

UNITED ARTISTS CINEMAS

35-30 38TH STREET, QUEENS (ASTORIA), NY



PROPERTY TYPE

Commercial/Future Development

PROJECT TYPE

Acquisition

ROLE

Co-General Partner

ACQUISITION COST

\$47.1 million

SQUARE FOOTAGE

84,000

DEVELOPER PARTNER

Kaufman Acquisitions LLC

ARCHITECT

TBD

ACQUISITION LENDER

Customers Bank

Located in the heart of the Kaufman Arts District, a thriving cultural hub, the property is currently 100% leased to and occupied by United Artists Theatre Circuit, Inc. (UA) under an NNN lease. The property consists of an 84,000 square foot, 14-screen, stadium-seating, megaplex. Since opening, UA Cinemas at Kaufman Astoria Studios consistently ranks as one of the top-grossing UA locations in the country and is currently generating sales in excess of \$1 million per screen.

Spanning almost an entire city block, this property presents an exciting opportunity for future redevelopment with its excellent location and transit access.

