

Valley & Bloom

638 Bloomfield Avenue
Montclair, NJ

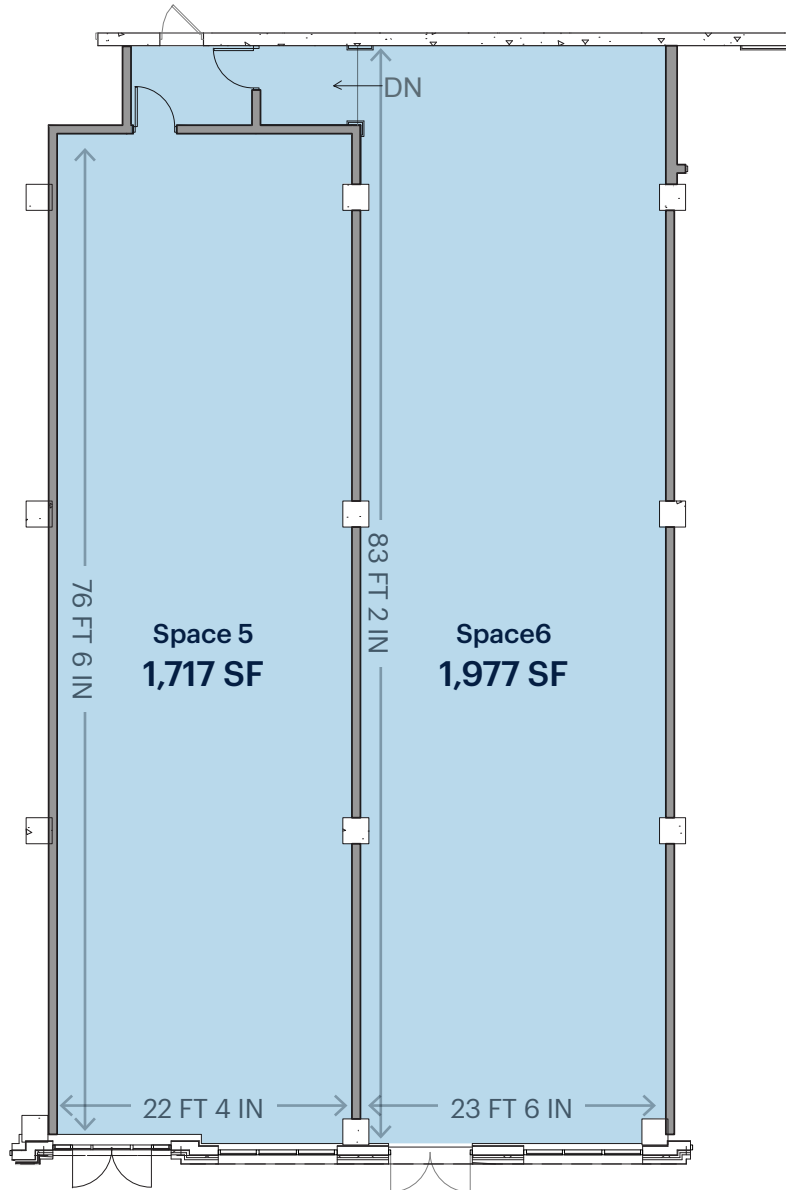
RIPCO
RETAIL LEASING



1,717 SF & 1,977 SF

Seeking Retail, Medical, Fitness, Spa

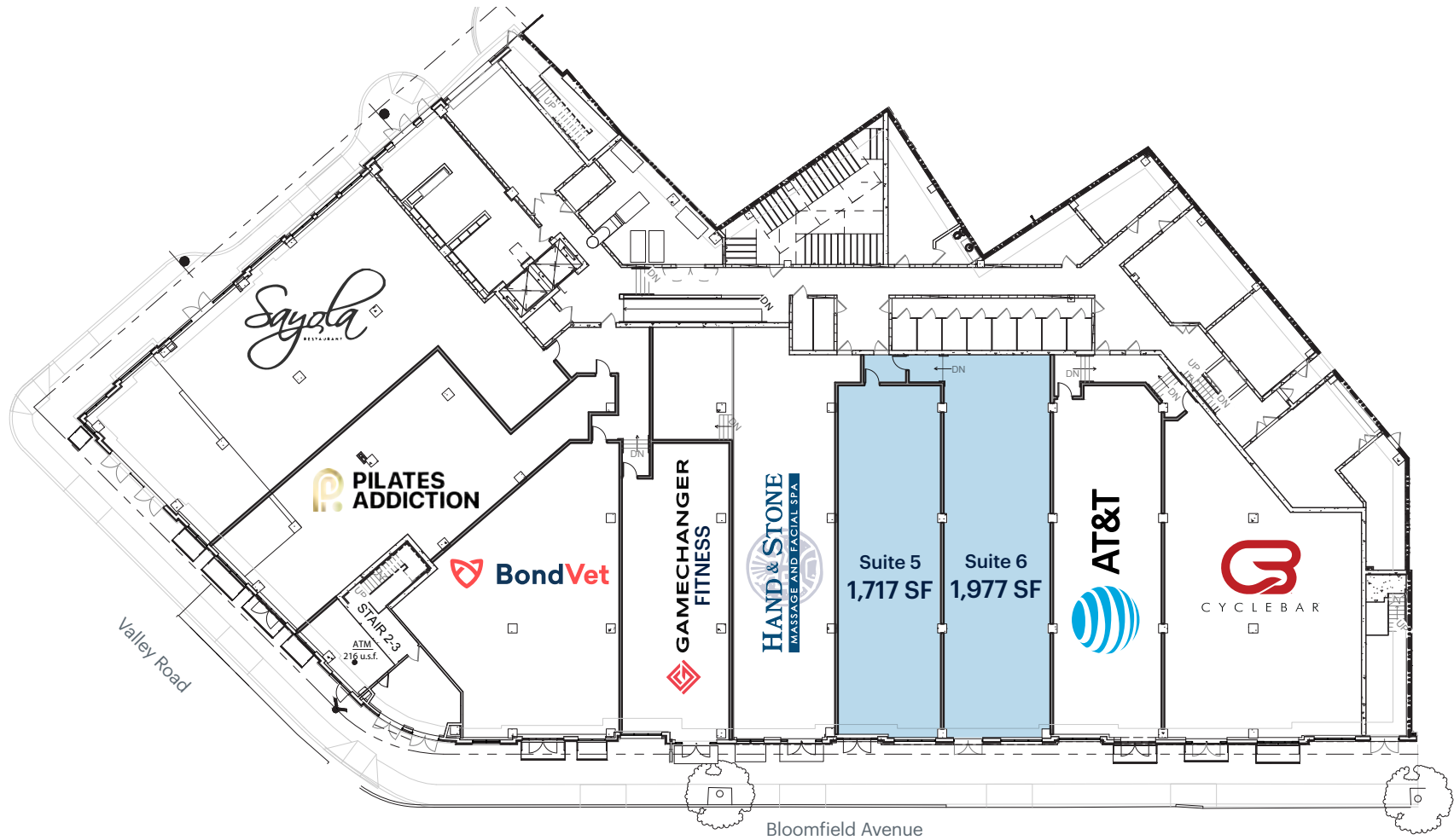
Space Details



Bloomfield Avenue

Size	Ground Floor	
	Space 5	1,717 SF
	Space 6	1,977 SF
	Total	3,694 SF
Rent	Negotiable	
Term	10 Years	
CAM	\$8.25 PSF (est.)	
Possession	90 days	
Co-Tenants	Hand & Stone, Cycle Bar, Bond Vet, AT&T, GameChanger Fitness, Pilates Addiction	
Neighbors	Whole Foods, Starbucks, Anthropologie, Urban Outfitters, Bluemercury, Fabourg, Rumble Boxing	
Comments	<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

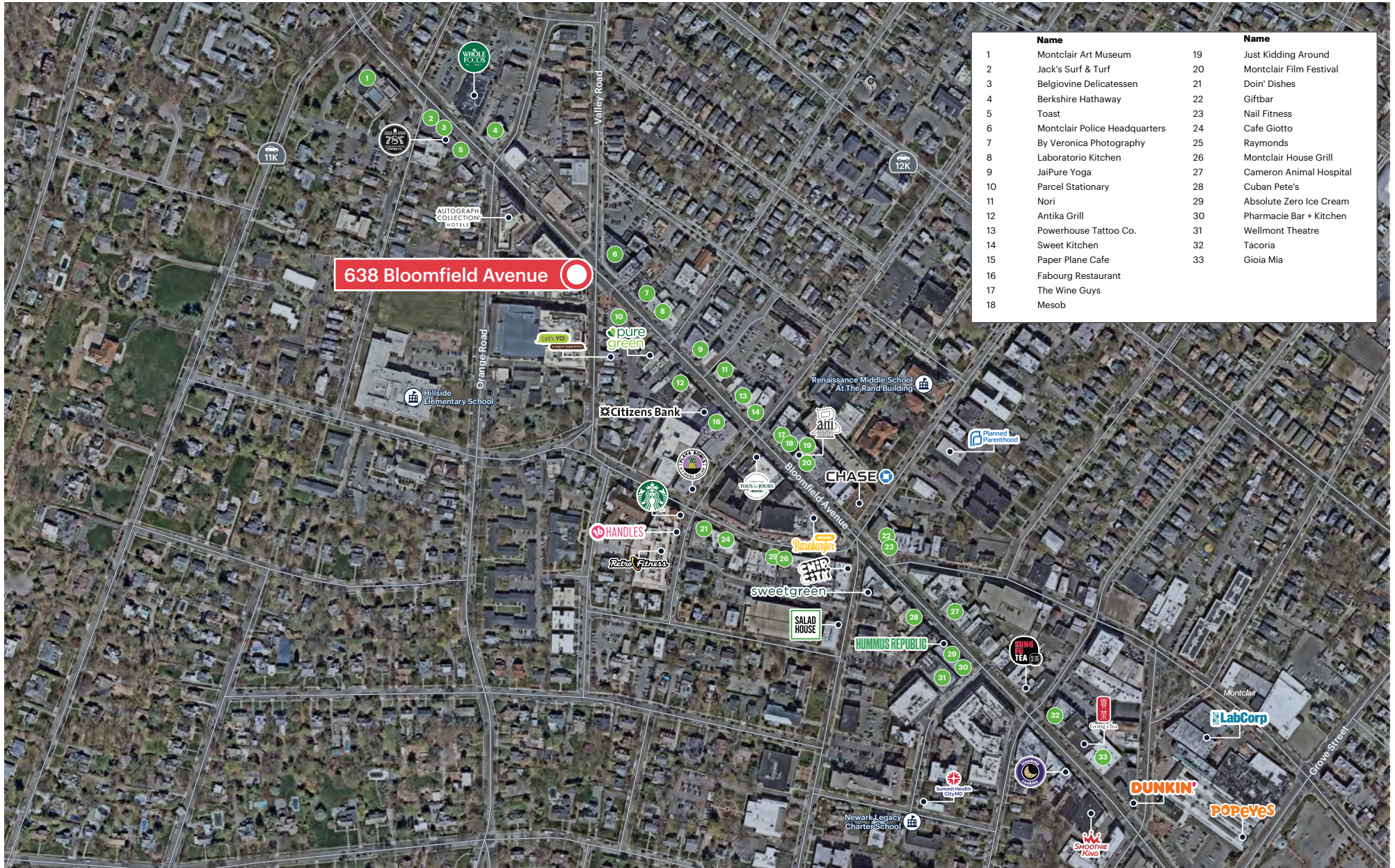
Suite	Tenant	Size
3	Gamechanger Fitness	1,441
4	Hand & Stone Massage	2,384
5	Available	1,717

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

Exterior Photos

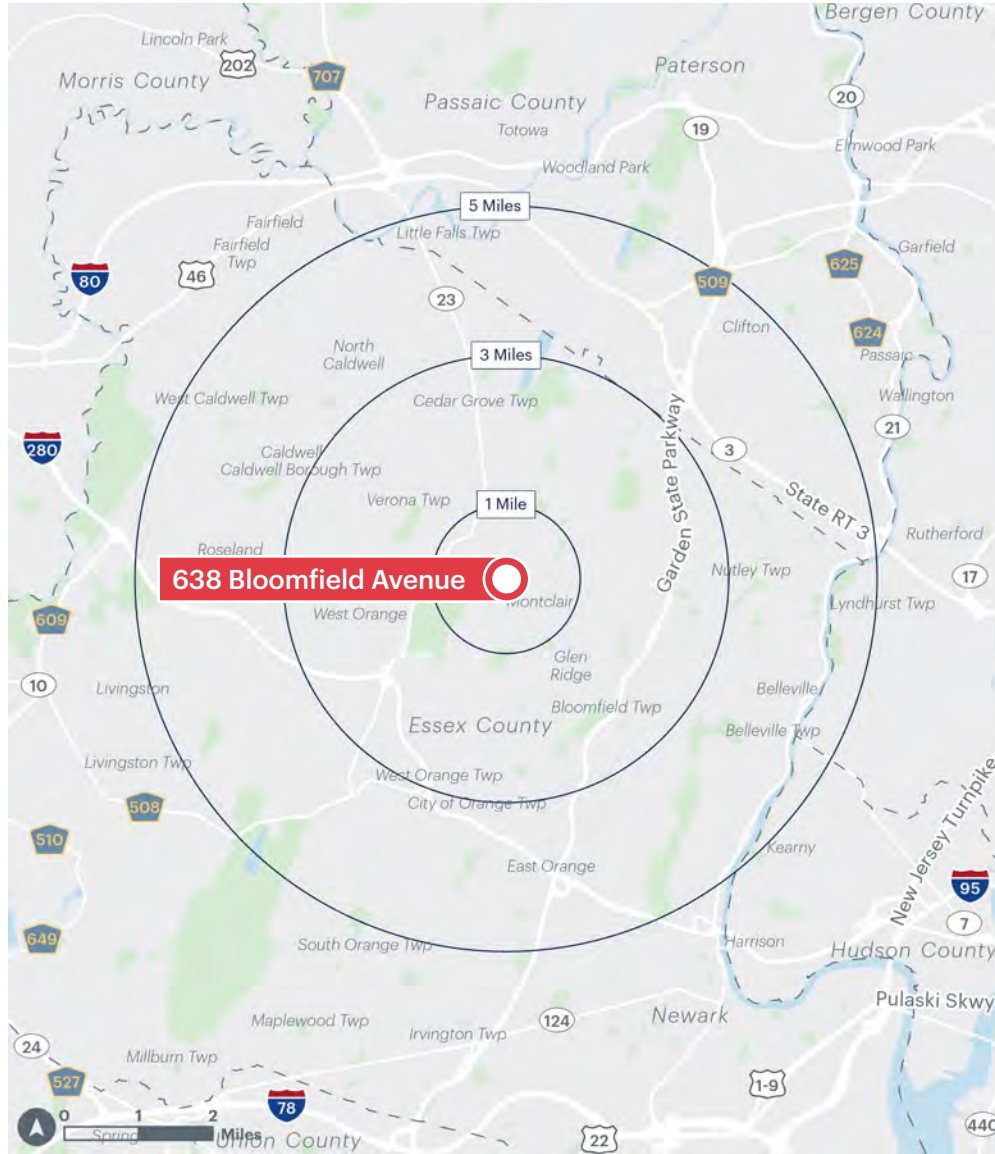


Montclair's Downtown Shopping



Area Demographics

2025 ESRI Summary Report



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