



NEWPORT CENTRE

A SIMON MALL

JERSEY CITY (METRO NEW YORK), NEW JERSEY



# THE CENTER OF OPPORTUNITY

Just across from Manhattan on the banks of the Hudson River, Newport Centre is a dynamic hub for top-performing retail, upscale living, major corporations and rapid transit.

- Its strategic location in the heart of Jersey City's burgeoning Newport Hudson Waterfront makes Newport Centre the county's premier shopping destination. The center offers tax-free pricing on apparel, making it a magnet for fashion-forward shoppers.
- Newport is ranked as having the 13th highest office density in the country and houses 30,000 office employees of which 97% shop at Newport Centre.
- Newport's economic sphere is now one of the fastest growing as Fortune 500 companies such as Forbes Media, Chase Manhattan Bank, JP Morgan, UBS, VF Sportswear and others continue to bring their business to the area.
- Jersey City's unemployment rate has dipped to 4.1 percent, the lowest the city's jobless rate has been in 25 years.





# MASS-TRANSIT GATEWAY

Positioned directly above terminals for the PATH train and Hudson Bergen Light Rail adjacent to the Holland Tunnel, Newport Centre benefits from an impressive built-in commuter gateway base to and from the city. On average, more than six million consumers travel through Newport Centre weekly.

## Light Rail

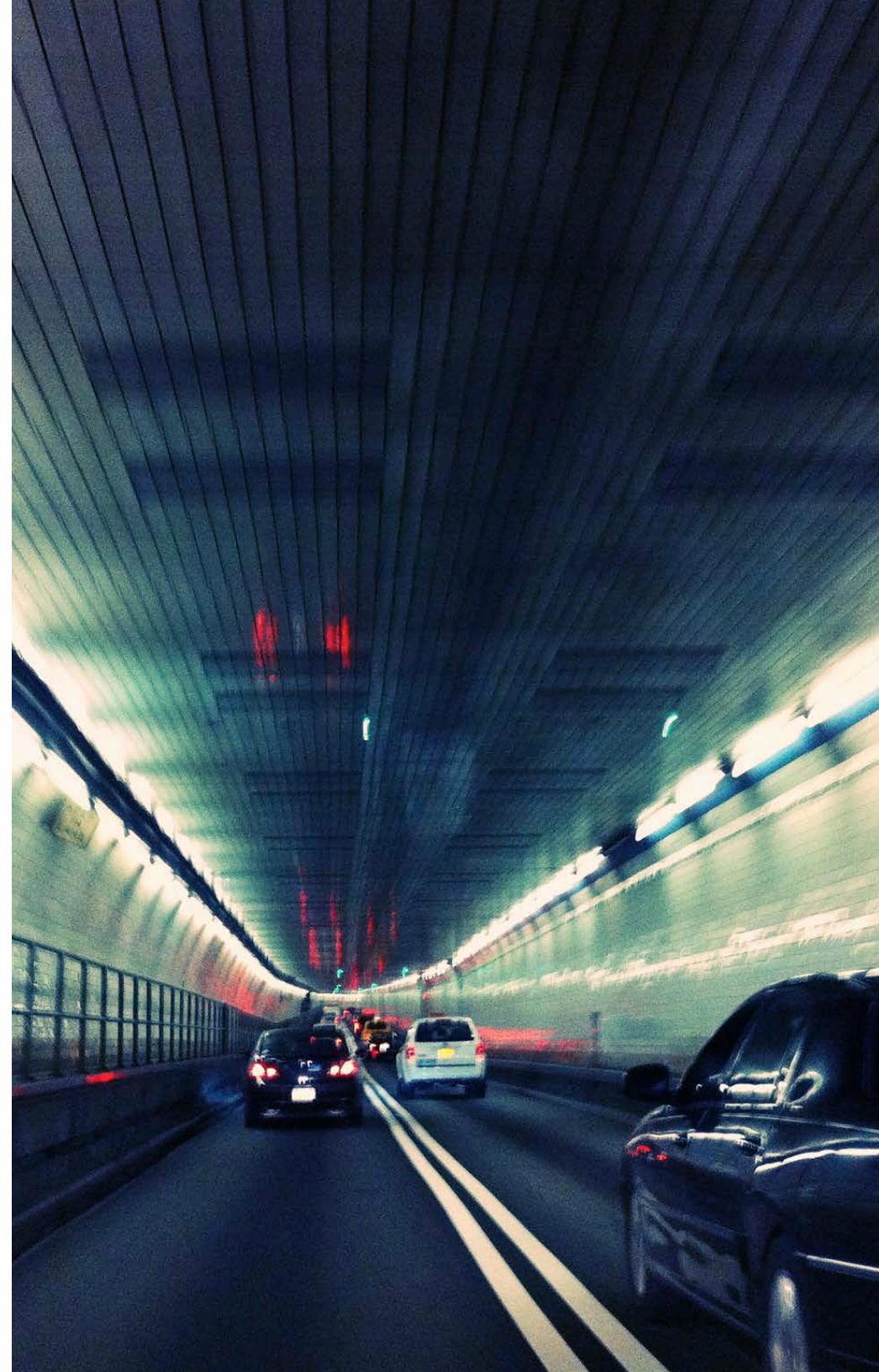
280,000 weekly riders

## Path

5,449,000 weekly riders

## Holland Tunnel

90,700 vehicles daily





# THE BUSINESS OF BUSINESS

A substantial workforce of young, upwardly mobile professionals make up the significant daytime population. More than 79,000 potential shoppers work within one mile of Newport Centre.

A total of 17 million square feet of office space is within walking distance.

Eight buildings with 5.6 million square feet of office space are directly across the street, housing more than 50 major worldwide corporations, including:

- JP Morgan Chase
- HSBC
- Cigna Healthcare
- USB Financial Services
- Citi Group
- Fidelity Investments
- ABN Amro
- Mellon Bank
- Charles Schwab
- U.S. Trust
- Royal Bank of Scotland

In addition, Forbes Media recently leased 93,000 square feet in Newport Office Center III, just steps from the mall.





# DESTINATION SHOPPING

The center is in close proximity to six area hotels. Many professionals who travel on business stay at those hotels during the week.

- Spouses and children will often stay at the hotel and shop at Newport Centre, sight see in New York City (10-minute trip via PATH located across the street from the mall) or visit local attractions such as the Statue of Liberty, Liberty Science Center or Ellis Island.





# WEALTHY SURROUNDINGS

A thriving residential market surrounds Newport Centre in Hoboken.

- Just one stop north, the average household income tops \$117,000.
- More than 51% of households earn more than \$100,000, ranking Newport Centre third in the Simon portfolio for households with \$100K+ within three miles.
- Newport Centre ranks eighth in the Simon portfolio for households with \$100K+ within five miles.
- 19 apartment and three condominium towers provide high-rise luxury living with breathtaking views of New York City.
- 21 new residential buildings are being developed, including 5,609 units under construction and 17,089 more approved for future development.





# EVOLVING OUR STYLE

Newport Centre is in the middle of a significant, multi-stage repositioning within a strong and diverse market.

- A plan to increase the quality of retailers, increase market share, and grow value began in 2013 with the opening/remodel of 20 new retailers.
- A multimillion-dollar Dining Pavilion renovation followed in 2014 along with the addition of nine new retailers.
- A new grand entrance was created in late 2015 along with the opening of The Cheesecake Factory. In addition, Sam Fox's Zinburger Wine & Burger Bar concept will open in 2016.
- The plan continues with the addition of a 25,000-square-foot Zara store in 2016.





# BY THE NUMBERS

## **Anchored by Four Department Stores**

Macy's, JCPenney, Sears, Kohl's

## **Square Footage**

Newport Centre spans 1,141,000 square feet.

## **Three Levels**

Boasting more than 130 specialty stores.

## **Restaurants and Entertainment**

Home to a recently renovated 11-screen AMC Theatre and a redesigned 1,000-seat Dining Pavilion with 20 eateries. Sit-down restaurant options include The Cheesecake Factory, Panera Bread, and Zinburger Wine & Burger Bar opening in 2016.





# IN GOOD COMPANY

## Distinctive. Classic. Delicious.

Many fine brands have chosen Newport Centre as their preferred location in the Jersey City market.

- A|X Armani Exchange
- adidas
- Coach
- Express
- G Star
- The Limited
- LOFT
- Panera Bread
- Starbucks Coffee
- Swarovski
- Teavana
- Victoria's Secret
- Zinburger Wine & Burger Bar (Coming Soon)



MICHAEL KORS

ZARA

COMING SOON

The  
cheesecake  
Factory®

SEPHORA

H&M



# POSITIONED TO SUCCEED

Newport Centre is located in Jersey City, New Jersey, across the Hudson River from Manhattan.

- Its convenient location provides easy access to all forms of mass transportation—Newport PATH Station (services Manhattan’s Wall Street area and Penn Station), Hoboken train and ferry terminals, and the Hudson-Bergen Light Rail service.
- Additionally, it is located next to the Holland Tunnel, which connects Manhattan to Jersey City.



Source: SPG Research; trade area demographic information per STI: PopStats (2015).





#### TRADE AREA & COMPETITION



- 1 Newport Centre
- 2 American Dream Meadowlands (Future)
- 3 King's Plaza
- 4 Livingston Mall

- 5 The Mall at Short Hills
- 6 Menlo Park Mall
- 7 The Mills at Jersey Gardens
- 8 Queen's Center

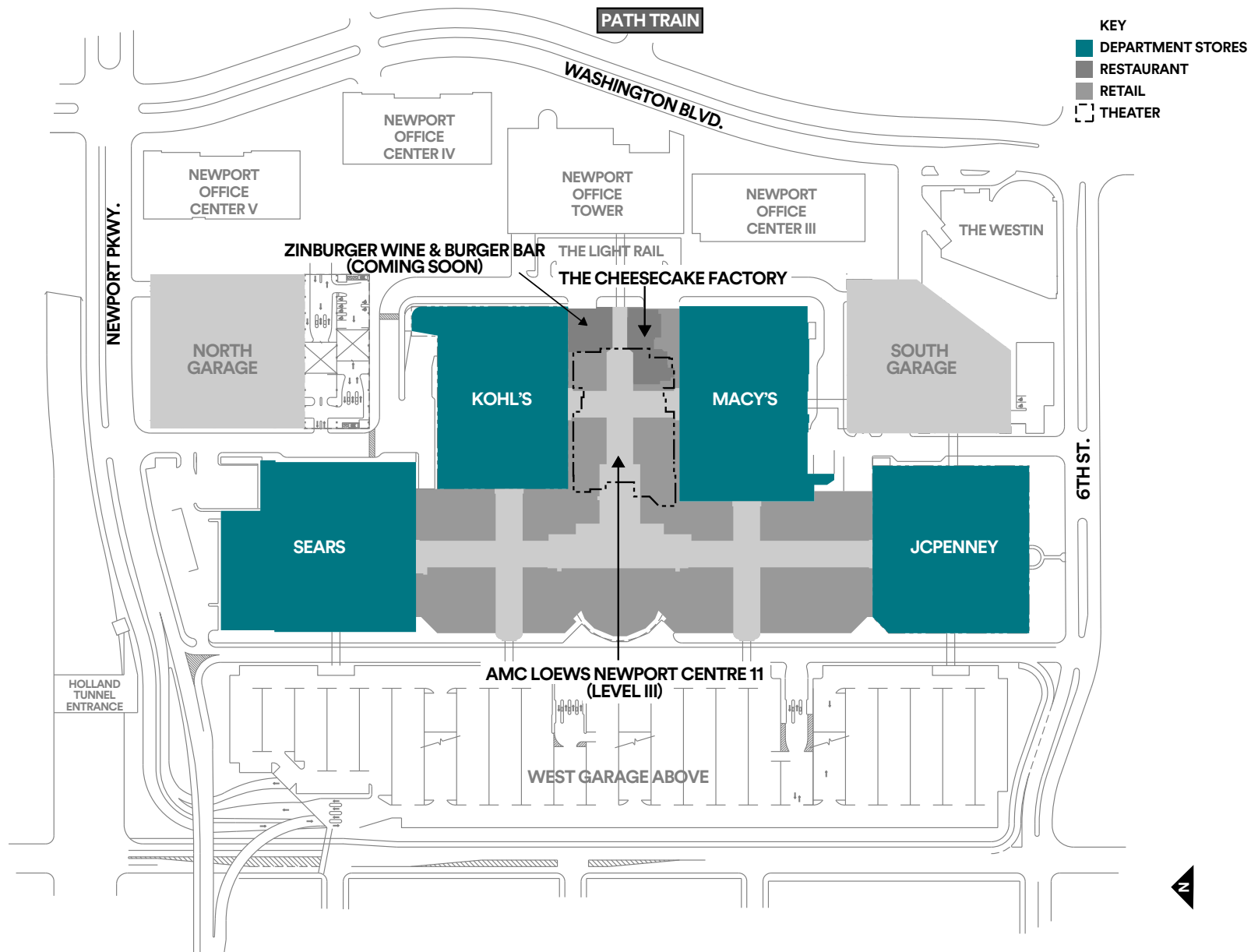
- 9 The Shops at Riverside
- 10 Staten Island Mall
- 11 Willowbrook
- 12 Woodbridge Center





AERIAL OVERVIEW







# UNIQUE OPPORTUNITY

Newport Centre presents a unique opportunity for your brand.

Please contact the following leasing professional for more information.

**Tom Hanchar**  
(317) 263-7120  
[thanchar@simon.com](mailto:thanchar@simon.com)





