

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

Contact for Retail Leasing

Jason Pierson
Ph. 732-707-6902
jason@piersonre.com

Ryan Starkman
Ph. 732-724-4501
ryan@piersonre.com

PIERSON
COMMERCIAL REAL ESTATE®

www.piersonre.com • Licensed Real Estate Broker

WATCH
VIDEO



Owned and Managed by



THE JUNCTION

Gateway Center - Newark, New Jersey

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

TIMELINE



2018-2022

THE JUNCTION

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

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



njpac

NJLT

Panasonic



Prudential Center



Prudential



PSEG

RUTGERS

SETON HALL UNIVERSITY

WebMD

Co-Tenants (Just Signed)

fresh&co



JAG-ONE
PHYSICAL THERAPY

375
CHICKEN 'N FRIES

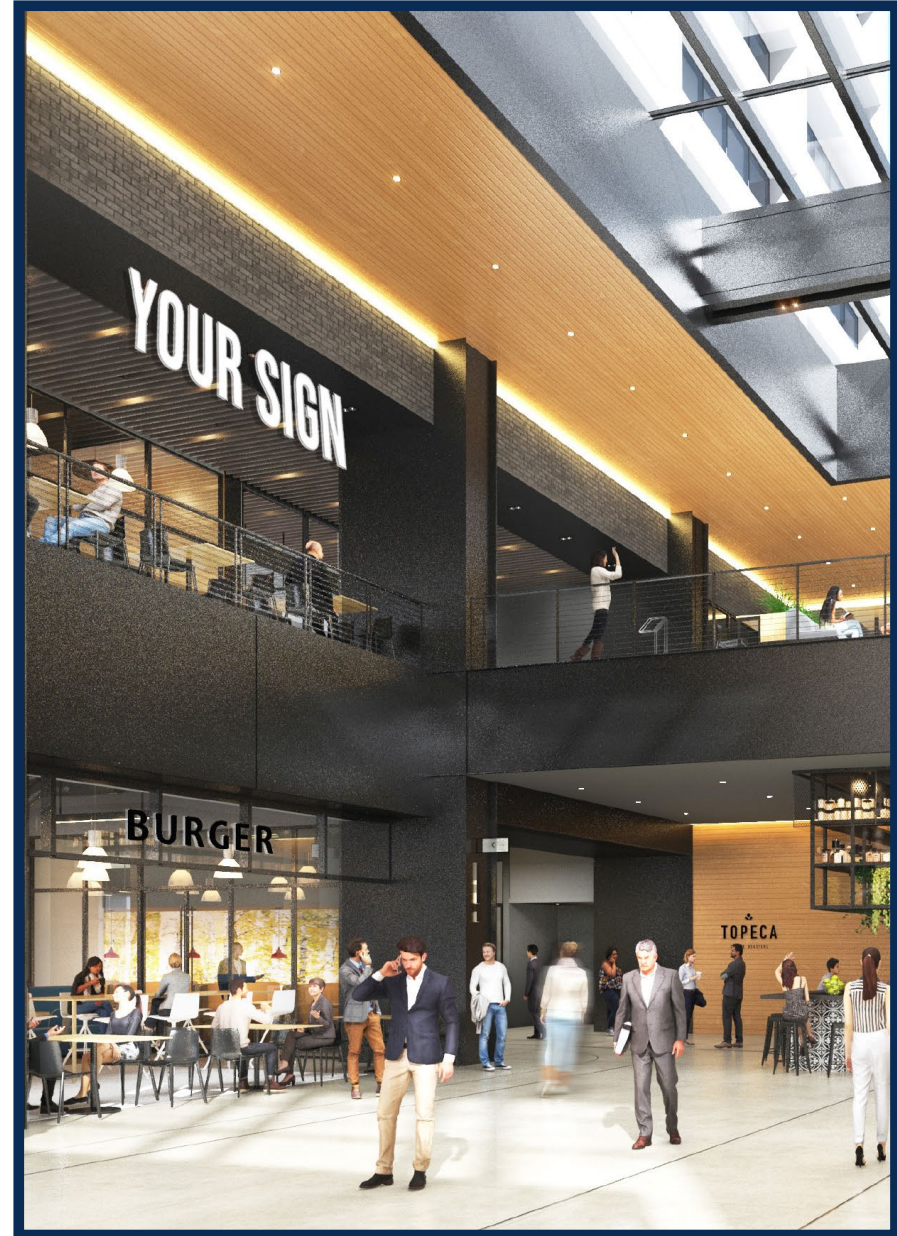


Uncle Willie's
Wings



魚市
KAMASU
by KISSAKI

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



THE JUNCTION

Gateway Center - Newark, New Jersey

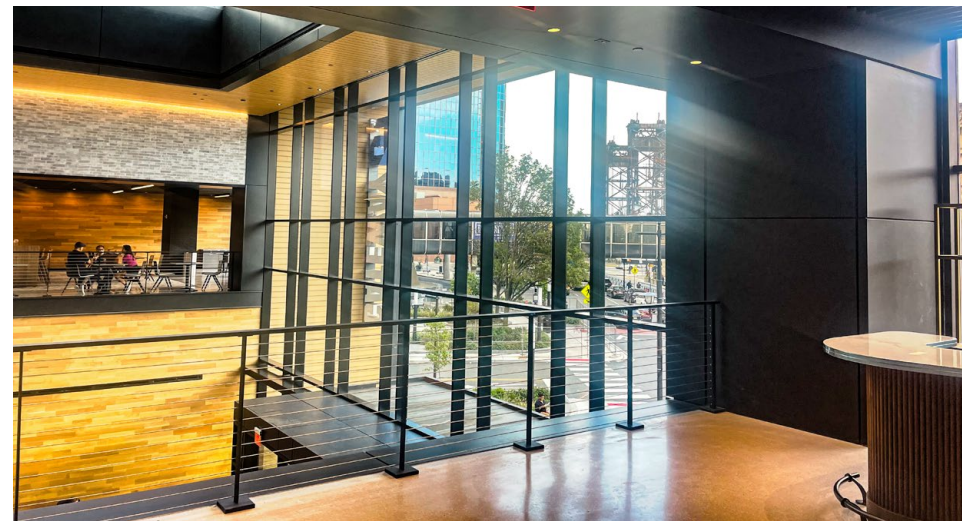
Gateway 1 - Street Level Retail



Opportunity

823 - 5,760 SF Available

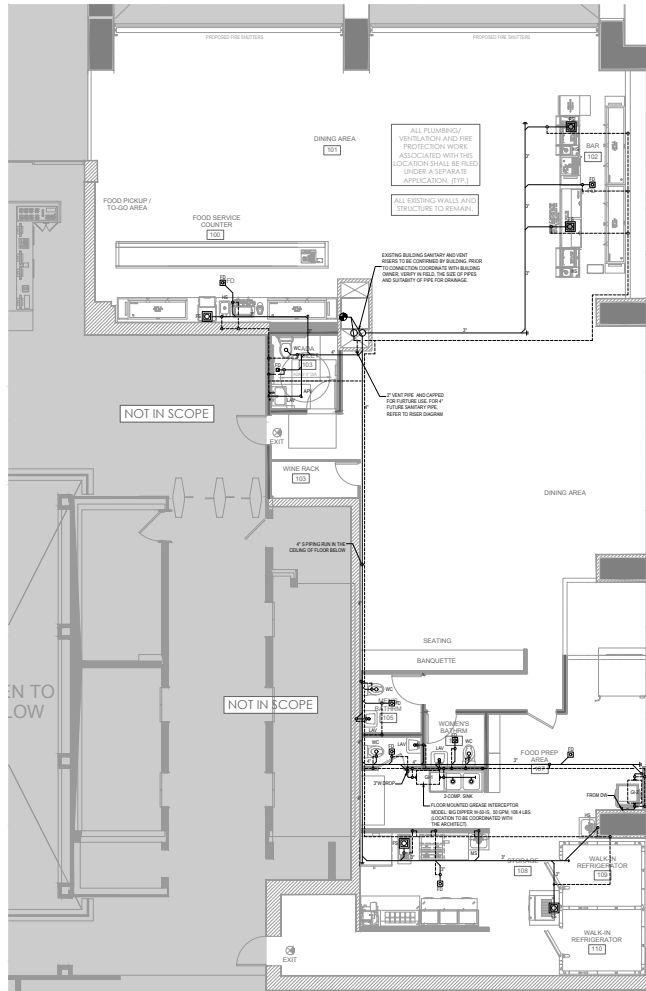
- Highly visible with full floor to ceiling glass for flagship location
- Over 45,000 vehicles per day at the Jewel Box
- Direct access to the two-story atrium at The Junction
- Adjacent to the Double Tree by Hilton and Raymond Plaza West with additional exterior plaza improvements planned
- Available atrium seating opportunities



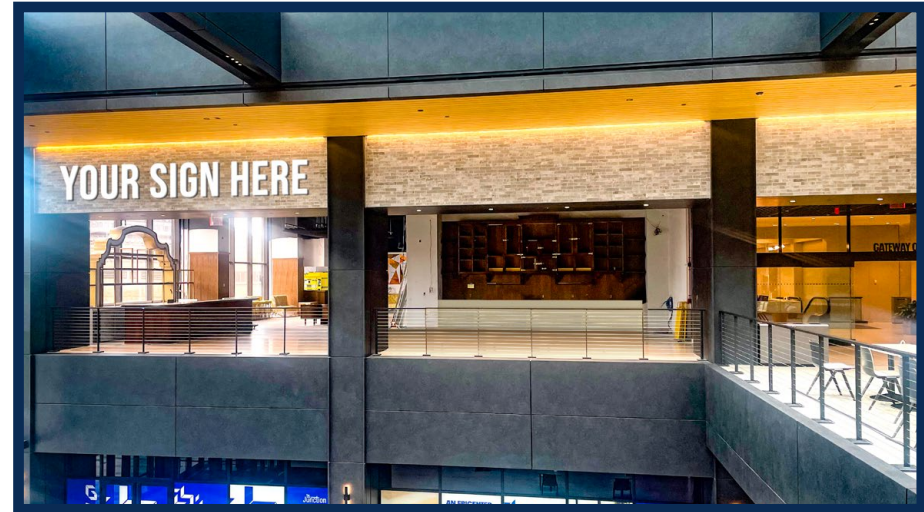
THE JUNCTION

Gateway Center - Newark, New Jersey

Opportunity

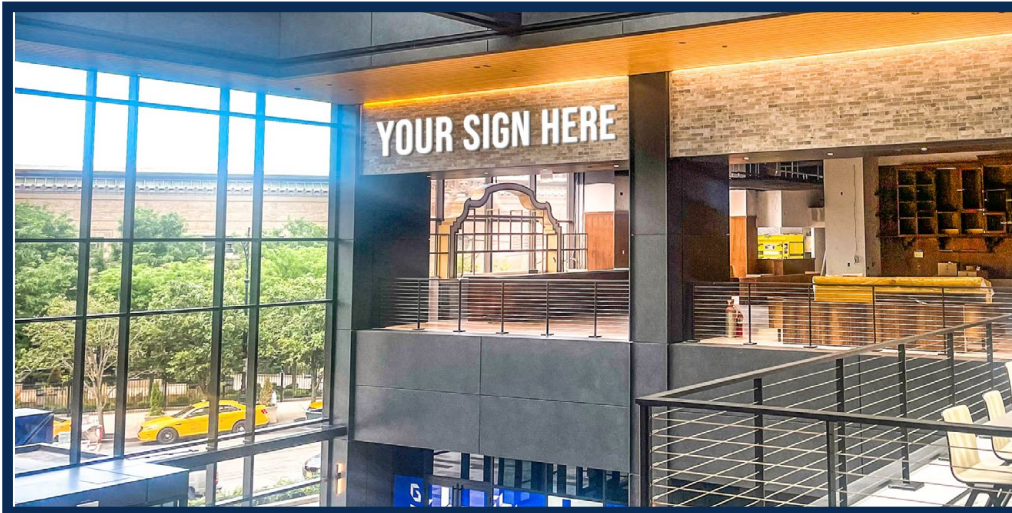
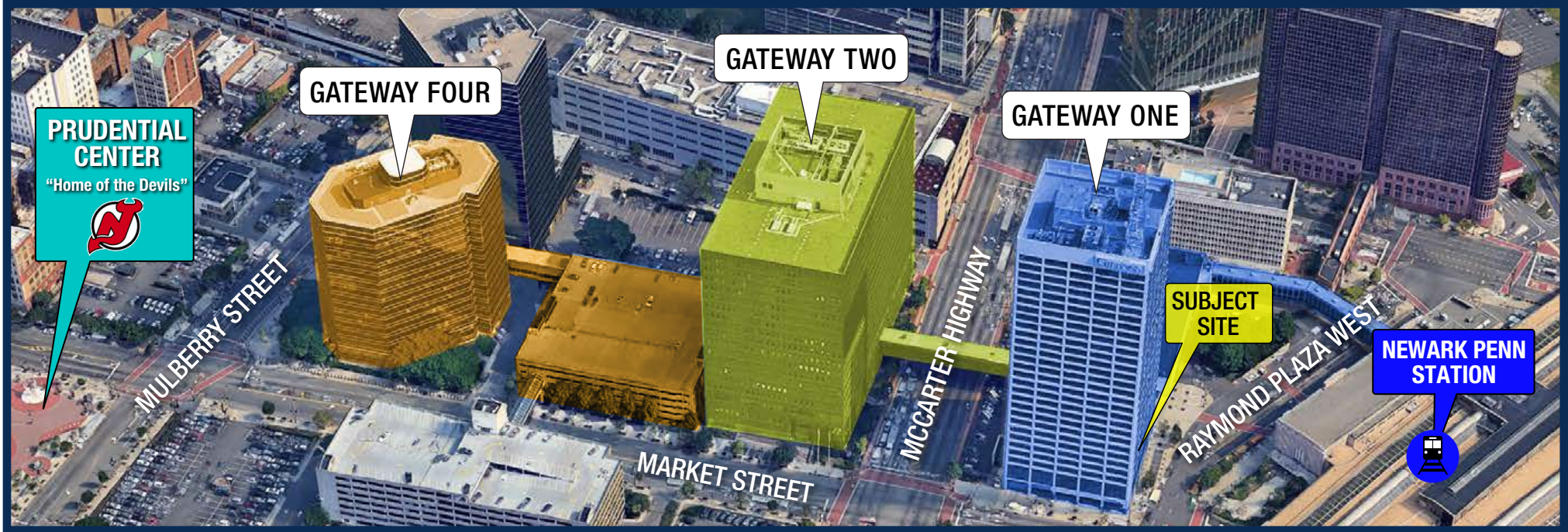


RAYMOND PLAZA WEST



THE JUNCTION

Gateway Center - Newark, New Jersey



THE JUNCTION

Gateway Center - Newark, New Jersey

Retail Market Aerial



Office Market Aerial



THE JUNCTION

Gateway Center - Newark, New Jersey

Transit Map



Residential Map



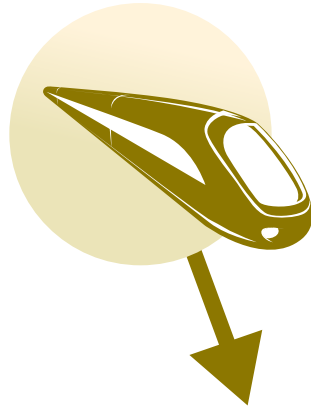
Transportation

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 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



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

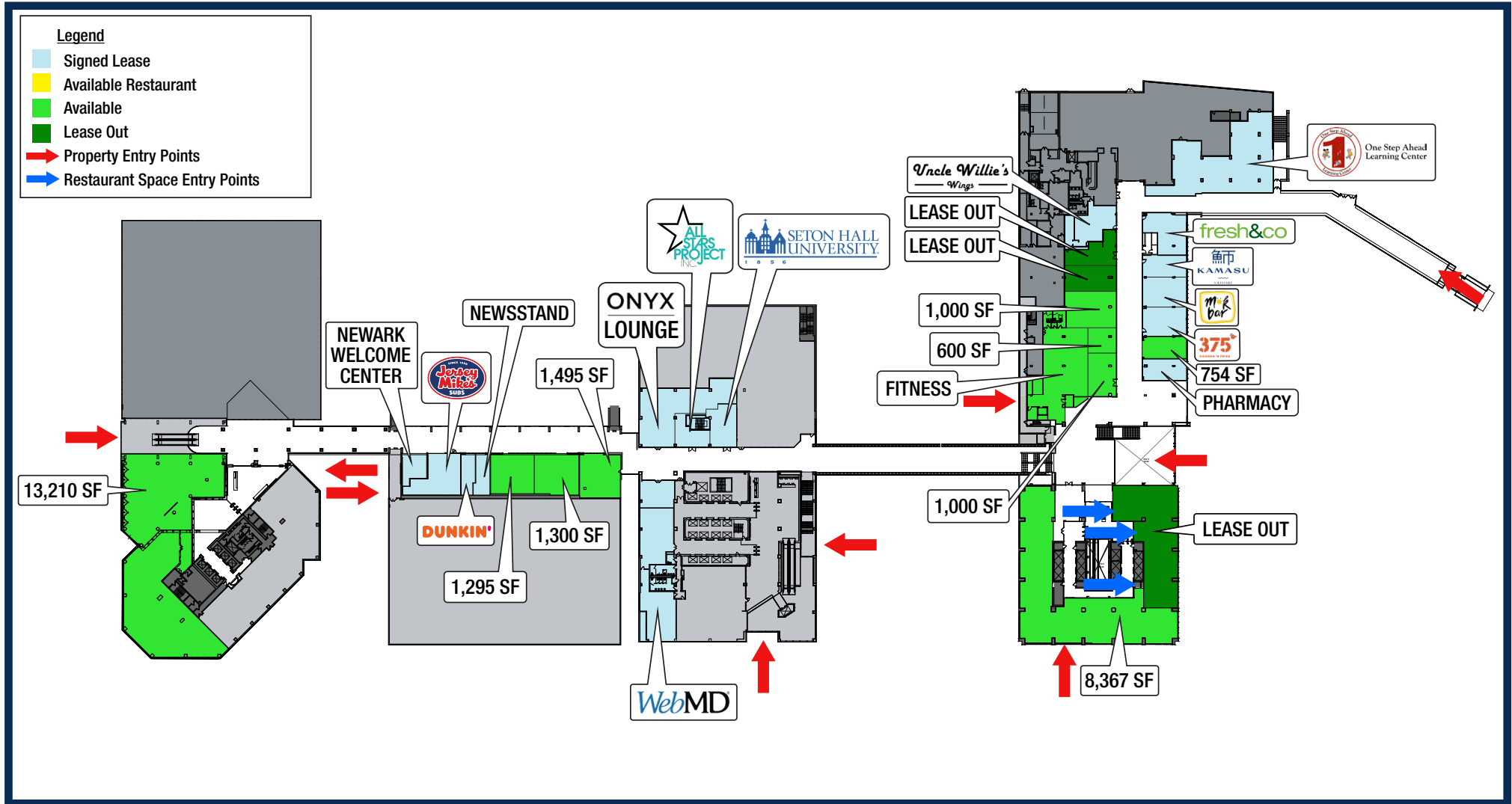
Port Newark Terminal

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

THE JUNCTION

Gateway Center - Newark, New Jersey

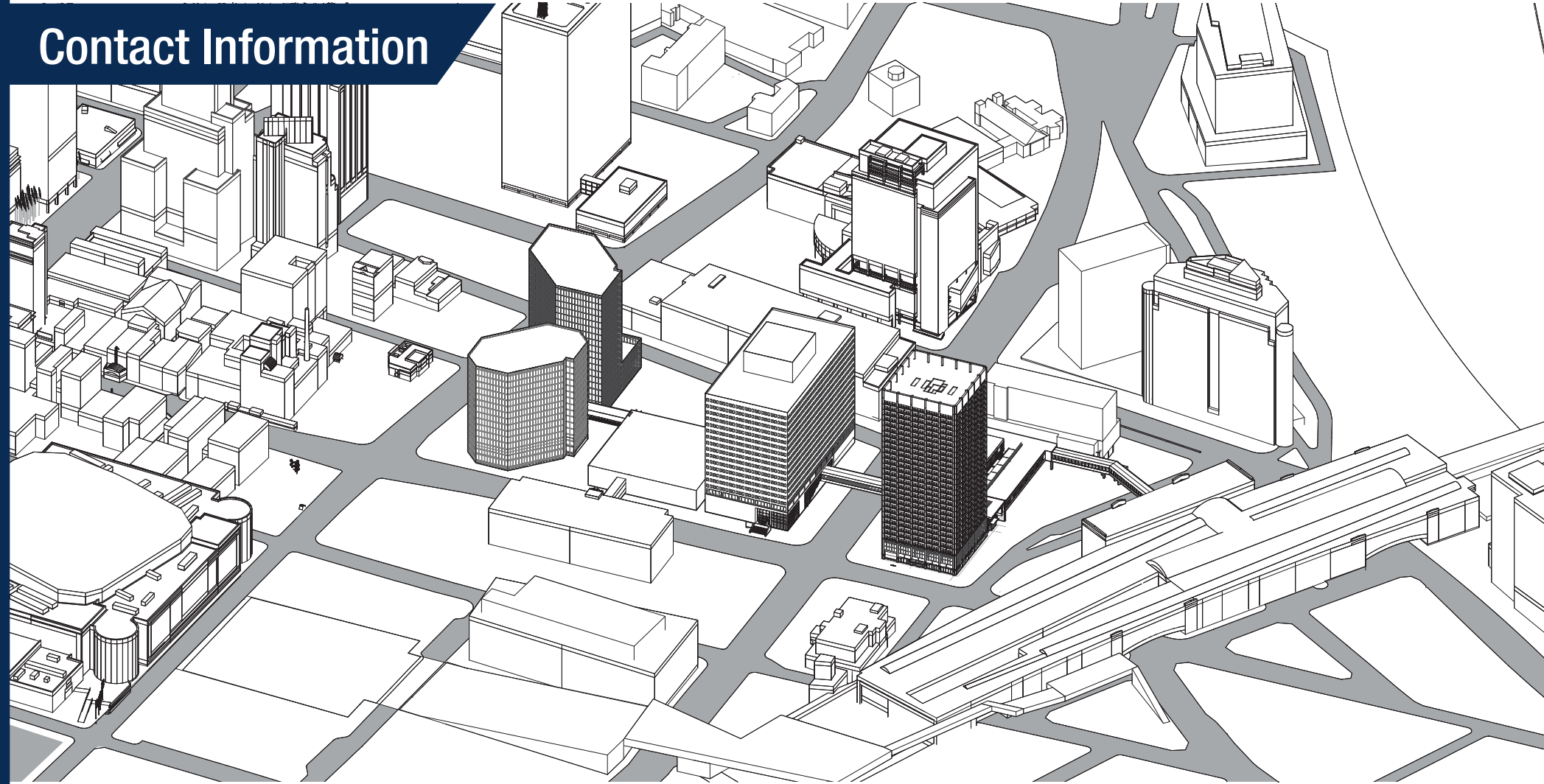
Site Plan



THE JUNCTION

Gateway Center - Newark, New Jersey

Contact Information



Contact for Retail Leasing

Jason Pierson
Ph. 732-707-6902
jason@piersonre.com

Ryan Starkman
Ph. 732-724-4501
ryan@piersonre.com

PIERSON
COMMERCIAL REAL ESTATE®

Owned and Managed by



© Pierson Commercial Real Estate LLC. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any renderings, projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance or final design of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.