

# Mixed-Use Building Transactions



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“The mixed-use asset class saw the largest number of transactions across all asset types with 327 transactions in 2019. Although dollar volume was slightly down from 2018, the average PPSF was up 10% from \$433/SF in 2018 to \$475/SF in 2019. The Central Brooklyn region saw the highest number of transactions for four years in a row with a total number of 80 transactions for 2019.”

In the mixed-use category, we have verified

# 327

transactions totaling approximately

# 1.8M SF

The total dollar volume was approximately

# \$864M

a 21% decrease from 2018.

The average mixed-use transaction was approximately

# \$2.6M.

The highest priced mixed-use transaction was 85 Flatbush Avenue Extension in Downtown Brooklyn, which sold for

# \$90M

in September. With a total of

# 80

transactions, the Central Brooklyn region recorded the most transactions in 2019.

The highest dollar volume was approximately

# \$259M,

recorded in the Greater Downtown region.



The largest mixed-use transaction recorded in 2019 was 275 Park Avenue in Clinton Hill. The 134-unit rental property was sold by the HK Organization to Global Holdings Management Group.



The second largest mixed-use transaction recorded in 2019 was 100 South 4 Street in Williamsburg. The 74-unit building is known as the Rocket Factory Lofts and consists of all free-market units and retail.

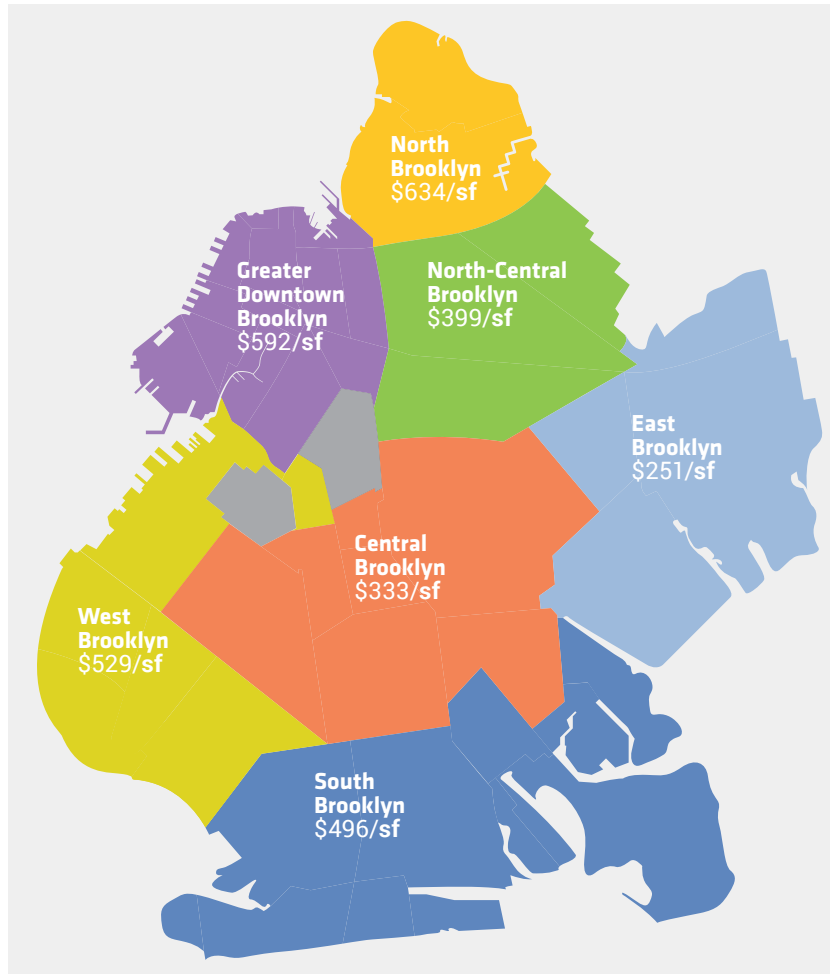
This study shows Brooklyn commercial mixed-use building transactions for 2019, broken down into region and neighborhood. Considered data points include: total dollar volume, total number of transactions, average transaction price, total square footage sold and average price per SF.

## Mixed-Use

Region	Neighborhood	Dollar Volume	Total Transactions	Avg. Transaction	Total Units	Total SF	Avg. PPSF*
Central Brooklyn	Borough Park	\$31,365,000	19	\$1,650,789	66	76,607	\$409
	East Flatbush	\$37,533,613	28	\$1,340,486	140	143,896	\$261
	Flatbush	\$5,885,000	5	\$1,177,000	14	16,844	\$349
	Flatlands	\$6,105,000	6	\$1,017,500	19	19,843	\$308
	Kensington	\$3,674,000	3	\$1,224,667	7	8,050	\$456
	Lefferts Gardens	\$11,744,000	8	\$1,468,000	38	36,228	\$324
	Midwood	\$37,745,000	10	\$3,774,500	58	103,049	\$366
	Prospect Park South	\$1,110,000	1	\$1,110,000	2	1,558	\$712
	<b>Total/Average</b>	<b>\$135,161,613</b>	<b>80</b>	<b>\$1,689,520</b>	<b>344</b>	<b>406,075</b>	<b>\$333</b>
East Brooklyn	Brownsville	\$3,965,000	4	\$991,250	16	16,950	\$234
	Canarsie	\$2,473,000	4	\$618,250	10	8,129	\$304
	Cypress Hills	\$17,469,000	16	\$1,091,813	73	65,493	\$267
	East New York	\$16,157,500	17	\$950,441	68	69,214	\$233
	<b>Total/Average</b>	<b>\$40,064,500</b>	<b>41</b>	<b>\$977,183</b>	<b>167</b>	<b>159,786</b>	<b>\$251</b>
Greater Downtown Brooklyn	Boerum Hill	\$6,200,000	2	\$3,100,000	6	7,150	\$867
	Brooklyn Heights	\$40,520,000	6	\$6,753,333	48	45,282	\$895
	Carroll Gardens	\$19,324,000	5	\$3,864,800	49	33,325	\$580
	Clinton Hill	\$103,944,913	7	\$14,849,273	205	245,811	\$423
	Columbia Waterfront	\$4,130,000	2	\$2,065,000	6	4,892	\$844
	Downtown	\$12,600,000	2	\$6,300,000	14	13,798	\$913
	Gowanus	\$5,800,000	2	\$2,900,000	10	8,004	\$725
	Park Slope	\$62,265,000	13	\$4,789,615	63	74,211	\$839
	Prospect Heights	\$2,150,000	1	\$2,150,000	3	3,093	\$695
	Red Hook	\$2,350,000	1	\$2,350,000	2	2,600	\$904
	<b>Total/Average</b>	<b>\$259,283,913</b>	<b>41</b>	<b>\$6,323,998</b>	<b>406</b>	<b>438,166</b>	<b>\$592</b>
North Brooklyn	East Williamsburg	\$37,954,000	14	\$2,711,000	144	115,249	\$329
	Greenpoint	\$40,997,500	12	\$3,416,458	55	54,335	\$755
	Williamsburg	\$115,395,000	10	\$11,539,500	142	137,125	\$842
	<b>Total/Average</b>	<b>\$194,346,500</b>	<b>36</b>	<b>\$5,398,514</b>	<b>341</b>	<b>306,709</b>	<b>\$634</b>
North-Central Brooklyn	Bedford-Stuyvesant	\$24,122,233	15	\$1,608,149	55	62,676	\$385
	Bushwick	\$35,458,888	14	\$2,532,778	74	74,733	\$474
	Crown Heights	\$22,360,125	15	\$1,490,675	61	60,029	\$372
	Ocean Hill	\$7,525,000	8	\$940,625	27	25,100	\$300
	South Crown Heights	\$3,275,000	3	\$1,091,667	9	9,960	\$329
	<b>Total/Average</b>	<b>\$92,741,246</b>	<b>55</b>	<b>\$1,686,204</b>	<b>226</b>	<b>232,498</b>	<b>\$399</b>
South Brooklyn	Bergen Beach	\$287,500	1	\$287,500	2	1,836	\$157
	Brighton Beach	\$950,000	1	\$950,000	2	2,068	\$459
	Coney Island	\$790,000	1	\$790,000	5	3,306	\$239
	Gravesend	\$12,305,999	8	\$1,538,250	24	22,800	\$540
	Marine Park	\$1,875,000	2	\$937,500	4	5,194	\$361
	Sheepshead Bay	\$24,940,500	13	\$1,918,500	48	47,732	\$523
	<b>Total/Average</b>	<b>\$41,148,999</b>	<b>26</b>	<b>\$1,582,654</b>	<b>85</b>	<b>82,936</b>	<b>\$496</b>
West Brooklyn	Bath Beach	\$11,140,000	6	\$1,856,667	18	19,959	\$558
	Bay Ridge	\$17,853,000	12	\$1,487,750	33	36,610	\$488
	Bensonhurst	\$9,990,800	7	\$1,427,257	21	21,166	\$472
	Dyker Heights	\$7,100,000	4	\$1,775,000	19	16,300	\$436
	Fort Hamilton	\$2,325,000	1	\$2,325,000	3	4,000	\$581
	Greenwood Heights	\$1,700,000	1	\$1,700,000	3	2,400	\$708
	Sunset Park	\$43,230,000	14	\$3,087,857	84	75,561	\$572
	Windsor Terrace	\$7,875,000	3	\$2,625,000	19	15,426	\$511
	<b>Total/Average</b>	<b>\$101,213,800</b>	<b>48</b>	<b>\$2,108,621</b>	<b>200</b>	<b>191,422</b>	<b>\$529</b>
<b>Brooklyn Wide</b>	<b>\$863,960,570</b>	<b>327</b>	<b>\$2,642,081</b>	<b>1,769</b>	<b>1,817,592</b>	<b>\$475</b>	

\* Price per Square Foot

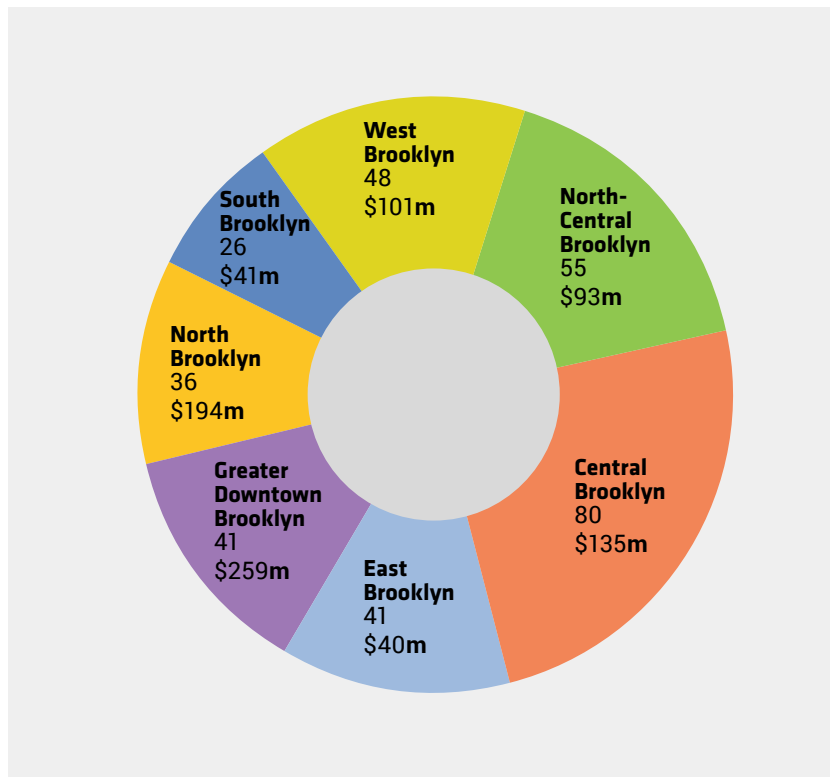
## Mixed-Use



### Price per SF

The average price per SF of mixed-use buildings in 2019 in Brooklyn was **\$475/SF**, up 10% from 2018's average of \$433.

The North Brooklyn region achieved the highest average price per SF at **\$634**.



### Transaction and Dollar Volume

In 2019, there was a total of **327** mixed-use transactions in Brooklyn totaling approximately **\$864M**. Both number of transactions and dollar volume are down slightly from 415 trades for a total consideration of \$1.1B in 2018.

The Central Brooklyn region had the highest number of mixed-use transactions with **80** transactions, yet the Greater Downtown region had the highest dollar volume totaling approximately **\$259M**, down 13% from 2018.