



VERMELLA

PARAMUS

FOR LEASE

PREMIER NEW MIXED-USE DEVELOPMENT

100 VERMELLA WAY, PARAMUS, NJ 07652

UNIT A2
3,916 SF

UNIT B
4,661 SF

UNIT A1
4,179 SF

EXCLUSIVELY OFFERED BY:

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VanRockCRE
COMMERCIAL REAL ESTATE

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THE NEW EPICENTER OF RETAIL AND LIFESTYLE IN PARAMUS

Positioned across from Valley Hospital and Paramus Park Mall, this 2026 project offers unmatched exposure within one of New Jersey's most affluent and high-traffic corridors.

As a premier mixed-use destination coming August 2026, this development is poised to join Paramus' dynamic retail and lifestyle landscape—home to four regional malls and an impressive lineup of national retailers, many of which operate multiple storefronts within the submarket due to sustained demand.

Strategically positioned directly across from Valley Hospital, which welcomes over 1.2 million visitors annually, and Paramus Park Mall, drawing more than 4 million visitors per year, the property benefits from exceptional visibility and year-round foot traffic.

The area's retail corridor is powered by affluent, high-density demographics. Within a 3-mile radius, the average household income is \$141,809, and the population exceeds 93,000. Combined with over 160,000 vehicles traveling daily along Route 17, the location offers unparalleled exposure and accessibility for future retailers, residents, and visitors alike.

AREA HIGHLIGHTS

Demographics

Over 536,000 households and over 1.5M consumers within 10 miles

Location

5,079 people per square mile within 5 miles, nearly 5x that of the state of New Jersey (the country's densest state), and over 57x that of the US

Average Household Income

\$141,809 within 3 miles

Access

Located directly off of Route 17 (160,000+ VPD), with access to both the Garden State Parkway and Route 4 in under 3 miles

PROPERTY DETAILS



 **100 Vermella Way** • Paramus, NJ 07652

PROPERTY HIGHLIGHTS

Premier New Mixed-Use Development

- Available Spring 2026
- 3 Retail Units Available
 - **A1:** 4,179 SF | **A2:** 3,916 SF | **B:** 4,661 SF
- Divisions Available
- 371 Luxury Residential Units
- Dedicated Retail Surface Parking and Parking Garage
- Located Directly Across from Office Buildings, Valley Hospital (1.2 Million visits p/ year) and Paramus Park Mall (4 Million Visits p/year)
- Convenient Access to Route 17, Route 4 and Garden State Parkway

3,916 - 4,661 SF
FOR LEASE

OFFERING SUMMARY

Lease Price:	Call for Details
Available:	Summer 2026
SF Available:	3,916 - 4,661 SF
Total Units:	3 Spaces

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	9,006	93,077	299,424
Median Age	46.2	43.5	42.3
Total Households	2,714	31,266	105,563
Average HH Income	\$135,491	\$141,809	\$127,229

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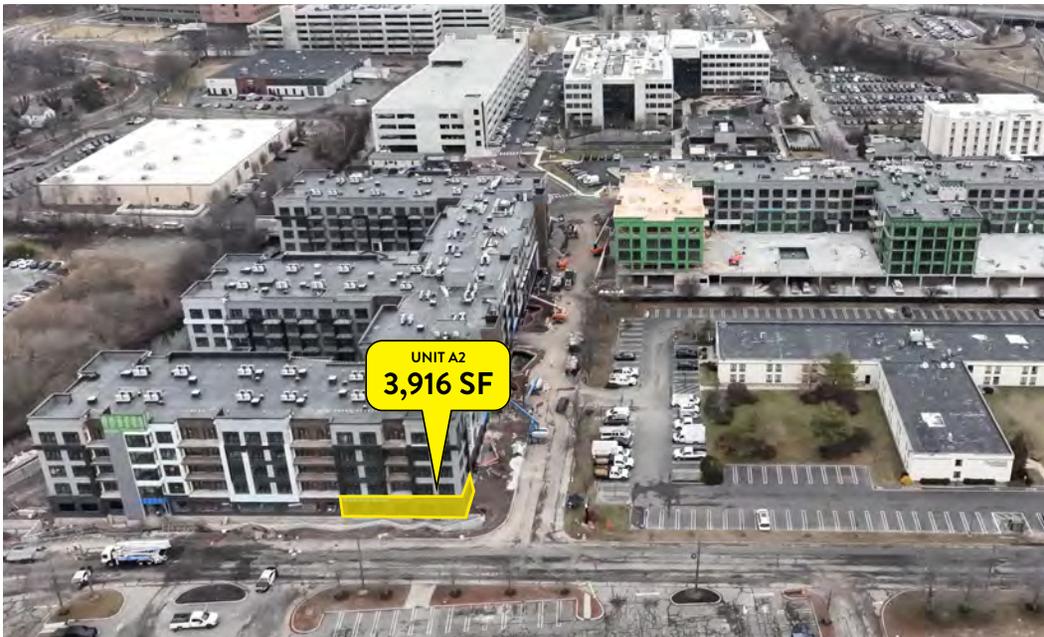
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CONSTRUCTION PROGRESS





Wild Fork

PDC

BEST BUY

LENSCRAFTERS

The Valley Hospital
Valley Health System

ITAL MOD

Burlington
HomeGoods

TEEL

SITE

HOBBY LOBBY
ASHLEY
Marshall's

CHIPOTLE

17

Chick-fil-A
macys
OLD NAVY
Panera
UNIQLO
CLUB PILATES
Victoria's Secret

Staples

THE HOME DEPOT

SHAKE SHACK

TSCU WORLD

Crate&Barrel
JUST SALAD
The Container Store
west elm

Red Lobster

LAI FITNESS
Guitar Center
Bassett HOME FURNISHINGS
GOLF GALAXY
DICK'S SPORTING GOODS
Michaels
five BELOW

Starbucks

Raymour & Flanigan FURNITURE
CHEVROLET
SHERWIN WILLIAMS

charles of new york
MOES

Suburban DINER

fortunoff
the source
VEG

17

KOHLER
FedEx
BOB'S FURNITURE

Public Storage

Comfort Inn

4

IKEA

Westfield
H&M
LENSCRAFTERS
AEROPOSTALE
KAY JEWELERS
URBAN OUTFITTERS
AT&T
ZARA
Chick-fil-A
McDonald's
GAP
HOTTOPIC
CAPITAL THEATRES
AMC THEATRES
Apple
NORDSTROM
macys
OLD NAVY
VANS

PETSMART
DSW
B&B
J&MART

BERGEN TOWN CENTER
BANANA REPUBLIC
Rack
Burlington
CVS Health
HomeGoods
ULTA
NIKE
WHOLE FOODS
TARGET
KOHL'S

PARKWAY

4

HIGHWAY AERIAL + ACCESS MAP



Burlington
HomeGoods

F45 TRAINING
THE VITAMIN SHOPPE
SMASH BURGER

PROPOSED
Restaurant Wholesale

CHIPOTLE
HOBBY LOBBY
SKECHERS
ASHLEY
Marshalls

BEST BUY
TJ-maxx
amazon fresh

BARNES & NOBLE

The Valley Hospital
Valley Health System

CHIPOTLE

Staples

SITE

TR
TRIGLA

ORADELL ANIMAL HOSPITAL

FLOOR DECOR

BONEFISH GRILL
FAIRFIELD INN & SUITES
Marriott

600,000 SF
CLASS A - MEDICAL OFFICES

Crate&Barrel

THE VITAMIN SHOPPE

Chick-fil-A
macy's
OLD NAVY
Panera
UNIQLO
CLUB PILATES
Victoria's Secret

Atlantic Health System

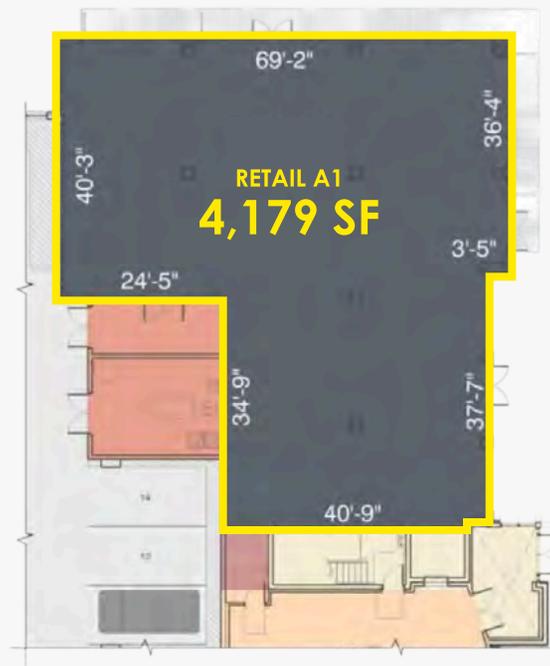
SITE AERIAL



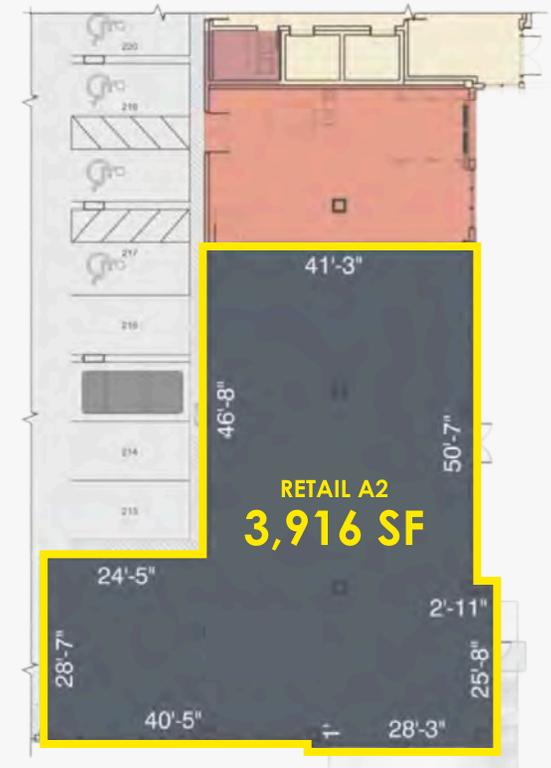
FLOOR PLAN - BUILDING A



1 BUILDING "A" GROUND FLOOR PLAN

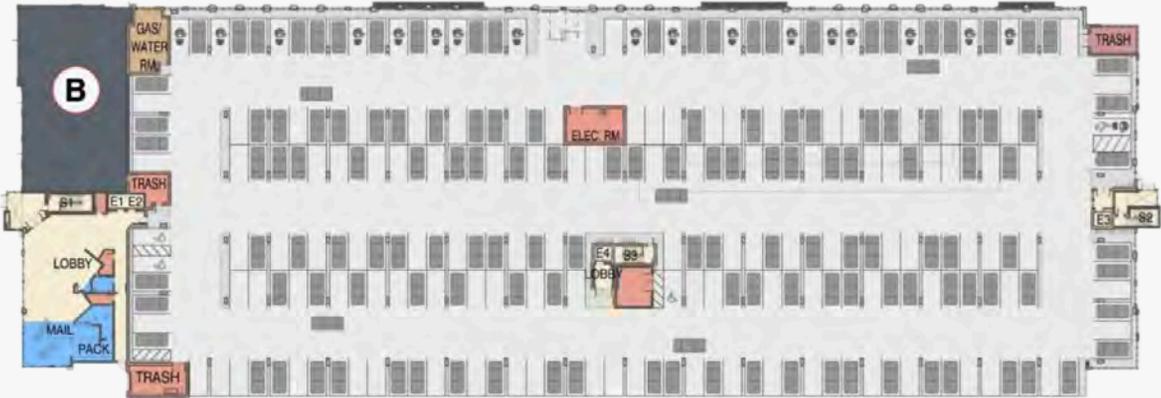


2 BUILDING "A" - UNIT A1



3 BUILDING "A" - UNIT A2

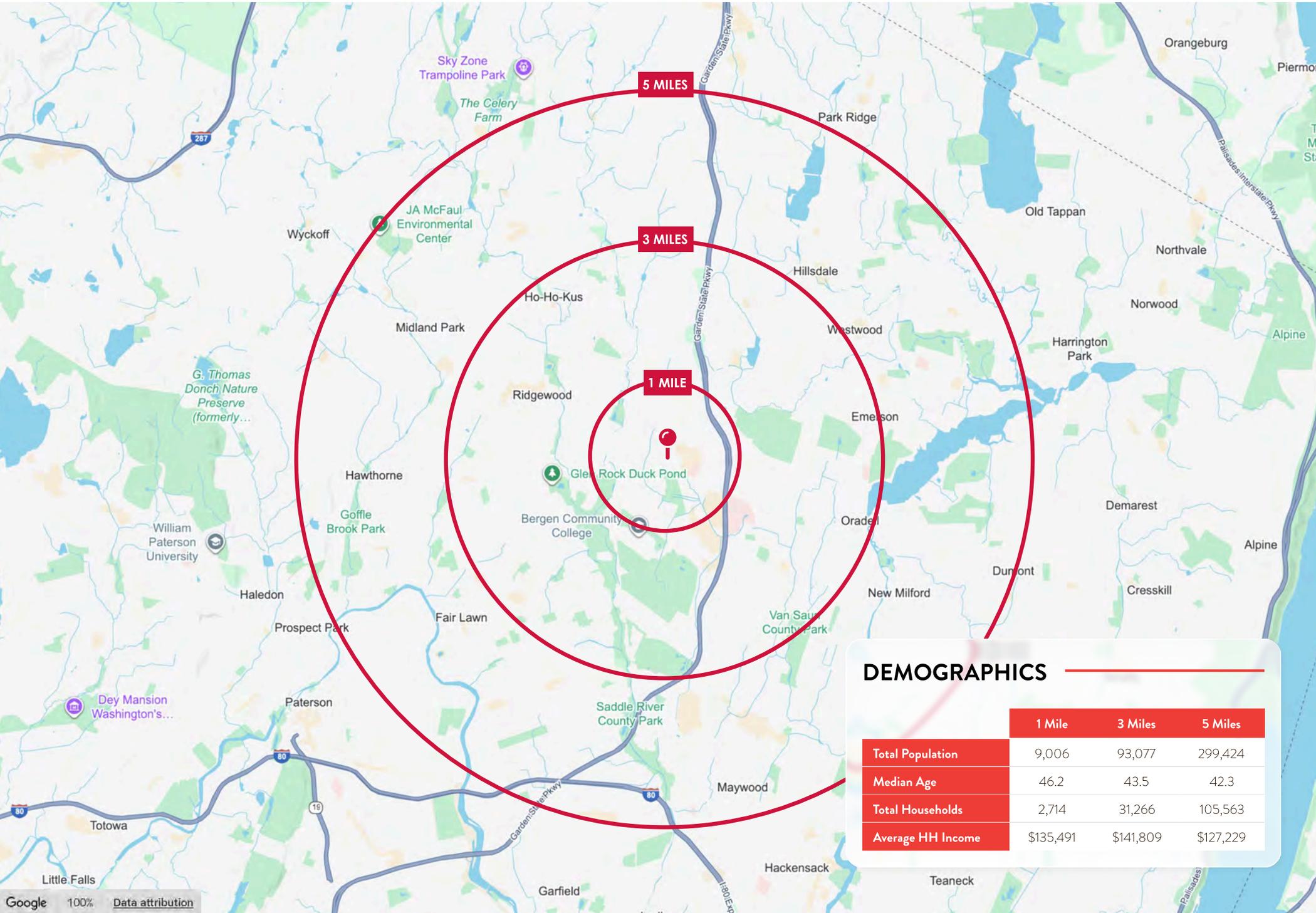
FLOOR PLAN - BUILDING B



1 BUILDING "B" GROUND FLOOR PLAN



2 BUILDING "B" - UNIT B1



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	9,006	93,077	299,424
Median Age	46.2	43.5	42.3
Total Households	2,714	31,266	105,563
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