



SALE ANNOUNCEMENT

PRIME RETAIL PROPERTY SALE | GREENWICH VILLAGE

Sale:	27,541 RSF of prime Retail real estate in Greenwich Village
Pro-Forma NOI:	\$1,298,082 (projected through 12/2025)
Address:	156 - 168 Bleecker Street, New York, NY
Occupancy:	79% 10.2 Year WALT

OVERVIEW

On behalf of an undisclosed seller (the **"Seller"**), Mission Capital Advisors, LLC (**"Mission Capital"** or **"Property Sale Advisor"**), in conjunction with Marcus & Millichap, is pleased to announce the sale (the **"Sale"**) of a rare, full blockfront retail condominium in Greenwich Village (the **"Property"**).

SALE STRUCTURE

The Anton Group and Mission Capital have been retained as the exclusive agent to the Seller for the sale of a REO property in the heart of Manhattan's Greenwich Village. The Property is being offered on a sealed bid basis.

On behalf of the Seller, the Anton Group & Mission Capital are initially soliciting offers from prospective bidders (the **"Prospective Bidders"**) for the purchase of the Property pursuant.

Mission Capital, in conjunction with the Seller and at the Seller's sole and absolute discretion, will then invite an awarded bidder to complete confirmatory due diligence and close shortly thereafter. The stages of the sale process are shown below:

Event	Date
Sale Announcement Distributed	Tuesday, August 19, 2025
Due Diligence Materials Available	Wednesday, August 20, 2025
Call For Offers Date	TBD (Will Be Announced)
Awarded Bidder Selected	TBD (With Seller)
Diligence Period Ends	TBD (With Awarded Bidder)
Closing Date (On or Before)	TBD (With Awarded Bidder/Seller)

HIGHLIGHTS & SALE SUMMARY

The Sale offers Prospective Bidders the opportunity to acquire a trophy retail property in one of Manhattan's most iconic and high-demand neighborhoods. Sale highlights are as follows:

- Two anchor tenants, CVS and Le Poisson Rouge, occupy 74% of the space (20,420 SF), providing stable income to ownership. Their leases expire in 2035 and 2038 respectively, contributing to the Property's 10.2-year WALT. Other tenants, Li-Lac Chocolates and Thin Cookies, occupy 627 and 600 SF, respectively.
- Immediate upside potential exists through the lease-up of 4 vacant suites occupying 5,894 SF.
- For the year ending Dec 2025, the Property is on pace to generate \$2,315,786 in top-line revenue and \$1,298,082 in NOI.
- Located a 4-minute walk down from Washington Square Park, the Property benefits from heavy foot traffic and proximity to a vibrant mix of other major retailers and entertainment spaces nearby.
- The Property is also a block away from NYU's newest \$1.3B development, the Paulson Center, with nearly 50,000 NYU students and faculty daily.
- The Property boasts 200 feet of wraparound frontage, offering premiere visibility and branding opportunities.
- Located in the affluent South Village Historic District, future tenants will benefit from an average household income of \$205,753 in a 0.5 miles radius.
- Property tours are available subject to signing an Access & Indemnity Agreement provided by the Seller.

Key Property Details	
Address	156 - 168 Bleecker Street
Year Built	10/29/2015
Block Lot	525-1001
Lot Area SF	19,921
Rentable SF	27,541
Above Grade	13,916
Below Grade	13,263
Total Units	8
Occupancy	79%
WALT	10.2 Years

SALE PROCESS

Bidders are subject to qualification by Mission Capital and/or Seller (qualification process will be initiated by Mission Capital as deemed necessary). Access to the Due Diligence Materials will be provided to Prospective Bidders solely at the discretion of Mission Capital and/or the Seller and may be withheld for any reason.

The Seller, in conjunction with Mission Capital, has prepared relevant due diligence materials (the “**Due Diligence Materials**”) which will be made available to Prospective Bidders that have executed, and are subject to the terms of, the Confidentiality Agreement (the “**Confidentiality Agreement**”), which can be accessed on the transaction offering email or by visiting market.missioncap.com. Included in the Due Diligence Materials will be comprehensive bidding instructions, the terms of sale, and the Seller’s required form of sale agreement (the “**Sale Agreement**”).

Additional Due Diligence Materials may be provided to Prospective Bidders via Mission Capital’s online due diligence site. Additional Due Diligence Materials may include detailed lease documents, information memorandum for the Property, pay history and financial statements, where available.

Mission Capital is initially soliciting indicative bids for the Property. Prospective Bidders are encouraged to review the Due Diligence Materials and submit indicative bids in accordance with the proposed timeline. After receipt of indicative bids, Mission Capital, in conjunction with the Seller, will select Final Bidders to complete due diligence before submitting non-contingent offers on the Final Bid Date (the acceptance of which by Seller will require immediate execution of a pre-negotiated Sale Agreement accompanied by a 10% non-refundable wire funds deposit (the “**Earnest Money Deposit**”).

RESERVATION OF RIGHTS

The Seller, in its sole and absolute discretion, reserves the right to, at any time and without obligation to any Prospective Bidder:

- Alter, amend, or supplement the terms and conditions of the Sale or transaction materials.
- Withdraw the Property from the Sale prior to awarding any portion of the Property.
- Withdraw Property after awarding any portion of the Property, but prior to closing.
- Extend any deadline or timeframe.
- Accept any bid in accordance with the bidding rules, whether or not it is the highest bid, waive any technical defects therein and/or reject any and all bids.
- Terminate discussions and negotiations with any Prospective Bidder at any time and for any reason; and
- Not award all or any portion of the Property and reject any or all bids.

AGREEMENTS

Please e-sign or return an executed Confidentiality Agreement to assetsales@missioncap.com or kjuarez@missioncap.com. **INVESTORS SHOULD NOTE THAT E-SIGNATURES AND/OR UNMODIFIED CONFIDENTIALITY AGREEMENTS WILL BE PROCESSED IN TOP PRIORITY, WHILE MODIFIED CONFIDENTIALITY AGREEMENTS ARE PROCESSED AT THE END OF EACH BUSINESS DAY. THE SELLER RESERVES THE RIGHT, IN ITS SOLE AND ABSOLUTE DISCRETION, TO ACCEPT OR REJECT COMMENTS TO THE CONFIDENTIALITY AGREEMENT.**

The Seller will make its required form of Sale Agreement available to Prospective Bidders that have executed the Confidentiality Agreement. Comments to the Sale Agreement are discouraged and, in any event, must be submitted and approved, in Seller’s sole and absolute discretion, prior to the Final Bid Date. **The Seller will be selling the Property subject only to those representations and warranties explicitly stated in the Sale Agreement. No other representations or warranties, either expressed or implied, shall apply. No obligation to sell shall be binding on Seller unless and until a Sale Agreement is signed and delivered by Seller and Seller has received the Earnest Money Deposit in accordance with the Sale Agreement.**

All inquiries should be directed through Mission Capital. Neither the Seller, any borrower, borrower affiliates, or guarantors are to be contacted. Investors are required to strictly adhere to the terms of the Confidentiality Agreement.

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DISCLAIMER

NO OBLIGATION TO SELL SHALL BE BINDING ON THE SELLER UNLESS AND UNTIL A WRITTEN CONTRACT OF SALE OR SALE AGREEMENT IS SIGNED AND DELIVERED BY THE SELLER. THE SELLER RESERVES THE RIGHT, IN ITS SOLE AND ABSOLUTE DISCRETION, TO WITHDRAW THE PROPERTY FROM THE SALE AT ANY TIME. THIS SALE ANNOUNCEMENT HAS BEEN PREPARED TO ASSIST THE RECIPIENT IN DECIDING WHETHER TO PROCEED WITH FURTHER INVESTIGATION OF THE PROPERTY. WHILE THE INFORMATION INCLUDED HEREIN IS BELIEVED TO BE ACCURATE AND RELIABLE, SELLER, MISSION CAPITAL AND THEIR RESPECTIVE SUBSIDIARIES, AFFILIATES, AGENTS, ATTORNEYS, ASSIGNEES, OFFICERS, TRUSTEES, DIRECTORS, SERVICERS AND EMPLOYEES MAKE NO REPRESENTATIONS OR WARRANTIES, EXPRESS OR IMPLIED, AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION, INCLUDING BUT NOT LIMITED TO THE VALIDITY OR PRIORITY OF ANY LIENS AND THE VALUE OF ANY PROPERTY. ONLY THOSE REPRESENTATIONS AND WARRANTIES THAT ARE MADE BY THE SELLER TO A PROSPECTIVE BIDDER IN A DEFINITIVE, EXECUTED SALE AGREEMENT SHALL HAVE ANY LEGAL EFFECT.