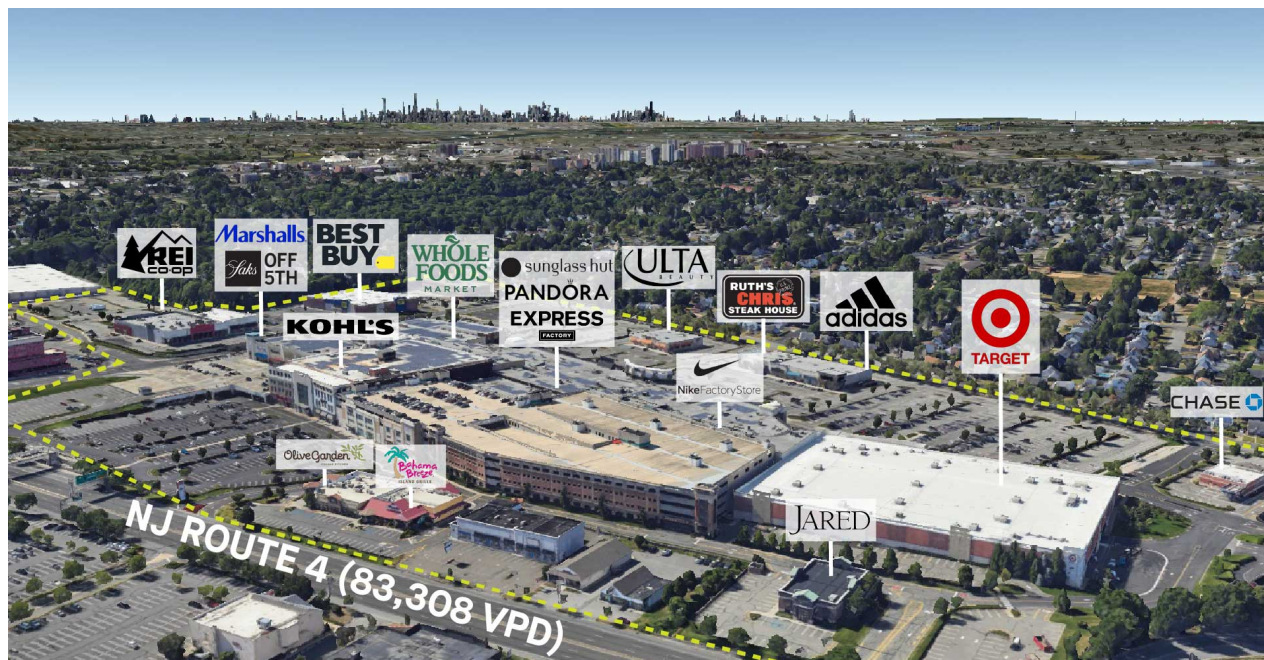


BERGEN TOWN CENTER

ONE BERGEN TOWN CENTER, PARAMUS, NJ 07652



PROPERTY HIGHLIGHTS

METRO AREA: NY/NJ

COUNTY: Bergen

Bergen Town Center is the second largest shopping center in Paramus. The continued investment in the property has allowed it to maintain its position as one of the most visited retail destinations in the market. Located off Route 4 and anchored by Whole Foods and Target, the tenant mix continues to be upgraded with the addition of in-demand apparel, shoe and jewelry brands, beauty and spa services, and a wide variety of food and beverage tenants.

TOTAL SF
1,014,936

ACRES
34.9

PARKING SPACES
4,297

CENTER TYPE
Regional Mall/Value Center

DEMOGRAPHICS 3-MILE RADIUS

 **182,491**
POPULATION

 **42.2**
MEDIAN AGE

 **\$148,169**
AVERAGE HH

 **48.2%**
COLLEGE
EDUCATED

LEASING AGENTS

PAUL SCHIFFER | pschiffer@uedge.com | 216-789-5174

SPECIALTY LEASING

PATRICIA ZAFFERRESE | pzafferese@uedge.com | 201-882-7506

BERGEN TOWN CENTER

ONE BERGEN TOWN CENTER, PARAMUS, NJ 07652

FLOOR 01



THIS EXHIBIT SHALL NOT BE DEEMED A WARRANTY, REPRESENTATION OR AGREEMENT BY LANDLORD THAT THE LAYOUT OR CONFIGURATION OF THE SHOPPING CENTER, OR ANY PART THEREOF, SHALL REMAIN AS SHOWN HEREON.

LANDLORD RESERVES THE RIGHT TO MODIFY THE SHOPPING CENTER, OR ANY PART THEREOF, IN ACCORDANCE WITH THE PROVISIONS OF THE LEASE.

BERGEN TOWN CENTER

ONE BERGEN TOWN CENTER, PARAMUS, NJ 07652



#	TENANTS	SQFT	#	TENANTS	SQFT	#	TENANTS	SQFT
1	The Children's Place	8,238	34	Villa Fresh Italian Kitchen	2,817	E-5	H & M	4,606
3	Mall Management Office	2,999	35	Dream Pairs	3,619	E-5A	Crumbl Cookie	2,138
4	Guess Factory Store	6,473	37	Nike Factory Store	13,383	E-6	Lands' End	5,302
5	J. Crew	8,095	38	Charleys Cheesesteak and Wings	1,257	E-7	Available	2,681
7	Carter's	4,000	39	Haagen-Dazs	953	E-8A	Bluestone Lane	2,400
8	Skechers	6,765	40A	Wetzel's Pretzels	627	E-8B	Sarku Japan	1,875
9	Tommy Hilfiger	8,651	40B	Dunkin' Donuts	901	E6A	Chopt	2,645
11	Aldo	1,829	41	Chick'nCone	765	K06	Banter by Piercing Pagoda	168
12	Splendid	2,331	102	Burlington	2,030	K10	Accessorize IT 1	144
13	Express Factory Men	8,127	150	First Watch	4,790	K12	Available	256
14	Sunglass Hut	1,499	201	First Watch	4,790	K14	I-FIX	150
15	U.S. Polo Assn.	5,890	1000	CVS Pharmacy	12,950	K103	Available	150
17	Kay Jewelers Outlet	2,048	1500	Jared-The Galleria of Jewelry	5,996	OP17	Ruth's Chris Steak House	8,790
19	Perfumania	1,277	1600	Olive Garden/Bahama Breeze	9,458	P09	Available	3,994
20	Journeys	1,978	1620	Olive Garden/Bahama Breeze	8,998	TMP-05K	Available	144
21	Moda Jasmine Boutique	1,250	A-1	Kohl's	62,700	OP012	Adidas	3,752
21A	Available	677	A-2	Target	124,000	OP013	Samsung	4,798
23A	Eye World Optical	1,389	A-3	Whole Foods	64,580	OP03	Ulta Beauty	12,217
24	Sugar Bear	983	A-4	Marshalls	18,510	OP04	Chase Bank	4,207
25	Tates Menswear	4,432	A-5	Saks Off 5th	24,667	OP07	Bond Vet	3,202
27	Fashion Mood	2,035	E-1A	European Wax Center	1,472			
28	Available	1,167	E-1B	VIO Med Spa	2,348			
29	Claire's	1,317	E-2A	T-Mobile	2,519			
30	Gap	14,342	E-2B	Tacoria	1,654			
31	Bath & Body Works	4,157	E-3A	Cava	2,600			
32	Pandora	1,327	E-3B	Sticky's Finger Joint	1,465			
33	Banana Republic	8,398	E-4	Ani Ramen House	3,569			

LEASING AGENTS

PAUL SCHIFFER | pschiffer@uedge.com | 216-789-5174

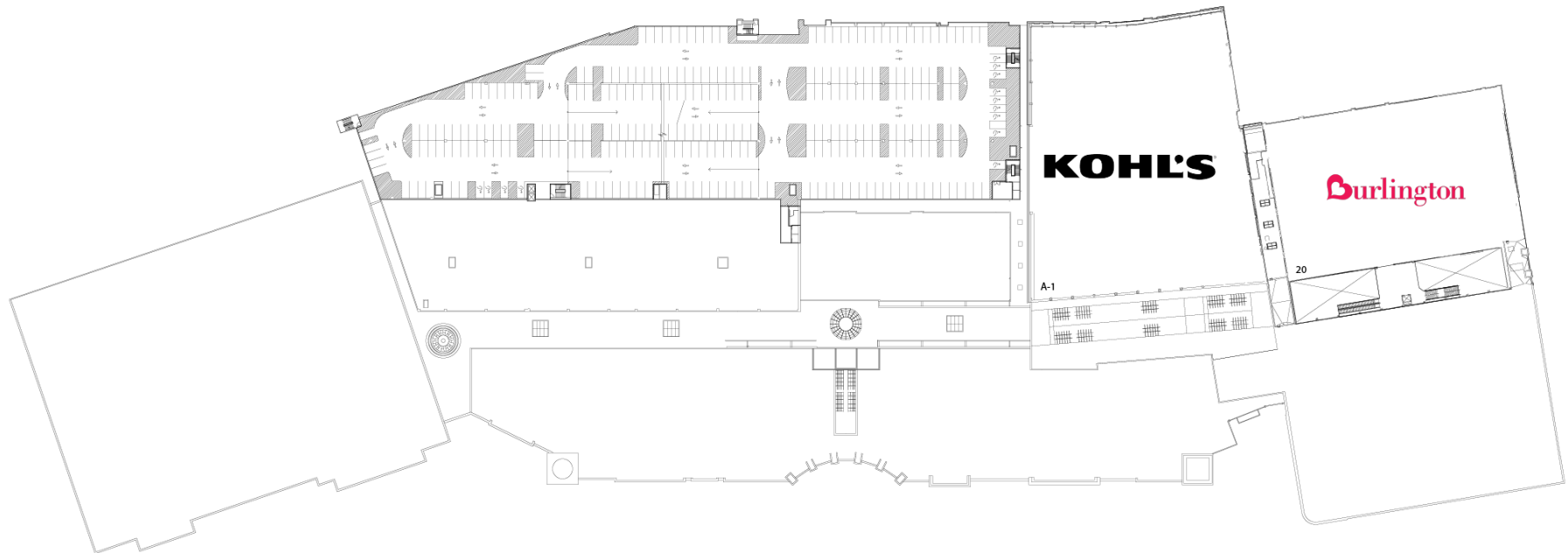
SPECIALTY LEASING

PATRICIA ZAFFERERE | pzafferere@uedge.com | 201-882-7506

BERGEN TOWN CENTER

ONE BERGEN TOWN CENTER, PARAMUS, NJ 07652

FLOOR 02



THIS EXHIBIT SHALL NOT BE DEEMED A WARRANTY, REPRESENTATION OR AGREEMENT BY LANDLORD THAT THE LAYOUT OR CONFIGURATION OF THE SHOPPING CENTER, OR ANY PART THEREOF, SHALL REMAIN AS SHOWN HEREON.

LANDLORD RESERVES THE RIGHT TO MODIFY THE SHOPPING CENTER, OR ANY PART THEREOF, IN ACCORDANCE WITH THE PROVISIONS OF THE LEASE.

BERGEN TOWN CENTER

ONE BERGEN TOWN CENTER, PARAMUS, NJ 07652



#	TENANTS	SQFT
20	Burlington	45,884
A-1	Kohl's	69,000

LEASING AGENTS

PAUL SCHIFFER | pschiffer@uedge.com | 216-789-5174

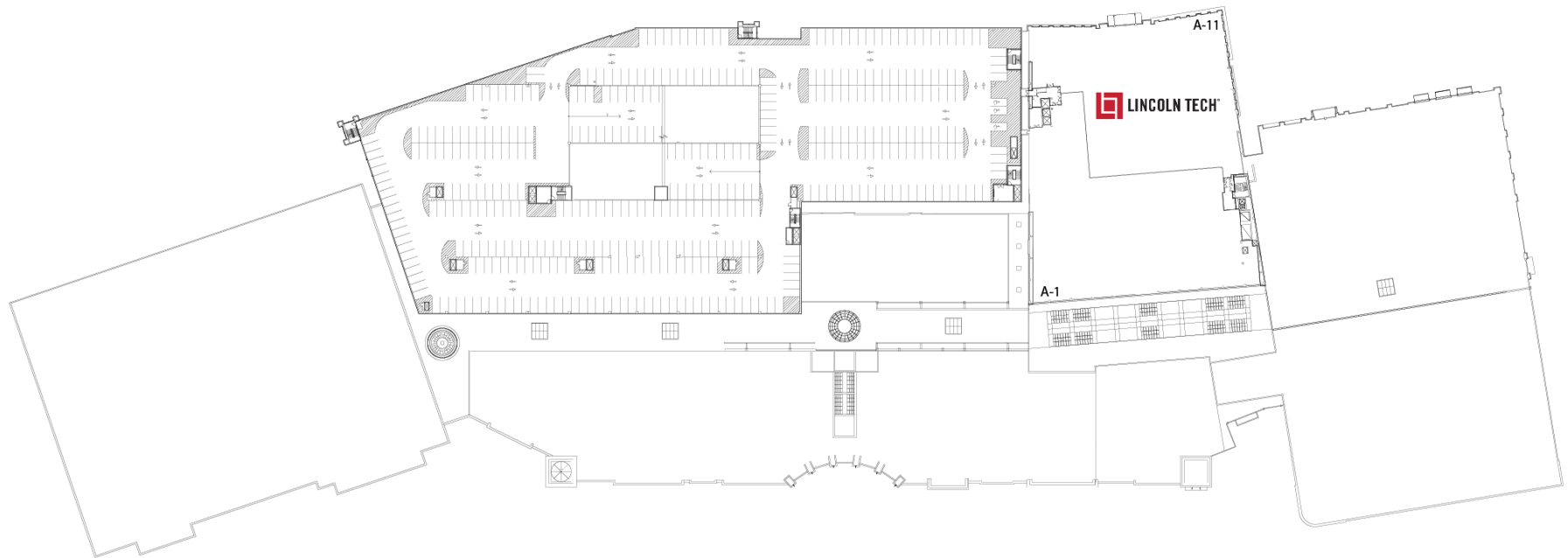
SPECIALTY LEASING

PATRICIA ZAFFERERE | pzafferese@uedge.com | 201-882-7506

BERGEN TOWN CENTER

ONE BERGEN TOWN CENTER, PARAMUS, NJ 07652

FLOOR 03



THIS EXHIBIT SHALL NOT BE DEEMED A WARRANTY, REPRESENTATION OR AGREEMENT BY LANDLORD THAT THE LAYOUT OR CONFIGURATION OF THE SHOPPING CENTER, OR ANY PART THEREOF, SHALL REMAIN AS SHOWN HEREON.

LANDLORD RESERVES THE RIGHT TO MODIFY THE SHOPPING CENTER, OR ANY PART THEREOF, IN ACCORDANCE WITH THE PROVISIONS OF THE LEASE.

BERGEN TOWN CENTER

ONE BERGEN TOWN CENTER, PARAMUS, NJ 07652



#	TENANTS	SQFT
A-1	Available	35,166
A-11	Lincoln Technical Institute	30,000

LEASING AGENTS

PAUL SCHIFFER | pschiffer@uedge.com | 216-789-5174

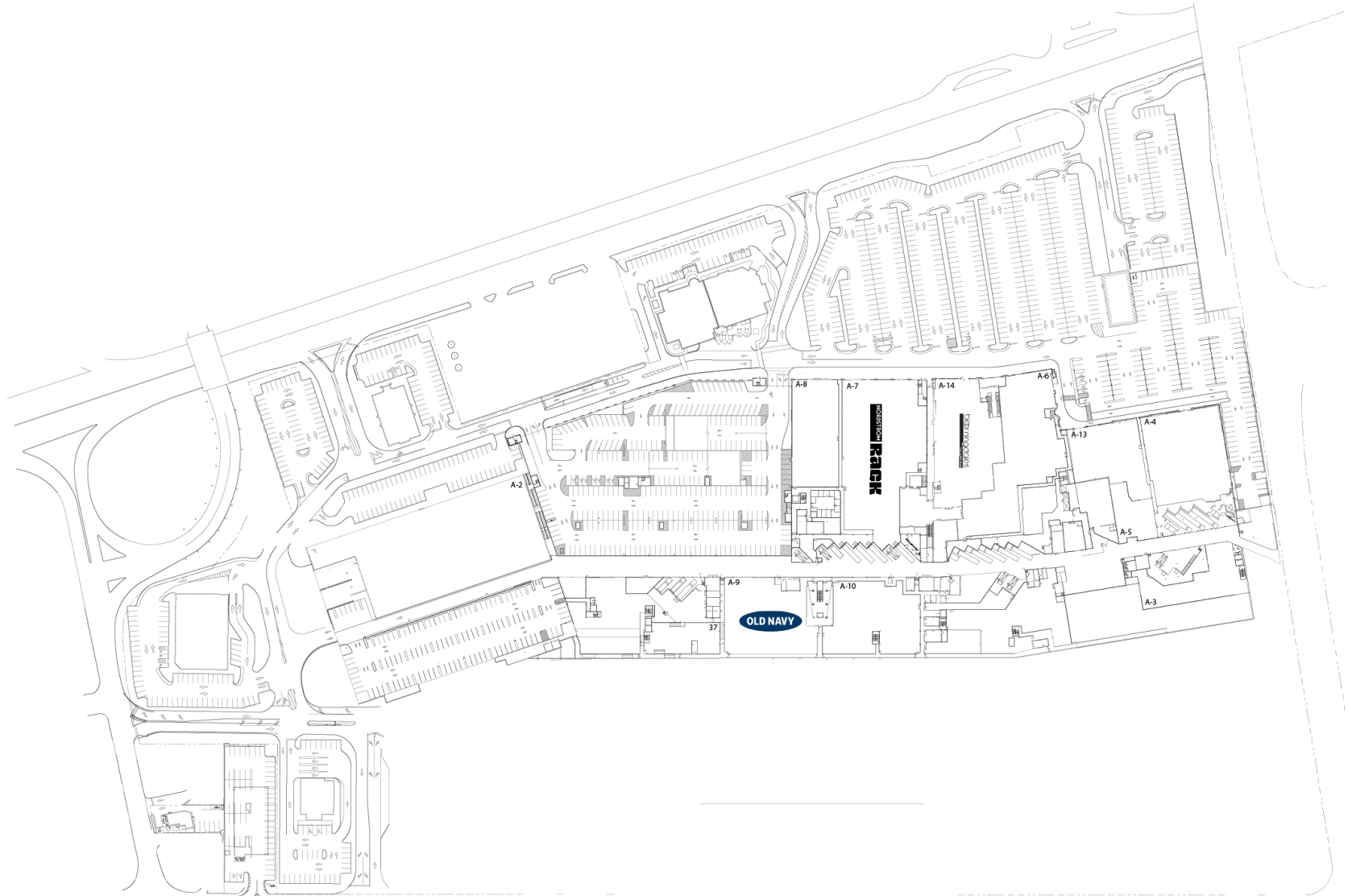
SPECIALTY LEASING

PATRICIA ZAFFERESE | pzafferese@uedge.com | 201-882-7506

BERGEN TOWN CENTER

ONE BERGEN TOWN CENTER, PARAMUS, NJ 07652

FLOOR -01



THIS EXHIBIT SHALL NOT BE DEEMED A WARRANTY, REPRESENTATION OR AGREEMENT BY LANDLORD THAT THE LAYOUT OR CONFIGURATION OF THE SHOPPING CENTER, OR ANY PART THEREOF, SHALL REMAIN AS SHOWN HEREON.

LANDLORD RESERVES THE RIGHT TO MODIFY THE SHOPPING CENTER, OR ANY PART THEREOF, IN ACCORDANCE WITH THE PROVISIONS OF THE LEASE.

BERGEN TOWN CENTER

ONE BERGEN TOWN CENTER, PARAMUS, NJ 07652



#	TENANTS	SQFT
37	Nike Factory Store	7,129
A-1	Kohl's	2,300
A-2	Target	56,385
A-3	Whole Foods	12,627
A-4	Marshalls	22,760
A-5	Saks Off 5th	7,368
A-6	HomeGoods	28,478
A-7	Nordstrom Rack	36,422
A-8	World Market	19,265
A-9	Old Navy	20,000
A-10	H & M	20,136
A-13	Available	14,667
A-14	Bloomingdale's Outlet	22,125
075S	H & M	3,000

LEASING AGENTS

PAUL SCHIFFER | pschiffer@uedge.com | 216-789-5174

SPECIALTY LEASING

PATRICIA ZAFFERERE | pzafferese@uedge.com | 201-882-7506