

# 1295 THIRD AVENUE

Upper East Side | Between East 74th & 75th Street



# SPACE DETAILS

**AVAILABILITY** Immediate

**SPACE FEATURES**

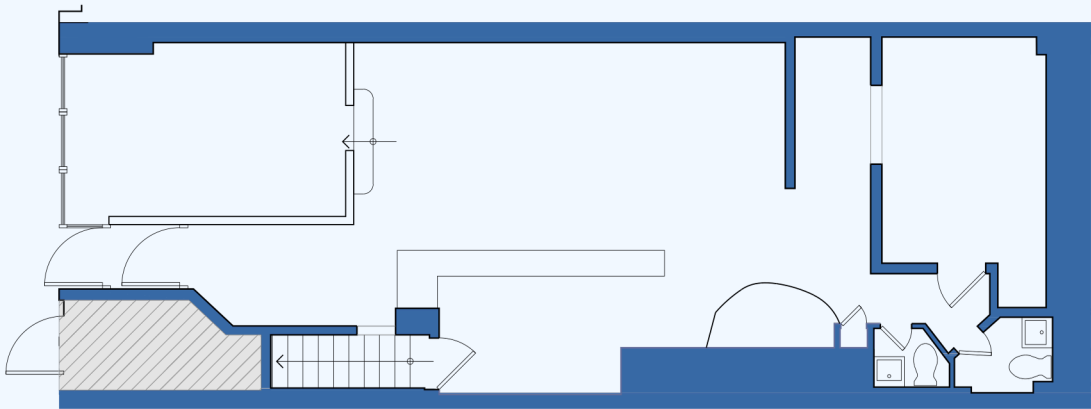
- Prep Kitchen built. Lower level one walk-in fridge, two new precipitators and ducting
- Landlord is open to most uses
- This retail space is adjacent to the iconic JG Melon & newly leased to Chococo next door
- Surrounded by a surge of new luxury developments—including The 74 Residences, 200 East 75th Street, 200 East 83rd Street, and new rental developments along 2nd Ave—1295 3rd Ave benefits from a growing high-income residential base, boosting foot traffic and retail demand in this prime Upper East Side location.
- Northwell is opening a 15 - Story 200,000 SF facility on Third Avenue between 76th and 77th Street and will serve as an outpatient complex with a focus on cancer treatment, as well as cardiac care, neuroscience program imaging, and sleep study center

**NEIGHBORS**

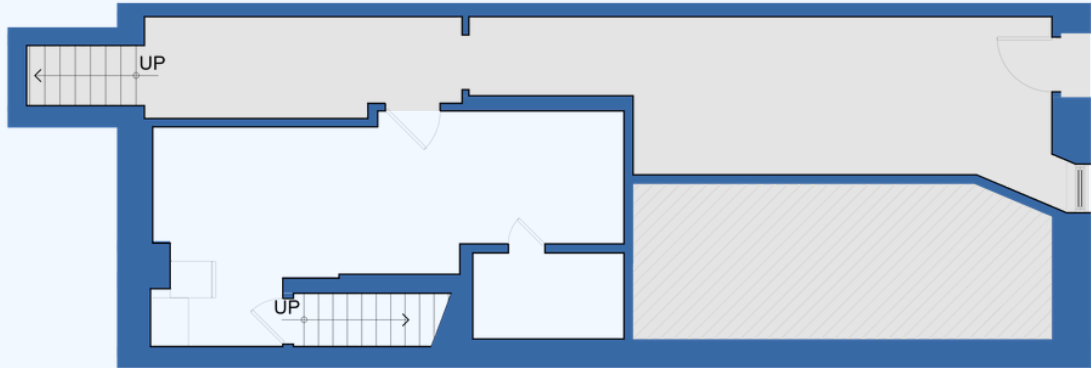
Blank Street, Breads Bakery, Van Leeuwen Ice Cream, Wells Fargo, Paper Source, Tang's Garden, Andrea Carrano, Andrade Shoe Repair, Tanjore, Art Gallery, JG Melon, Francesca's, Citarella, Bluemercury, EJ's Luncheonette, Nuts Factory, 2nd Street, Seamore's UES, Shoe Inn, HSBC, Tailor, Brooklyn Robot Foundry, Nail Salon, RZAHVR, Lenwich, Picasso Nail, Amado On Third, NYC Frames, Framebridge, JustFood ForDogs, O.G. Nails & Spa, YogaWorks, Eneslow Shoes & Orthotics, Giogalli, Chococo, Nordstrom Local, Papyrus, Journelle, Leonard Opticians, Issa Nail, Citibank, TD Bank, Glowbar, Europtical, Sprint, Anthropologie, Dallas BBQ, Houston Hall, Joe & The Juice. Tend Dental

| SIZE         |          | CEILING HEIGHTS |              | FRONTAGE     |
|--------------|----------|-----------------|--------------|--------------|
| GROUND FLOOR | 1,026 sf | GROUND FLOOR    | Apprx. 11 ft | Apprx. 16 ft |
| LOWER LEVEL  | 500 sf   | LOWER LEVEL     | Apprx. 8 ft  |              |

3RD AVENUE



GROUND FLOOR



LOWER LEVEL

SHOE INN  
HSBC  
TAILOR  
BROOKLYN ROBOT FOUNDRY  
NAIL SALON  
RZAHVR  
LENWICH

TANG'S GARDEN  
ANDREA CARRANO  
PICASSO NAIL  
ANDRADE  
AMADO ON THIRD  
NYC FRAMES  
tend  
JOE & THE JUICE

WELLS FARGO  
PAPER SOURCE  
BREADS BAKERY  
NUTS FACTORY

BLANK STREET 2nd STREET  
SEAMORE'S  
VanLeeuwen

journelle  
LEONARD OPTICIANS  
ISSA NAIL  
citibank  
TD Bank  
GLOWBAR  
ANTHROPOLOGIE

E 77TH ST

A

Northwell Health®

E 76TH ST

FRAMEBRIDGE

JustFood ForDogs.

GO NAILS & SPA

yogaworks

ENESLOW SHOES & ORTHOTICS

Giarella FRESH FROM THE SOURCE SINCE 1912

bluemercury

E 75TH ST

B

200 E 75<sup>th</sup> St

C

THE 74 BY ELAD GROUP

1295 3<sup>rd</sup> Ave

CHOCOCO

JG Melon Est. 1972

E 74THST

NORDSTROM LOCAL

EJ's

E 73RD ST

DALLAS BBQ

MOTION WILLIAMS THE FRESH MARKET PLACE

E 72ND ST

OO eurooptica

TOY STORE

Sprint

E 71ST ST

NEW DEVELOPMENTS

A

Northwell Health®

Victoria and Lloyd Goldman Health Care Pavilion

B

200 EAST 75<sup>TH</sup> STREET

Luxury Condos

C

THE 74 BY ELAD GROUP

201 East 74th Street

Luxury Condos

Breads Bakery

JG Melon

Blank Street

1295 THIRD AVENUE

Upper East Side | Between East 74th & 75th Street

NEIGHBORHOOD MAP

Breads Bakery

JG Melon

Blank Street

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NORTHWELL VICTORIA AND LLOYD GOLDMAN  
HEALTH CARE PAVILION



200 EAST 75<sup>TH</sup> STREET BUILT BY EJS REAL ESTATE

PRIME NEW BUILDINGS  
INCLUDING



THE 74 BY ELAD GROUP

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