

Prime New Construction Medical Space FOR LEASE

1148-1154 Bloomfield Ave, West Caldwell, NJ

\$49.50 PSF NNN

Space B: 1,712 RSF | Space C: 6,121 RSF

- New construction 2-story medical office building with full stretcher elevator
- Fully approved and shovel ready with completed Construction Docs.
- Delivery expected early 2027. Designed to handle Ambulatory Surgery Center (ASC)
- Two 2nd-floor spaces available: 1,712 RSF and 6,121 RSF
- Anchored by an established dental/periodontal practice
- Prime frontage on Bloomfield Ave; Exceptional visibility and access.
- Dedicated on-site parking beneath the cantilevered 2nd floor.
- Convenient I-280 access via Passaic Ave (2.7 mi); 0.8 mi to signalized Passaic Ave intersection.
- Surrounded by Cooperman Barnabas Medical Center, Caldwell University, James Caldwell High School, and major retail. Bloomfield Ave undergoing major transformation.
- Affluent submarket: \$158K median HHI; 241,700 people within 5 miles.

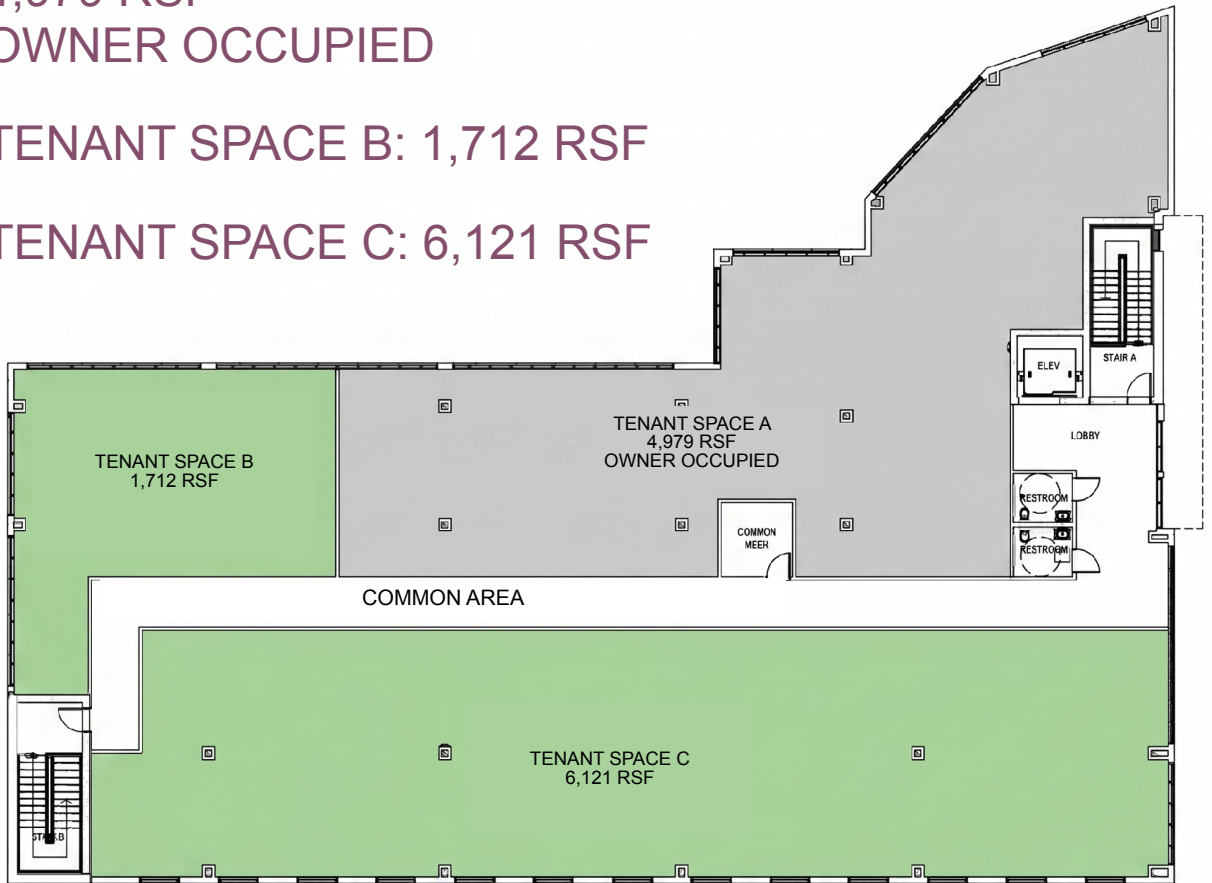


Floor Plan & Available Spaces

TENANT SPACE A:
4,979 RSF
OWNER OCCUPIED

TENANT SPACE B: 1,712 RSF

TENANT SPACE C: 6,121 RSF



① 2ND FLOOR SKETCH
SCALE: 1/8" = 1'-0"

Property Information

Class A New Construction



- Tastefully designed and well planned new medical office
- Large elevator will fit full stretcher
- Highly visible on West Caldwell's primary corridor
- Strong demographics: \$158K median HHI



Strategic Location

- High population density
- Bloomfield Ave : 4-lane divided has and is seeing major redevelopment
- West Caldwell, Caldwell, Verona, Fairfield, Montville, Parsippany
- 0.8 mi to Passaic Ave; 2.7 mi to I-280 Exit 4B. I-287. I-80.



High Visibility

- Direct Bloomfield Avenue exposure and signage.
- Cluster of retail, dining, and professional uses nearby.
- Dedicated on-site parking under the cantilevered building.



For Lease

- 2 demised spaces on 2nd floor
- Space B: 1,712 RSF
- Space C: 6,121 RSF
- Add-on factor: 1.41
- Asking \$49.50 PSF NNN · Delivery early 2027

SITE LOCATION & ACCESS

1148-1154 Bloomfield Avenue sits on West Caldwell's primary east-west commercial corridor



Passaic Ave
CR 613

Caldwell
Boro line

WEST →
Fairfield, I-46, Rt 23

← EAST
Caldwell, Verona, NYC

BLOOMFIELD AVENUE · COUNTY ROUTE 506 · 4-lane divided

0.4 mi
Eastern Pkwy

→ I-280 (Exit 4B)
2.7 mi south

DRIVE TIMES & DESTINATIONS

Caldwell University
1.0 mi · ~3 min
Essex County Airport
1.5 mi · ~5 min

Cooperman Barnabas Med. Ctr.
5.5 mi · ~12 min
I-280 (Exit 4B via Passaic)
2.7 mi · ~6 min

Saint Clare's Hosp. (Denville)
11 mi · ~16 min
Midtown Manhattan
20 mi · ~40 min

Local Amenities & Surrounding Area

NEIGHBORHOOD & NEARBY AMENITIES

Established commercial cluster along Bloomfield Ave between West Caldwell and Caldwell Borough

HEALTHCARE

- Cooperman Barnabas Medical Center — 5.5 mi
- Saint Clare's Hospital (Denville) — 11 mi
- Mountainside Medical Center — 8 mi
- Hackensack Meridian Mountainside — 4.5 mi
- Multiple physician groups along Bloomfield

RETAIL & DINING

- West Caldwell Plaza — 0.3 mi west
- Caldwell Plaza (Stop & Shop) — 1.0 mi east
- ShopRite of West Caldwell — 0.8 mi
- Costco (Clifton) — 5 mi
- Willowbrook Mall (Wayne) — 6 mi

EDUCATION

- Caldwell University — 1.0 mi east
- James Caldwell High School — 0.7 mi
- West Essex Regional HS — 2.0 mi
- West Caldwell Tech (Essex County Voc) — 0.7 mi
- Caldwell-West Caldwell School District

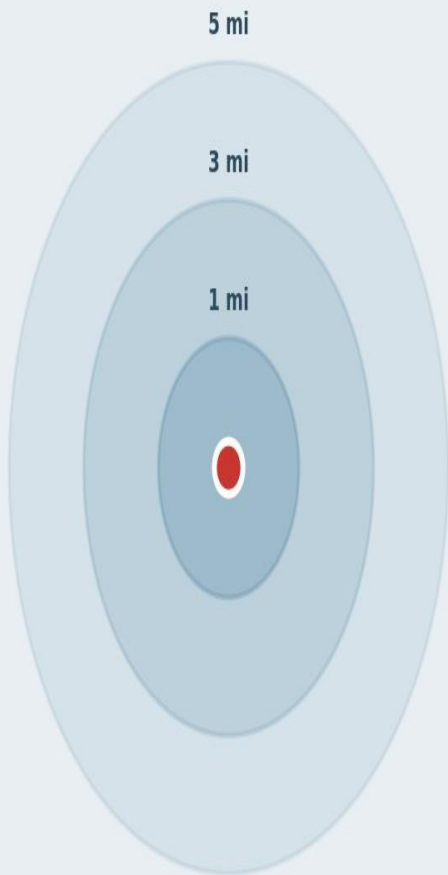
TRANSPORTATION

- I-280 Exit 4B (via Passaic Ave) — 2.7 mi
- Route 23 (Verona) — 4.0 mi
- I-80 / I-46 — 4.5 mi
- Essex County Airport (CDW) — 1.5 mi
- Newark Liberty Intl. (EWR) — 14 mi

Demographics: Summary

DEMOGRAPHICS SUMMARY

Affluent, established West Essex submarket with strong household income and population density



Subject Property

1148-1154 Bloomfield Ave

METRIC	1 MILE	3 MILE	5 MILE
Population	9,800	70,500	241,700
Households	3,700	26,200	90,000
Median HH Income	\$152K	\$144K	\$141K
Avg HH Income	\$192K	\$184K	\$179K
HHs > \$200K	33%	32%	34%
Pop. Density / sq mi	2,160	3,140	3,141
Median Age	44	42	41

Demographics: Population & Income

POPULATION & INCOME PROFILE

West Caldwell anchors an affluent, professional Essex County submarket

\$158K

Median HH Income

West Caldwell Twp · 2024

\$192K

Avg HH Income

West Caldwell Twp · 2024

11,477

Population (2026)

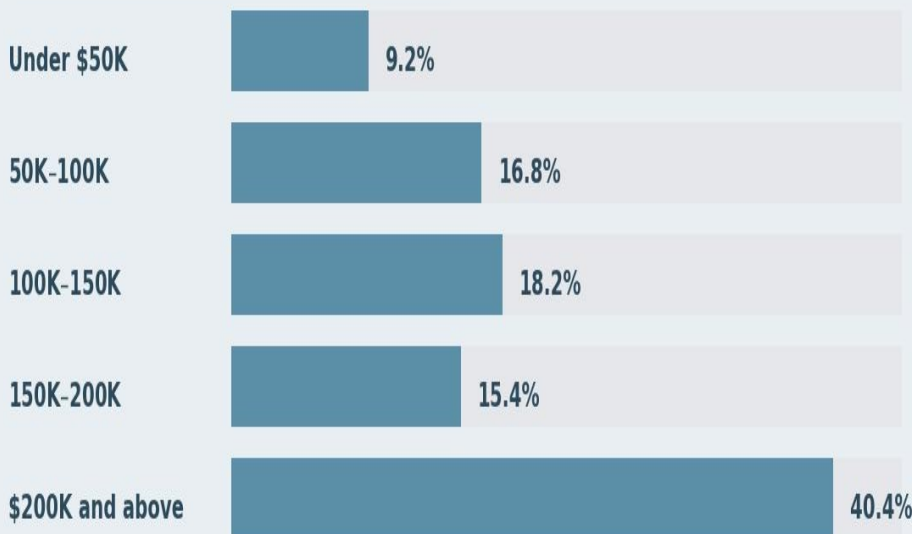
+4.4% since 2020 census

91.6%

Prof./Admin. Jobs

of working population

HOUSEHOLD INCOME DISTRIBUTION



AT A GLANCE

16 mi

West of Manhattan

6 mi

NW of Newark

Above-avg

Education (Bach.+)

Top Tier

School district

Italian/Irish

Top ancestries

Demographics: Employment Base

EMPLOYMENT & ECONOMIC BASE

Daytime population surges with commuter influx; 833 businesses in the immediate ZIP

+30%

Daytime Pop. Increase

Commuters arriving each day

833

Businesses (07006)

ZIP-level establishments

10,237

Employees in ZIP

\$613M annual payroll

91.6%

Professional Jobs

of resident workforce

MAJOR EMPLOYERS & ANCHORS NEARBY

Cooperman Barnabas Medical Center

Livingston · 5.5 mi
Major regional hospital

Caldwell University

Caldwell · 1.0 mi
Private university, ~2,200 students

Essex County Airport (CDW)

Caldwell · 1.5 mi
General aviation

ADP Headquarters

Roseland · 2.5 mi
Fortune 500

Becton Dickinson

Franklin Lakes · 12 mi
Medical tech


Verizon (Branchburg)

12 mi
Telecom

West Caldwell, NJ

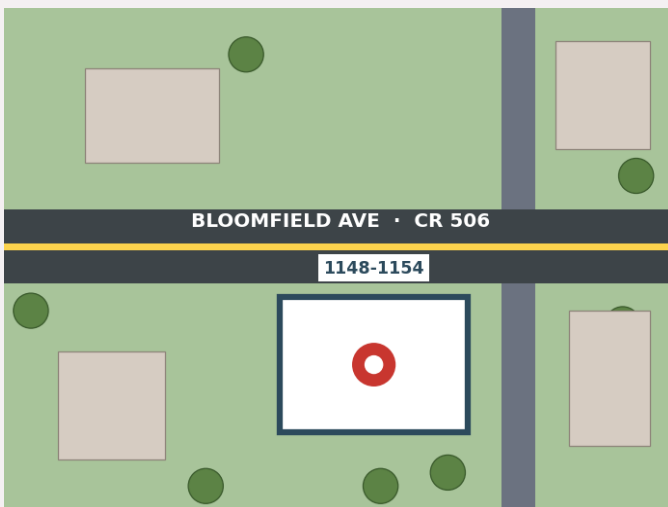


West Caldwell is an affluent Essex County township located 16 miles west of Manhattan, **strategically located along the Bloomfield Avenue corridor**. The community is known for a strong school district, low crime, and a stable commercial base. The primary corridors on Bloomfield and Passaic Avenues serve a high-income, well-educated population.


Caldwell University – 1.0 mi east
on Bloomfield Avenue

16 miles
west of Midtown Manhattan

WEST CALDWELL, NJ
40.85°N · 74.31°W
Essex County · ZIP 07006




Essex County Airport (CDW) – 1.5 mi
north

Connect & Disclaimer



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