

Long Branch, New Jersey

AVAILABLE
2,087 SF
Former Restaurant Space

THE
Shops

PIER VILLAGE
CITY BY THE SEA
City by the Sea

Salads

The
Corner Café & *Barista*

Gelato

Coffee Roasting

Breakfast • Smoothies • Paninis • Bakery

Corner Café

RETAIL SPACE
FOR LEASE

RETAIL SPACE
FOR LEASE

RETAIL SPACE
FOR LEASE

**WATCH
VIDEO**



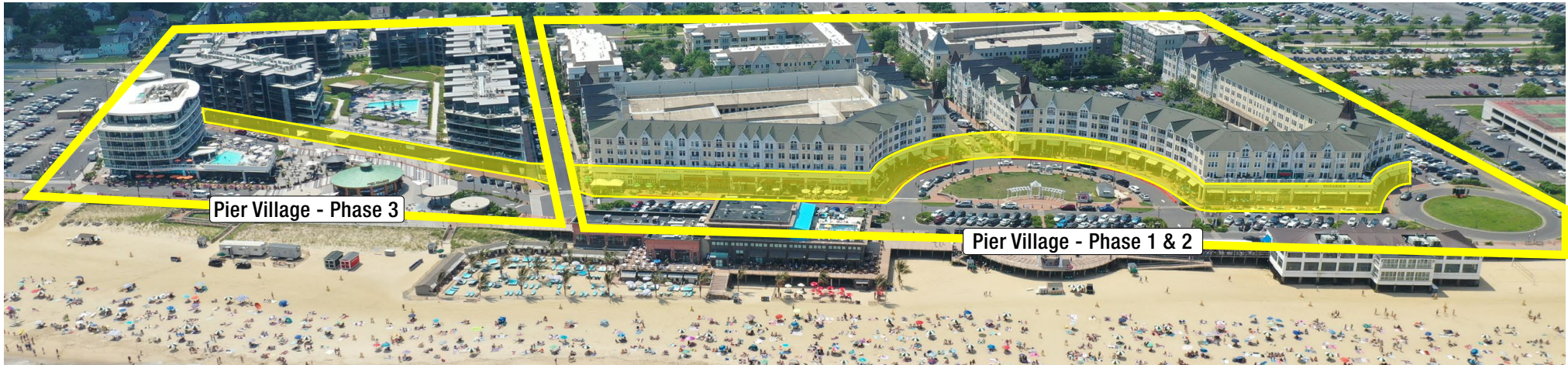
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Pier Village – Phase 1 & 2

Description

- The namesake portion of the project originally developed in 2005 to replace the Long Branch Pier and Kids Amusement Park after a fire in late 80's
- Consists of 492 luxury rental units and 100,000 square feet of retail space
- Includes event space and year-round activation via ice skating rinks, farmers markets, shows and more
- Sits directly adjacent to the boardwalk with oceanfront views
- Longstanding 16-year successful restaurants - Avenue, Pier House, Sirena and Turning Point

Opportunities

- Multiple opportunities from 1,544 SF to 2,165 SF
- Liquor license available in town
- Vented retail for restaurant available

Pier Village – Phase 3

Description

- The next evolution in the development of Pier Village is the recently completed expansion between Morris Avenue and Melrose Terrace along the Oceanfront.
- Consists of 243 luxury condos, 41,800 square feet of retail space and one of New Jersey's hottest oceanfront resorts in the Wave Hotel
- Sits directly adjacent to the boardwalk with oceanfront views
- Modern and state of the art retail design

Overall Site Plan



- HOTELS**
(EXISTING & FUTURE)
- RESIDENTIAL**
(EXISTING & FUTURE)
- RETAIL**
(EXISTING & FUTURE)
- AVAILABILITIES**
(EXISTING)

PIER VILLAGE City by the Sea TENANTS

- | | |
|----------------------------------|--|
| 1. Boardwalk Coffee | 31. Mason's Famous Lobster Rolls |
| 2. Branch Cantina | 32. Tony Boloney's |
| 3. Maya | 33. Robinson Ale House |
| 4. The Carousel Bar | 34. 7-Eleven |
| 5. LBK Grill | 35. Koto Fusion |
| 6. Hotel Retail | 36. Rocky Mountain
Chocolate Factory |
| 7-8. SALT Steakhouse | 37. Available - 1,544 SF |
| 9. Available - 1,729 SF | 38. City of Long Branch
Police Department |
| 10. Phorm Fitness | 39. Simply Greek |
| 11. Gavone's-Italian | 40. Sugar Pop |
| 12. Available - 2,165 SF | 41-42. Salt Nation Surf Shop |
| 13. Boardwalk Fun 'N Games | 43. Molly & Zoey |
| 14. Little Words Project | 44. Coney Waffle |
| 15. The Baked Bear | 45. Kahuna Burgers |
| 16. aXd by Alba | 46. Molly & Zoey Undercover |
| 17. Baldy Art Gallery | 47. Available - 2,087 SF |
| 18. Sundae Donuts | 48. Mr. Wish |
| 19A. Doggie Sweets | 49. Gold's Gym |
| 19B. Available - 1,573 SF | 50-51. Strand Salon |
| 19C. Sunglass City (Coming Soon) | 52. The Wine Loft |
| 20. Starbucks | 53. Sirena Ristorante |
| 21-25. Melrose Entertainment | 54. Avenue |
| 26. Turning Point and News Café | 55. McLoone's Pier House |
| 27. Playa Bowls | 56. BungaLounge |
| 28. Hummus Republic | |
| 29-30. Salt Life | |

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