



MIXED USE FOR SALE



Value Add Mixed-Use With Significant NOI Upside

OFFERING MEMORANDUM | 381 BLOOMFIELD AVENUE | MONTCLAIR, NJ

Exclusively Listed by

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KW COMMERCIAL
237 Lorraine Avenue
Montclair, NJ 60555

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Property Summary



Property Summary

Building SF:	~5,500
Units:	1 Retail + 4 Residential
Price:	\$2,200,000
Year Built:	1902
Property Type:	Mixed Use (Retail+ Residential)
Condition:	Well maintained, with ongoing functional utility

Property Overview

381 Bloomfield Avenue is a mixed-use investment opportunity in the heart of Montclair, offering a combination of in-place income and clear upside potential.

The property totals approximately 5,500 SF and consists of a ground-floor restaurant and four residential units, including two three-bedroom and two one-bedroom apartments. The asset is well maintained and provides stable cash flow with additional upside through rent growth.

Mark-to-market residential rent increases
Tenant turnover within rent control parameters
Ongoing retail rent escalations and future repositioning

Location Overview

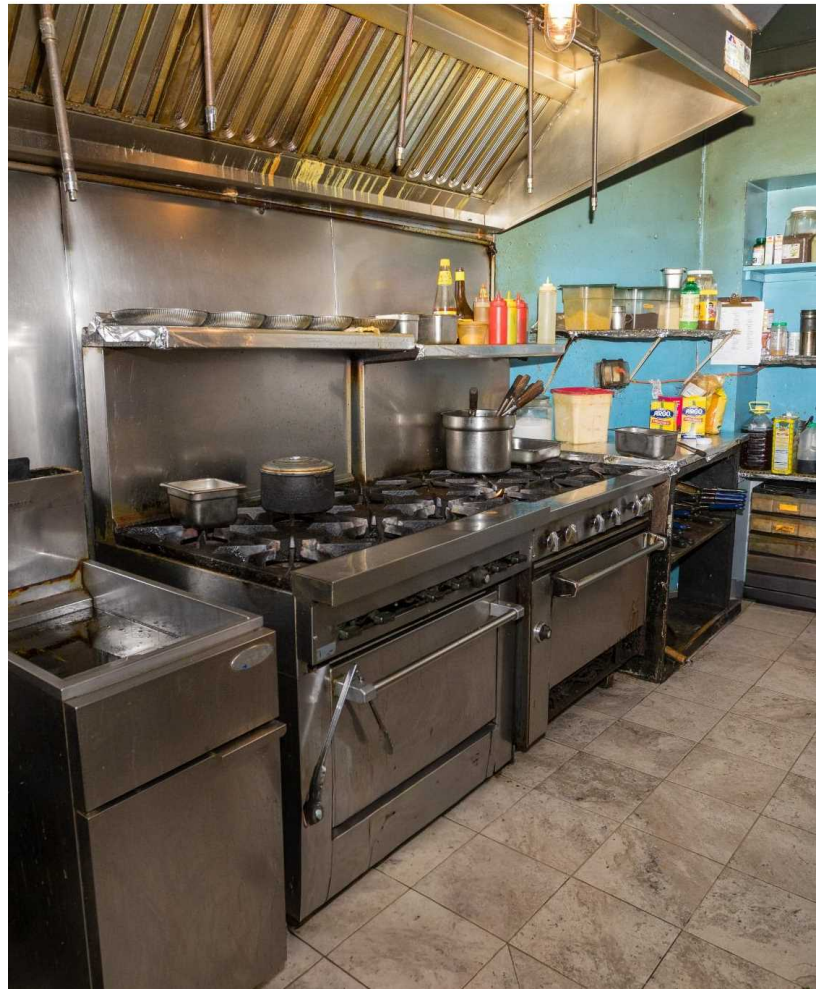
The property is ideally located along Bloomfield Avenue, Montclair's primary retail and dining corridor.

It is within a 12-minute walk to Bay Street Station, providing direct access to New York City.

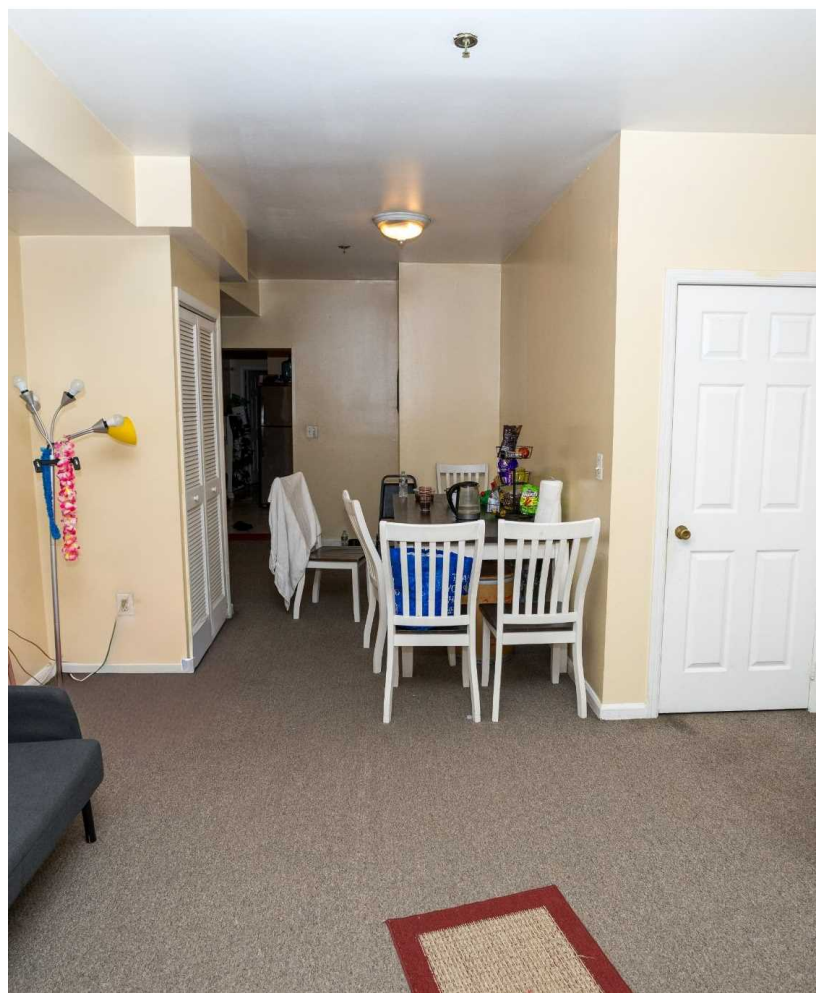
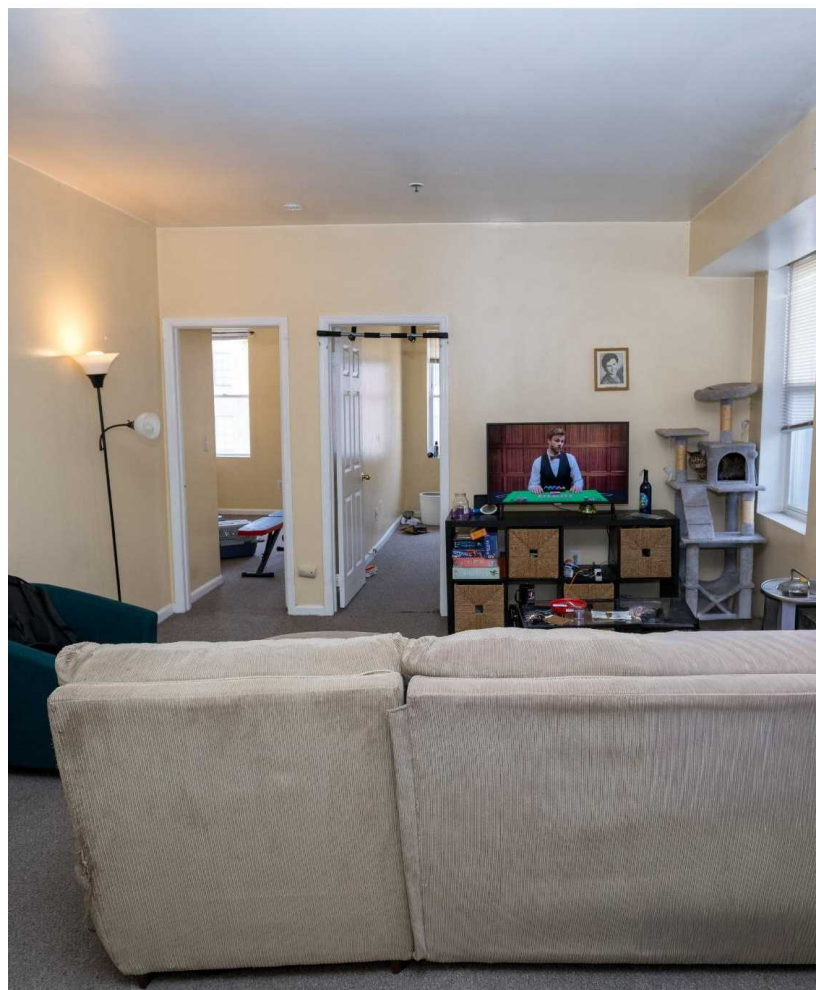
Montclair is a highly sought-after and supply-constrained market, known for strong tenant demand and long-term appreciation. The property benefits from its proximity to downtown retail, restaurants, and local amenities.

The approved redevelopment of Lackawanna Plaza, which will include residential, grocery, and retail, is expected to further enhance the area and support continued rental growth.

Property Photos



Property Photos



Property Photos

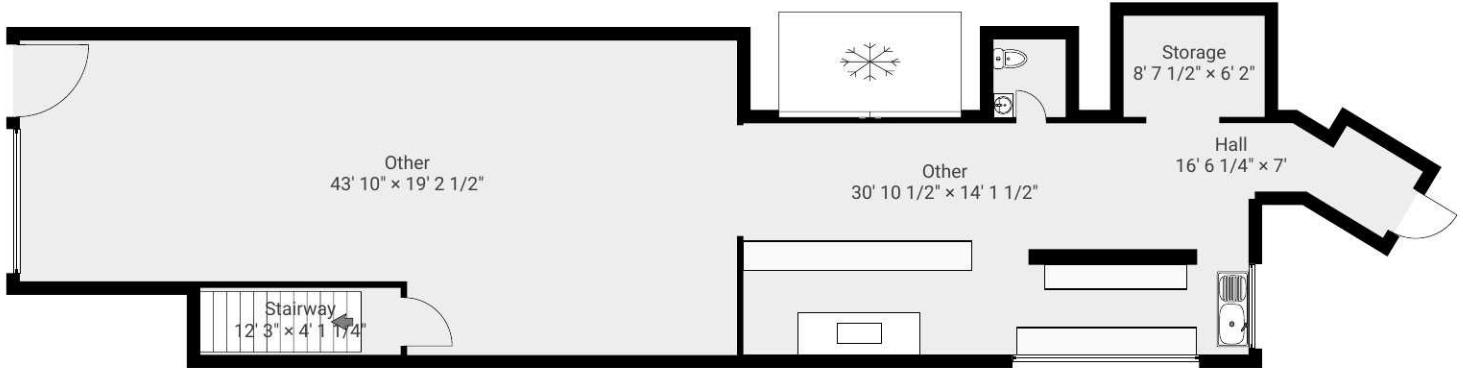


381 Bloomfield Ave

TOTAL AREA: 5134.72 sq ft • LIVING AREA: 5134.72 sq ft • FLOORS: 3 • ROOMS: 44

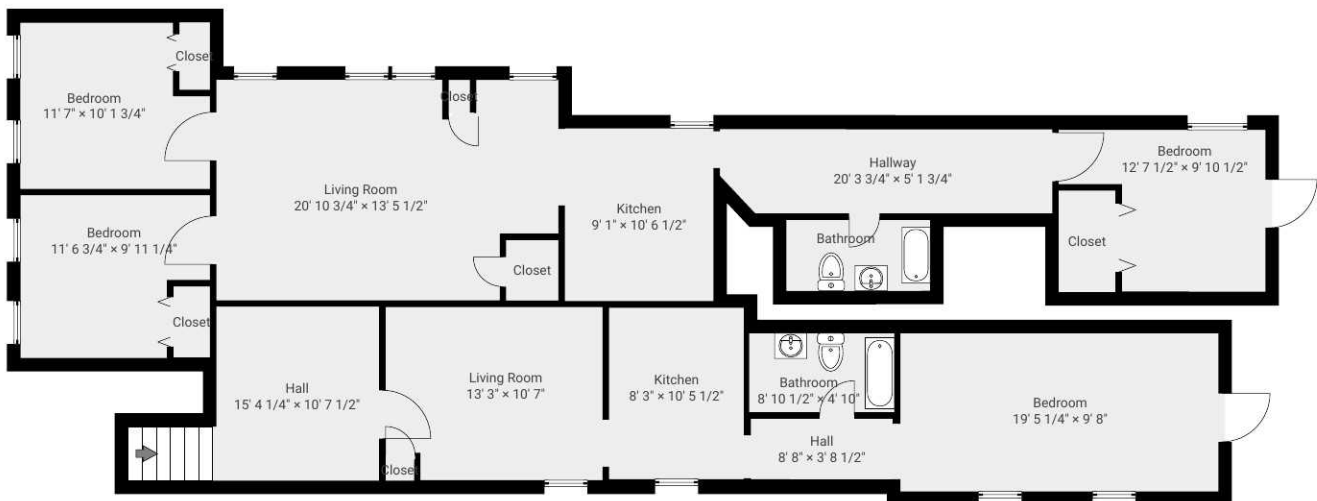
▼ 1st Floor

TOTAL AREA: 1550.69 sq ft • LIVING AREA: 1550.69 sq ft • ROOMS: 6



▼ 2nd Floor

TOTAL AREA: 1792.02 sq ft • LIVING AREA: 1792.02 sq ft • ROOMS: 19



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Property Photos

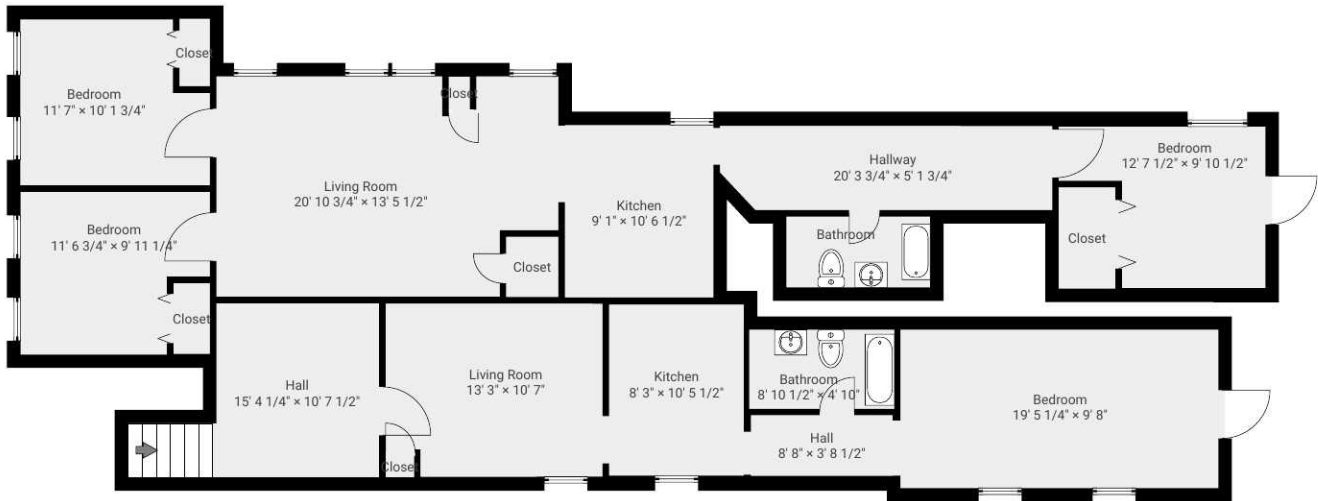


381 Bloomfield Ave

TOTAL AREA: 5134.72 sq ft • LIVING AREA: 5134.72 sq ft • FLOORS: 3 • ROOMS: 44

▼ 3rd Floor

TOTAL AREA: 1792.02 sq ft • LIVING AREA: 1792.02 sq ft • ROOMS: 19

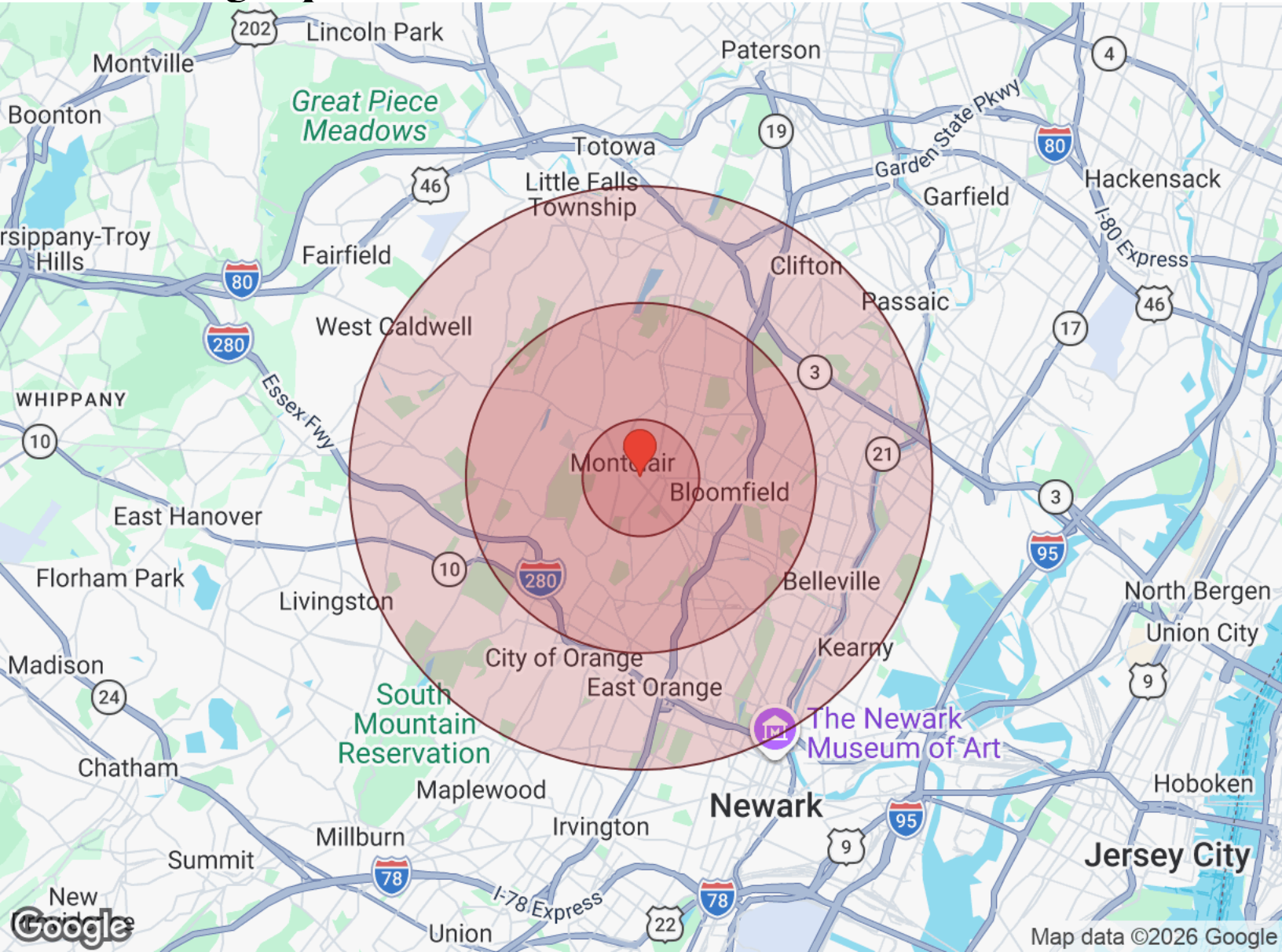


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1:141

Demographics



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	11,598	100,998	307,369
Female	12,772	109,942	328,715
Total Population	24,370	210,940	636,085

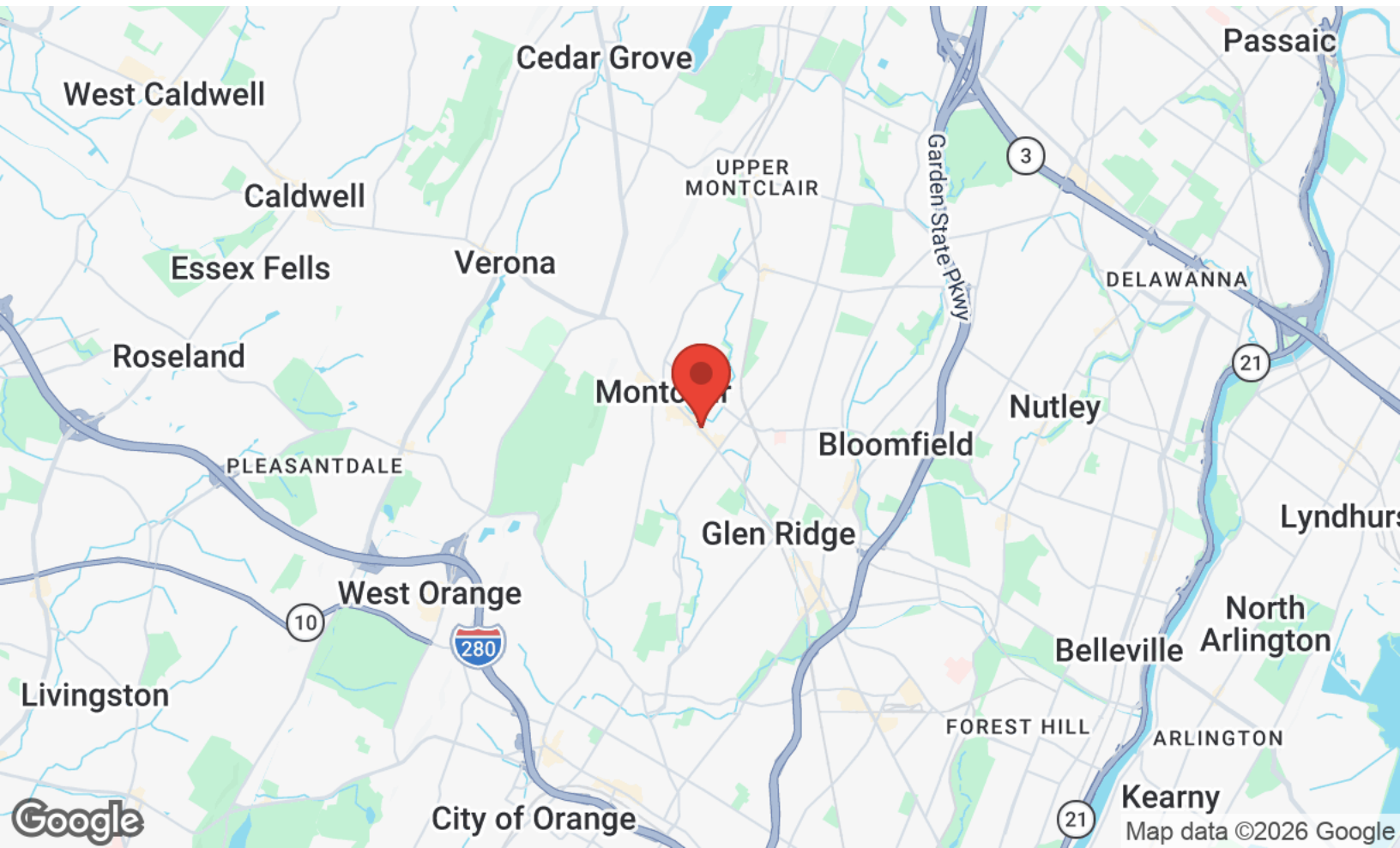
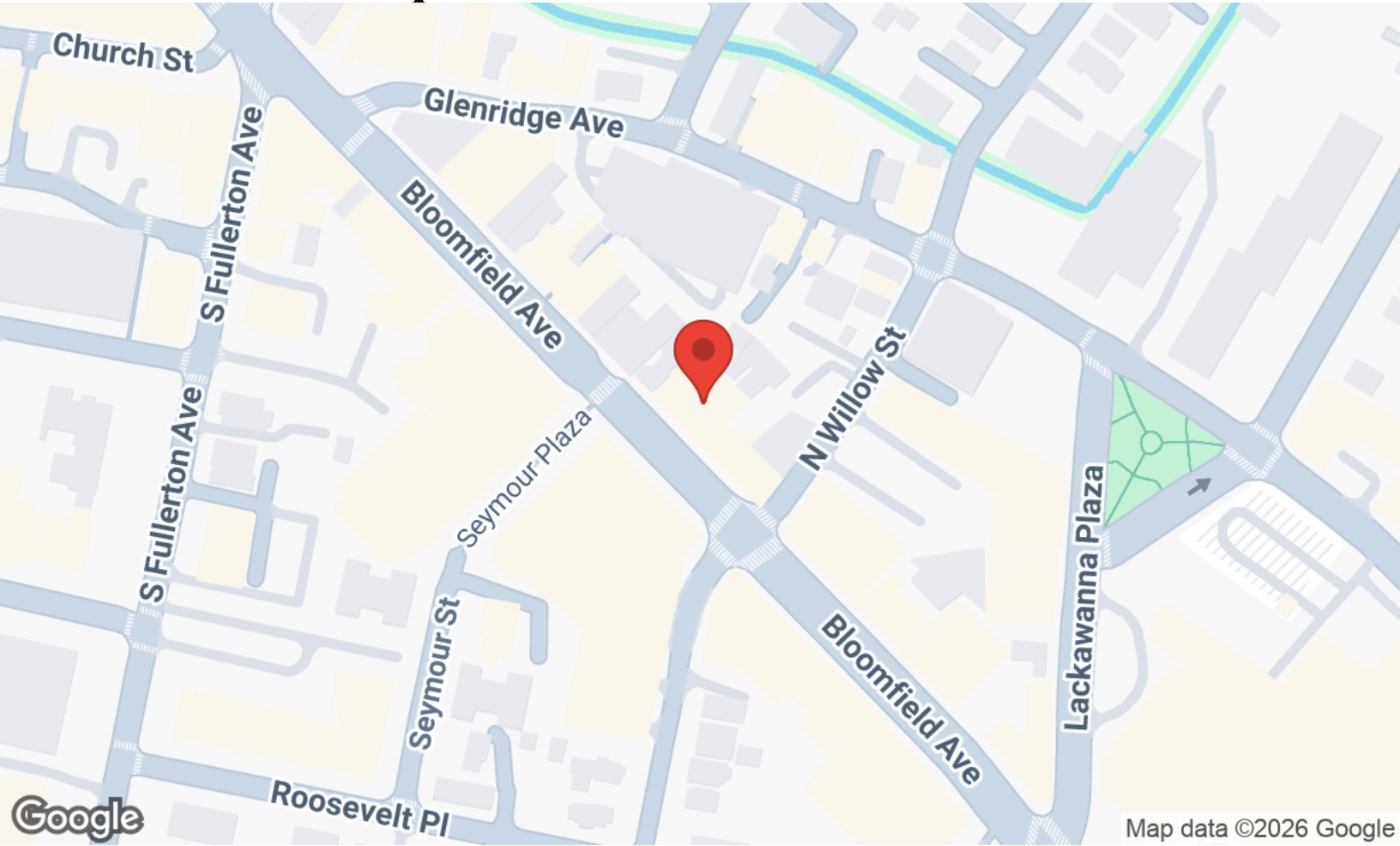
Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	11,259	82,056	215,188
Black	7,048	61,679	188,408
Am In/AK Nat	5	84	318
Hawaiian	5	21	64
Hispanic	3,741	45,500	173,588
Asian	1,767	17,803	47,452
Multiracial	463	3,143	8,969
Other	85	654	2,099

Housing	1 Mile	3 Miles	5 Miles
Total Units	10,823	86,089	249,126
Occupied	10,441	83,128	239,806
Owner Occupied	4,406	43,476	112,042
Renter Occupied	6,035	39,652	127,764
Vacant	382	2,961	9,321

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	4,337	38,275	117,640
Ages 15 - 24	2,697	24,345	80,959
Ages 25 - 54	10,330	83,990	254,236
Ages 55 - 64	3,155	27,322	78,628
Ages 65+	3,849	37,006	104,623

Income	1 Mile	3 Miles	5 Miles
Median	\$138,682	\$109,627	\$94,004
Under \$15k	690	5,814	21,049
\$15k - \$25k	430	4,256	13,765
\$25k - \$35k	583	4,020	13,324
\$35k - \$50k	521	5,550	19,285
\$50k - \$75k	931	9,386	31,313
\$75k - \$100k	963	9,804	27,843
\$100k - \$150k	1,383	12,887	38,398
\$150k - \$200k	1,173	9,152	24,458
Over \$200k	3,769	22,259	50,370

Location Maps



Professional Bio



CHERYL DARMANIN

Broker

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111786, New Jersey

CHERYL DARMANIN, MCNE, CSMS, ABR, SFR
Broker Associate, Real Estate Advisor and Regional Commercial Ambassador

The Darmanin Group powered by Keller Williams Commercial

Cheryl Darmanin joined Keller Williams Commercial in 2017 and has since built a reputation as a trusted advisor and skilled negotiator in the commercial real estate sector. She is a Master Certified Negotiation Expert, Strategic Marketing Specialist, Accredited Buyer's Representative, and Short Sale and Foreclosure Resource. In addition, she is a certified Real Estate Advisor through the National Association of Expert Advisors.

Cheryl actively contributes to the commercial real estate community and beyond, serving on several boards and organizations. Her affiliations include CREWNJ (Commercial Real Estate Women of NJ), FIABCI (International Real Estate Federation), Millburn Short Hills Chamber of Commerce, Morris County Chamber of Commerce, and the Board of Advisors for the Touro College Graduate School of Business. She is a past president of the Harding Township Education Foundation (HTEF), past co-chair of the South Orange Village Alliance Business Recruitment Committee, and has been involved with AWNY (Advertising Women of New York), B.I.G. (Believe, Inspire, Grow), and the Overlook Hospital Auxiliary. She also coaches new real estate agents entering the profession.

Based in New Jersey, Cheryl has successfully represented clients in the acquisition and disposition of assets across all major commercial real estate classes, including retail, hospitality, industrial, multifamily, office, and medical. Her client base ranges from tenants and local property owners to institutional investors.

Before transitioning into real estate, Cheryl built a 20-year career in media and marketing sales. She began in local ad sales for The Weather Channel in Atlanta and later helped establish network operations in London, Düsseldorf, and Amsterdam. Upon returning to the U.S., she became Operations Manager for TWC's Ad Sales Division in New York. She then expanded into digital marketing sales, holding senior sales executive roles with ABCNews.com/ABC Entertainment, Women.com (iVillage.com), and USAToday.com.

Cheryl's leadership career advanced further at Yahoo!, where she served as Managing Director of Account Management for the U.S., Canada, and Latin America. In this role, she was responsible for over \$1 billion in revenue and led a team of 250 professionals.

Her commercial real estate career has been consistently recognized with top honors. Cheryl is a multi-year recipient of the NAR Circle of Excellence Award (2014, 2019–2024). She has also been recognized with KWRI's Gold and Silver Awards, Top Associate awards for units and volume, Top 25 Producer recognition, Sale of the Year, and Top Ten Agent honors.

Cheryl's background blends deep expertise in sales, marketing, and negotiation with a passion for real estate economics. This combination allows her to provide clients with informed, strategic, and results-driven guidance across all aspects of commercial real estate.

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