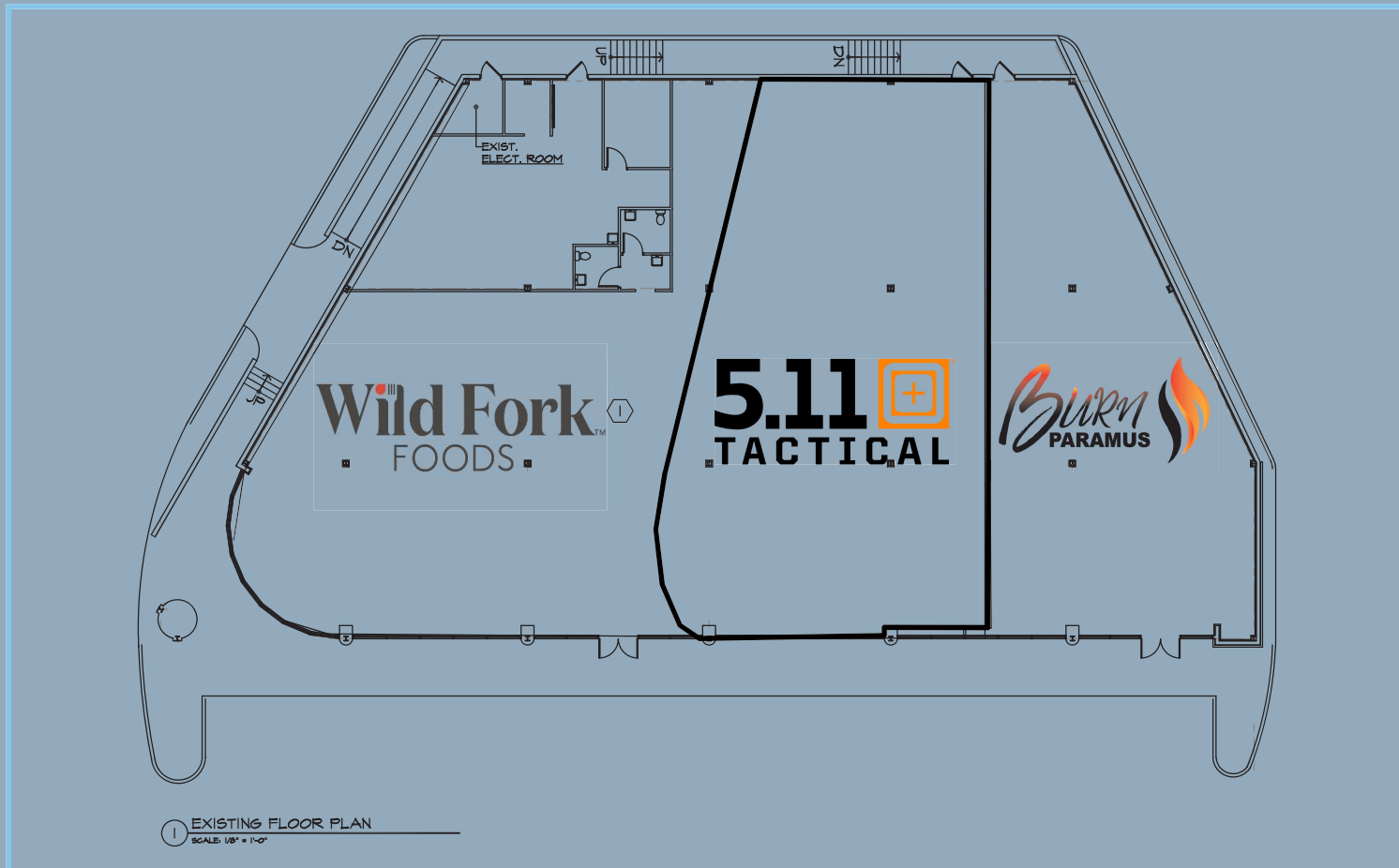


Plaza Ridge Shopping Center

NEWLY RENOVATED PRIME RETAIL PROPERTY
FOR SALE - ROUTE 17 PARAMUS, NEW JERSEY

PARAMUS, NJ

Plaza Ridge SC - 723 Rt. 17 S
FOR SALE



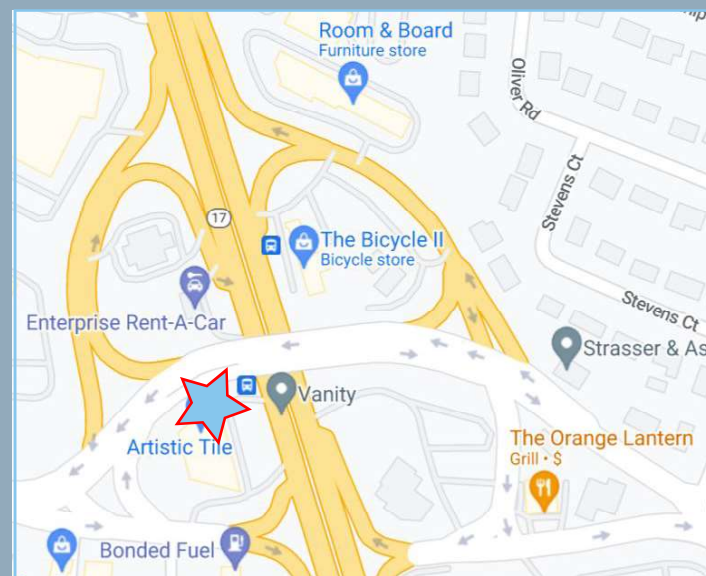
NEWLY RENOVATED PRIME RETAIL PROPERTY FOR SALE.



- **Three New Tenants with 10 Year Leases & Options.**
- **Perfect Investment & 1031 Opportunity.**
- **High Visibility On Route 17.**
- **Good On-site Parking.**

High visibility on Rt. 17

Good on-site parking.



Demographics:	3 Miles	5 Miles
Population	101,697	331,657
Households	34,753	117,685
Average HH Income	\$240,611	\$193,456
Median Age	44.7	42.8



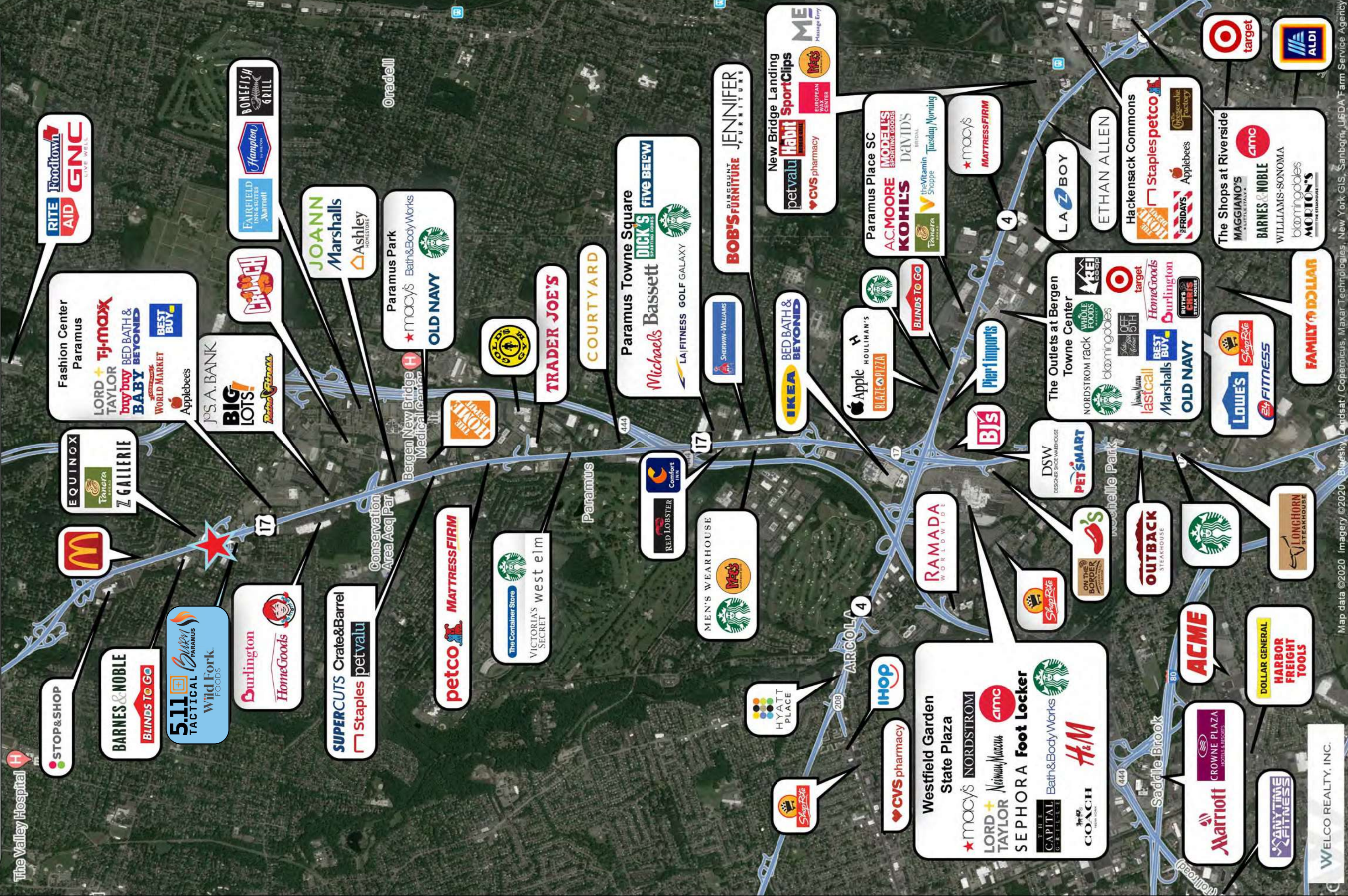
Pylon Signage



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All information is from sources believed reliable and has not been independently verified. No representation is made to the accuracy of information herein, which is subject to errors, omissions and modifications. Licensed in New York, New Jersey, Connecticut, & Pennsylvania.

NEWLY RENOVATED PRIME RETAIL PROPERTY FOR SALE - ROUTE 17, PARAMUS, NEW JERSEY



The Valley Hospital

STOP & SHOP

BARNES & NOBLE
BLINDS TO GO

5.11 TACTICAL
Wild Fork FOODS

Burlington
HomeGoods

SUPER CUTS
Crate & Barrel
Staples
petvalu

petco
MATTRESS FIRM

The Container Store
VICTORIA'S SECRET
west elm

Paramus

RED LOBSTER
Comfort

MEN'S WEARHOUSE
M&S

HYATT PLACE

CVS pharmacy
IHOP

Westfield Garden State Plaza
macy's
NORDSTROM
LORD + TAYLOR
Neiman Marcus
Sephora
Foot Locker
Bath & Body Works
H&M
COACH

Marriott
CROWNE PLAZA
HOTELS & RESORTS

FAMILY TIME FITNESS

WELCO REALTY, INC.

EQUINOX
Z GALLERIE

Fashion Center Paramus
LORD + TAYLOR
TJ-MAXX
buybuy
BED BATH & BABY
BEYOND
WORLD MARKET
Applebees

JOS. A. BANK
BIG LOTS!
Retro Fitness

BRUNCH

JOANN
Marshalls
Ashley HOMESTORE

Paramus Park
macy's Bath & Body Works
OLD NAVY

GO LBS

TRADER JOE'S

COURTYARD

Paramus Towne Square
MICHAEL'S
Bassett
LA FITNESS GOLF GALAXY

SHERWIN-WILLIAMS

IKEA
BED BATH & BEYOND

Apple
HOU LIHAN'S
BLAZE PIZZA

BLINDS TO GO

Pier 1 Imports

The Outlets at Bergen Towne Center
NORDSTROM rack
WHOLE FOODS
blommingdale's
OFF 5TH

HomeGoods
Burlington
BEST BUY
Marshall's
OLD NAVY

LOWE'S
ShopRite
FITNESS

FAMILY DOLLAR

RITE AID
Foodtown
GNC

FAIRFIELD
Marriott
BONEFISH GRILL

Oradell

BOB'S FURNITURE
JENNIFER FURNITURE

New Bridge Landing
petvalu
SportClips
CVS pharmacy
M&S
ERD OF FAN WAX CENTER

Paramus Place SC
ACMOORE
MODELS SPORTING GOODS
KOHL'S
DAVID'S
the Vitamin Shoppe
Tuesday Morning
macy's
MATTRESS FIRM

LA Z BOY

ETHAN ALLEN

Hackensack Commons
Staples
petco
Applebees

The Shops at Riverside
MAGGIANO'S
BARNES & NOBLE
WILLIAMS-SONOMA
blommingdale's
MORTON'S THE RESTAURANT

target
ALDI

EXECUTIVE SUMMARY

PLAZA RIDGE SHOPPING CENTER 723 Route 17 S, Paramus, NJ 07652

Description of Property: Newly renovated three store building comprised of approximately 11,783 SF on 1.3472 acres, recently renovated with new facade featuring 3 anchor facade elements. Strategically located on Rt. 17 S. and Ridgewood Avenue, Paramus, NJ with great access from both Rt. 17 S and Rt. 17 N. Parking for 61 spaces.

Comprised of Three Stores:



- **Store Size:** Approximately 4,500 SF
- **Term:** New 10-year lease
- **Rent:**
 - Years 1-5: \$180,000 net; \$40.00 PSF net
 - Years 6-10: \$198,000 net; \$44.00 PSF net
- **Option Rent:**
 - 1st Option (Years 11-15): \$222,750 net; \$49.50 PSF net
 - 2nd Option (Years 16-20): \$250,605 net; \$55.69 PSF net
 - 3rd Option (Years 21-25): \$281,925 net; \$62.65 PSF net



- **Store Size:** Approximately 4,500 SF
- **Term:** New 10-year lease *
- **Rent:**
 - Years 1-5: \$144,000 net; \$32.00 PSF net
 - Years 6-10: \$158,400 net; \$35.20 PSF net
- **Option Rent:**
 - 1st Option (Years 11-15): \$174,240 net; \$38.72 PSF net
 - 2nd Option (Years 16-20): \$191,655 net; \$42.59 PSF net

* *Tenant has an Early Termination Right if sales in the 5th lease year of the initial term are less than \$1,400,000, which is a one-time right.*



- **Store Size:** Approximately 2,840 SF
- **Term:** New 10-year lease
- **Rent:**
 - Year 1: \$92,300 net; \$32.50 PSF net
 - Increases: 3% annual

Present NOI: \$416,300.00

Operating Expenses: Triple net to Tenant:

Taxes: \$6.27 PSF
CAM: \$5.07 PSF
Insurance: \$1.15 PSF

SALE PRICE: \$6,404,615.38 (Based on a 6.5% cap rate.)

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www.welcorealty.com

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EXECUTIVE SUMMARY - TENANTS

PLAZA RIDGE SHOPPING CENTER 723 Route 17 S, Paramus, NJ 07652

Description of Property: Three store building comprised of approximately 11,783 s.f. on 1.3472 acres, recently renovated with new facade featuring 3 anchor facade elements. Strategically located on Rt. 17 S. & Ridgewood Avenue, Paramus, NJ with great access from both Rt. 17 S and Rt. 17 N. Consists of 61 parking spaces.

Building Size: 11,783 s.f. on 1.3472 acres



Wild Fork Foods has over 45 stores nationwide. This is a corporate location. Wild Fork is a specialty grocer that sells frozen & fresh meats, seafood, and other products. They offer in-store pickup and home delivery and they ship nationwide.

Wild Fork is owned by JBS, the world's largest meat packer. They source their meat from small family ranchers in Nebraska and Colorado, and their seafood from various environments, including aquaculture tanks and open-net pens.



This is a corporate location. 5.11 Tactical is an American apparel brand of outdoor clothing, footwear, uniforms and tactical equipment, primarily targeting the market of military, law enforcement and public safety personnel. The company is based in Irvine, CA and operates a chain of retail stores with 100 locations.



The driving force behind Burn Paramus is their founder, Demetrius Hobson. Founded in 2020 and fueled by his desire to make a difference, Demetrius found Burn Paramus to provide space where people could come together, push their limits, and experience the life-changing benefits of fitness. His energetic and positive approach has made Burn Paramus a beloved community hub for fitness enthusiasts.

An established personal training operation previously in another location because of the great demand relocated to Plaza Ridge to provide a larger facility for his clients.

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