



OFFERING MEMORANDUM

401 Columbus Ave, Valhalla, NY 10595

Prime Office Building For Sale

OFFERING PRICE \$7,400,000



**BERKSHIRE
HATHAWAY**
HOMESERVICES

NEW YORK
PROPERTIES

COMMERCIAL DIVISION



PRESENTED BY

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EXECUTIVE SUMMARY

401 COLUMBUS AVE, VALHALLA, NY 10595 | Prime Office Building For Sale



PROPERTY OVERVIEW

A premier three-story office building with elevator access and ample parking, ideally suited for medical and professional tenants. The property has recently undergone significant capital improvements, including a new HVAC system, roof, and enhanced landscaping. Featuring central heating and air conditioning, the building is home to esteemed medical co-tenants such as Dicicco Dental Studios, Refresh Skinject, Advanced Surgeons, and The New York Milk Bank. Conveniently located across from Mount Pleasant Town Hall, the property offers seamless commuting access to the Bronx River Parkway, Taconic State Parkway, I-287, public transportation, and the Metro-North train station. Additionally, it is in close proximity to downtown White Plains and the Westchester Medical Center.

OFFERING SUMMARY

Sale Price:	\$7,400,000
Year Built:	1986
Building Size:	29,100 SF
Property Type:	Class B Office
Stories:	3
Typical Floor:	8,883 SF
Parking Spaces:	110 Surface Parking Spaces
Amenities:	Air Conditioning, Bus Line, Commuter Rail



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KEY TENANTS & VACANCY RATES

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Tenant	Industry	Floor	SF	# Emps	Move Date	Exp Date
Dicicco Dental	Health Care and Social...	1st	2,500 SF	10	Mar 2020	-
Vacant - suite 202	n/a	2nd	1,546 SF	-	available	-
Branford Search Consultants	Professional, Scientific, a...	1st	1,400 SF	2	Oct 2010	-
Re-Fresh Beauty Bar, LLC	Services	2nd	3,538 SF	-	Jan 2021	-
Koblick, Allan B Cpa	Professional, Scientific, a...	1st	1,149 SF	2	1998	-
Advanced Surgeons	Health Care and Social...	LL	5,800 SF	-	2017	-
Prudential	Professional, Scientific, a...	2nd	1,150 SF	5	Jan 2022	-
New York Milk Bank	Health Services	1st	4,333 SF	15	Dec 2021	-
CPA Office	Professional, Scientific, a...	1st	450 SF	3	Jul 2016	-
J. Elluzzi	Services	2nd	1,150 SF	2	Sept 2022	-
Steven Moskowitz All Care	Health Care and Social...	2nd	1,064 SF	2	Jan 2012	-
Vacant - suite LL2	n/a	LL-seperate ent	1,364 SF	-	available	-
Vacant - suite 203	n/a	2nd	1,150 SF	-	available	-

— CoStar Research — Moving Out — Moving In — My Data — Shared Data

WEST I-287 CORRIDOR SUBMARKET SUMMARY

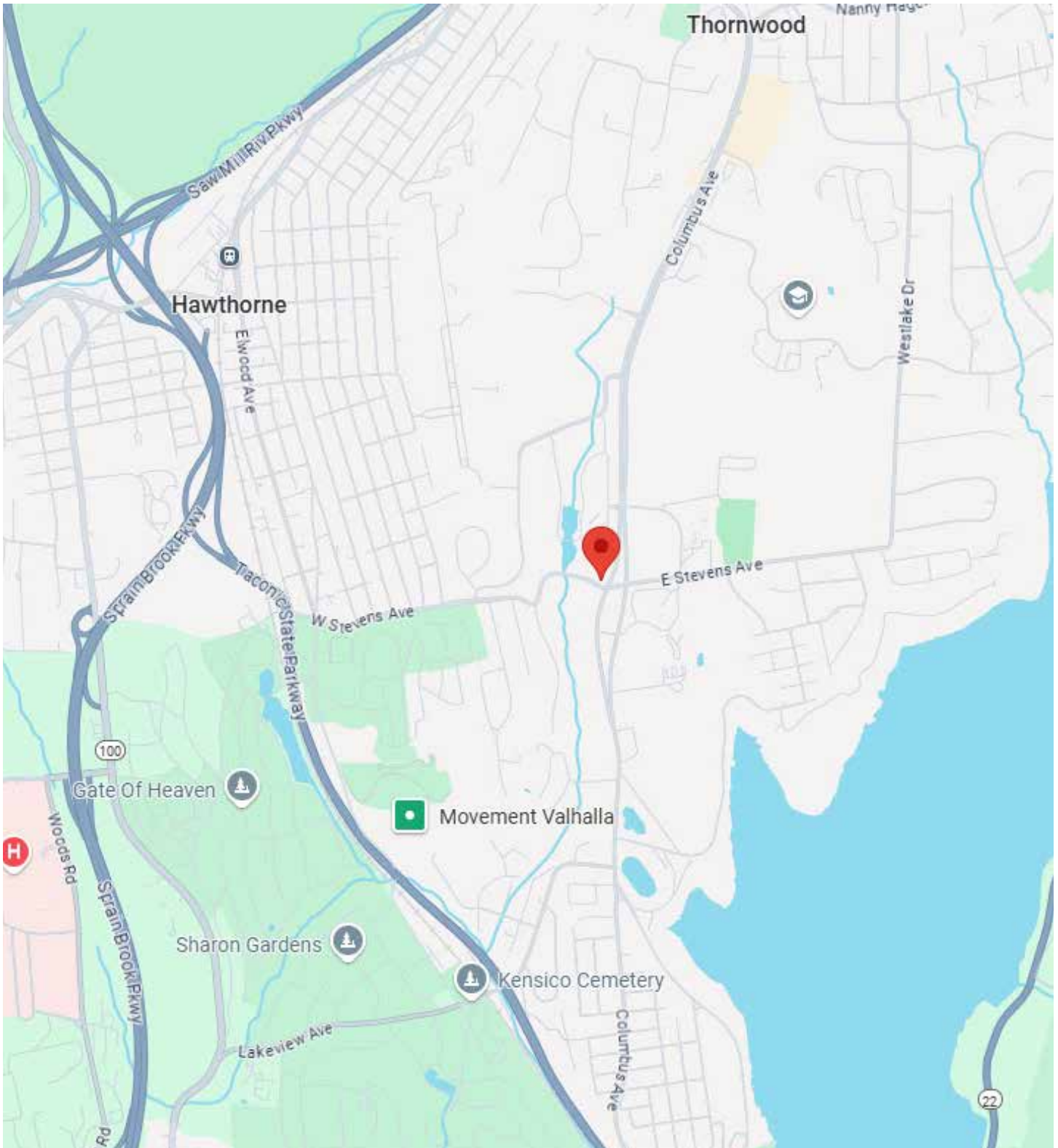
The West I-287 Corridor office submarket has a vacancy rate of 12.6% as of the first quarter of 2025. Over the past year, the submarket's vacancy rate has changed by 1.2%, a result of no net delivered space and -110,000 SF of net absorption. West I-287 Corridor's vacancy rate of 12.6% compares to the submarket's five-year average of 11.2% and the 10-year average of 11.1%. The West I-287 Corridor office submarket has roughly 1.4 million SF of space listed as available, for an availability rate of 15.3%. As of the first quarter of 2025, there is 13,000 SF of office space under construction in West I-287 Corridor. In comparison, the submarket has averaged 9,900 SF of under construction inventory over the past 10 years. West I-287 Corridor contains 9.4 million SF of inventory, compared to 972 million SF of inventory metro wide. Average rents in West I-287 Corridor are roughly \$34.00/SF, compared to the wider New York market average of \$59/SF. Rents have changed by 1.2% year over year in West I-287 Corridor, compared to a change of 1.3% metro wide. Annual rent growth of 1.2% in West I-287 Corridor compares to the submarket's five-year average of 0.4% and its 10-year average of 1.5%.



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LOCATION

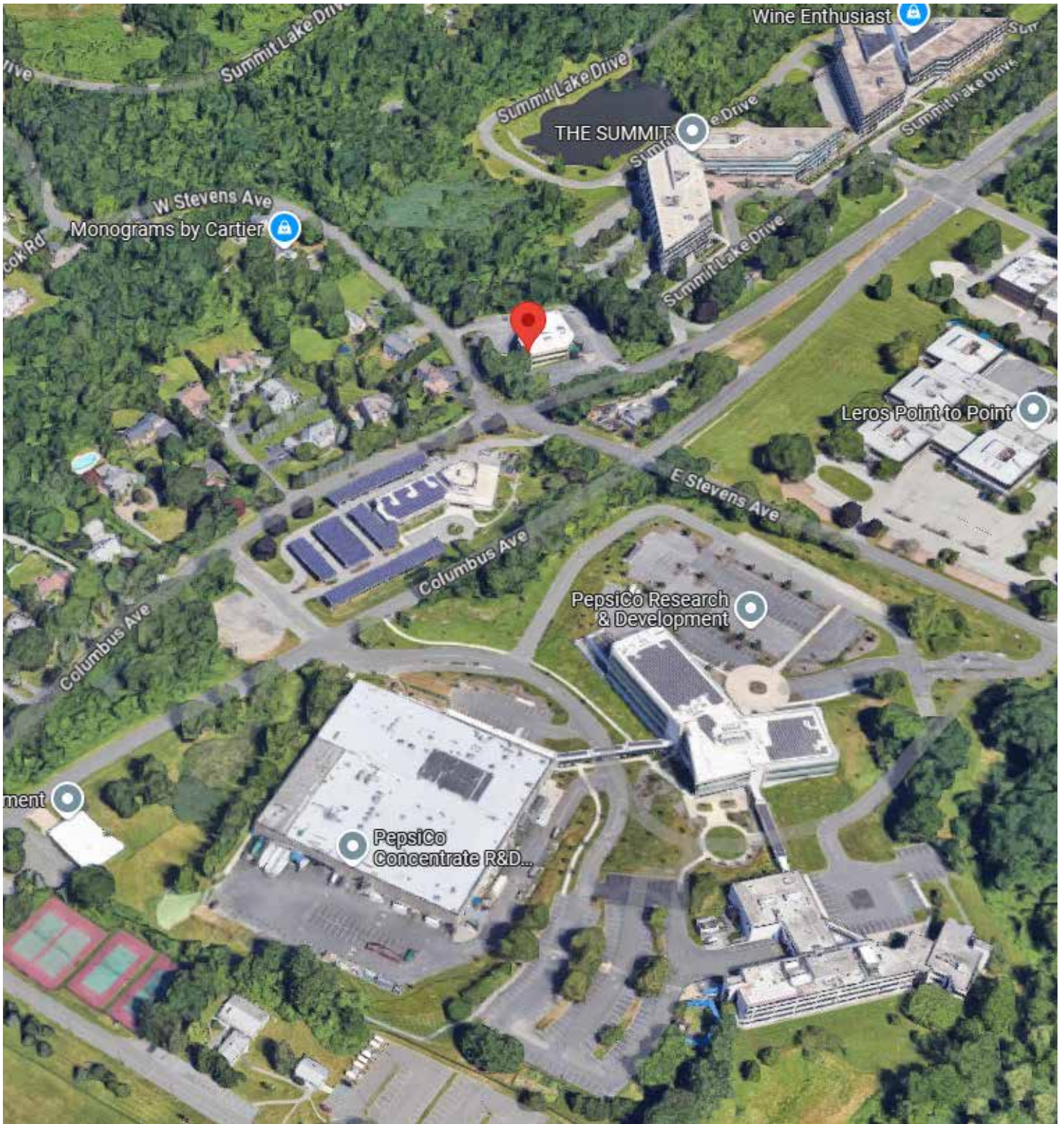
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AERIAL MAP

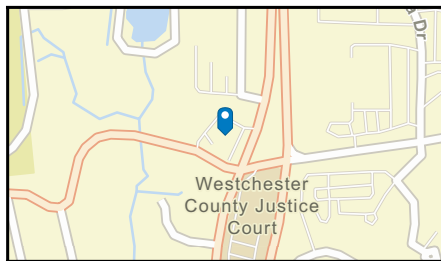
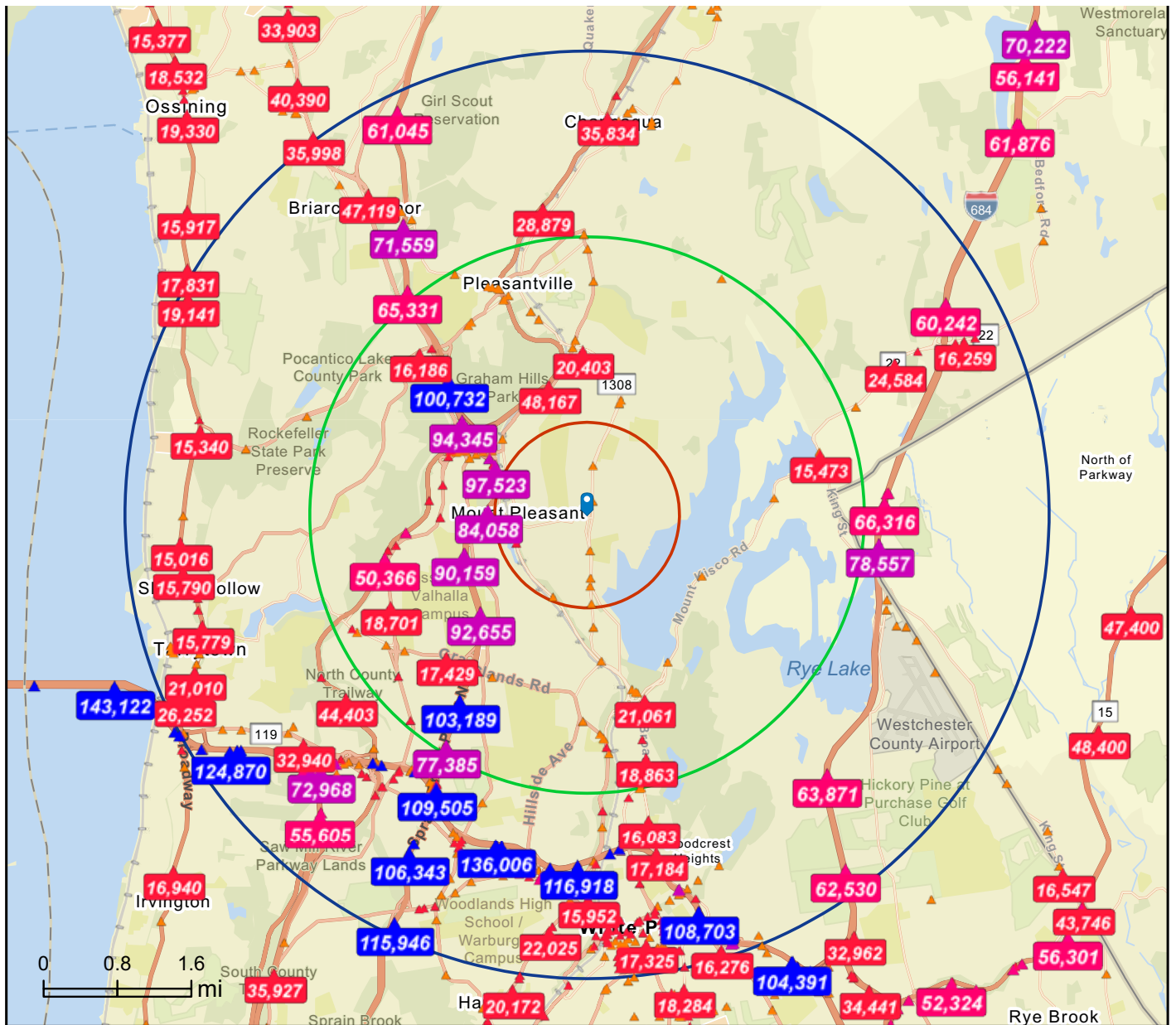
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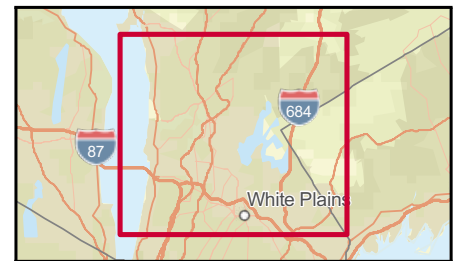
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TRAFFIC COUNT

401 COLUMBUS AVE, VALHALLA, NY 10595 | Prime Office Building For Sale



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



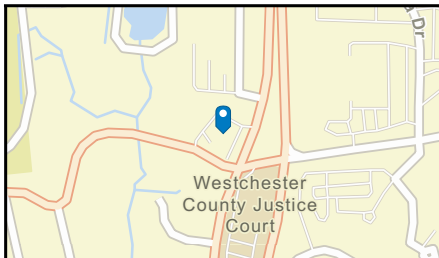
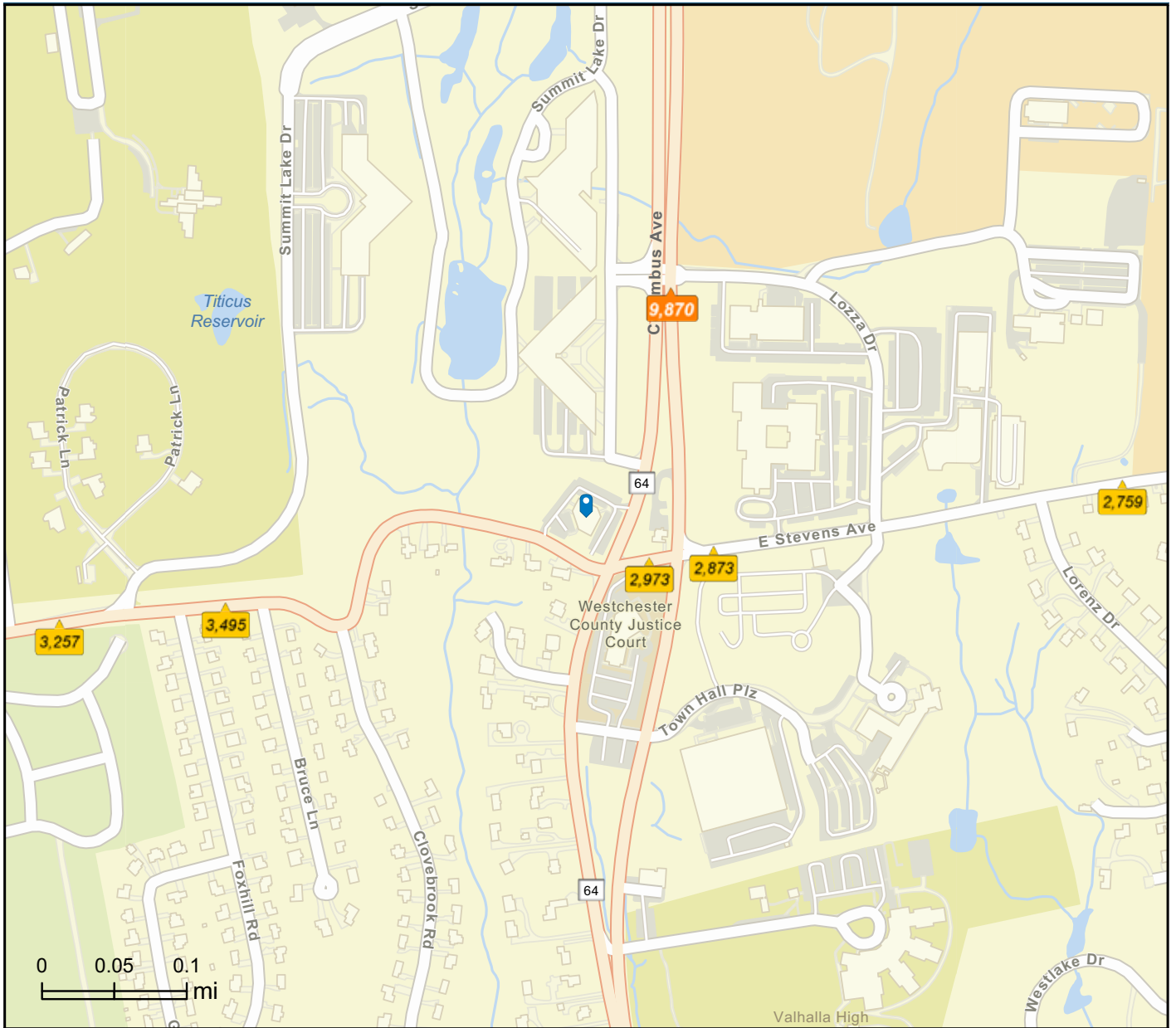
Source: ©2024 Kalibrate Technologies (Q3 2024).



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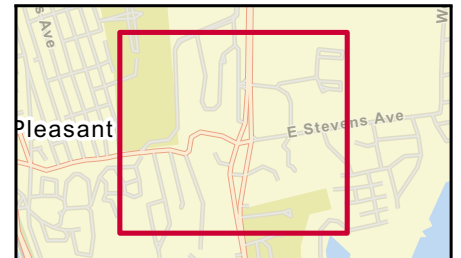
TRAFFIC UP-CLOSE

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DEMOGRAPHIC & INCOME PROFILE

401 COLUMBUS AVE, VALHALLA, NY 10595 | Prime Office Building For Sale

Summary	Census 2010		Census 2020		2024		2029	
Population	139,295		146,140		149,517		154,727	
Households	50,968		54,108		54,825		56,822	
Families	33,803		36,541		36,332		37,337	
Average Household Size	2.60		2.61		2.63		2.63	
Owner Occupied Housing Units	32,290		33,142		32,862		32,940	
Renter Occupied Housing Units	18,678		20,966		21,963		23,881	
Median Age	39.5		41.2		41.7		42.8	
Trends: 2024-2029 Annual Rate	Area		State		National			
Population	0.69%		-0.09%		0.38%			
Households	0.72%		0.23%		0.64%			
Families	0.55%		0.16%		0.56%			
Owner HHs	0.05%		0.37%		0.97%			
Median Household Income	3.03%		2.85%		2.95%			
Households by Income			2024		2029			
			Number	Percent	Number	Percent		
<\$15,000			3,099	5.7%	2,897	5.1%		
\$15,000 - \$24,999			1,888	3.4%	1,530	2.7%		
\$25,000 - \$34,999			2,266	4.1%	1,884	3.3%		
\$35,000 - \$49,999			3,251	5.9%	2,748	4.8%		
\$50,000 - \$74,999			6,044	11.0%	5,413	9.5%		
\$75,000 - \$99,999			5,097	9.3%	4,809	8.5%		
\$100,000 - \$149,999			9,012	16.4%	9,364	16.5%		
\$150,000 - \$199,999			6,319	11.5%	7,203	12.7%		
\$200,000+			17,849	32.6%	20,973	36.9%		
Median Household Income			\$127,673		\$148,253			
Average Household Income			\$187,427		\$210,856			
Per Capita Income			\$69,077		\$77,777			
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	7,845	5.6%	7,261	5.0%	7,295	4.9%	7,275	4.7%
5 - 9	8,637	6.2%	8,101	5.5%	7,974	5.3%	7,570	4.9%
10 - 14	9,236	6.6%	8,652	5.9%	8,283	5.5%	8,516	5.5%
15 - 19	9,662	6.9%	9,495	6.5%	9,083	6.1%	9,192	5.9%
20 - 24	8,340	6.0%	9,412	6.4%	9,841	6.6%	9,370	6.1%
25 - 34	17,492	12.6%	18,116	12.4%	18,774	12.6%	19,193	12.4%
35 - 44	19,858	14.3%	19,163	13.1%	20,564	13.8%	20,850	13.5%
45 - 54	21,836	15.7%	19,755	13.5%	19,638	13.1%	20,661	13.4%
55 - 64	16,542	11.9%	20,219	13.8%	19,627	13.1%	19,064	12.3%
65 - 74	9,885	7.1%	13,809	9.4%	14,941	10.0%	16,895	10.9%
75 - 84	6,812	4.9%	7,833	5.4%	8,892	5.9%	10,902	7.0%
85+	3,151	2.3%	4,323	3.0%	4,604	3.1%	5,239	3.4%
Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	96,277	69.1%	82,491	56.4%	82,050	54.9%	81,408	52.6%
Black Alone	17,231	12.4%	15,402	10.5%	15,665	10.5%	16,157	10.4%
American Indian Alone	568	0.4%	940	0.6%	1,016	0.7%	1,091	0.7%
Asian Alone	9,421	6.8%	12,204	8.4%	13,235	8.9%	14,955	9.7%
Pacific Islander Alone	51	0.0%	37	0.0%	36	0.0%	39	0.0%
Some Other Race Alone	11,499	8.3%	19,122	13.1%	20,580	13.8%	22,636	14.6%
Two or More Races	4,249	3.1%	15,944	10.9%	16,935	11.3%	18,440	11.9%
Hispanic Origin (Any Race)	29,474	21.2%	36,370	24.9%	38,980	26.1%	42,736	27.6%

Data Note: Income is expressed in current dollars.

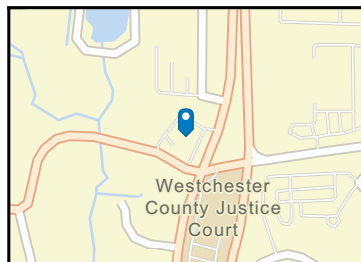
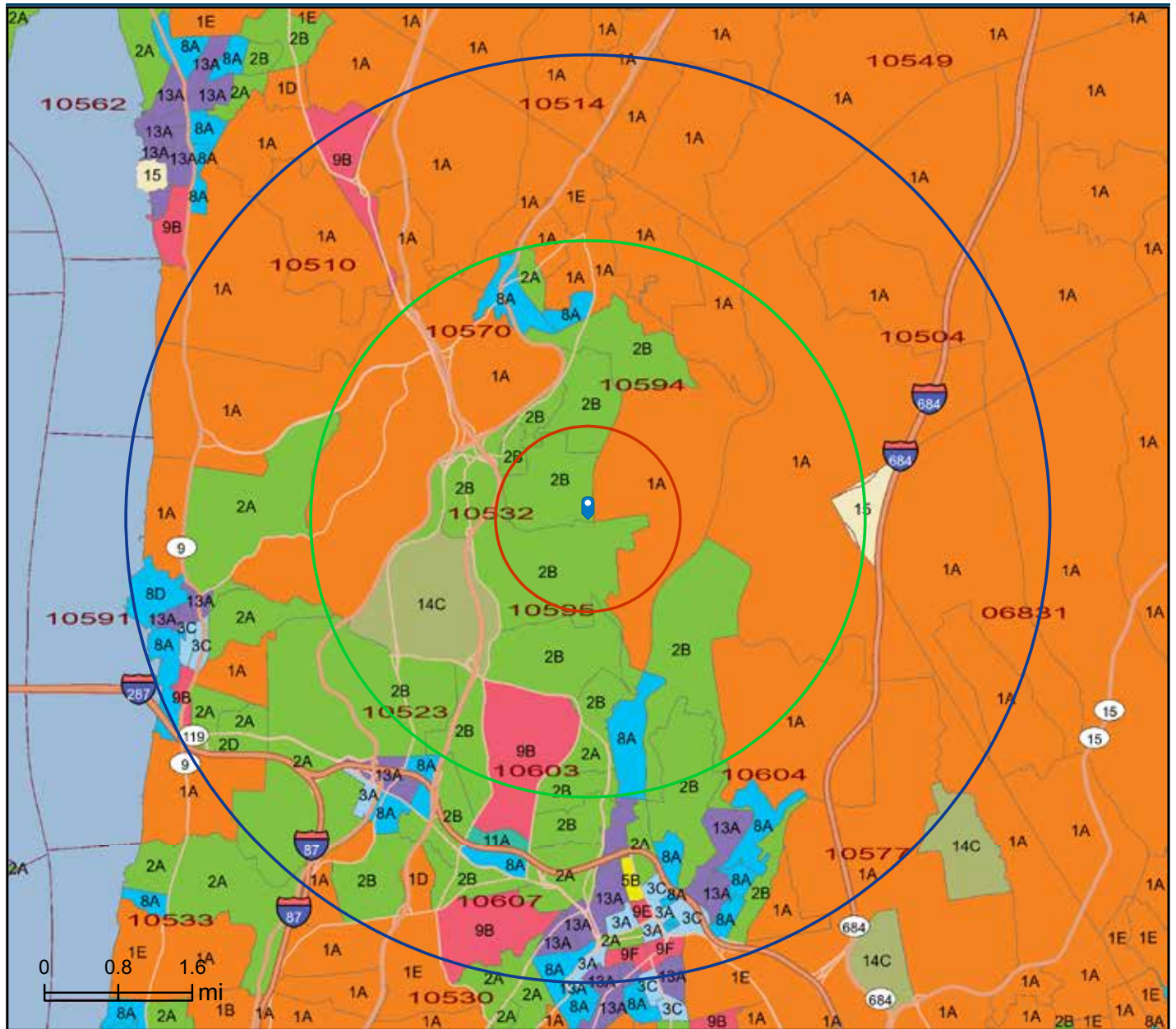
Data Note: Income is expressed in current dollars. Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.



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DOMINANT TAPESTRY

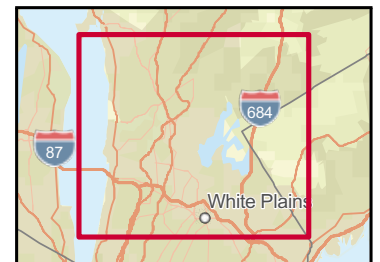
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Source: Esri

Tapestry LifeMode

- | | |
|---|---|
| ■ L1: Affluent Estates | ■ L8: Middle Ground |
| ■ L2: Upscale Avenues | ■ L9: Senior Styles |
| ■ L3: Uptown Individuals | ■ L10: Rustic Outposts |
| ■ L4: Family Landscapes | ■ L11: Midtown Singles |
| ■ L5: GenXurban | ■ L12: Hometown |
| ■ L6: Cozy Country | ■ L13: Next Wave |
| ■ L7: Sprouting Explorers | ■ L14: Scholars and Patriots |



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INVESTMENT TRENDS

401 COLUMBUS AVE, VALHALLA, NY 10595 | Prime Office Building For Sale

Sale Comparables

12

Avg. Cap Rate

-

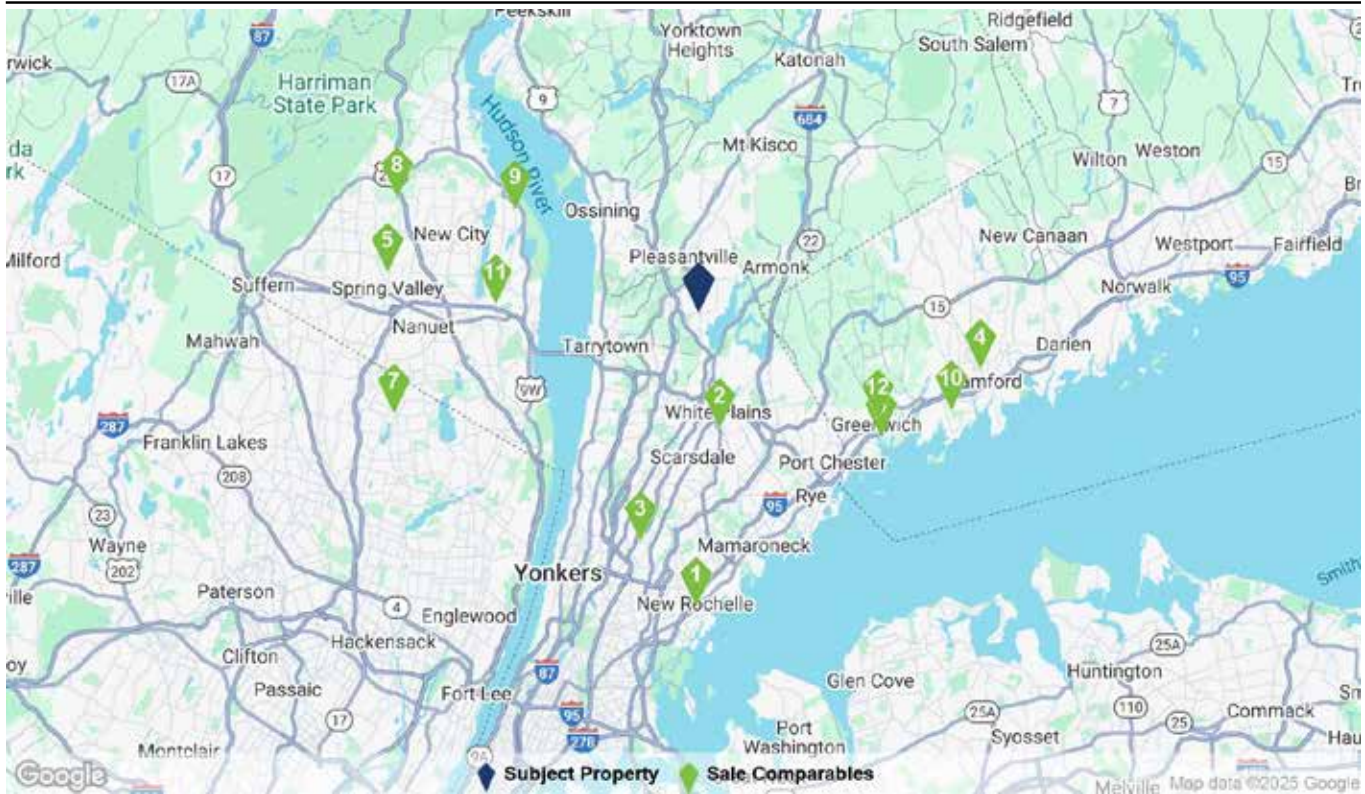
Avg. Price/SF

\$355

Avg. Vacancy At Sale

13.5%

SALE COMPARABLES LOCATIONS



SALE COMPARABLES SUMMARY STATISTICS

Sales Attributes	Low	Average	Median	High
Sale Price	\$2,300,000	\$10,127,236	\$9,342,640	\$23,736,436
Price/SF	\$137	\$355	\$320	\$938
Cap Rate	-	-	-	-
Time Since Sale in Months	2.2	12.1	12.8	19.9
Property Attributes	Low	Average	Median	High
Building SF	15,000	28,490	24,500	50,000
Stories	1	3	3	4
Typical Floor SF	4,400	12,256	12,425	29,050
Vacancy Rate At Sale	0%	13.5%	0%	100%
Year Built	1908	1976	1983	2013
Star Rating	★★★★★	★★★★★ 2.7	★★★★★	★★★★★



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SALES COMPARABLES

401 COLUMBUS AVE, VALHALLA, NY 10595 | Prime Office Building For Sale

Property Name - Address	Property				Sale			
	Rating	Yr Built	Bldg SF	Vacancy	Sale Date	Price	Price/SF	Cap Rate
1 The Atrium @ North and... 466 Main St	★★★★★	1981	50,000	0%	12/19/2024	\$16,205,120	\$324	-
2 172 S Broadway	★★★★★	1953	16,000	100%	9/13/2024	\$3,600,000	\$225	-
3 25 Main St	★★★★★	1908	15,000	0%	8/8/2024	\$3,000,000	\$200	-
4 986 Bedford St	★★★★★	1971	16,794	0%	7/1/2024	\$2,300,000	\$137	-
5 Stonehedge Plaza 235 N Main St	★★★★★	1985	29,050	0%	6/20/2024	\$9,200,000	\$317	-
6 537 Steamboat Rd	★★★★★	1968	43,398	0%	3/15/2024	\$23,736,436	\$547	-
7 Effron Bldg at Park Ridg... 70-72 Park Ave	★★★★★	2013	20,000	100%	12/21/2023	\$4,300,000	\$215	-
8 26 Firemens Memorial Dr	★★★★★	1988	29,000	11.7%	12/20/2023	\$10,000,000	\$345	-
9 30 Hemlock Dr	★★★★★	2001	47,036	0%	9/21/2023	\$9,385,279	\$200	-
10 Forest Park 53 Forest Ave	★★★★★	1989	42,000	16.0%	9/12/2023	\$15,500,000	\$369	-
11 250 N Route 303	★★★★★	1988	16,000	0%	6/30/2023	\$15,000,000	\$938	-
12 39 Lewis St	★★★★★	1963	17,600	0%	6/29/2023	\$9,300,000	\$528	-

