



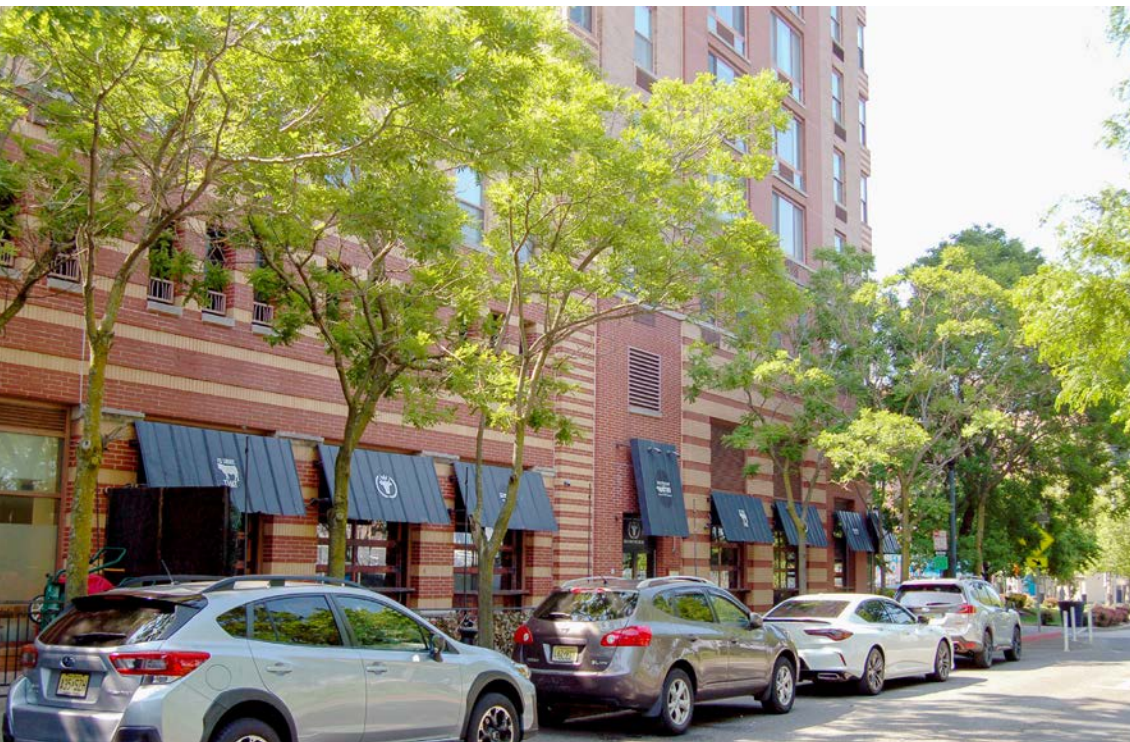
For Lease

RIPCO
RETAIL LEASING

340 Sinatra Drive

Hoboken, NJ
Hudson County

IRONSTATE



6,400 SF Restaurant Space

Former House of Que available in Downtown
Hoboken

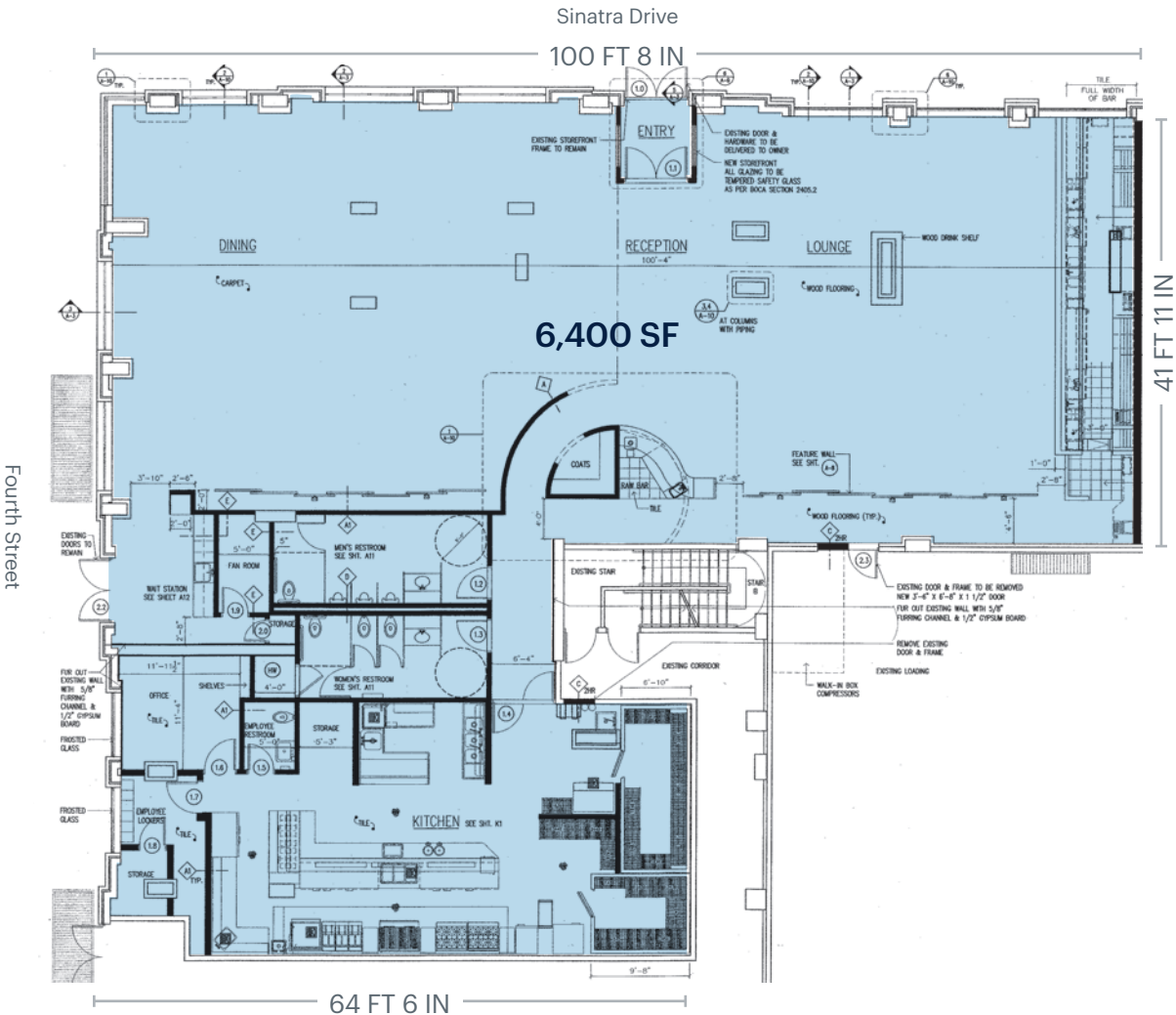
Contact Exclusive Agents

Lisa Ricca
lricca@ripconj.com | 201.636.7449

Jenna Bucino
jbucino@ripconj.com | 201.254.7330

Space Details

Floor Plan



Location	Corner of Sinatra Drive and 4th Street	
Size	Ground Floor	6,400 SF
Rent	Upon request	
Status	Formerly House of Que	
Rent	Upon request	
Co-Tenants	Bright Horizons, Studio L Dance, Union Hall, The Ainsworth, Giannone's Liquors, Steven's Cooperative	
Neighbors	The W Hotel, Woodhouse Spa, Barry's Bootcamp, Del Friscos Grille	

Comments

Corner space with dedicated outdoor seating

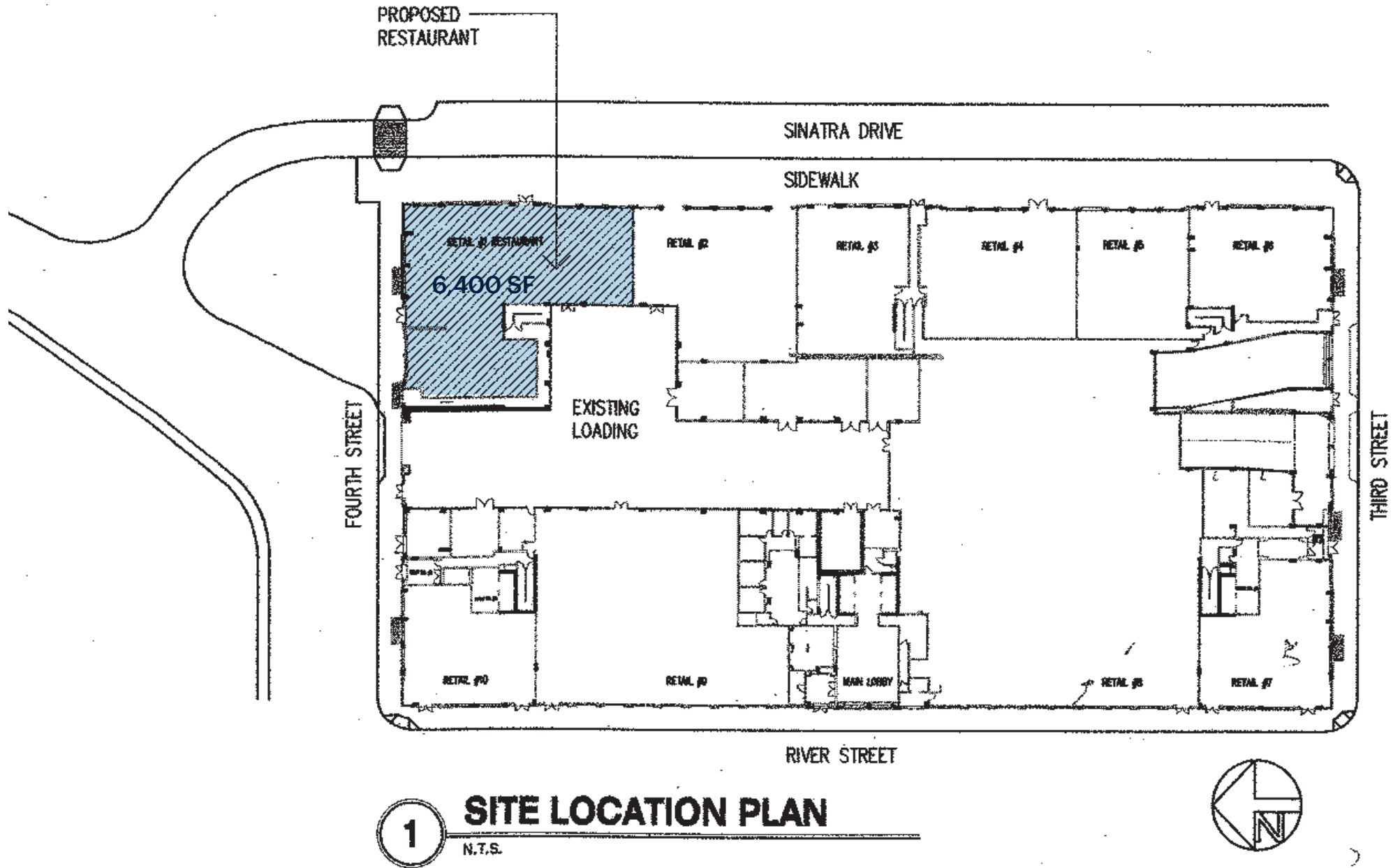
Working overhead garage doors

Prime location along Hoboken's popular waterfront walkway with views of the Hudson River and New York City

Sinatra Drive is a vibrant and established street known for restaurants

Close to parks, shops, residential, and transportation

Site Plan



Sinatra Drive

Area photos



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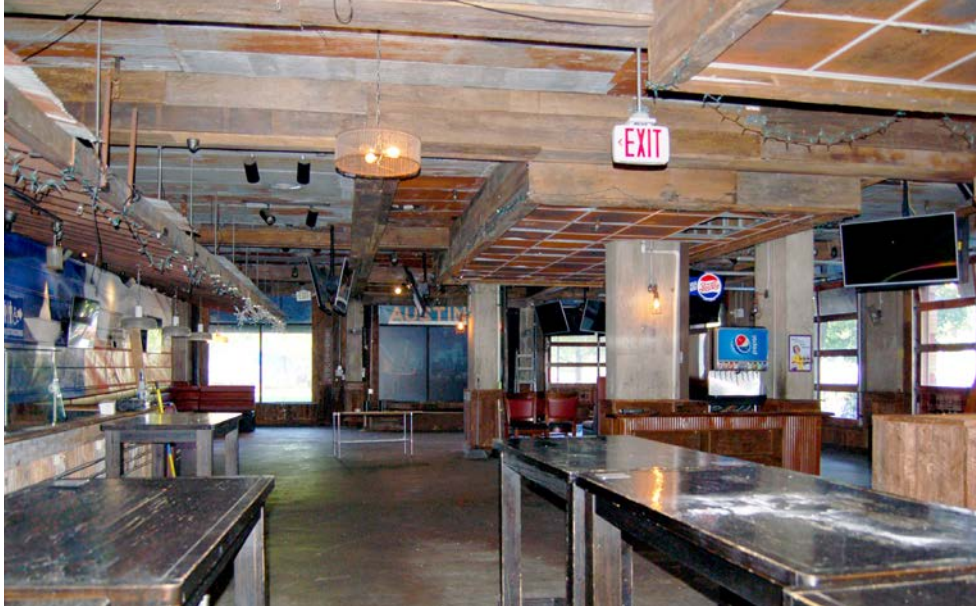
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Information is from sources deemed reliable; however, accuracy is not guaranteed. Square footage is approximate; Buyer must independently verify and assumes risk for inaccuracies.

Potential Space Rendering



Property Imagery

Additional photos



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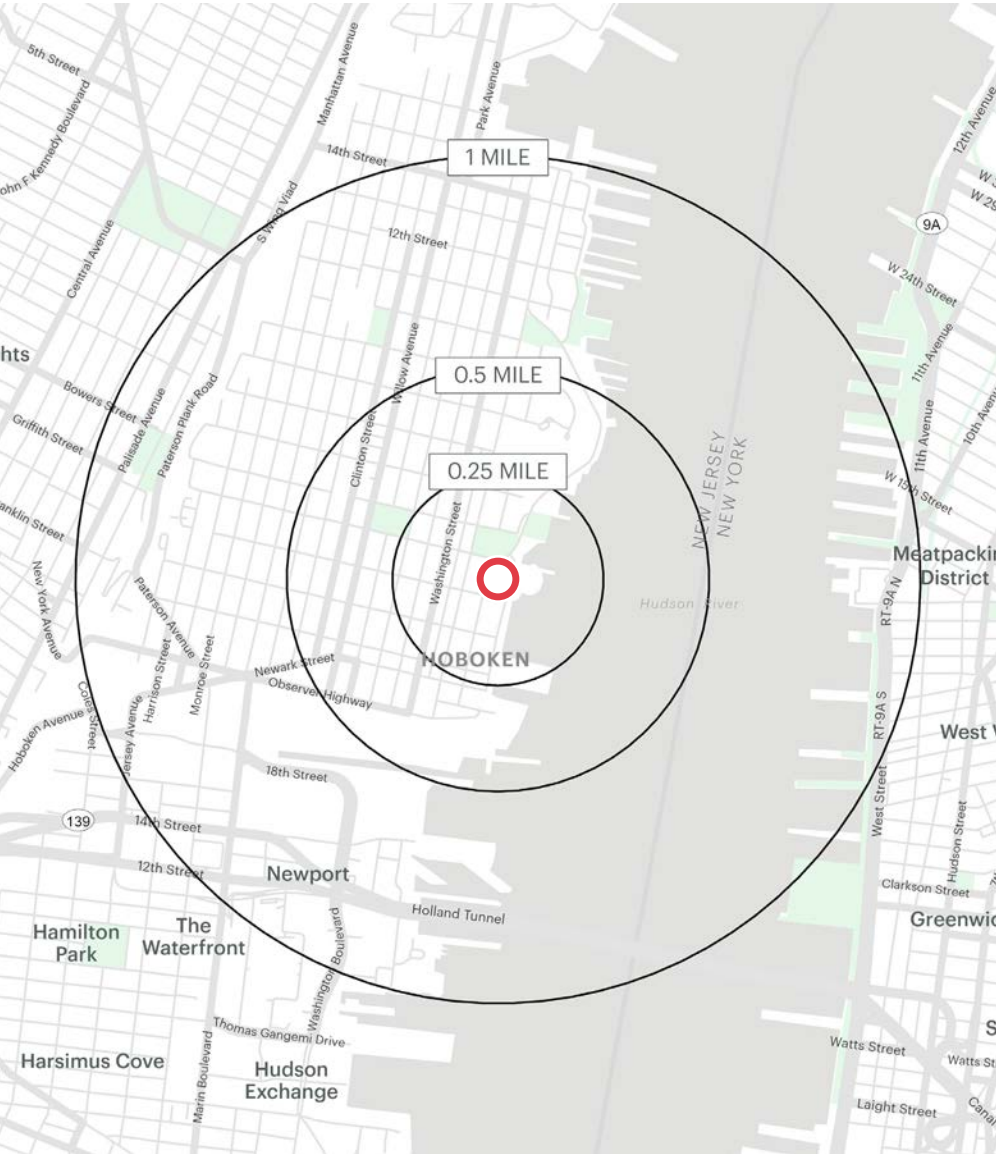
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Area Retail



Area Demographics

2025 ESRI Summary Report



340 Sinatra Drive, Hoboken, NJ

	0.25 mile	0.5 mile	1 mile
Total Population	6,299	21,804	80,970
Total Households	3,103	10,401	37,847
Average Household Income	\$199,366	\$206,655	\$218,775
% Population with Bachelors +	80.7%	79.4%	80.8%
Total Employees	10,839	23,831	54,338
Total Businesses	462	1,218	2,497
Total Daytime Population	13,017	31,688	84,112

Hoboken Waterfront directly across Street



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