EXHIBIT INDEX ON PAGE 17

SECURITIES AND EXCHANGE COMMISSION
WASHINGTON, D.C. 20549

FORM 10-Q

[XX] QUARTERLY REPORT PURSUANT TO SECTION 13 OR 15 (d) OF THE SECURITIES EXCHANGE ACT OF 1934

For the quarterly period ended: SEPTEMBER 30, 1999

or

[ ] TRANSITION REPORT PURSUANT TO SECTION 13 OR 15 (d) OF THE SECURITIES EXCHANGE ACT OF 1934

For the transition period from ____________________ to ____________________

Commission File Number: 1-6064

ALEXANDER'S, INC.
(Exact name of registrant as specified in its charter)

DELAWARE	51-0100517
(State or other jurisdiction of incorporation or organization)	(I.R.S. Employer Identification Number)
PARK 80 WEST, PLAZA II, SADDLE BROOK, NEW JERSEY	07663
(Address of principal executive offices)	(Zip Code)

(201) 587-8541
(Registrant's telephone number, including area code)

N/A
(Former name, former address and former fiscal year, if changed since last report)

Indicate by check mark whether the registrant (1) has filed all reports required to be filed by Section 13 or 15(d) of the Securities Exchange Act of 1934 during the preceding 12 months (or for such shorter period that the registrant was required to file such reports), and (2) has been subject to such filing requirements for the past 90 days.

[X] Yes [ ] No

APPLICABLE ONLY TO ISSUERS INVOLVED IN BANKRUPTCY
PROCEEDINGS DURING THE PRECEDING FIVE YEARS

Indicate by check mark whether the registrant has filed all reports required to be filed by Sections 12, 13 or 15(d) of the Securities Exchange Act of 1934 subsequent to the distribution of securities under a plan confirmed by a court.

[ ] Yes [ ] No

As of October 25, 1999 there were 5,000,850 common shares outstanding.

INDEX

PART I. FINANCIAL INFORMATION
ITEM 1. FINANCIAL STATEMENTS

ALEXANDER'S, INC.
AND SUBSIDIARIES

CONSOLIDATED BALANCE SHEETS

(amounts in thousands except share amounts)

	SEPTEMBER 30, 1999	DECEMBER 31, 1998
ASSETS:		
Real estate, at cost:		
Land	$ 83,957	$ 83,957
Buildings, leaseholds and improvements	151,044	149,054
Capitalized expenses and predevelopment costs	67,910	57,675
Total	302,911	290,686
Less accumulated depreciation and amortization	(54,283)	(51,529)
Real estate, net	248,628	239,157
Cash and cash equivalents	5,223	15,363
Restricted cash	7,634	9,402
Accounts receivable, net of allowance for doubtful accounts of $804 in 1999 and $841 in 1998	3,454	3,303
Receivable arising from the straight-lining of rents, net	12,742	13,036
Deferred lease and other property costs	25,143	27,921
Deferred debt expense	4,639	2,693
Other assets	5,762	6,168
TOTAL ASSETS	$ 313,225	$ 317,043

	SEPTEMBER 30, 1999	DECEMBER 31, 1998
LIABILITIES AND STOCKHOLDERS' EQUITY:		
Debt (including $45,000 due to Vornado)	$ 273,648	$ 277,113
Amounts due to Vornado Realty Trust and its affiliate	3,122	5,840
Accounts payable and accrued liabilities	10,755	10,113
Other liabilities	13,280	17,003
	300,805	310,069
Commitments and contingencies		
Stockholders' equity:		
Preferred stock; no par value; authorized 3,000,000; issued, none		
Common stock; $1.00 par value per share; authorized 10,000,0000 shares; issued 5,173,450	5,174	5,174
Additional capital	24,843	24,843
Deficiency	(16,637)	(22,083)
	13,380	7,934
Less treasury shares, 172,600 shares at cost	(960)	(960)
Total stockholders' equity	12,420	6,974
TOTAL LIABILITIES AND STOCKHOLDERS' EQUITY	$ 313,225	$ 317,043

See notes to consolidated financial statements.

ALEXANDER'S, INC.
AND SUBSIDIARIES

CONSOLIDATED STATEMENTS OF OPERATIONS

(amounts in thousands except per share amounts)

	FOR THE THREE MONTHS ENDED SEPTEMBER 30, 1999	FOR THE THREE MONTHS ENDED SEPTEMBER 30, 1998
Revenues:		
Property rentals	$ 10,724	$ 11,100
Expense reimbursements	5,223	5,101
Equity in income of unconsolidated joint venture	--	--
Total revenues	15,947	16,201
Expenses:		
Operating (including management fee to Vornado of $326 and $210 each for the three months ended in 1999 and 1998; $1,000 and $630 each for the nine months ended in 1999 and 1998)	7,768	6,951
General and administrative (including management fee to Vornado of $540 and $1,620 each for the three and nine months ended in 1999 and 1998, respectively)	872	869
Depreciation and amortization	1,444	1,219
Total expenses	10,084	9,039
Operating income	5,863	7,162
Write-off resulting from the razing of the building formerly located at the Company's Lexington Avenue site	--	(15,096)
Interest and debt expense (including interest on loan due to Vornado)	(4,223)	(4,336)
Other income (expense), net	(5)	328
Net income (loss)	$ 1,635	$ (11,942)
Net income (loss) per share - basic	$ .33	$ (2.39)
Net income (loss) per share - diluted	$ .32	$ (2.39)

	FOR THE NINE MONTHS ENDED SEPTEMBER 30, 1999	FOR THE NINE MONTHS ENDED SEPTEMBER 30, 1998
Revenues:		
Property rentals	$ 32,870	$ 23,451
Expense reimbursements	15,737	7,711
Equity in income of unconsolidated joint venture	--	2,519
Total revenues	48,607	33,681
Expenses:		
Operating (including management fee to Vornado of $326 and $210 each for the three months ended in 1999 and 1998; $1,000 and $630 each for the nine months ended in 1999 and 1998)	24,568	11,964
General and administrative (including management fee to Vornado of $540 and $1,620 each for the three and nine months ended in 1999 and 1998, respectively)	2,793	3,106
Depreciation and amortization	4,074	2,910
Total expenses	31,435	17,980
Operating income	17,172	15,701
Write-off resulting from the razing of the building formerly located at the Company's Lexington Avenue site	--	(15,096)
Interest and debt expense (including interest on loan due to Vornado)	(12,323)	(11,261)
Other income (expense), net	597	752
Net income (loss)	$ 5,446	$ (9,904)
Net income (loss) per share - basic	$ 1.09	$ (1.98)
Net income (loss) per share - diluted	$ 1.08	$ (1.98)

See notes to consolidated financial statements.

ALEXANDER'S, INC.
AND SUBSIDIARIES

CONSOLIDATED STATEMENTS OF CASH FLOWS

(amounts in thousands)

	FOR THE NINE MONTHS ENDED SEPTEMBER 30,	
	1999	1998
CASH FLOWS FROM OPERATING ACTIVITIES:		
Net income (loss)	$ 5,446	$ (9,904)
Adjustments to reconcile net income (loss) to net cash provided by (used in) operating activities:		
Depreciation and amortization (including debt issuance costs)	5,604	3,937
Straight-lining of rental income	(2,706)	(4,076)
Write-off of the asset arising from the straight-lining of rents	3,000	--
Write-off resulting from the razing of the building formerly located at the Company's Lexington Avenue site	--	15,096
Change in assets and liabilities:		
Accounts receivable	2,925	(472)
Investment in excess of equity in income of unconsolidated joint venture	--	(386)
Amounts due to Vornado Realty Trust and its affiliate	(2,718)	(1,048)
Accounts payable and accrued liabilities	642	(1,299)
Other liabilities	(3,723)	(120)
Other	(1,212)	(4,632)
Net cash provided by (used in) operating activities	7,258	(2,904)
CASH FLOWS FROM INVESTING ACTIVITIES:		
Additions to real estate	(12,225)	(10,656)
Cash restricted for construction and development	(178)	(9,237)
Cash restricted for operating liabilities	1,946	(66)
Acquisition of Kings Plaza Mall	--	(28,000)
Collection of condemnation proceeds	--	14,700
Net cash used in investing activities	(10,457)	(33,259)
CASH FLOWS FROM FINANCING ACTIVITIES:		
Issuance of debt	82,000	90,000
Debt repayments	(85,465)	(38,720)
Deferred debt expense	(3,476)	(3,342)
Net cash (used in) provided by financing activities	(6,941)	47,938
Net (decrease) increase in cash and cash equivalents	(10,140)	11,775
Cash and cash equivalents at beginning of period	15,363	2,691
Cash and cash equivalents at end of period	$ 5,223	$ 14,466
SUPPLEMENTAL DISCLOSURE OF CASH FLOW INFORMATION:		
Cash payments for interest (including capitalized interest of $6,630 and $5,529)	$ 17,423	$ 15,762

See notes to consolidated financial statements.

ALEXANDER'S, INC.
AND SUBSIDIARIES

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

1. CONSOLIDATED FINANCIAL STATEMENTS

The Consolidated Balance Sheet as of September 30, 1999, the Consolidated Statements of Operations for the three and nine months ended September 30, 1999 and 1998, and the Consolidated Statements of Cash Flows for the nine months ended September 30, 1999 and 1998 are unaudited. In the opinion of management, all adjustments (which include only normal recurring adjustments) necessary to present fairly the financial position, results of operations and changes in cash flows have been made.

Certain information and disclosures normally included in financial statements prepared in accordance with generally accepted accounting principles have been condensed or omitted. These condensed consolidated financial statements should be read in conjunction with the financial statements and notes thereto included in the Company's 1998 Annual Report to Shareholders. The results of operations for the nine months ended September 30, 1999 are not necessarily indicative of the operating results for the full year.

2. ACQUISITION OF KINGS PLAZA MALL

On June 18, 1998, the Company increased its interest in the Kings Plaza Mall (the "Mall") to 100% by acquiring Federated Department Store's ("Federated") 50% interest. The purchase price was approximately $28,000,000, which was paid in cash, plus the Company has agreed to pay Federated $15,000,000 to renovate its Macy's store in the Mall of which $4,649,000 has been paid and Federated agreed to certain modifications to the Kings Plaza Operating Agreement.

Set forth below is the unaudited pro forma condensed consolidated operating data for the Company for the nine months ended September 30, 1998 as if the acquisition of the Kings Plaza Mall and the related financing transactions had occurred on January 1, 1998.

(amounts in thousands except per share amounts)	FOR THE NINE MONTHS ENDED SEPTEMBER 30, 1998
Revenues	$ 45,327
Net loss	$ (6,708)
Net loss per share - basic and diluted	$ (1.34)

The pro forma results include the write-off of $15,096,000 resulting from the razing of the building formerly located at the Company's Lexington Avenue site.

3. RELATIONSHIP WITH VORNADO REALTY TRUST ("VORNADO")

Vornado owned 29.3% of the Company's Common Stock at September 30, 1999. The Company is managed by and its properties are redeveloped and leased by Vornado, pursuant to agreements with a one-year term expiring in March of each year which are automatically renewable. Under these agreements, the Company incurred fees of $1,677,000 and $1,563,000 in each of the three month periods ended September 30, 1999 and 1998 and $5,057,000 and $4,688,000 in each of the nine month periods ended September 30, 1999 and 1998. In addition, Vornado is due $2,333,000 at September 30, 1999 under the leasing agreement, subject to the payment of rents by tenants.

ALEXANDER'S, INC.
AND SUBSIDIARIES

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - (CONTINUED)

At September 30, 1999, the Company was indebted to Vornado in the amount of $45,000,000, the subordinated tranche of a $65,000,000 secured financing. The Company incurred interest on its loan from Vornado of $1,631,000 and $1,595,000 in the three months ended September 30, 1999 and 1998, of which $1,198,000 and $976,000 were capitalized. Interest on the loan was $4,806,000 and $4,891,000 in the nine months ended September 30, 1999 and 1998, of which $3,415,000 and $2,785,000 were capitalized.

On October 20, 1999, the Company borrowed an additional $50,000,000 from Vornado and on October 21, 1999, Vornado increased its ownership percentage in the Company - see "Subsequent Events".

4. LEASES

In the first quarter of 1999, Caldor closed all of its stores. Caldor previously sub-leased its Flushing store from the Company. Caldor rejected the Flushing lease effective March 29, 1999. In connection therewith the Company wrote-off the $3,000,000 asset arising from the straight lining of Caldor's rent.

5. COMMITMENTS AND CONTINGENCIES

In June 1997, the Kings Plaza Regional Shopping Center (the "Center"), commissioned an Environmental Study and Contamination Assessment Site Investigation (the Phase II "Study") to evaluate and delineate environmental conditions disclosed in a Phase I study. The results of the Study indicate the presence of petroleum and other hydrocarbons in the soil and groundwater. The Study recommends a remedial approach, but agreement has not yet been reached with the New York State Department of Environmental Conservation ("NYDEC") on the finalization of the approach. In 1997, the Center accrued $1,500,000 for its estimated obligation with respect to the clean up of the site, which includes costs of (i) remedial investigation, (ii) feasibility study, (iii) remedial design, (iv) remedial action and (v) professional fees. Based upon revised estimates, the Company accrued an additional $500,000 in the second quarter of 1999. If the NYDEC insists on a more extensive remediation approach, the Center could incur additional obligations.

Such contamination may have resulted from activities of third parties; however, the sources of the contamination have not been fully identified. Although the Company intends to pursue all available remedies against any potentially responsible third parties, there can be no assurance that such parties will be identified, or if identified, whether these potentially responsible third parties will be solvent. In addition, the costs associated with pursuing any potentially responsible parties may be cost prohibitive. The Company has not recorded an asset as of September 30, 1999 for potential recoveries of environmental remediation costs from other parties.

The Company let a contract for $20,000,000 to excavate and build a foundation at the Lexington Avenue site which is expected to be completed next year.

ALEXANDER'S, INC.
AND SUBSIDIARIES

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - (CONTINUED)

6. EARNINGS PER SHARE

The following table sets forth the computation of basic and diluted earnings per share:

(amounts in thousands except per share amounts)	FOR THE THREE MONTHS ENDED SEPTEMBER 30, 1999	FOR THE THREE MONTHS ENDED SEPTEMBER 30, 1998	FOR THE NINE MONTHS ENDED SEPTEMBER 30, 1999	FOR THE NINE MONTHS ENDED SEPTEMBER 30, 1998
Numerator:				
Net income (loss)	$ 1,635	$ (11,942)	$ 5,446	$ (9,904)
Denominator:				
Denominator for basic earnings per share - weighted average shares	5,001	5,001	5,001	5,001
Effect of dilutive securities:				
Employee stock options	60	--	19	--
Denominator for diluted earnings per share - adjusted weighted average shares and assumed conversions	5,061	5,001	5,020	5,001
Net income (loss) per share - basic	$ .33	$ (2.39)	$ 1.09	$ (1.98)
Net income (loss) per share - diluted	$ .32	$ (2.39)	$ 1.08	$ (1.98)

7. SUBSEQUENT EVENTS

On October 20, 1999, the Company borrowed an additional $50,000,000 from Vornado under the same terms and conditions as its existing $45,000,000 loan from Vornado, including the interest rate of 14.18% and the maturity date of March 15, 2000. The Company plans to use the proceeds to fund a portion of the real estate development costs at its Lexington Avenue property and a portion of the costs to refurbish its Kings Plaza Regional Shopping Center. In connection therewith, the Company paid to Vornado $11,200,000 (Vornado's cost plus $200,000 in interest and closing costs) for 112,000 square feet of air rights which Vornado had recently contracted to purchase. Vornado paid for the air rights at the time it entered into the contracts with closings to take place when the developments which give rise to the air rights are completed in 2000.

On October 21, 1999, Vornado aquired 135,600 additional shares of the Company's stock increasing its ownership from 29.3% to 32.0%.

ALEXANDER'S, INC.
AND SUBSIDIARIES

ITEM 2. MANAGEMENT'S DISCUSSION AND ANALYSIS OF FINANCIAL CONDITION AND RESULTS OF OPERATIONS

Certain statements contained herein constitute forward-looking statements as such term is defined in Section 27A of the Securities Act of 1933, as amended, and Section 21E of the Securities Exchange Act of 1934, as amended. Certain factors could cause actual results to differ materially from those in the forward-looking statements. Factors that might cause such a material difference include, but are not limited to, (a) changes in the general economic climate, (b) local conditions such as an oversupply of space or a reduction in demand for real estate in the area, (c) conditions of tenants, (d) competition from other available space, (e) increased operating costs and interest expense, (f) the timing of and costs associated with property improvements, (g) changes in taxation or zoning laws, (h) government regulations, (i) failure of Alexander's to continue to qualify as a REIT, (j) availability of financing on acceptable terms, (k) potential liability under environmental or other laws or regulations, (l) general competitive factors, (m) dependence upon Vornado Realty Trust, (n) possible conflicts of interest with Vornado Realty Trust and (o) failure by Alexander's, or by other companies with which it does business, to remediate possible Year 2000 problems in computer software or embedded technology.

RESULTS OF OPERATIONS

The Company had net income of $1,635,000 in the quarter ended September 30, 1999, compared to a net loss of $11,942,000 in the quarter ended September 30, 1998, an increase of $13,577,000 and net income of $5,446,000 for the nine months ended September 30, 1999, compared to a net loss of $9,904,000 for the nine months ended September 30, 1998, an increase of $15,350,000. The net loss for the quarter and the nine months ended September 30, 1998, includes the write-off of $15,096,000 resulting from the razing of the building formerly located at the Company's Lexington Avenue site. Operating income before depreciation and amortization and the effect of the straight-lining of property rentals for rent escalations, was $6,329,000 in the quarter ended September 30, 1999, compared to $7,216,000 in the quarter ended September 30, 1998, a decrease of $887,000 and $21,314,000 for the nine months ended September 30, 1999, compared to $15,665,000 for the nine months ended September 30, 1998, an increase of $5,649,000.

Property rentals were $10,724,000 in the quarter ended September 30, 1999, compared to $11,100,000 in the quarter ended September 30, 1998, a decrease of $376,000. Property rentals were $32,870,000 for the nine months ended September 30, 1999, compared to $23,451,000 for the nine months ended September 30, 1998, an increase of $9,419,000. These changes resulted from:

(amounts in thousands)	EFFECTIVE DATE	FOR THE THREE MONTHS ENDED SEPTEMBER 30, 1999	FOR THE NINE MONTHS ENDED SEPTEMBER 30, 1999
Rent from new tenants	Various	$ 330,000	$ 1,462,000
Acquisition of additional 50% interest in the Kings Plaza Mall	June 1998	--	9,978,000
Caldor's rejection of its Flushing lease	April 1999	(844,000)	(1,688,000)
Closure of parking operations at the Lexington Avenue property		(152,000)	(633,000)
Other		290,000	300,000
		$ (376,000)	$ 9,419,000

Tenant expense reimbursements were $5,223,000 in the quarter ended September 30, 1999, compared to $5,101,000 in the prior year's quarter, an increase of $122,000. Tenant expense reimbursements were $15,737,000 for the nine months ended September 30, 1999, compared to $7,711,000 for the prior year's nine months, an increase of $8,026,000. The increase for the nine months ended September 30, 1999, resulted primarily from the acquisition of the remaining 50% interest in the Kings Plaza Mall (the Mall) and the resulting consolidation of the Mall's operations after June 18, 1998.

The decrease in equity in income of unconsolidated joint venture resulted from the consolidation of the Mall's operations as noted above.

Operating expenses were $7,768,000 in the quarter ended September 30, 1999, compared to $6,951,000 in the prior year's quarter, an increase of $817,000. This increase resulted primarily from higher real estate taxes and bad debt expenses. Operating expenses were $24,568,000 for the nine months ended September 30, 1999, compared to $11,964,000 in the prior year's nine months, an increase of $12,604,000. This increase resulted primarily from the acquisition of the remaining 50% interest in the Kings Plaza Mall and the resulting consolidation of the Mall's operations after June 18, 1998. In addition, operating expenses for the nine months ended September 30, 1999, includes $3,000,000 resulting from the write-off of the asset arising from the straight-lining of rents due to Caldors rejection of its Flushing lease in the first quarter of 1999.

General and administrative expenses were $872,000 in the quarter ended September 30, 1999, compared to $869,000 in the prior year's quarter, an increase of $3,000. General and administrative expenses were $2,793,000 for the nine months ended September 30, 1999, compared to $3,106,000 in the prior year's nine months, a decrease of $313,000. This decrease resulted primarily from lower professional fees.

Depreciation and amortization expense increased for the three and nine months ended September 30, 1999, as compared to last year primarily as a result of the acquisition of the remaining 50% interest in the Kings Plaza Mall and the resulting consolidation of the Mall's operations after June 18, 1998.

Interest and debt expense was $4,223,000 in the quarter ended September 30, 1999, compared to $4,336,000 in the prior year's quarter, a decrease of $113,000. Interest and debt expense was $12,323,000 for the nine months ended September 30, 1999, compared to $11,261,000 in the prior year's nine months, an increase of $1,062,000. This increase resulted primarily from higher average debt, offset by an increase in capitalized interest relating to the Company's non-operating properties.

Other income (expense) was an expense of $5,000 in the quarter ended September 30, 1999, compared to income of $328,000 in the prior year's quarter, a decrease of $333,000. This decrease resulted from the write-off of certain deferred costs and a decrease in interest income which resulted from lower average invested balances. Other income (expense) was $597,000 for the nine months ended September 30, 1999, compared to $752,000 in the prior year's nine months, a decrease of $155,000. This decrease resulted from the write-off of certain deferred costs, partially offset by an increase in interest income which resulted from higher average invested balances.

LIQUIDITY AND CAPITAL RESOURCES

In the aggregate, Alexander's current operating properties (five of the eight properties) do not generate sufficient cash flow to pay all of its expenses. The Company's three non-operating properties (Lexington Avenue, Paramus, and Rego Park II) are in various stages of redevelopment. As rents commence from a portion of the redevelopment properties, the Company expects that cash flow will become positive.

In connection with the acquisition of the remaining 50% interest in the Kings Plaza Mall in June 1998, the Company obtained a $90,000,000 three-year mortgage loan with Union Bank of Switzerland. On August 9, 1999 the Company increased the availability under this mortgage loan by $30,000,000, of which $15,000,000 will be used to partially fund a renovation of the Mall (estimated to cost $33,000,000) and $15,000,000 will be used to pay its liability to Federated ($4,649,000 has been paid as of September 30, 1999).

The Company estimates that capital expenditure requirements for the redevelopment of its Paramus property, will approximate $100,000,000. The Company is evaluating development plans for the Lexington Avenue site, which may include a large multi-use building requiring capital in excess of $300,000,000 to be expended; of such amount, the Company let a contract for $20,000,000 to excavate and build a foundation which is expected to be completed next year.

On October 20, 1999, the Company borrowed an additional $50,000,000 from Vornado under the same terms and conditions as its existing $45,000,000 loan from Vornado, including the interest rate of 14.18% and the maturity date of March 15, 2000. The Company plans to use the proceeds to fund a portion of the real estate development costs at its Lexington Avenue property and a portion of the costs to refurbish its Kings Plaza Regional Shopping

Center. In connection therewith, the Company paid to Vornado $11,200,000 (Vornado's cost plus $200,000 in interest and closing costs) for 112,000 square feet of air rights which Vornado had recently contracted to purchase. Vornado paid for the air rights at the time it entered into the contracts with closings to take place when the developments which give rise to the air rights are completed in 2000.

While the Company anticipates that additional financing will be available after tenants have been obtained for these redevelopment projects, there can be no assurance that such additional financing will be obtained or if obtained, that such financings will be on terms that are acceptable to the Company. It is uncertain as to when these projects will commence.

In the first quarter of 1999, Caldor closed all of its stores. Caldor previously sub-leased its Flushing Store from the Company. Caldor rejected the Flushing lease effective March 29, 1999. The annual base rental under the lease was $2,963,000.

On May 12, 1999, the Company, through a newly formed subsidiary, completed an $82,000,000 refinancing of its subsidiary's Rego Park I property and repaid the then existing $75,000,000 debt on the property from the proceeds of the new loan. The new 10-year debt, which is an obligation of the subsidiary, matures in May 2009 and bears interest at 7.25%.

The Company estimates that the fair market values of its assets are substantially in excess of their historical cost and that it has additional borrowing capacity. Alexander's continues to evaluate its needs for capital which may be raised through (a) property specific or corporate borrowing, (b) the sale of securities and (c) asset sales.

Although there can be no assurance, the Company believes that these cash sources will be adequate to fund cash requirements until its operations generate adequate cash flow.

CASH FLOWS

Nine Months Ended September 30, 1999

Cash provided by operating activities of $7,258,000 was comprised of (i) net income of $5,446,000, (ii) non-cash items of $5,154,000, off-set by (iii) the net change in operating assets and liabilities of $3,342,000. The adjustments for non-cash items are comprised of (i) the write-off of the asset arising from the straight-lining of rents of $3,000,000 and (ii) depreciation and amortization of $4,860,000, offset by (iii) the effect of straight-lining of rental income of $2,706,000.

Net cash used in investing activities of $10,457,000 was primarily comprised of capital expenditures.

Net cash used in financing activities of $6,941,000 resulted primarily from proceeds of $82,000,000 from the refinancing of its subsidiary's Rego Park I property offset by (i) the repayment of the then existing $75,000,000 debt on the property, (ii) repayment of the $10,000,000 debt on the Paramus property and, (iii) an increase in debt issuance costs of $3,476,000.

Nine Months Ended September 30, 1998

Cash used in operating activities of $2,904,000 was comprised of (i) a net loss of $9,904,000 and (ii) the net change in operating assets and liabilities of $7,957,000, offset by (iii) non-cash items of $14,957,000. The adjustments for non-cash items are comprised of (i) the write-off of the carrying value of the Lexington Avenue building and related predevelopment costs of $15,096,000 and (ii) depreciation and amortization of $3,937,000, offset by (iii) the effect of straight-lining of rental income of $4,076,000.

ALEXANDER'S, INC.
AND SUBSIDIARIES

Net cash used in investing activities of $33,259,000 was primarily comprised of (i) $28,000,000 for the acquisition of the remaining 50% interest in the Kings Plaza Mall, (ii) the escrowing of cash from the condemnation of a portion of the Paramus property ($4,172,000) and cash from the proceeds from the Kings Plaza Shopping Center loan ($5,131,000) which is restricted as to its use and (iii) capital expenditures of $10,656,000, partially offset by (iv) proceeds from the condemnation of a portion of the Paramus property of $14,700,000.

Net cash provided by financing activities of $47,938,000 was comprised of (i) proceeds from the issuance of debt on the Kings Plaza Center of $90,000,000, offset by (ii) repayments of debt of $38,720,000 and (iii) debt issuance costs of $3,342,000.

Funds from Operations for the Three and Nine Months Ended September 30, 1999 and 1998

Funds from operations were $1,406,000 in the quarter ended September 30, 1999, compared to $2,707,000 in the prior year's quarter, a decrease of $1,301,000. Funds from operations were $8,231,000 in the nine months ended September 30, 1999, compared to $4,108,000 in the prior year's nine months, an increase of $4,123,000. The following table reconciles funds from operations and net income (loss):

	FOR THE THREE MONTHS ENDED SEPTEMBER 30,		FOR THE NINE MONTHS ENDED SEPTEMBER 30,	
	1999	1998	1999	1998
(amounts in thousands)				
Net income (loss)	$ 1,635,000	$ (11,942,000)	$ 5,446,000	$ (9,904,000)
Depreciation and amortization of real property	1,444,000	1,219,000	4,074,000	2,910,000
Straight-lining of property rentals for rent escalations	(978,000)	(1,165,000)	(2,932,000)	(2,946,000)
Leasing fees paid in excess of expense recognized	(695,000)	(501,000)	(1,357,000)	(1,488,000)
Write-off of the carrying value of the Lexington Avenue building and related predevelopment costs	--	15,096,000	--	15,096,000
Proportionate share of adjustments to equity in income of previously unconsolidated joint venture to arrive at funds from operations	--	--	--	440,000
Write-off of asset arising from the straight-lining of rents	--	--	3,000,000	--
	$ 1,406,000	$ 2,707,000	$ 8,231,000	$ 4,108,000

ALEXANDER'S, INC.
AND SUBSIDIARIES

The number of shares that should be used for determining funds from operations per share is the number used for basic and diluted earnings per share. (See Note 6 of Notes to Consolidated Financial Statements.)

Funds from operations does not represent cash generated from operating activities in accordance with generally accepted accounting principles and is not necessarily indicative of cash available to fund cash needs, which is disclosed in the Consolidated Statements of Cash Flows for the applicable periods. There are no material legal or functional restrictions on the use of funds from operations. Funds from operations should not be considered as an alternative to net income as an indicator of the Company's operating performance or as an alternative to cash flows as a measure of liquidity. Management considers funds from operations a relevant supplemental measure of operating performance because it provides a basis for comparison among REITs; however, funds from operations may not be comparable to similarly titled measures reported by other REITs since the Company's method of calculating funds from operations is different from that used by NAREIT. Funds from operations, as defined by NAREIT, represents net income before depreciation and amortization, extraordinary items and gains or losses on sales of real estate. Funds from operations as disclosed above has been modified to adjust for the effect of straight-lining of property rentals for rent escalations and leasing fee expenses. Below are the cash flows provided by (used in) operating, investing and financing activities:

	FOR THE THREE MONTHS ENDED SEPTEMBER 30,		FOR THE NINE MONTHS ENDED SEPTEMBER 30,	
	1999	1998	1999	1998
Operating activities............	$ (3,311,000)	$ (2,936,000)	$ 7,258,000	$ (2,904,000)
Investing activities............	$ (5,087,000)	$ (2,856,000)	$ (10,457,000)	$ (33,259,000)
Financing activities............	$ (1,488,000)	$ (756,000)	$ (6,941,000)	$ 47,938,000

Year 2000 Issues

The Company is managed by Vornado Realty Trust. Vornado has advised the Company that Vornado initiated its Year 2000 compliance programs and information systems modifications in early 1998 to ensure that its systems and key processes will remain functional. Vornado has determined that all mission critical systems are Year 2000 compliant. Vornado believes that any issues encountered with informational or operational systems have been remediated. Vornado completed its testing of all mission critical systems during the quarter ended September 30, 1999. In certain cases, Vornado will be relying on statements from outside vendors as to the Year 2000 readiness of its systems.

The Company is not aware of any operational systems within its control that are not Year 2000 compliant. In the event that a third-party service is interrupted due to a Year 2000 issue, the Company will seek to obtain such service from another third-party provider. Failure of third parties with which the Company conducts business to successfully respond to their Year 2000 issues may have an adverse effect on the Company.

Recently Issued Accounting Standards

In June 1998, the Financial Accounting Standards Board issued Statement of Financial Accounting Standards No. 133, "Accounting for Derivative Instruments and Hedging Activities". This statement establishes accounting and reporting standards for derivative instruments, including certain derivative instruments embedded in other contracts, and for hedging activities. It is effective for all fiscal quarters of fiscal years beginning after June 15, 2000. Because the Company does not currently utilize derivatives or engage in hedging activities, management does not anticipate that implementation of this statement will have a material effect on the Company's financial statements.

ALEXANDER'S, INC.
AND SUBSIDIARIES

ITEM 3. QUANTITATIVE AND QUALITATIVE DISCLOSURES ABOUT MARKET RISK

At September 30, 1999, the Company had $126,648,000 of variable rate debt at a weighted average interest rate of 7.45% and $147,000,000 of fixed rate debt bearing interest at a weighted average interest rate of 9.35%. A one percent increase in the base used to determine the interest rate of the variable rate debt would result in a $1,266,000 decrease in the Company's annual net income ($.25 per basic and diluted share).

ALEXANDER'S, INC.

PART II. OTHER INFORMATION

ITEM 1. LEGAL PROCEEDINGS

The Company is from time to time involved in legal actions arising in the ordinary course of its business. In the opinion of management, after consultation with legal counsel, the outcome of such matters will not have a material adverse effect on the Company's financial condition, results of operations or cash flows.

ITEM 6. EXHIBITS AND REPORTS ON FORM 8-K

(a) Exhibits required by Item 601 of Regulation S-K are filed herewith and are listed in the attached Exhibit Index.

(b) Reports on Form 8-K:

None

ALEXANDER'S, INC.

SIGNATURES

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned thereunto duly authorized.

ALEXANDER'S, INC.

(Registrant)

Date: November 4, 1999

/s/ Joseph Macnow.

Joseph Macnow, Vice President,
Chief Financial Officer

ALEXANDER'S, INC.

EXHIBIT INDEX

The following is a list of all exhibits filed as part of this Report:

EXHIBIT NO.			PAGE
3(i)	--	Certificate of Incorporation, as amended. Incorporated herein by reference from Exhibit 3.0 to the Registrant's Current Report on Form 8-K dated September 21, 1993..................................	*
3(ii)	--	By-laws, as amended. Incorporated herein by reference from Exhibit 3.1 to the Registrants Form 10-Q for the quarter ended September 30, 1996...	*
10(i)(A)(1)	--	Agreement, dated as of December 4, 1985, among Seven Thirty One Limited Partnership ("731 Limited Partnership"), Alexander's Department Stores of Lexington Avenue, Inc., the Company, Emanuel Gruss, Riane Gruss and Elizabeth Goldberg (collectively, the "Partners"). Incorporated herein by reference from Exhibit 10(i)(F)(1) to the Registrant's Form 10-K for the fiscal year ended July 26, 1986...	*
10(i)(A)(2)	--	Amended and Restated Agreement of Limited Partnership in the 731 Limited Partnership, dated as of August 21, 1986, among the Partners. Incorporated herein by reference from Exhibit 1 to the Registrant's Current Report on Form 8-K, dated August 21, 1986...................................	*
10(i)(A)(3)	--	Third Amendment to Amended and Restated Agreement of Limited Partnership dated December 30, 1994, among the Partners. Incorporated herein by reference from Exhibit 10(i)(A)(3) to the Registrant's Form 10-K for the fiscal year ended December 31, 1994...............................	*
10(i)(B)(1)	--	Promissory Note Modification Agreement, dated October 4, 1993, between Alexander's Department Stores of New Jersey, Inc. and New York Life Insurance Company ("New York Life"). Incorporated herein by reference from Exhibit 10(i)(3)(a) to the Registrant's Form 10-K for the Transition Period August 1, 1993 to December 31, 1993...	*
10(i)(B)(2)	--	Mortgage Modification Agreement, dated October 4, 1993, by Alexander's Department Stores of New Jersey, Inc. and New York Life Incorporated herein by reference from Exhibit 10(i)(E)(3)(a) to the Registrant's Form 10-K for the Transition Period August 1, 1993 to December 31, 1993........	*
10(i)(C)	--	Credit Agreement, dated March 15, 1995, among the Company and Vornado Lending Corp. Incorporated herein by reference from Exhibit 10(i)(C) to the Registrant's Form 10-K for the fiscal year ended December 31, 1994...	*
10(i)(D)	--	Credit Agreement, dated March 15, 1995, among the Company and First Union Bank, National Association. Incorporated herein by reference from Exhibit 10(i)(D) to the Registrant's Form 10-K for the fiscal year ended December 31, 1994...	*
10(i)(E)	--	Building Loan Agreement, dated as of March 29, 1995, among the Company, Union Bank of Switzerland ("UBS") (New York Branch), as Lender, and UBS (New York Branch), as Agent. Incorporated by reference from Exhibit 10(i)(E) to the Registrant's Form 10-K for the fiscal year ended December 31, 1994..	*

* Incorporated by reference

EXHIBIT NO.			PAGE
10(ii)(A)(6)	--	Agreement of Lease for Rego Park, Queens, New York, between the Company and Marshalls of Richfield, MN., Inc., dated as of March 1, 1995. Incorporated herein by reference from Exhibit 10(ii)(A)(12)(a) to the Registrant's Form 10-K for the fiscal year ended December 31, 1994.........	*
10(ii)(A)(7)	--	Guaranty, dated March 1, 1995, of the Lease described in Exhibit 10(ii)(A)(12)(a) above by the Company. Incorporated herein by reference from Exhibit 10(ii)(A)(12)(b) to the Registrant's Form 10-K for the fiscal year ended December 31, 1994...	*
10(iii)(B)	--	Employment Agreement, dated February 9, 1995, between the Company and Stephen Mann. Incorporated herein by reference from Exhibit 10(iii)(B) to the Registrant's Form 10-K for the fiscal year ended December 31, 1994...	*
10(iv)(A)	--	Registrant's Omnibus Stock Plan, as amended, dated May 28, 1997. Incorporated herein by reference from Exhibit 10 to the Registrant's Form 10-Q for the fiscal quarter ended June 30, 1997..	*
27	--	Financial Data Schedule...	20

* Incorporated by reference

This schedule contains summary financial information extracted from the Company's unaudited financial statements for the nine months ended September 30, 1999 and is qualified in its entirety by reference to such financial statements.

9-MOS
DEC-31-1999
SEP-30-1999
$5,223
0
4,258
804
0
0
302,911
54,283
313,225
0
273,648
0
0
5,174
7,246
313,225
0
48,607
0
24,568
6,867
0
12,323
5,446
0
5,446
0
0
0
5,446
1.09
1.08