



Each office independently owned and operated

FOR SALE

RETAIL PROPERTY

466-490 CHAMBERLAIN AVE

PATERSON, NJ 07522

PATRICK VARELAS RE/MAX COMMERCIAL

392 Ramapo Valley Rd
Oakland, NJ 07436



PRESENTED BY:

PATRICK VARELAS
201.400.5344

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PROPERTY INFORMATION

IN THIS SECTION

PROPERTY SUMMARY

PROPERTY DESCRIPTION

COMPLETE HIGHLIGHTS

ADDITIONAL PHOTOS

PROPERTY SUMMARY



PROPERTY DESCRIPTION

RE/MAX Commercial is proud to present 466-490 Chamberlain Avenue, a rare opportunity to acquire a 100% occupied, income-producing neighborhood retail center anchored by a powerful mix of national and regional tenants including: DaVita Dialysis, Valley National Bank, Dunkin' Drive-Thru, and Family Dollar. Positioned in the heart of Paterson with two drive-thrus, this approximately 27,076 SF retail center offers investors immediate stable cash flow with a highly diversified tenant roster spanning healthcare, banking, food service, and necessity retail—creating a uniquely resilient investment profile.

PROPERTY HIGHLIGHTS

- 100% Occupied Retail Center
- Strong Credit & Essential Service Tenancy
- Long-Term Lease Stability
- Built-In Rent Increases

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OFFERING SUMMARY

Sale Price:	\$10,000,000
Number of Units:	4
Building Size:	27,076 SF
Gross Income:	\$486,437.64

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,190	4,798	14,893
Total Population	3,542	15,254	48,074
Average HH Income	\$85,036	\$81,178	\$81,228

PROPERTY DESCRIPTION



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PROPERTY DESCRIPTION

466-490 Chamberlain Avenue | Paterson, NJ - Institutional-Quality Retail Investment Opportunity

RE/MAX Commercial is proud to present 466-490 Chamberlain Avenue, a rare opportunity to acquire a 100% occupied, income-producing neighborhood retail center anchored by a powerful mix of national and regional tenants including: DaVita Dialysis, Valley National Bank, Dunkin' Drive-Thru, and Family Dollar.

Positioned in the heart of Paterson, this approximately 27,076 SF retail center offers investors immediate stable cash flow with a highly diversified tenant roster spanning healthcare, banking, food service, and necessity retail—creating a uniquely resilient investment profile.

This asset stands out as both Amazon Proof and Pandemic Proof due to its essential service-based tenancy. The center is anchored by DaVita Dialysis, a mission-critical medical operator with significant infrastructure investment and high renewal probability, alongside Valley National Bank, a long-established financial institution with a recently extended lease through 2031. Dunkin', operating under a long-term 20-year lease with drive-thru service, provides daily high-volume traffic, while Family Dollar serves as a neighborhood necessity retailer offering consistent consumer demand. The lease structures are designed to provide strong expense recoveries, enhancing operational efficiency and reducing landlord exposure. This is a true defensive retail asset built to withstand e-commerce disruption and economic volatility, backed by long-term leases, strong tenant credit, and daily consumer dependency. This offering presents an ideal opportunity for 1031 exchange buyers, private investors, family offices, and net lease investors seeking stable income, long-term security, and durable tenant demand in a proven urban retail corridor.

LOCATION DESCRIPTION

Tremendous Corner location steps from The Brownstone, minutes from I-80, RT 208 and GSP

COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

- 100% Occupied Retail Center
- Strong Credit & Essential Service Tenancy
- Long-Term Lease Stability
- Built-In Rent Increases
- Diversified Daily Traffic Drivers
- Medical, Banking, Food Service & Necessity Retail
- Highly Defensive “Amazon and Pandemic Proof” Asset
- Recession Resistant & Pandemic Resilient Cash Flow
- Strong Infill Urban Location
- Immediate Cash Flow with Future Upside



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ADDITIONAL PHOTOS



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LOCATION INFORMATION

IN THIS SECTION

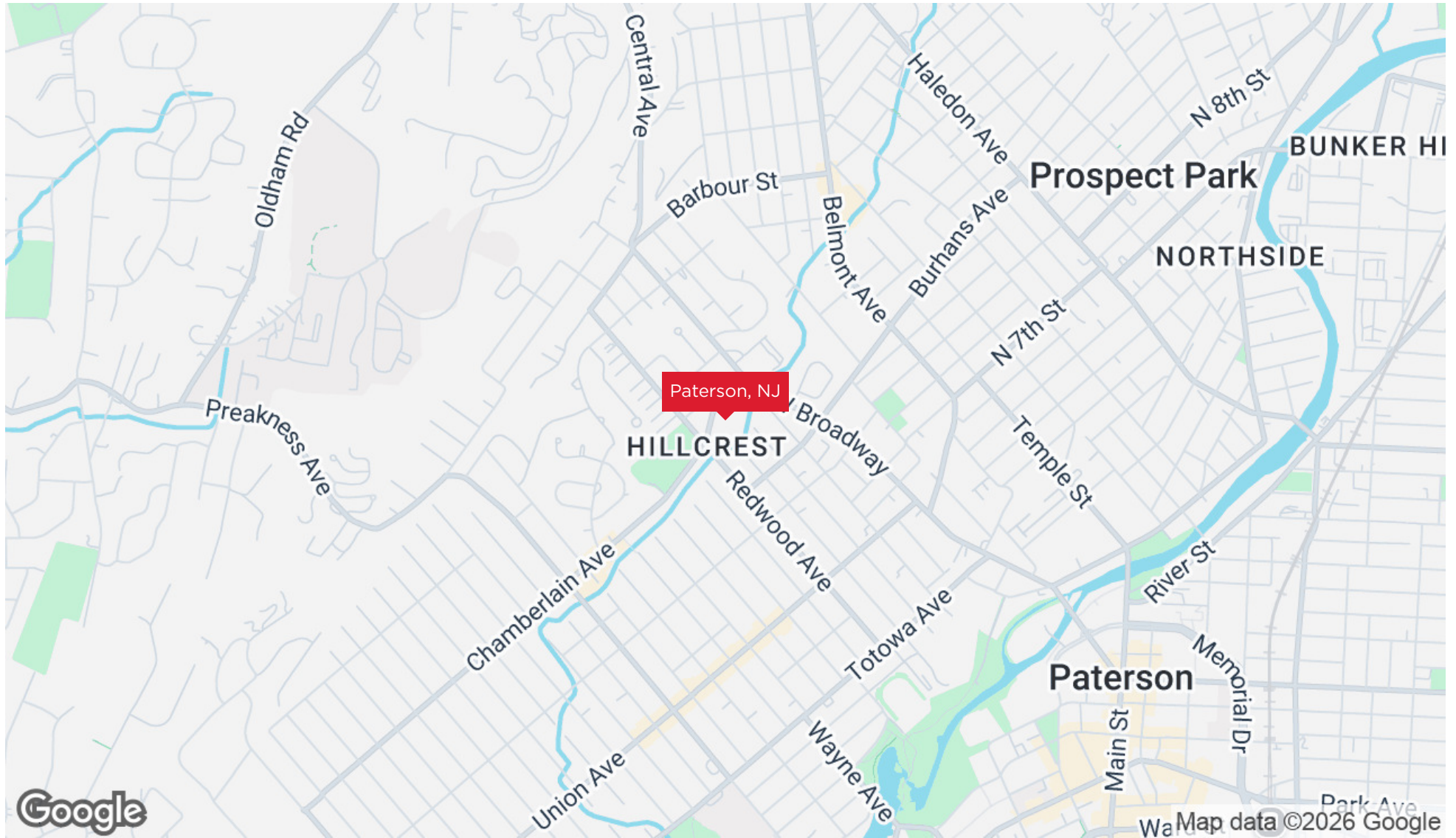
REGIONAL MAP

LOCATION MAP

AERIAL MAP

SITE PLANS

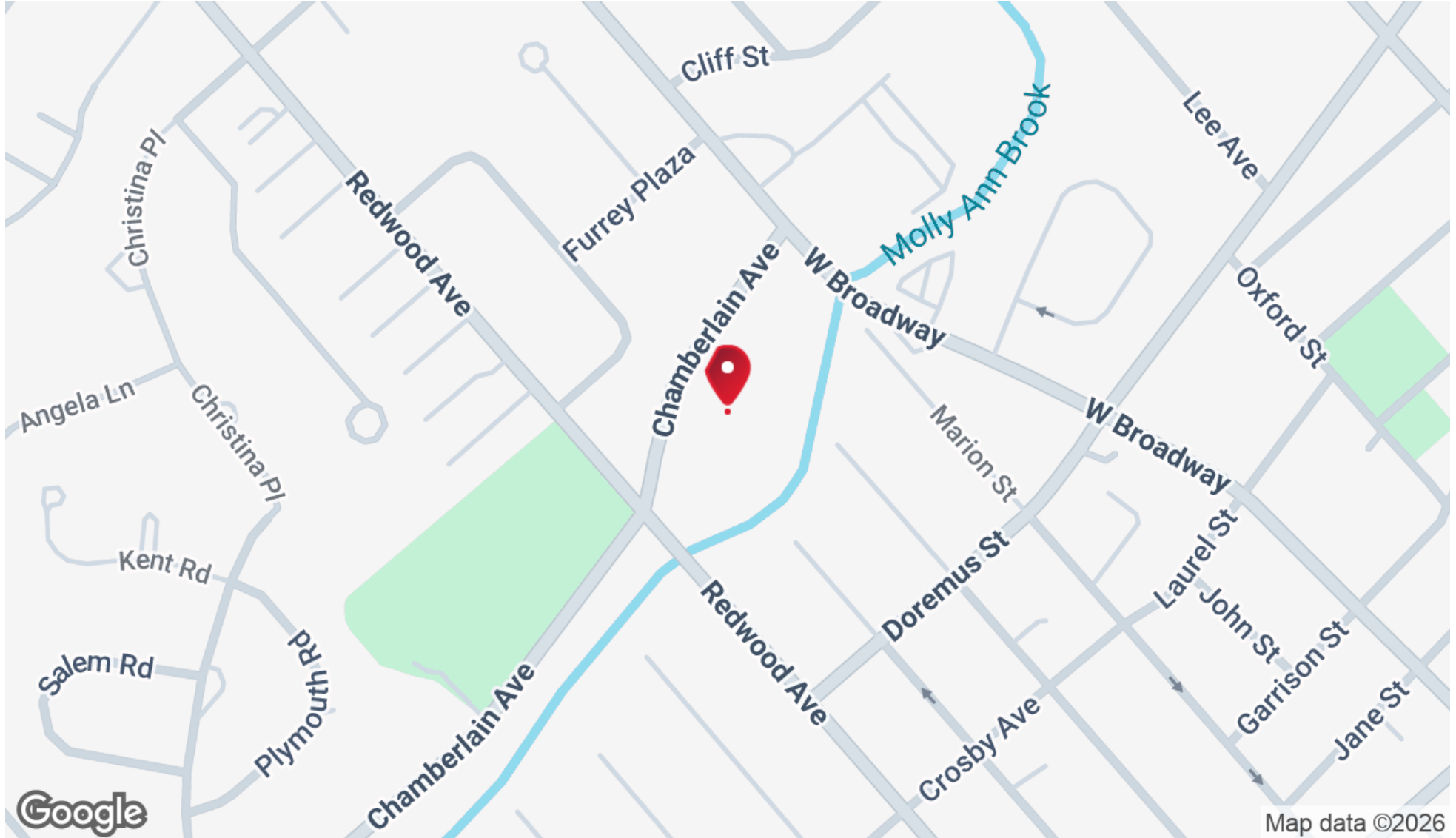
REGIONAL MAP



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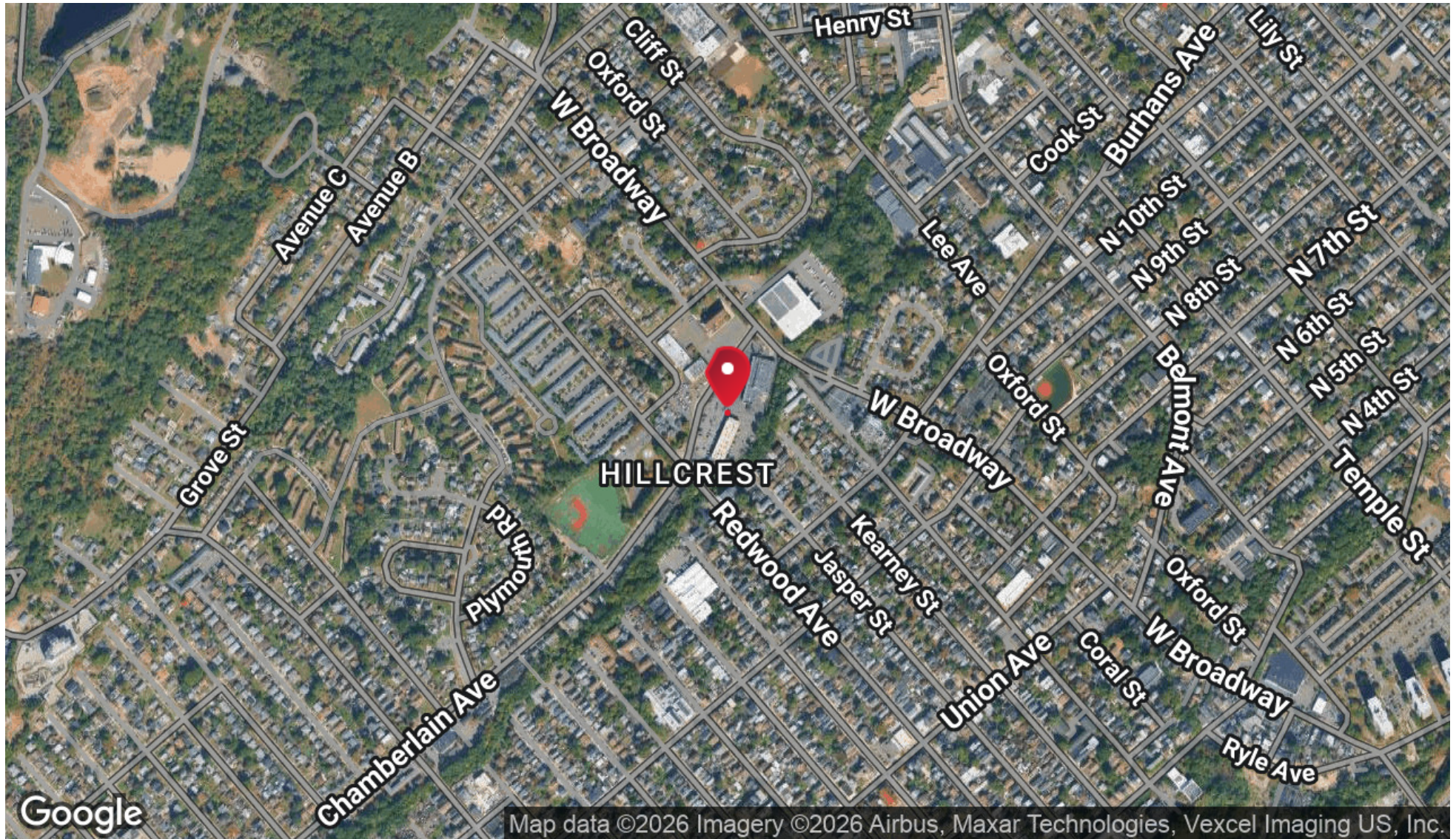
LOCATION MAP



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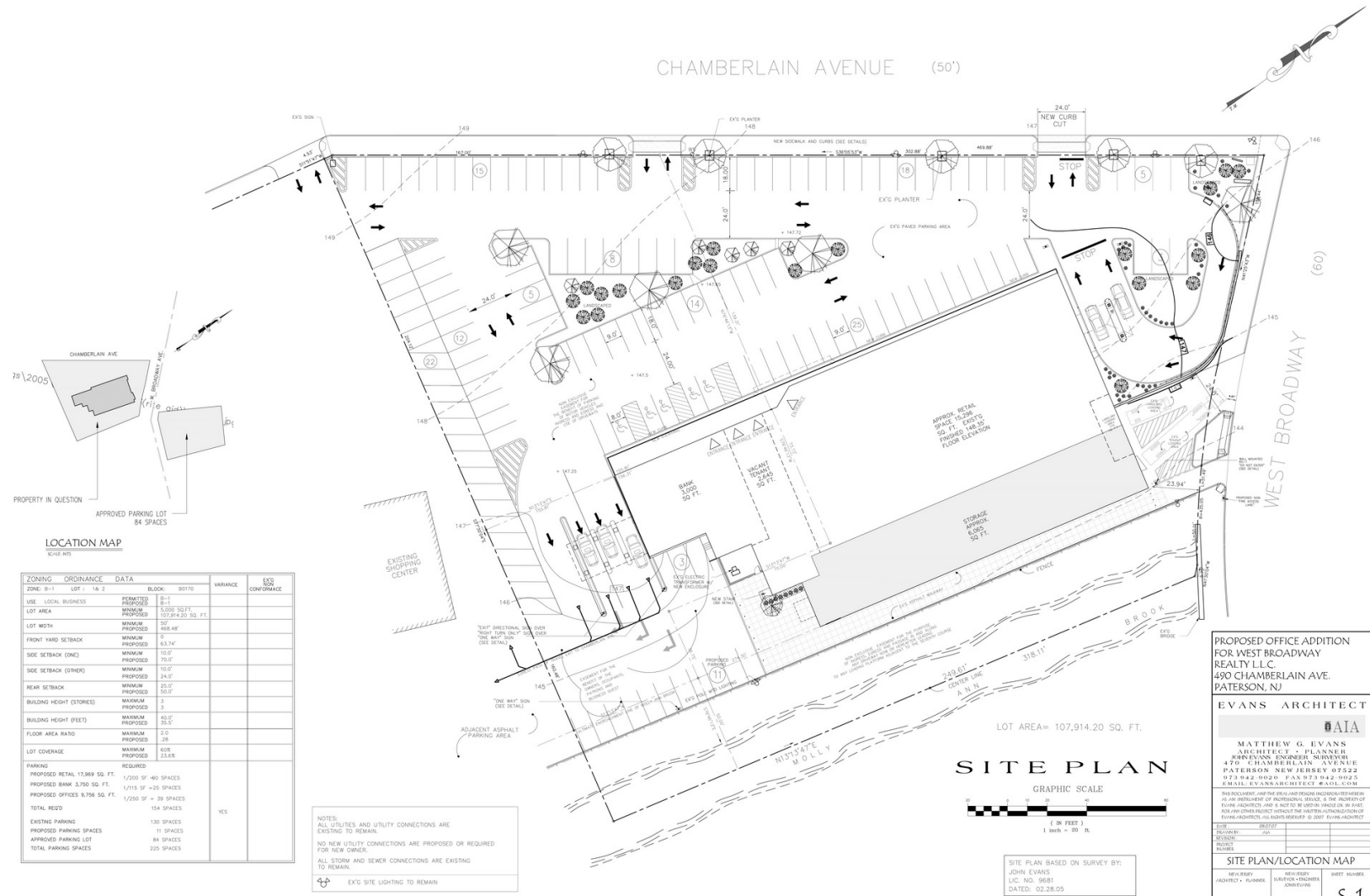
AERIAL MAP



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SITE PLANS



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A large, stylized number "3" graphic that serves as a background element. It is composed of two parallel blue lines that form the outer shape, with a white space in the middle. The number is oriented vertically, with the top of the "3" pointing towards the top right of the page.

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DEMOGRAPHICS

IN THIS SECTION

DEMOGRAPHICS MAP & REPORT

DEMOGRAPHICS MAP & REPORT

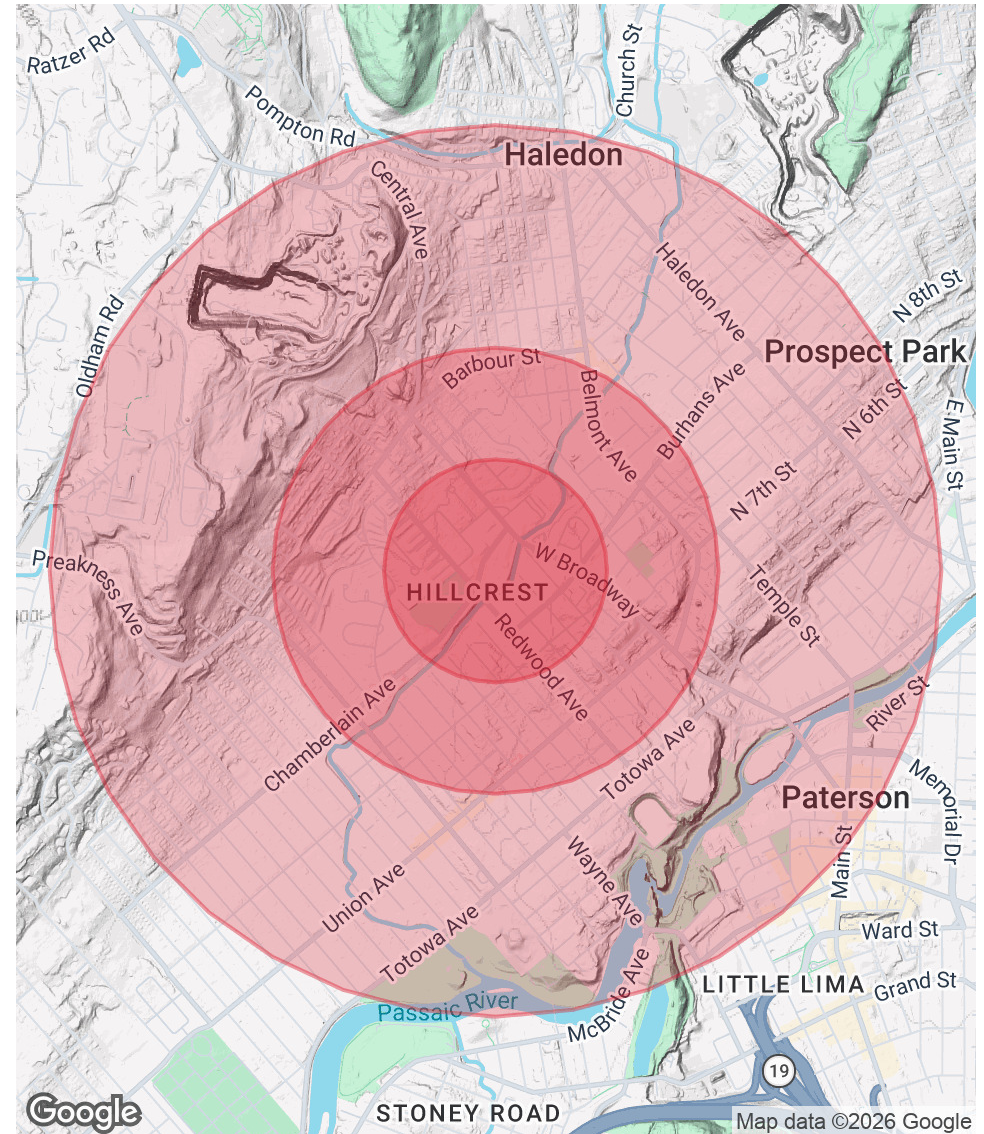
POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	3,542	15,254	48,074
Average Age	35.7	34.6	34.0
Average Age (Male)	33.2	33.0	31.4
Average Age (Female)	37.1	37.1	36.6

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,190	4,798	14,893
# of Persons per HH	3.0	3.2	3.2
Average HH Income	\$85,036	\$81,178	\$81,228
Average House Value	\$249,337	\$237,644	\$310,287

2023 American Community Survey (ACS)



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FINANCIAL ANALYSIS

IN THIS SECTION

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INCOME & EXPENSES

RENT ROLL

FINANCIAL SUMMARY

INVESTMENT OVERVIEW

Price	\$10,000,000
Price per SF	\$369
Price per Unit	\$2,500,000
GRM	18.84
CAP Rate	5%
Cash-on-Cash Return (yr 1)	4.86%
Total Return (yr 1)	\$486,438

OPERATING DATA

Gross Scheduled Income	\$530,836
Total Scheduled Income	\$530,836
Gross Income	\$530,836
Operating Expenses	\$44,398
Net Operating Income	\$486,438
Pre-Tax Cash Flow	\$486,438

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INCOME & EXPENSES

INCOME SUMMARY

Vacancy Cost	\$0
GROSS INCOME	\$530,836

EXPENSES SUMMARY

PSEG	\$9,421
Lot Sweep	\$15,533
Insurance	\$16,084
Pest Control	\$960
Landscaping	\$2,400
OPERATING EXPENSES	\$44,398
NET OPERATING INCOME	\$486,438

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RENT ROLL

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
1	Dunkin (N)	2,000 SF	7.39%	\$51.80	\$103,600	6/1/2021	5/31/2051
2	Davita (NN)	9,120 SF	33.68%	\$19.83	\$180,850	7/8/2020	7/7/2047
3	Family Dollar (NNN)	10,300 SF	38.04%	\$12.40	\$127,720	12/10/2021	12/9/2048
4	Valley Bank (NN)	3,000 SF	11.08%	\$39.55	\$118,644	7/11/2005	6/30/2036
TOTALS		24,420 SF	90.19%	\$123.58	\$530,814		
AVERAGES		6,105 SF	22.55%	\$30.89	\$132,703		

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