



Food Market leases 3,043 s/f at Domain's Estela development

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Bronx, NY The Domain Companies made known that Food Market will join Estela, a two-building mixed-use development that has brought 544 mixed-income homes to Mott Haven. Food Market will lease 2,156 s/f on the street level with an additional 887 s/f in the cellar of Estela's ground-floor retail space. With the addition of Food Market, the 10,000 s/f of retail space at Estela is 100% leased.

Diego Maya of Midtown Commercial Real Estate represented the tenant, and the landlord did not use a broker.

Food Market joins Mott Haven Marketplace, a deli and grocer offering organic products, beverages, snacks, a full-service deli counter, a griddle, coffee and espresso machines, and fresh squeezed orange juice and Mott Haven Spirits, a wine store offering wines and spirits, in its ground floor retail space.

Located at 414 and 445 Gerard Ave., Estela has 380 market-rate and 164 affordable rental apartments. Estela is 95% occupied.

Residents have access to more than 35,000 s/f of residential amenities, including 4,000 s/f of combined outdoor courtyard space, screening, a lounge, game rooms, 24/7 concierge service, a dedicated shared workspace, gyms with double-height ceilings, a yoga room, a children's playroom, and more. The building is pet-friendly and touts a pet spa and dog run.

Each apartment has stainless steel, energy-efficient appliances, and high-end design features, including open chef's kitchens, custom cabinetry, energy-efficient windows revealing sweeping views and natural light, hardwood-finish plank flooring, and full-size washers and dryers.

"Achieving 100% retail leased is a major accomplishment that demonstrates Estela's resonance as a high-quality product and the strength of Mott Haven as a growing mixed-use neighborhood," said Matt Schwartz, co-CEO of The Domain Companies. "Businesses want to be a part of Estela, as well as this era of growth in Mott Haven, and we welcome Food Market to our community."

Owned by Abdullah Ahmed, Food Market is a grocery store offering a variety of goods and produce. The store is slated to open in summer 2025.

Both residential buildings are expected to receive LEED Platinum-level certification. The buildings have several sustainability features, including in-building parking with eight EV charging stations to

encourage and support the use of electric vehicles and cogeneration systems, and PV (solar) panels produce energy to power the building. Estela's windows are acoustically upgraded, reducing heat transfer and energy consumption. Additionally, the building design allows for rainwater harvesting, where rainwater is collected and reused for landscaping the building's 15,000 s/f of outdoor space.

One subway stop from Manhattan, Estela is located near major thoroughfares, the Metro North line and the 2, 4, and 5 express train stations just three blocks away at 149th St. and Grand Concourse. Estela joins several major investments taking place throughout Mott Haven, including Bronx Point with a new Hip Hop Museum set to open this year by L+M Development Partners, Lincoln Bankside by Brookfield Properties, Maven by RXR, new supermarkets including Lidl and C-Town, a new Teen Center in the Mott Haven Library and a new charter school developed by Civic Builders, offering a diverse array of living options.

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