

# Valley & Bloom

638 Bloomfield Avenue  
Montclair, NJ

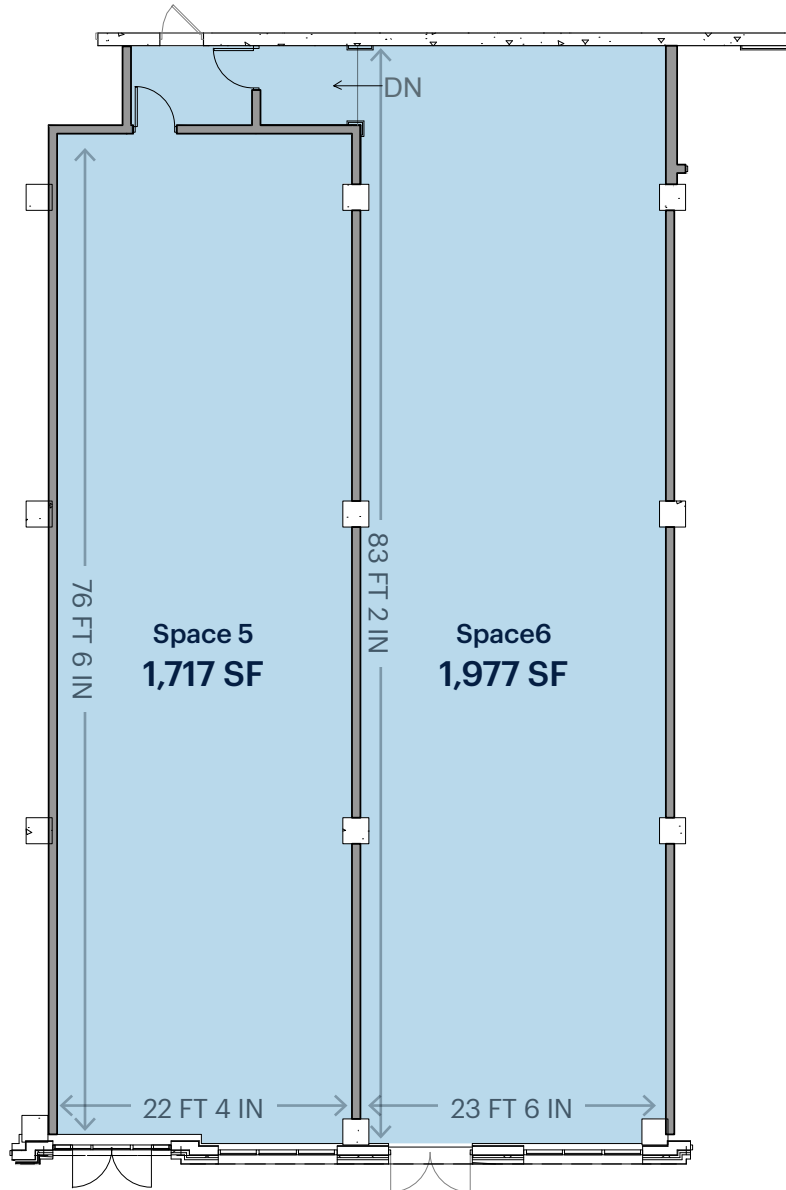
**RIPCO**  
RETAIL LEASING



**1,717 SF & 1,977 SF**

Seeking Retail, Medical, Fitness, Spa

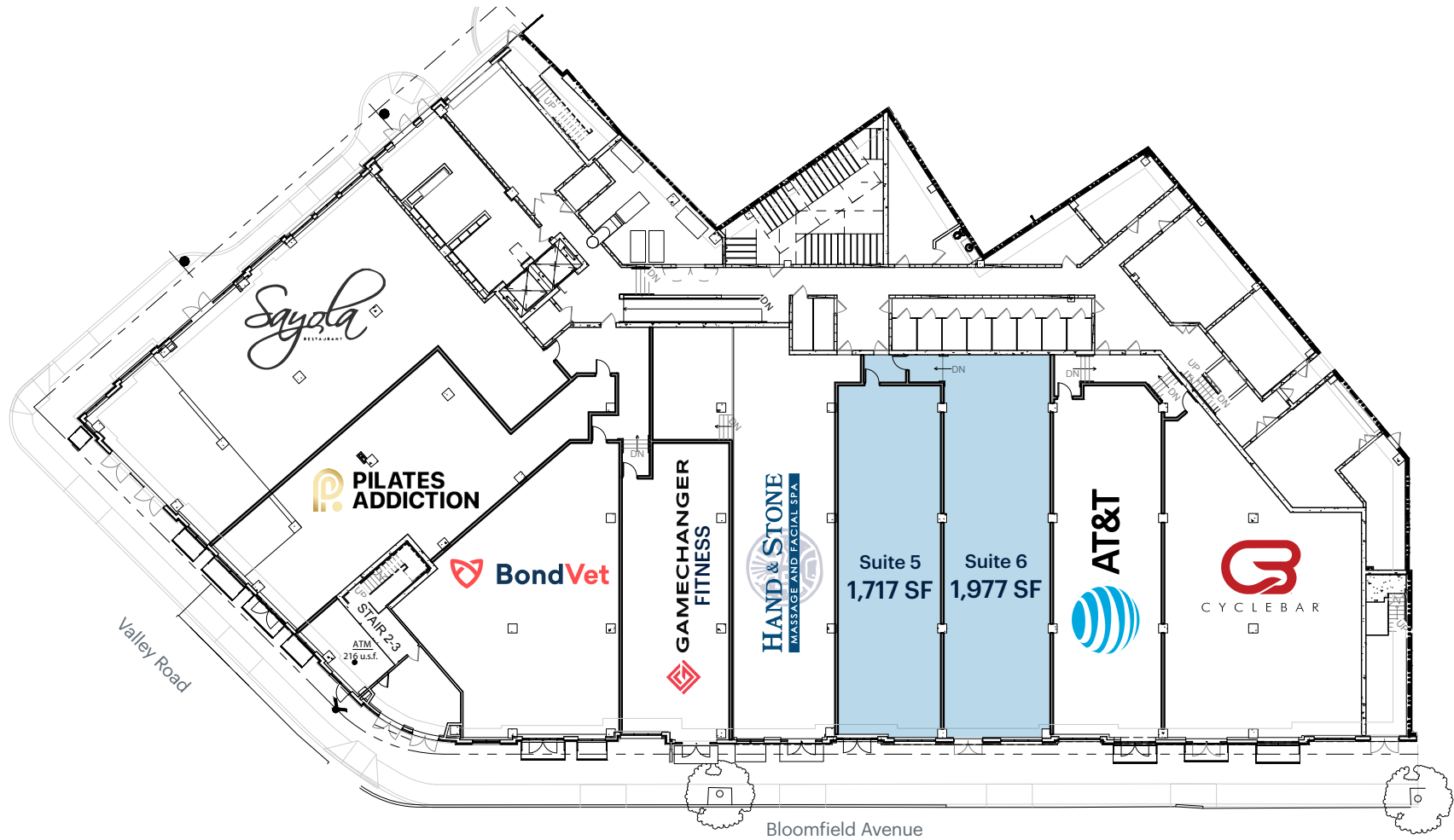
# Space Details



Bloomfield Avenue

<b>Size</b>	Ground Floor	
	Space 5	1,717 SF
	Space 6	1,977 SF
	<b>Total</b>	<b>3,694 SF</b>
<b>Rent</b>	Negotiable	
<b>Term</b>	10 Years	
<b>CAM</b>	\$8.25 PSF (est.)	
<b>Possession</b>	90 days	
<b>Co-Tenants</b>	Hand & Stone, Cycle Bar, Bond Vet, AT&T, GameChanger Fitness, Pilates Addiction	
<b>Neighbors</b>	Whole Foods, Starbucks, Anthropologie, Urban Outfitters, Bluemercury, Fabourg, Rumble Boxing	
<b>Comments</b>	<p>High visibility</p> <p>Strong demographics</p> <p>Public transportation</p> <p>New Jersey's premier lifestyle town</p> <p>Municipal garage and parking lot</p> <p>Tremendous street visibility</p> <p>258 luxury apartments above</p> <p>10 minutes from Montclair State University with approximately 23,000 students</p>	

# Site Plan



Suite	Tenant	Size
1	Sayola Restaurant	3,565
1A	Pilates Addiction	2,130
2	BondVet	2,202

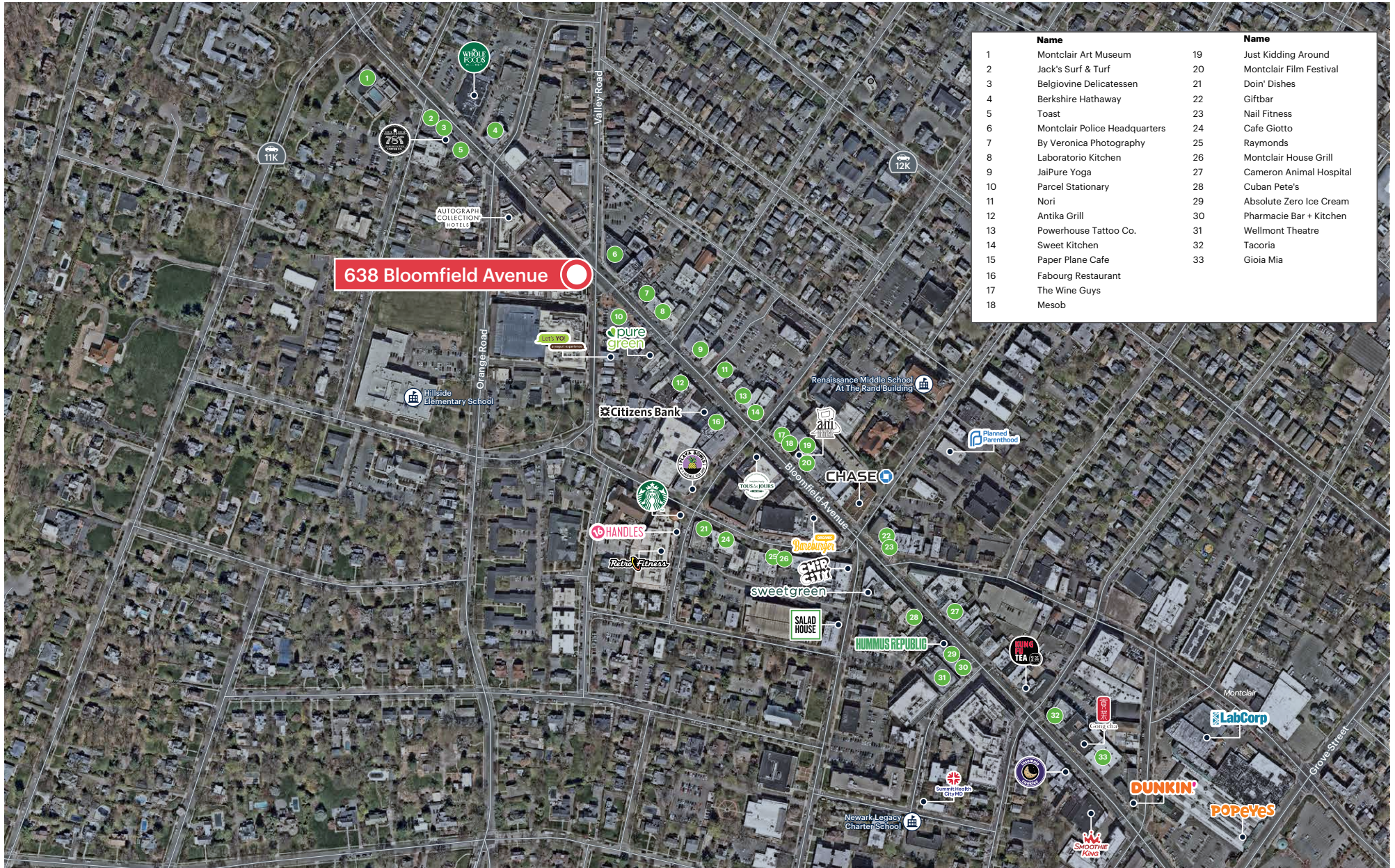
Suite	Tenant	Size
3	Gamechanger Fitness	1,441
4	Hand & Stone Massage	2,384
5	Available	1,717

Suite	Tenant	Size
6	Available	1,977
7	AT&T	1,800
8	Cycle Bar	2,498

# Exterior Photos



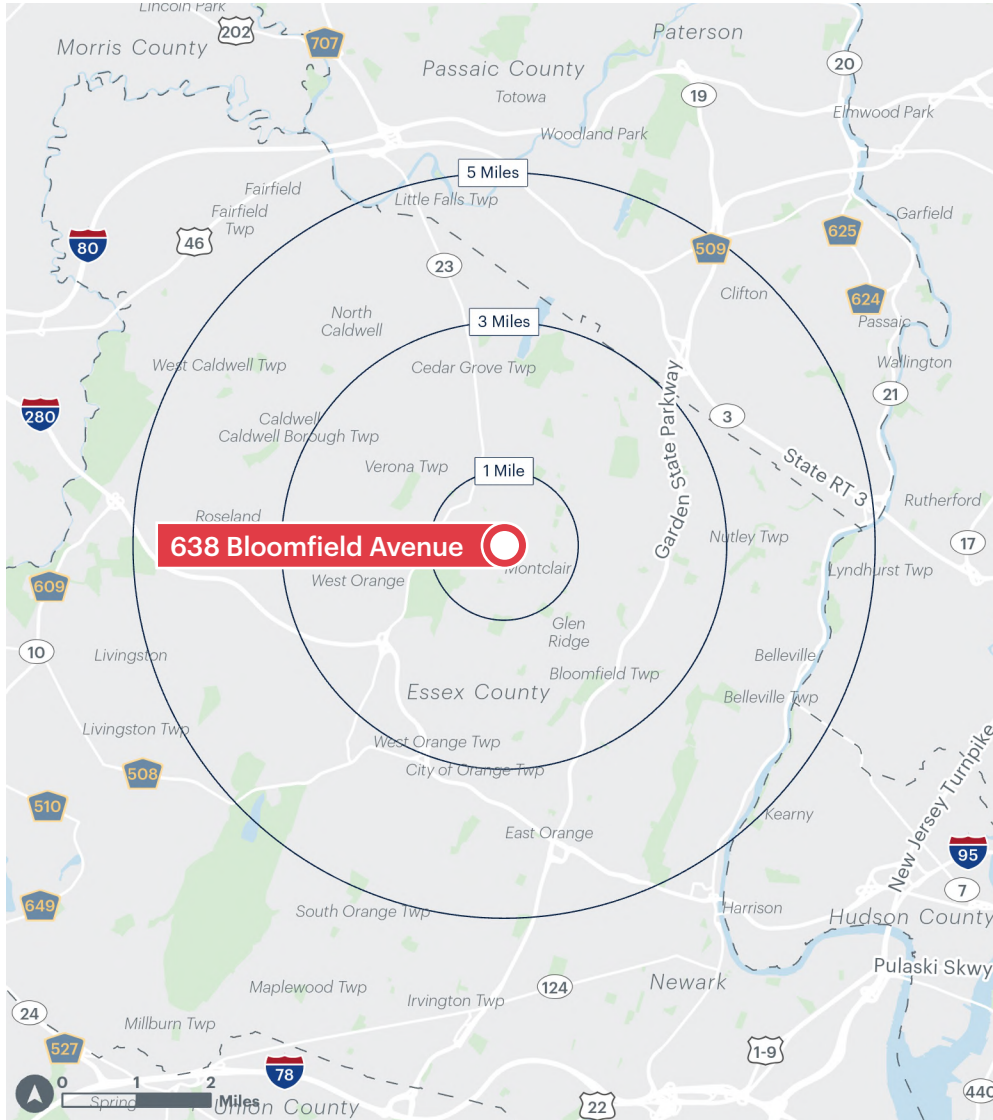
# Montclair's Downtown Shopping



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	

# Area Demographics

2025 ESRI Summary Report



	1 mile	3 miles	5 miles
<b>Total Population</b>	21,051	187,026	574,425
<b>Total Households</b>	9,470	73,545	218,217
<b>Average Household Income</b>	\$216,462	\$185,592	\$150,398
<b>Median Household Income</b>	\$154,745	\$127,056	\$99,740
<b>% Population with Bachelors +</b>	68.14%	55.96%	43.53%
<b>Daytime Population</b>	24,289	155,834	483,268
<b>Total Daytime Employees</b>	15,221	68,604	196,513
<b>Total Businesses</b>	1,589	6,057	16,564

## Contact Exclusive Agents

**Lisa Ricca**  
[lricca@ripconj.com](mailto:lricca@ripconj.com) | 201.636.7449

**Florian Suserman**  
[fsuserman@ripconj.com](mailto:fsuserman@ripconj.com) | 201.777.2301

**Samantha Zawadzki**  
[szawadzki@ripconj.com](mailto:szawadzki@ripconj.com) | 201.256.0542

**Jenna Bucino**  
[jbucino@ripconj.com](mailto:jbucino@ripconj.com) | 201.254.7330