

# 80 TEMPLE STREET

Corner of Temple & George Streets | New Haven, CT | New Haven County

RETAIL SPACE  
FOR LEASE

3,417 SF – 28,238 SF AVAILABLE



## BROKER CONTACT

**CRAIG BENSON**

914-237-3400, Ext. 105

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## AVAILABLE:

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## NEIGHBORING TENANTS:

Yale New Haven Hospital, Shubert Theatre, College Street Music Hall, Yale British Art Museum, Yale University, Walgreens, Urban Outfitters, Lululemon, J. Crew, Chipotle, Rite Aid, CVS, Foot Locker, Club Pilates, Snipes, IKEA, Hilton, Stop & Shop, and many more

## TRAFFIC COUNTS:

4,200 Cars Per Day Along Temple Street

9,500 Cars Per Day Along George Street

## ADDITIONAL INFORMATION:

- Former Criterion Cinemas
- Located in Downtown New Haven in the Heart of the Central Business & Entertainment District
- Ground Floor of Temple Square, a 152,000 SF Mixed-Use Redevelopment which Includes 44 Luxury Residences
- Across From Gateway Community College (6,000± Students)

## RENT:

Call For Details

## CAM/TAXES:

Call For Details

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**ROYAL**  
PROPERTIES

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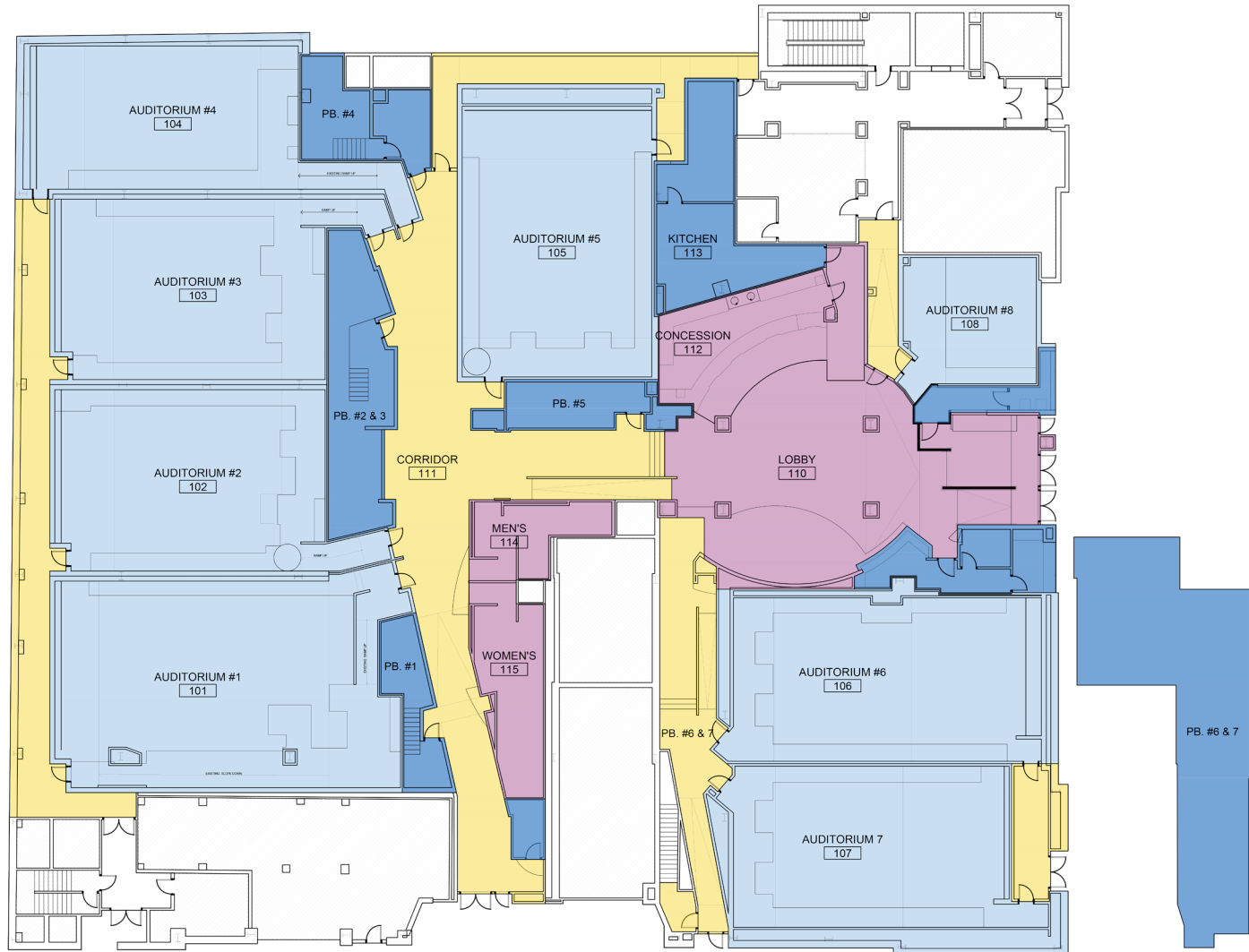
### 3,417 SF – 28,238 SF AVAILABLE

| AUDITORIUMS | AUD       | SEATS | SQFT           |
|-------------|-----------|-------|----------------|
|             | AUD #1    | 216   | 2,582.89       |
|             | AUD #2    | 164   | 1,888.73       |
|             | AUD #3    | 163   | 1,883.48       |
|             | AUD #4    | 145   | 1,733.28       |
|             | AUD #5    | 178   | 2,030.21       |
|             | AUD #6    | 163   | 2,043.43       |
|             | AUD #7    | 149   | 2,005.08       |
|             | AUD #8    | 47    | 663.12         |
|             | SUBTOTAL: |       | 14,830.22 SQFT |

| BACK OF THE HOUSE<br>(OFFICES/STORAGE/KITCHEN/<br>PROJECTION BOOTHS) | NAME            | SQFT     |
|--|-----------------|----------|
|  | P.B. #1         | 253.37   |
|  | P.B. #2 & 3     | 644.37   |
|  | P.B. #4         | 393.84   |
|  | P.B. #5         | 304.14   |
|  | P.B. #6 & 7     | 1,390.43 |
|  | P.B. #8         | -        |
|  | P.B. #9         | -        |
|  | KITCHEN         | 664      |
|  | OFFICE /STORAGE | 607.48   |
|  | SUBTOTAL:       | 4,257.63 |

| COMMON AREA | NAME       | SQFT          |
|-------------|------------|---------------|
|             | CONCESSION | 771.31        |
|             | LOBBY      | 2,209.95      |
|             | RESTROOMS  | 765.34        |
|             | SUBTOTAL:  | 3,746.60 SQFT |

| CIRCULATION  | NAME      | SQFT                  |
|--------------|-----------|-----------------------|
|              | CORRIDORS | 4,604.88              |
|              |           | 4,604.88 SQFT         |
| <b>TOTAL</b> |           | <b>27,439.33 SQFT</b> |



PROJECTION BOOTH FOR  
AUD #6 & 7

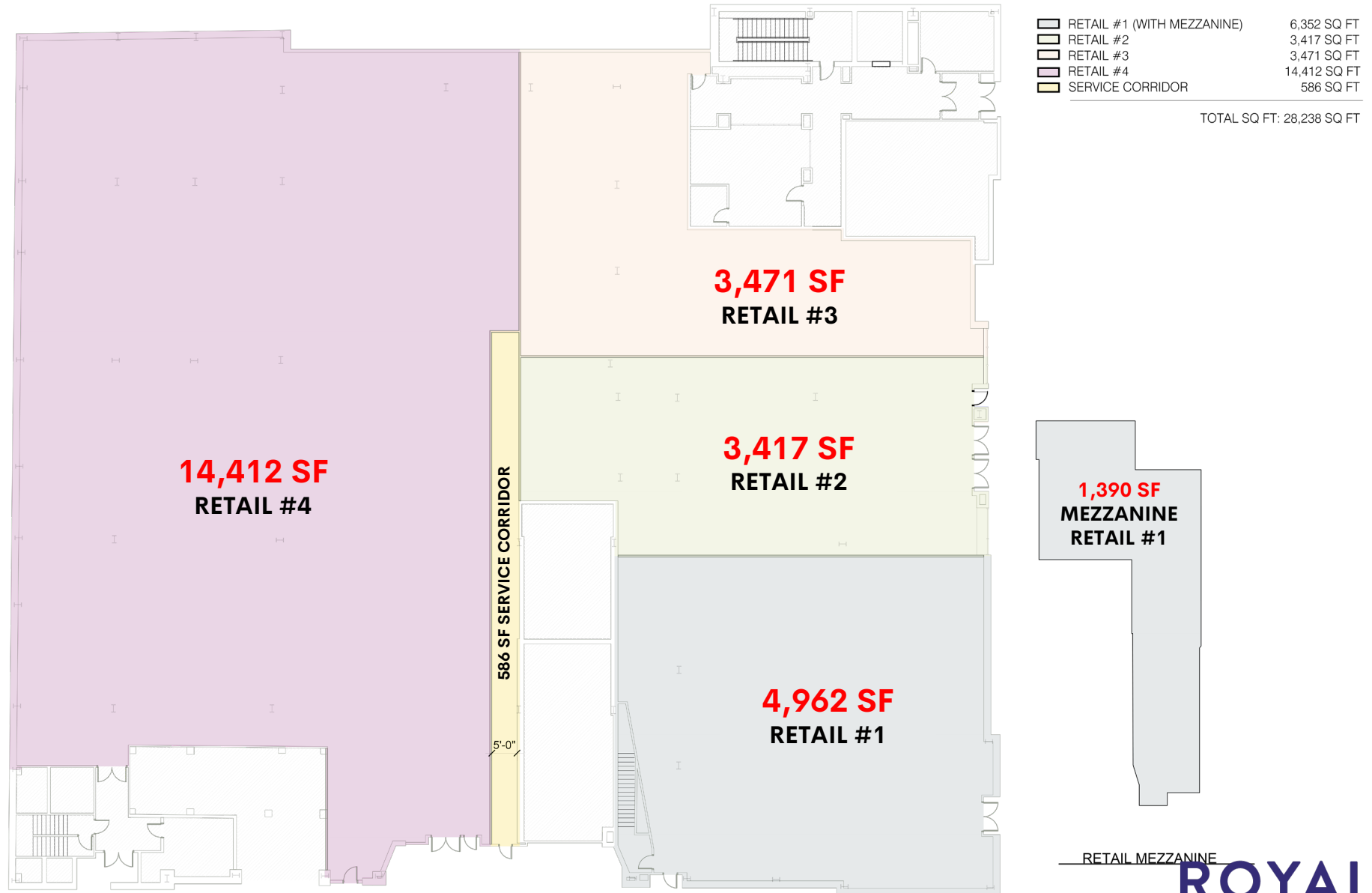
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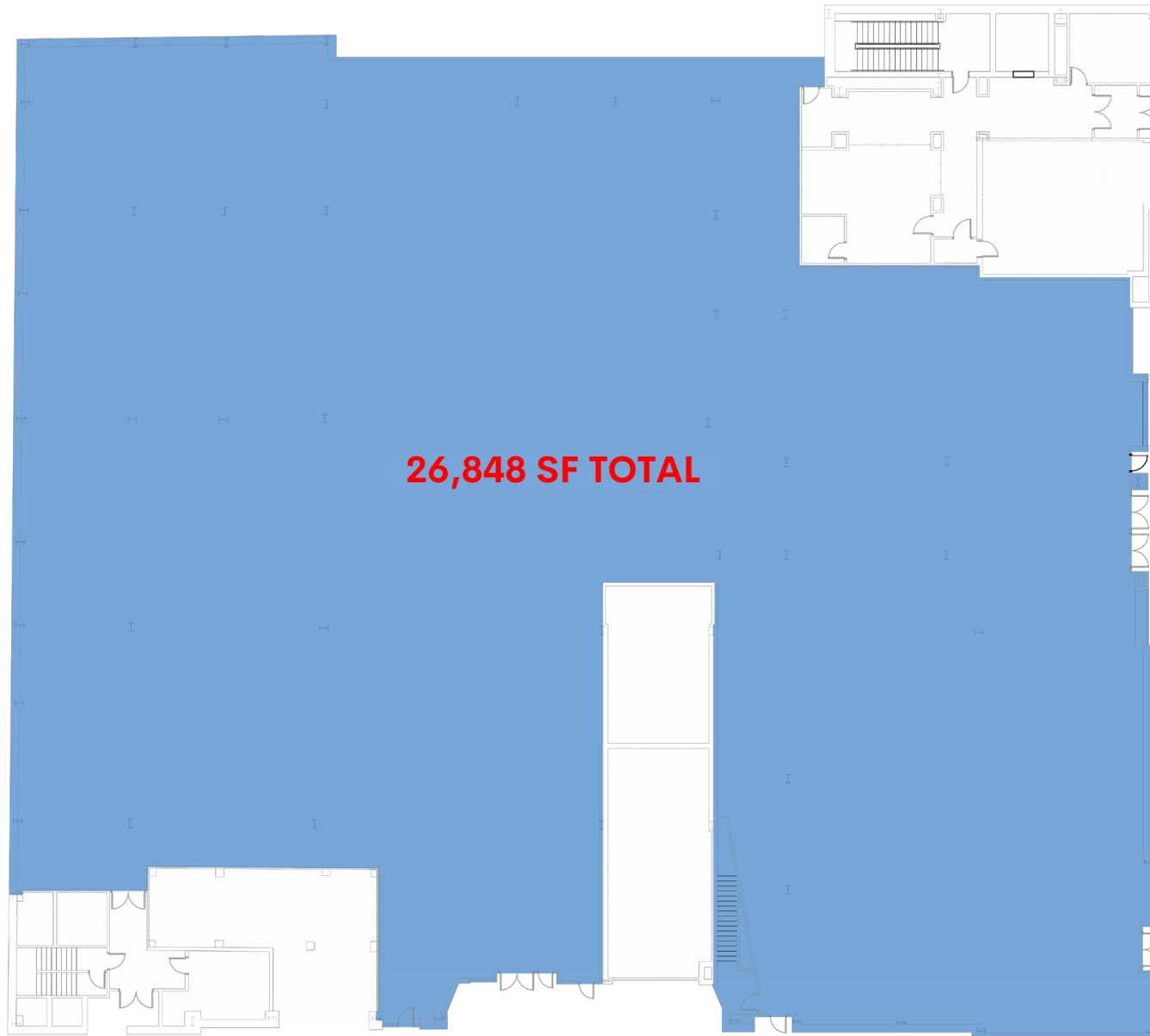


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|                           |              |
|---------------------------|--------------|
| MEZZANINE                 | 1,390 SQ FT  |
| OPEN SPACE                | 26,848 SQ FT |
| TOTAL SQ FT: 28,238 SQ FT |              |



RETAIL MEZZANINE

**ROYAL**  
PROPERTIES

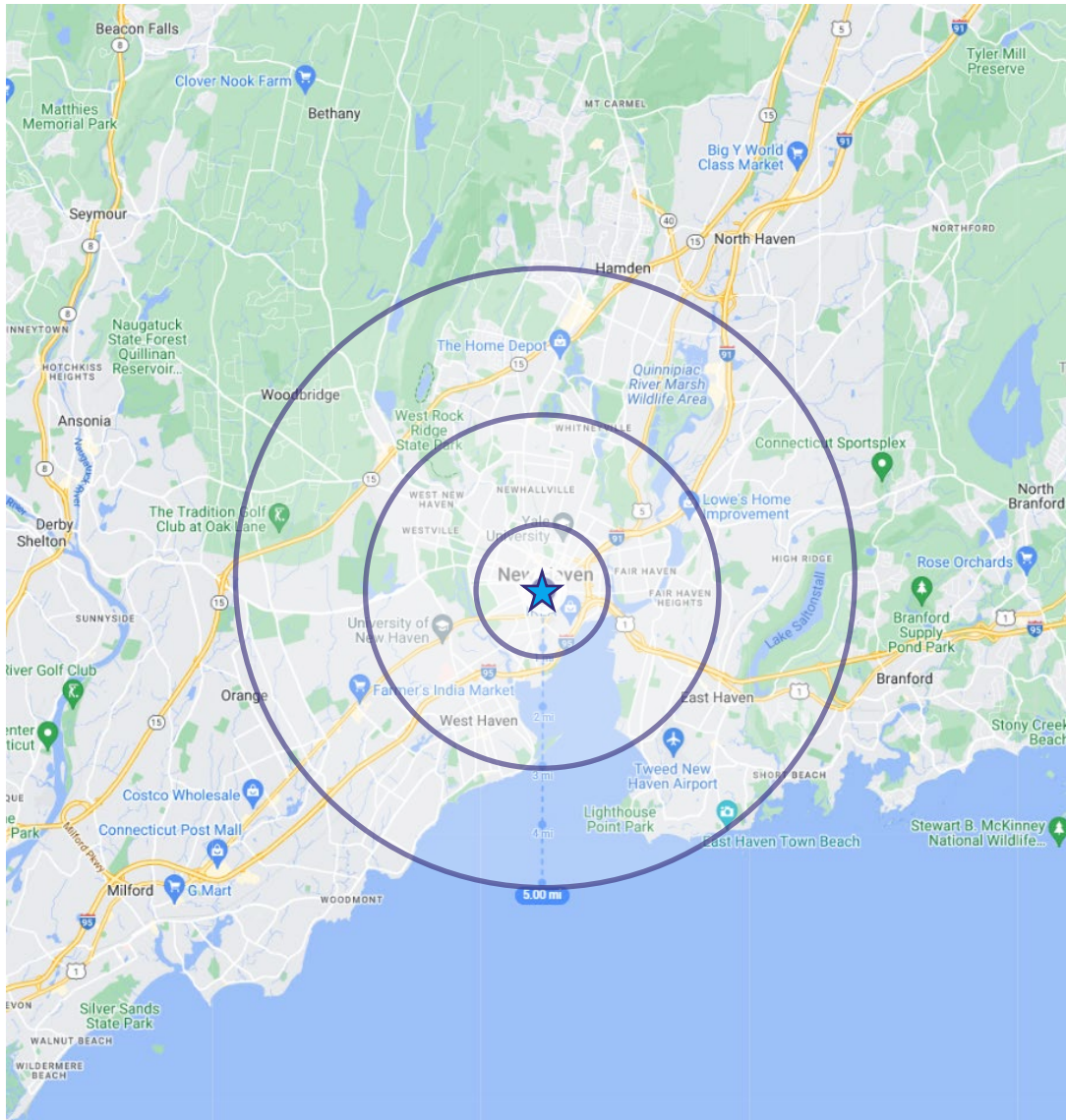


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## 1 Mile Radius

|                                 |                 |
|---------------------------------|-----------------|
| <b>2024 Est. Population</b>     | <b>36,054</b>   |
| <b>2024 Est. Avg. HH Income</b> | <b>\$68,136</b> |
| <b>Households</b>               | <b>14,759</b>   |
| <b>Total Employees</b>          | <b>73,902</b>   |

## 3 Mile Radius

|                                 |                 |
|---------------------------------|-----------------|
| <b>2024 Est. Population</b>     | <b>158,571</b>  |
| <b>2024 Est. Avg. HH Income</b> | <b>\$75,077</b> |
| <b>Households</b>               | <b>60,068</b>   |
| <b>Total Employees</b>          | <b>113,254</b>  |

## 5 Mile Radius

|                                 |                 |
|---------------------------------|-----------------|
| <b>2024 Est. Population</b>     | <b>255,820</b>  |
| <b>2024 Est. Avg. HH Income</b> | <b>\$84,988</b> |
| <b>Households</b>               | <b>100,814</b>  |
| <b>Total Employees</b>          | <b>154,818</b>  |

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- DOWNTOWN NEW HAVEN**
- Walgreens
  - PRIME 16
  - PACÍFICO
  - CVS pharmacy
  - WebsterBank
  - Citizens Bank
  - YALE CABARET 57
  - lululemon
  - dwll
  - SNEAKER JUNKIES
  - THE YALE BOOKSTORE
  - DOCS
  - YALE CENTER FOR BRITISH ART
  - Sally's APizza
  - SHUBERT NEW HAVEN
  - LIBERTY BANK
  - SHAKE SHACK
  - MORE AMOUR BOUTIQUE
  - barcelona
  - zinc
  - WARBY PARKER
  - The UPS Store
  - lou lou
  - idiom
  - ZONGOZON
  - ATTICUS
  - Grey Matter BOOKS

- IKEA
- BANK OF AMERICA
- Cornell Scott Hill Health Center
- HOTEL MARCEL
- Brazi's Italian Restaurant

**ROYAL PROPERTIES**

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