COMMERCIAL REAL ESTATE BROKERAGE | AI-ENABLED

ORIGIN CRE

FOR LEASE / RETAIL, STREET-LEVEL

91-04 Sutphin Blvd

JAMAICA, NY 11435

PRICING ON REQUEST

THE OPPORTUNITY

Entire Building

APPROXIMATELY 1,800 RSF · RETAIL, STREET-LEVEL

01 E, J and Z trains 2 min walk and Jamaica LIRR 3 min walk, both accessible

02 Neighbors include Starbucks, Chipotle, McDonald's, Chase and Supreme Court Queens County

03 14,191 vehicles a day on Sutphin Blvd and 2,439 pedestrians in the evening count



LEASING OVERVIEW

The space

SPACE	FLOOR	SIZE	RENT	POSSESSION	DELIVERY CONDITION
Entire Building	Ground	Approximately 1,800 RSF	**On request, modified gross**	Immediate	As is

ADDITIONAL RENT

RE taxes	Real estate taxes over the base year. FY2027 tax bill $46,912 a year.
CAM	Tenant responsible for maintenance and repairs.
Utilities	Tenant pays its own utilities, direct metered.

LEASE TERMS

Term	5 or 10 years.
Escalations	3% per year.
Options	One 5-year option at 95% FMV.
Security deposit	3 months' rent.

Asking rent on request.

PREMISES OVERVIEW

The space

CURRENT CONDITION
Dark shell.

DELIVERY
As is.

GAS
Gas service.

ELECTRICAL SERVICE
400A service, believed. An upgrade is likely needed.

CEILING HEIGHT
13'

PARKING
No parking.

DIVISIBLE
No.

FRONTAGE
20 ft on Sutphin Blvd.

THE SETTING

The building

ADDRESS
91-04 Sutphin Blvd, Jamaica, NY 11435

BLOCK
9988

LOT
32

BUILDING CLASS
One Story Retail Building (K1)

GROSS BUILDING AREA
1,500 SF

YEAR BUILT
1919

ZONING
C6-4

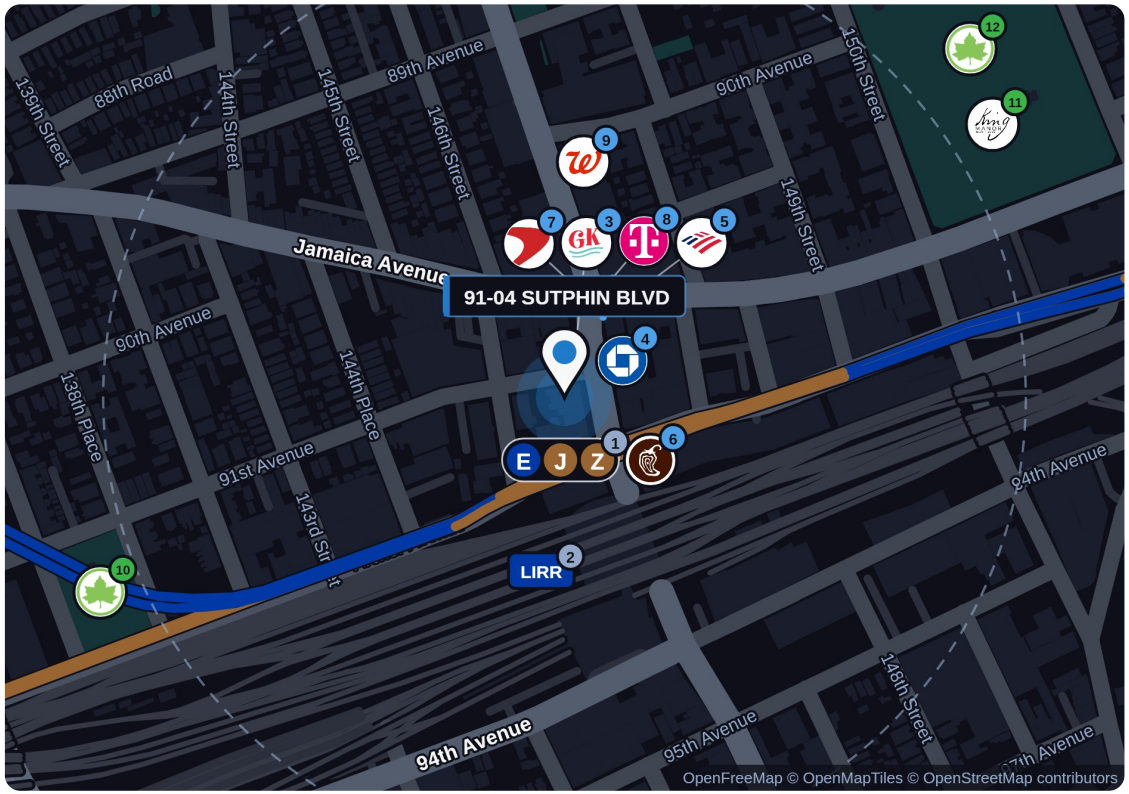
PHOTOGRAPHS

The building



JAMAICA, QUEENS

The block



STRAIGHT-LINE DISTANCES

91-04 Sutphin Blvd

TRANSIT

1	Sutphin Blvd-Archer Av-JFK Airport Subway E J Z accessible, 23,303 riders a weekday		2 min walk
2	LIRR Jamaica LIRR, City Terminal Zone accessible		3 min walk

NEARBY BUSINESSES

3	GK	Golden Krust Caribbean Bakery & Grill Restaurant	0.02 mi
4		Chase Bank	0.04 mi
5		Bank of America Bank	0.05 mi
6		Chipotle Restaurant	0.05 mi
7		Capital One Bank	0.06 mi
8		T-Mobile Retail	0.07 mi
9		Walgreens Pharmacy	0.1 mi

LANDMARKS

10		Howard Von Dohlen Playground Park	0.3 mi
11		King Manor Museum Museum	0.3 mi
12		Rufus King Park Park	0.3 mi

JAMAICA, QUEENS

Around the block

112,704	36,849	708,619	$74,161
PEOPLE WITHIN 1 MILE	HOUSEHOLDS WITHIN 1 MILE	PEOPLE WITHIN 3 MILES	MEDIAN HOUSEHOLD INCOME, 1 MILE

NEIGHBORS

Supreme Court Queens County. Starbucks. NYC Civil Court. Capital One Bank. Bank of America. Chase. Chipotle. McDonald's.

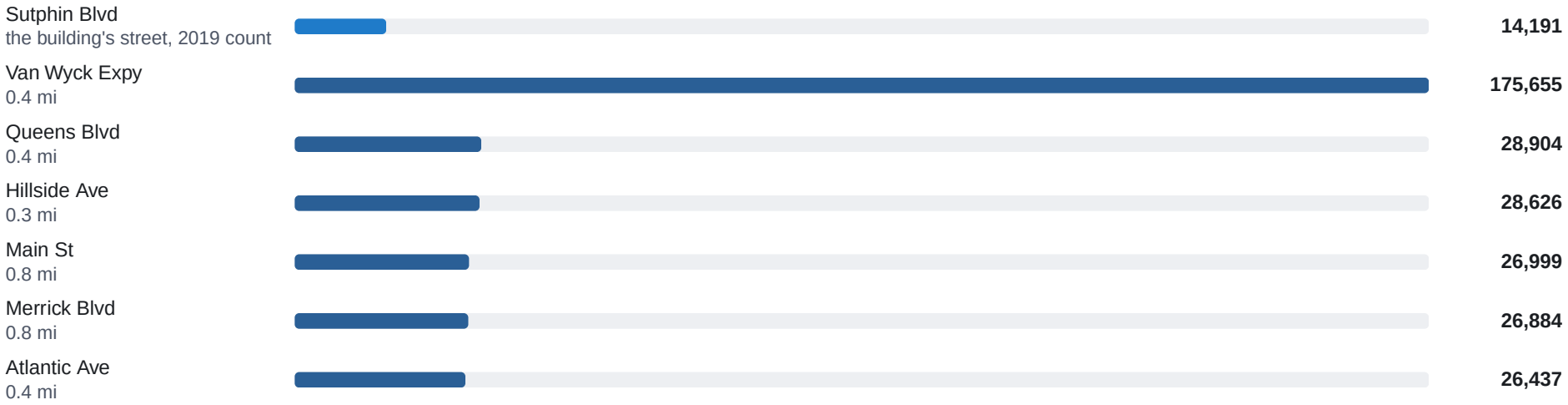
FOOT TRAFFIC

2,439 pedestrians in the evening count, May 2026

BANK BRANCHES, 1/2-MILE RADIUS

6 bank branches within half a mile

TRAFFIC, VEHICLES A DAY



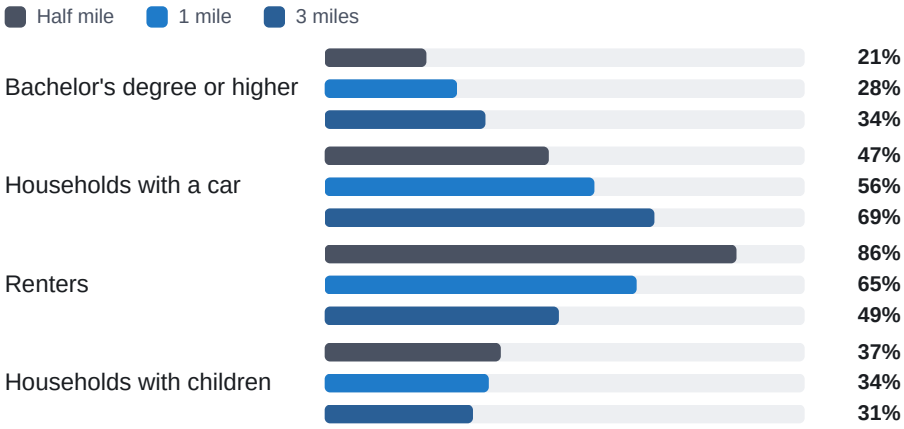
Straight-line distances. Information from sources deemed reliable.

JAMAICA, QUEENS

The people

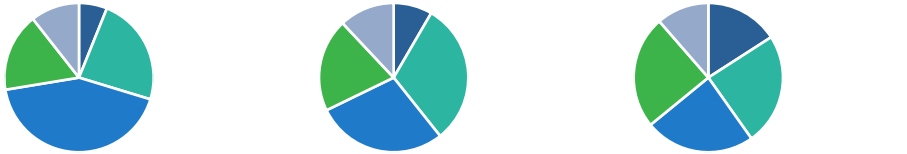
	HALF MILE	1 MILE	3 MILES
Population	24,932	112,704	708,619
Households	8,125	36,849	238,766
Workers by day	8,423	31,571	
Median household income	$64,076	$74,161	$90,244
Median age	37	38	41

WHO LIVES HERE



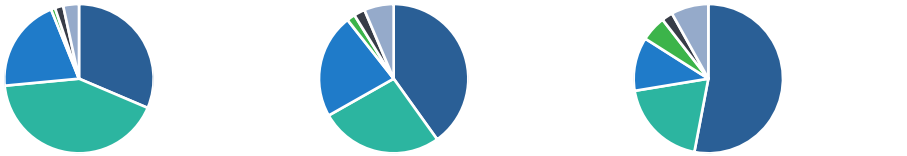
Census tracts counted whole where their center falls inside each ring.

RESIDENTS BY GROUP



	Half mile	1 mile	3 miles
White	6.1%	8.4%	16%
Asian	24%	31%	24%
Hispanic or Latino	43%	29%	24%
Black	17%	20%	25%
Other	11%	12%	11%

LANGUAGE AT HOME

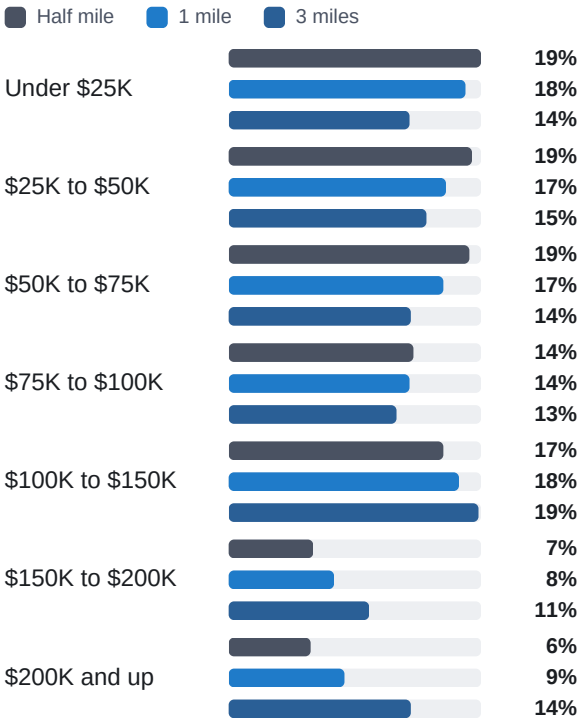


	Half mile	1 mile	3 miles
English only	31%	40%	53%
Spanish	42%	27%	19%
Other Indo-European	20%	23%	12%
Chinese	0.9%	1.8%	5.5%
French or Haitian	1.8%	2.4%	2.4%
Other	3.4%	6.4%	8.1%

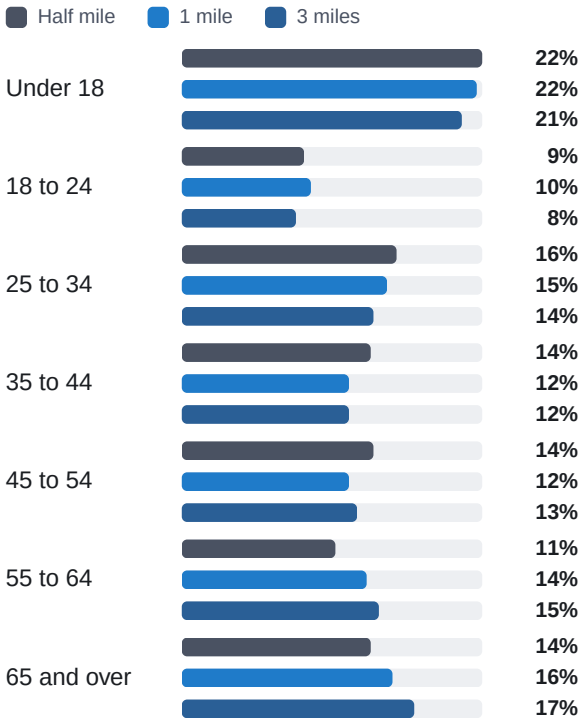
JAMAICA, QUEENS

The people

HOUSEHOLD INCOME



AGE



WORKERS BY DAY, BY INDUSTRY

Half mile



Government	33%
Health care	8.8%
Education	4.7%
Business support	11%
Retail	6.4%
Other	35%

1 mile



Government	17%
Health care	29%
Education	13%
Business support	5.1%
Retail	9.0%
Other	27%

Census tracts counted whole where their center falls inside each ring. Workers by day are the jobs whose workplace is in the ring.

ABOUT ORIGIN CRE

Precision in deal making.

Origin CRE is a commercial real estate brokerage in New York. Our team represents owners and tenants across New York City and Long Island.

Every inquiry answered the same day with the brochure and next steps.

Showings confirmed the day of.

Pricing backed by closed comps.

MICHAEL WANG

CEO

PRICING ON REQUEST

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OFFICE

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Something to add or correct? Tell us: Suggestions

DISCLAIMER

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