

75 Brighton Avenue Long Branch, NJ

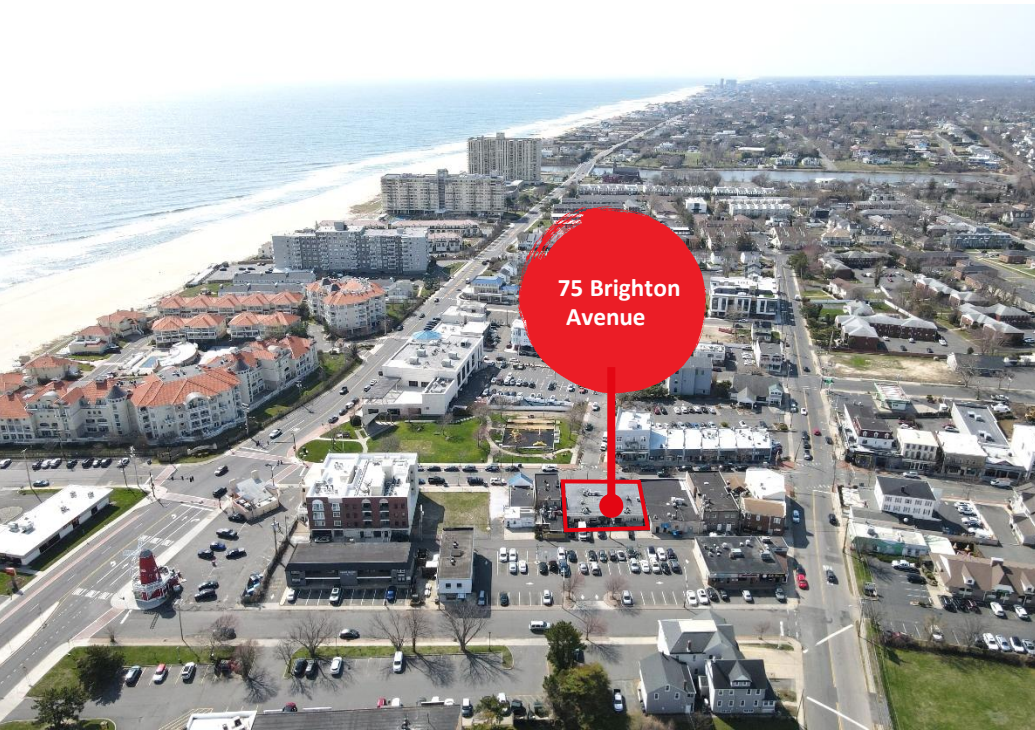
Offering Memorandum



The offering

JLL is pleased to exclusively present the opportunity to acquire 75 Brighton Avenue, a four-tenant retail strip center located in the desirable West End section of Long Branch, New Jersey. The property consists of four street-level storefronts on a $\pm 7,784$ SF lot, one block from the Atlantic Ocean, with concrete parking at the rear. The building is a one-story masonry structure constructed in 1941 with a roof replacement completed in 2023.

Long Branch is one of Monmouth County's most dynamic beachfront communities and continues to benefit from ongoing oceanfront and downtown redevelopment investment. The subject property is positioned to capture both stable near-term income from four active tenants and meaningful rent upside as leases roll within the next one to three years.



Property summary

Address	75 Brighton Avenue Long Branch, NJ 07740
County	Monmouth
Block/lot	Block 127, Lot 9
Lot square footage	$\pm 7,784$ SF
Lot dimensions	83.71' x 92.99'
Building Size	$\pm 4,844$ SF
Frontage	± 83.71 feet on Brighton Avenue
Residential units	0
Retail units	4 storefronts (75A, 75B, 75C, 75D)
Foundation/Perimeter Walls	Masonry
Parking spaces	Rear concrete parking lot + 20' right-of-way
Zoning	C-3 Neighborhood Commercial
Assessed Value (2025)	\$1,290,000 (Land \$644,800 / Improvements \$645,200)
Annual Real Estate Taxes	\$19,350 (2025)



Investment highlights

- 100% occupied, four-tenant retail strip one block from the Atlantic Ocean, positioned in one of New Jersey's most active and revitalizing beachfront markets
- Stable in-place income of approximately \$182,000 in annual base rent with staggered lease expirations from 2027 to 2029, providing income continuity and a built-in path to mark-to-market rents
- Three of four leases supported by personal guarantees, reinforcing cash flow reliability across a diversified tenant mix of restaurant, food and beverage, and fitness/wellness operators
- 2023 roof replacement significantly reduces near-term capital expenditure exposure and provides a strong structural baseline for the existing building
- Air rights and mixed-use redevelopment potential, one-story masonry building on a roughly 7,784 SF lot in the C-3 zone one block from the beach, with upside subject to zoning review
- Strong Monmouth County retail fundamentals with vacancy near historic lows, limited new construction, and continued rent growth in the coastal corridor

\$2.85M

Asking Price

4

Retail Storefronts

\$182K

Annual Income

100%

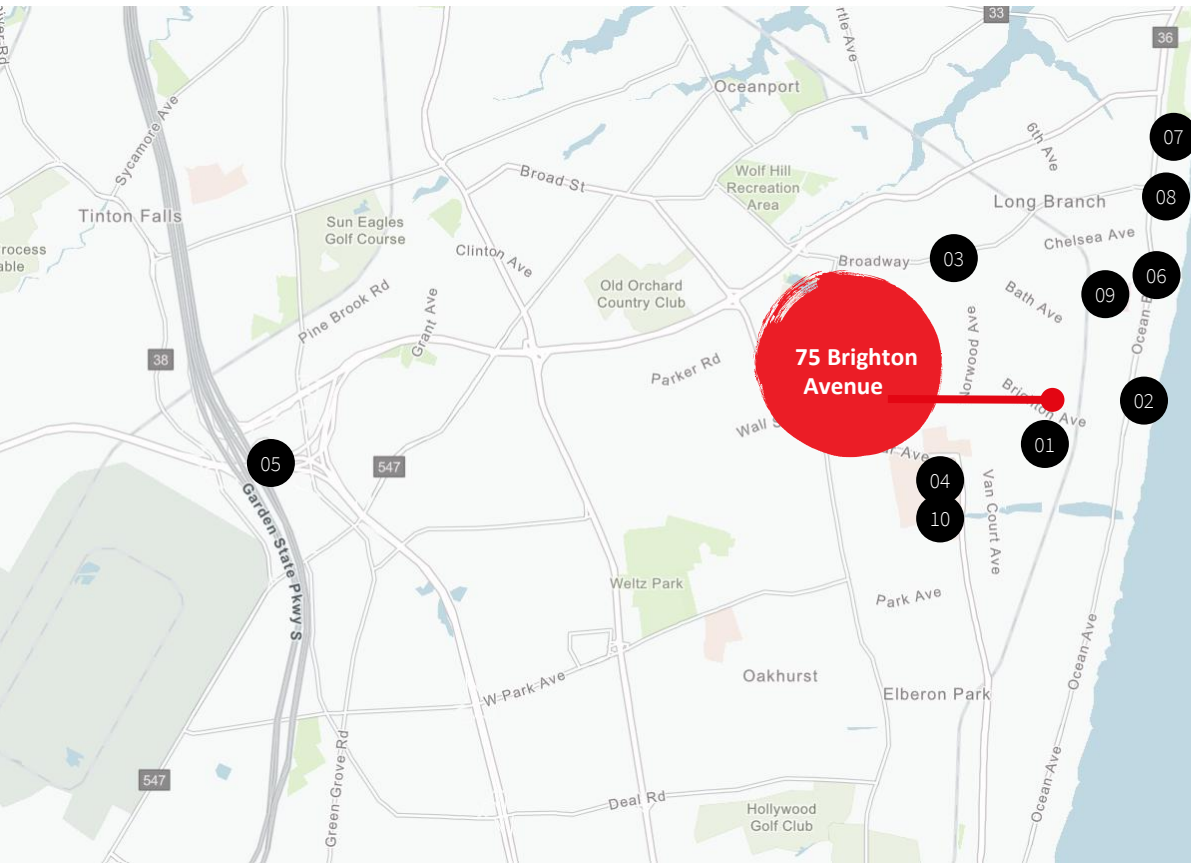
Occupied

2023

Roof Replaced

1

Block to the Beach



Map key

- | | |
|----|--------------------------------|
| 01 | Chabad of the Shore |
| 02 | Long Branch Beach Access |
| 03 | Ocean Avenue |
| 04 | Monmouth University |
| 05 | Garden State Parkway Exit 105 |
| 06 | Sirena Ristorante |
| 07 | Rooney's Oceanfront |
| 08 | McLoone's Pier House |
| 09 | Monmouth Medical Center |
| 10 | NJ Transit Long Branch Station |



75 Brighton
Avenue

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About JLL

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