

17-19 BROAD STREET

RED BANK, NEW JERSEY

Stabilized Trophy Mixed-Use Asset in the Premier Red Bank CBD

INVESTMENT MEMORANDUM TEASER



A RARE MAIN-STREET INCOME ASSET

Located in the heart of Red Bank's hospitality and retail corridor, this stabilized mixed-use investment combines premium commercial tenancy, residential income, and a high-visibility

REAL ESTATE ACQUISITION ONLY

Anchor business is offered separately.

INVESTMENT SNAPSHOT

ASKING PRICE
\$7,700,000

EFFECTIVE CAP RATE
5.0%

LANDLORD GROSS INCOME
\$407,700

LANDLORD NET INCOME
\$384,050

ZERO VACANCY
0%

LOT AREA
8,436 SF

CORE VALUE DRIVERS

- Premier Broad Street / Red Bank CBD location
- Diversified commercial and residential income
- NNN and modified-gross lease structures
- Tax pass-through shield reduces landlord exposure
- Contractual rent escalations from 2026-2030
- Ideal 1031 exchange deployment profile

STABILIZED RENT ROLL

Commercial Anchors	\$30,500/mo
Residential Units	\$5,475/mo
Tax Recovery	\$75,350/yr

BIELAT SANTORE & COMPANY

Restaurant & Hospitality Real Estate

FINANCIAL PERFORMANCE & INVESTMENT POSITIONING

17-19 Broad Street | Red Bank CBD | Stabilized Mixed-Use Income Asset



STABILIZED RENT ROLL (MAY 2026)

Tenant	Space Type	Monthly	Annual	Tax Pass
Catezza (19 Broad Anchor)	Restaurant	\$17,500	\$210,000	\$46,750
Cafe Pari	Cafe / Wine Bar	\$4,000	\$48,000	\$22,000
De Vu Salon	Salon	\$4,000	\$48,000	\$6,600
King Baby	Retail / Studio	\$3,000	\$36,000	\$0
Vivolo (19 Broad Apt)	Residential	\$2,625	\$31,500	\$0
Tricanico (17 Broad Apt)	Residential	\$2,850	\$34,200	\$0
BOTTOM LINE TOTALS	TOTAL	\$33,975	\$407,700	\$75,350

VALUATION PROFILE

Target Price	\$7,700,000
Effective Cap Rate	5.0%
Landlord Gross Income	\$407,700
Landlord Net Income	\$384,050
Monthly Base Rent	\$33,975

INVESTMENT THESIS

- 01** High-barrier CBD footprint with strong hospitality tenancy and retail visibility.
- 02** Mixed commercial/residential revenue profile creates diversified income support.
- 03** Lease structures shift utilities, repairs, and taxes away from landlord risk.
- 04** Contractual escalations provide embedded yield expansion through 2030.

ACQUISITION PARAMETERS

Scope	Real Estate Acquisition Only
Disclosure	Anchor business offered for sale separately
Profile	1031 Exchange suitability
Stability	Zero-vacancy income stream
Positioning	Premier Red Bank submarket

EXCLUSIVELY PRESENTED BY

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