

For Lease

RIPCO
RETAIL LEASING

510-516 Bloomfield Avenue

Montclair, NJ



4,027 SF Available (Divisible)

Ground floor retail with basement in Downtown Montclair

Space Details



Size	Ground Floor	4,027 SF (divisible)
	Dimensions	35' x 115'
Possession	Immediate	
Rent	Upon request	
NNN's	\$16.50 PSF (est.)	
Frontage	35 FT	
Ceiling Heights	14 FT to the deck and 12 FT 6 IN clear	
Co-Tenants	Ju-Ichi Japanese Restaurant, Night Owl Dispensary, Tous Les Jours, Moxie Salons	
Neighbors	Starbucks, Playa Bowls, Ani Ramen House, Anthropologie, The Clairridge, Whole Foods, The Wellmont Theater, Montclair Art Museum	
Comments	Excellent exposure on Bloomfield Avenue, the heart of Montclair's vibrant downtown	
	Affluent and densely populated area with significant spending power	
	Surrounded by premier dining, retail, and entertainment destinations - driving consistent daytime, evening, and weekend traffic	
	Convenient access to NJ Transit rail service and major regional roadways	
	Full basement below for storage	

Downtown Montclair



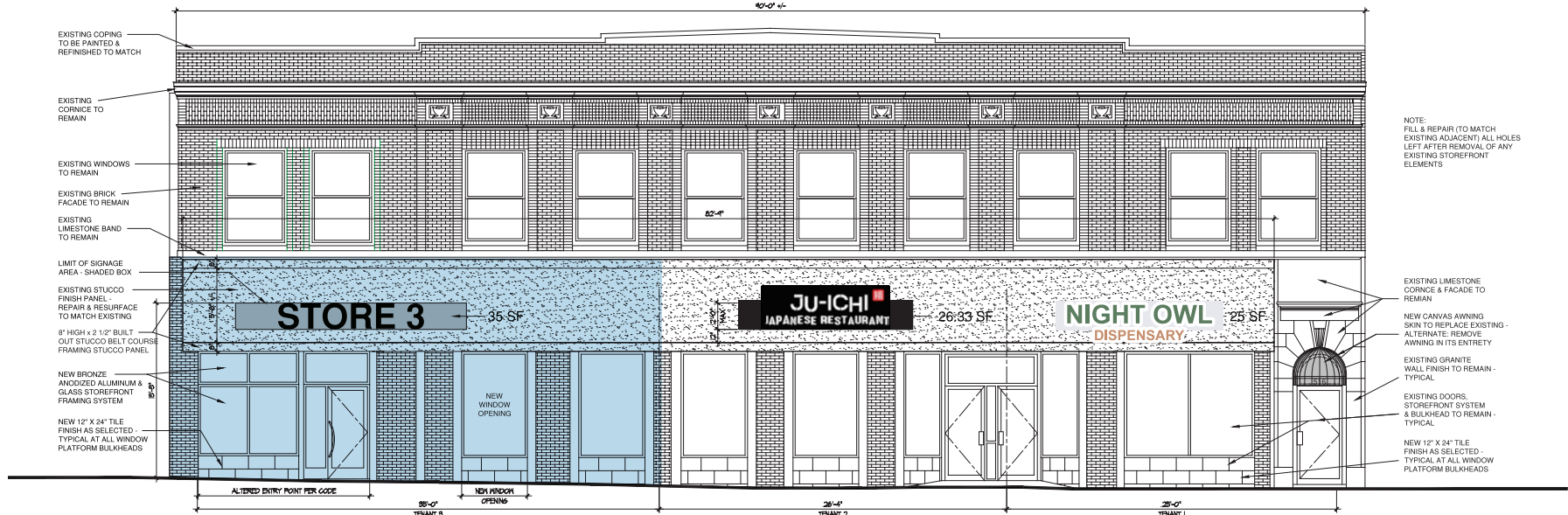
Name		Name	
1	Montclair Art Museum	19	Just Kidding Around
2	Jack's Surf & Turf	20	Montclair Film Festival
3	Belgiovine Delicatessen	21	Doin' Dishes
4	Berkshire Hathaway	22	Giftbar
5	Toast	23	Nail Fitness
6	Montclair Police Headquarters	24	Cafe Giotto
7	By Veronica Photography	25	Raymonds
8	Laboratorio Kitchen	26	Montclair House Grill
9	JaiPure Yoga	27	Cameron Animal Hospital
10	Parcel Stationary	28	Cuban Pete's
11	Nori	29	Absolute Zero Ice Cream
12	Antika Grill	30	Pharmacie Bar + Kitchen
13	Powerhouse Tattoo Co.	31	Wellmont Theatre
14	Sweet Kitchen	32	Tacoria
15	Paper Plane Cafe	33	Gioia Mia
16	Fabourg Restaurant		
17	The Wine Guys		
18	Mesob		

Proposed Storefront Rendering

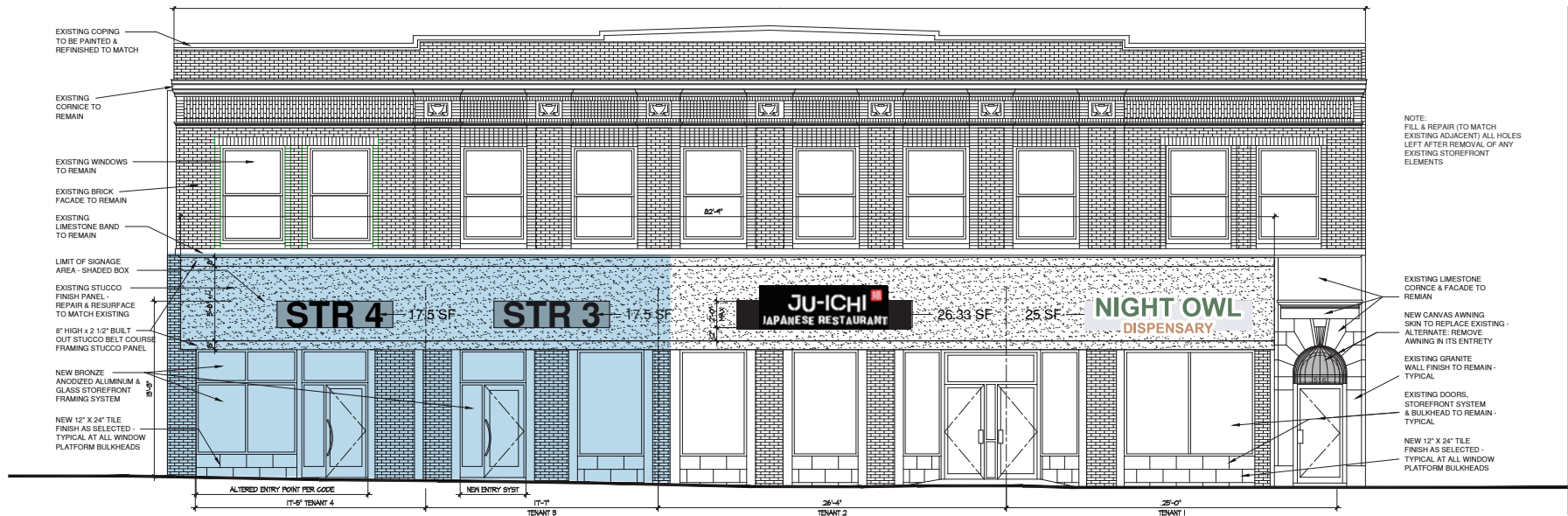


Storefront Elevations

3 Tenant Storefront



4 Tenant Storefront

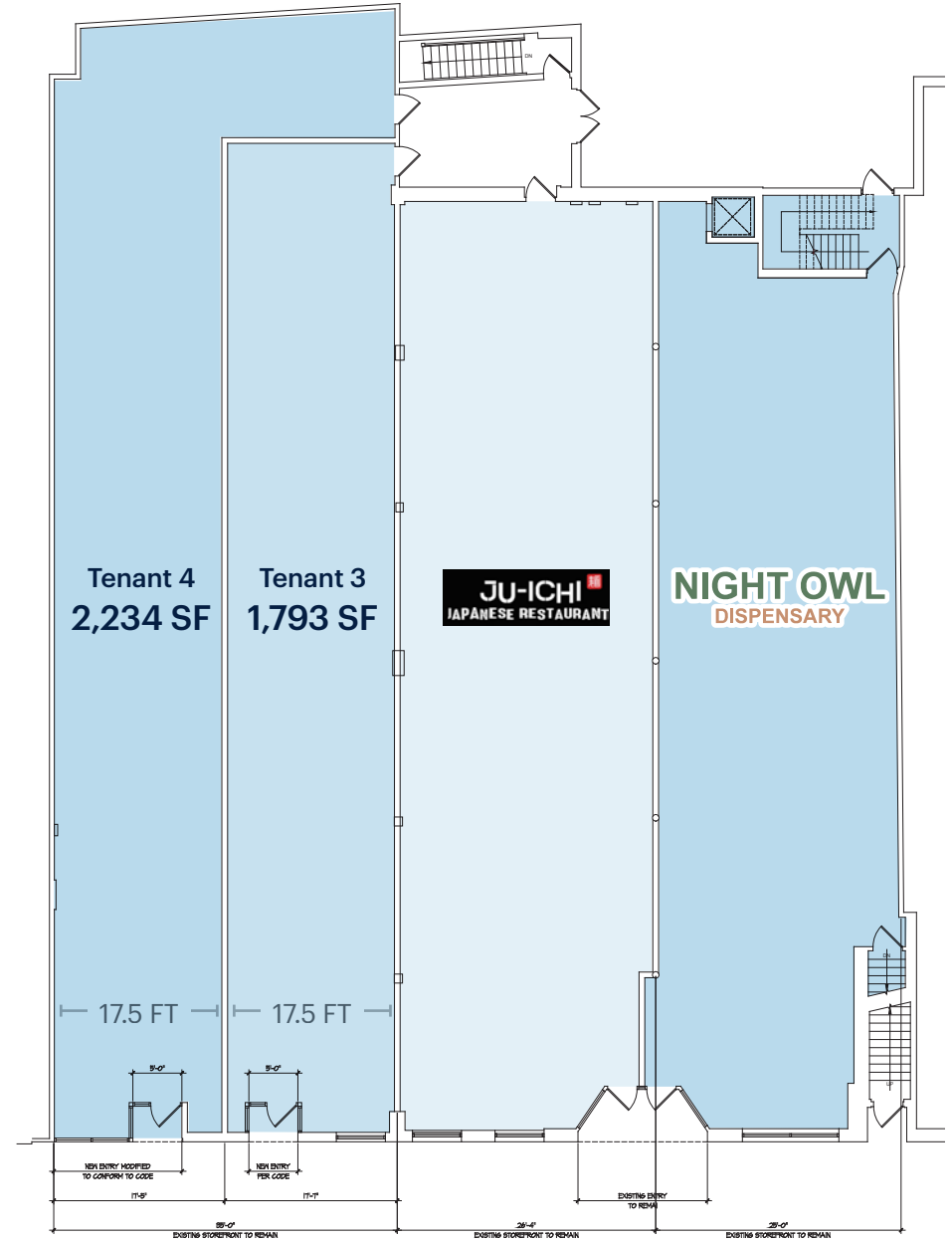


Floor Plans

3 Tenant Division



4 Tenant Division



Property Imagery

Interior and neighborhood photos

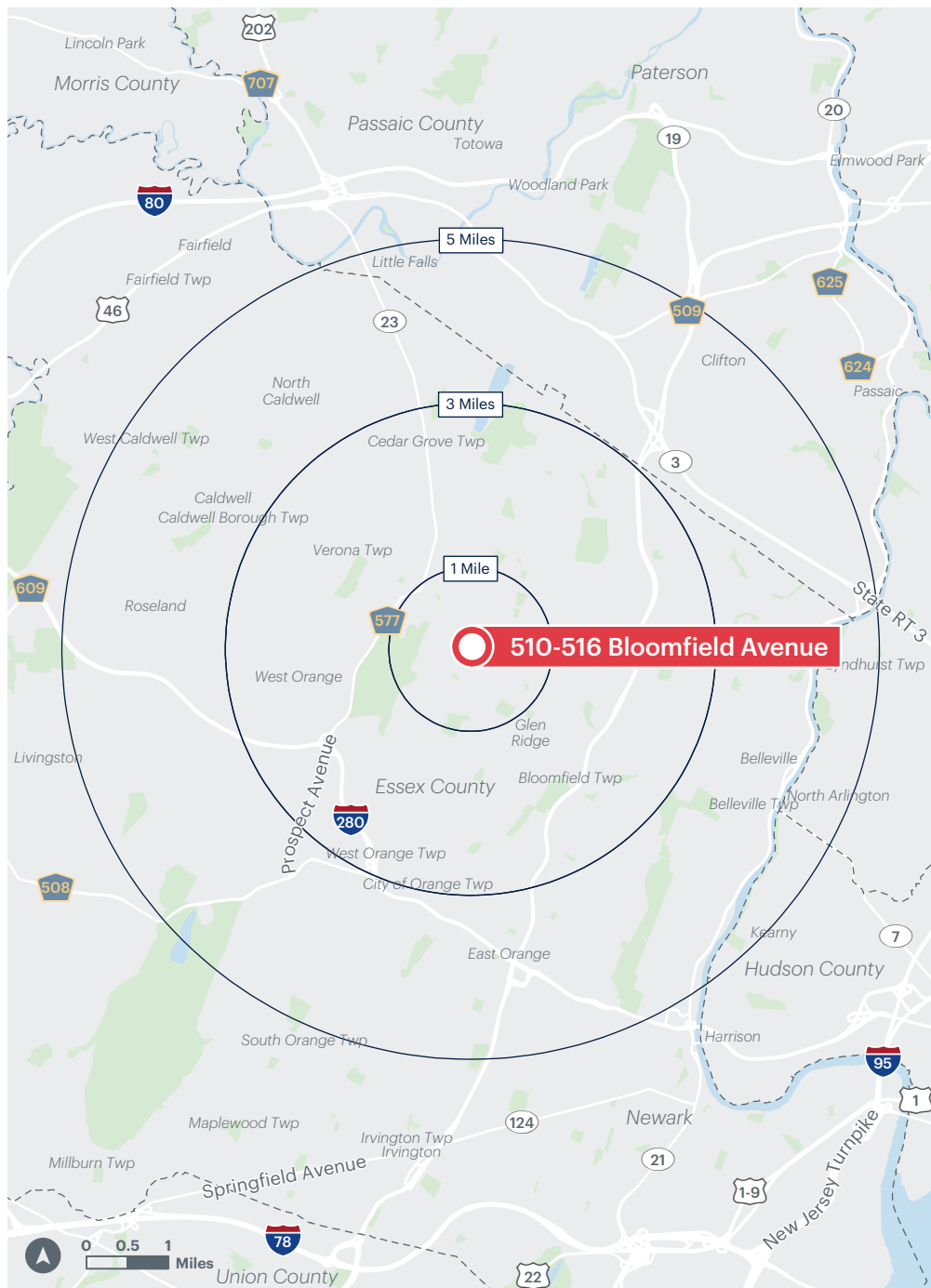


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Information is from sources deemed reliable; however, accuracy is not guaranteed. Square footage is approximate; Buyer must independently verify and assumes risk for inaccuracies.



Area Demographics

2026 ESRI Summary Report

	1 mile	3 miles	5 miles
Total Population	23,004	197,809	599,852
Total Households	10,217	79,217	229,344
Average Household Income	\$219,779	\$183,215	\$152,899
Median Household Income	\$156,969	\$125,285	\$103,584
Population with Bachelor's +	69.97%	54.91%	44.13%
Total Daytime Population	26,384	168,959	512,031
Total Employees	16,367	73,042	204,892
Total Businesses	1,548	6,439	16,681

Consumer Spending

	1 mile	3 miles	5 miles
Apparel & Services	\$47.6M	\$301.5M	\$743.5M
Health Care	\$127.4M	\$859.4M	\$2.1B
Entertainment	\$75.0M	\$491.5M	\$1.2B
Total Retail Goods	\$560.5M	\$3.7B	\$9.0B
Total Food Away from Home	\$82.9M	\$526.8M	\$1.3B
Total Budget Expenditure	\$1.9B	\$12.2B	\$29.6B