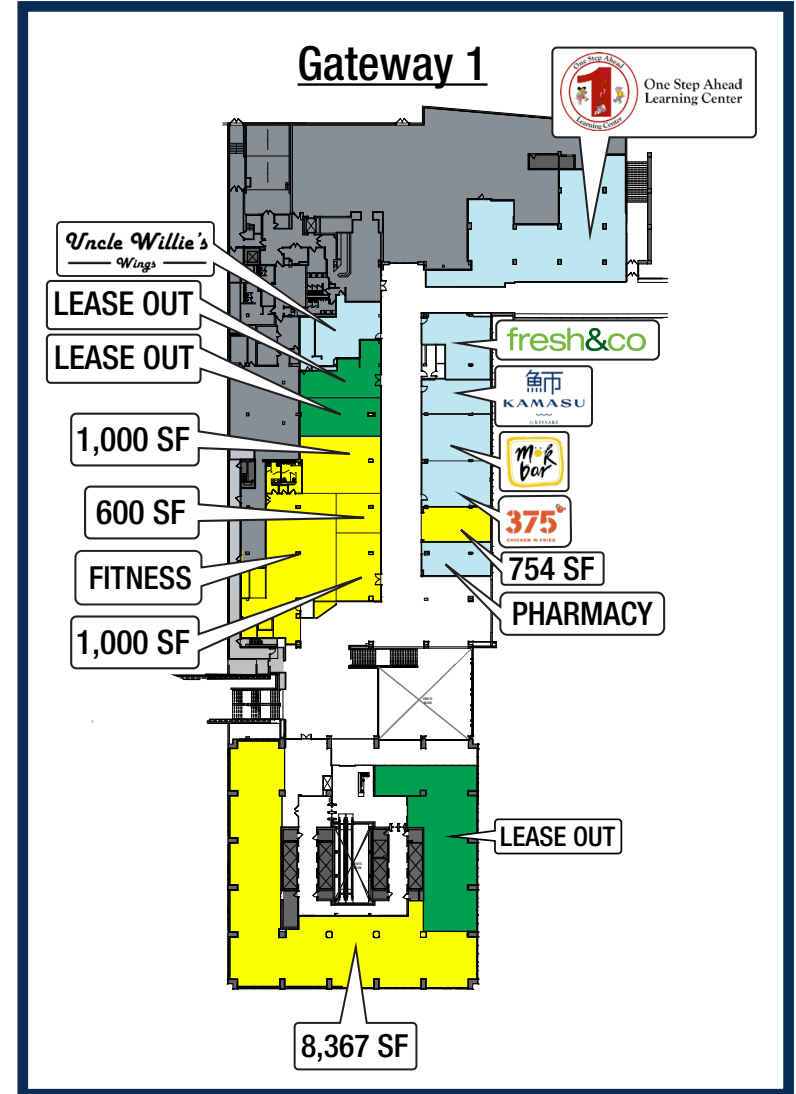
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## Gateway 1 & 2 - Interior Small Shop Retail

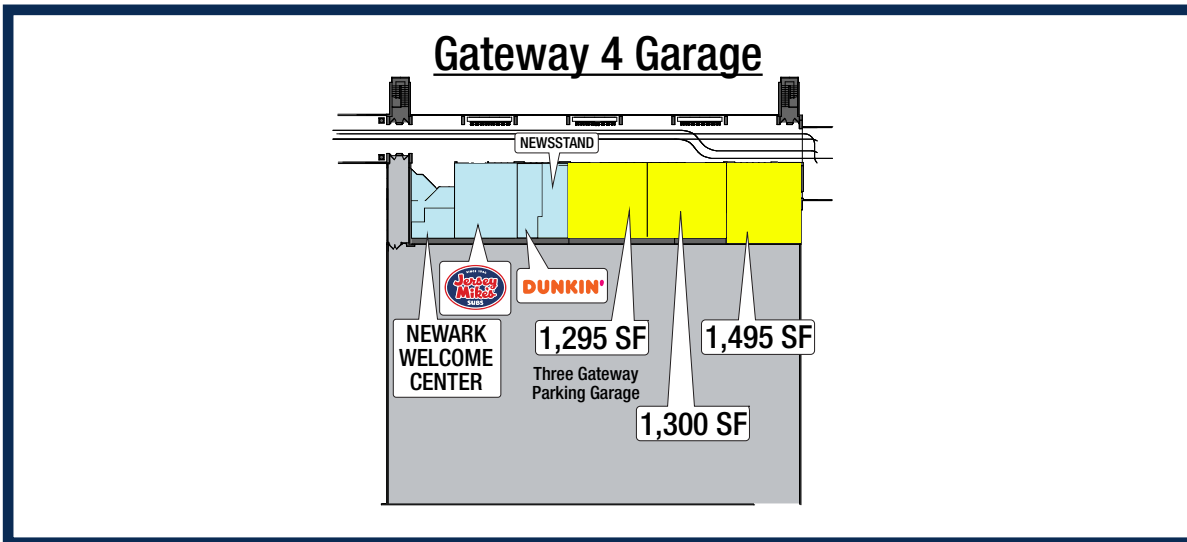
### Gateway 2



### Gateway 1



### Gateway 4 Garage

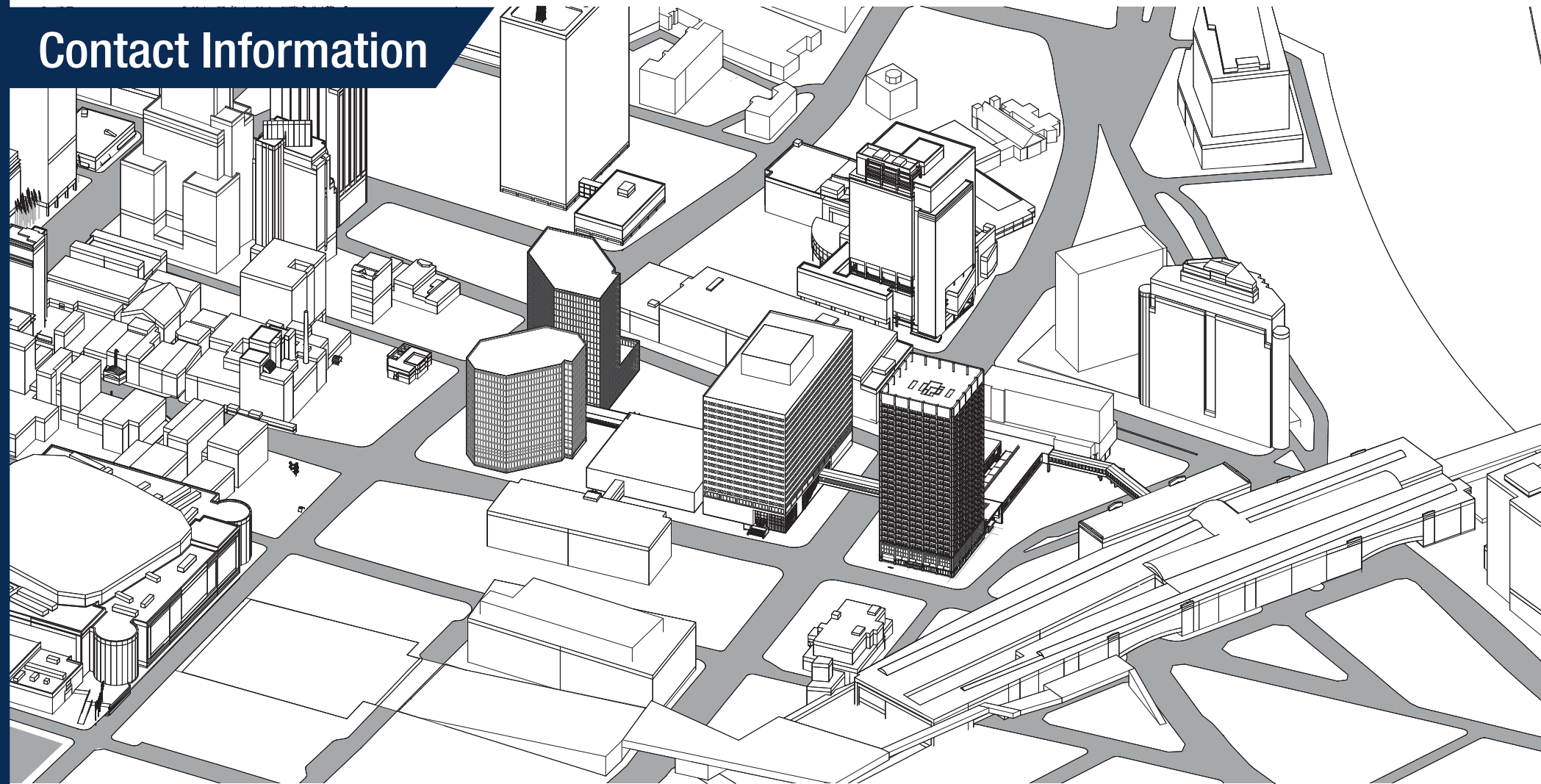




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## Contact Information



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