



# 90 DAYTON AVENUE

PASSAIC, NEW JERSEY

1,800 TO 28,000 SF OF RETAIL SPACE FOR LEASE  
BUSY TRADE AREA

**CBRE**



## PROPERTY HIGHLIGHTS

- Join McDonald's, Dollar Tree, Sherwin Williams, Value Zone & American Thrift in Phase 2 of the Passaic Plaza shopping center at 90 Dayton Avenue.
- Across from Home Depot & Walgreens.
- This Phase includes 28,000 SF that is ready for occupancy and divisible.
- The Passaic Industrial Complex is a 1.7 million square foot industrial & retail site which includes 23 buildings on 37 acres and 98% occupied.
- 24/7 On-site security
- Near New K-12 School
- Asking Rent: Upon Request
- NNN: \$7.00/SF Estimated
- Parking: 150 Spaces Available



SHERWIN-WILLIAMS



AMERICAN

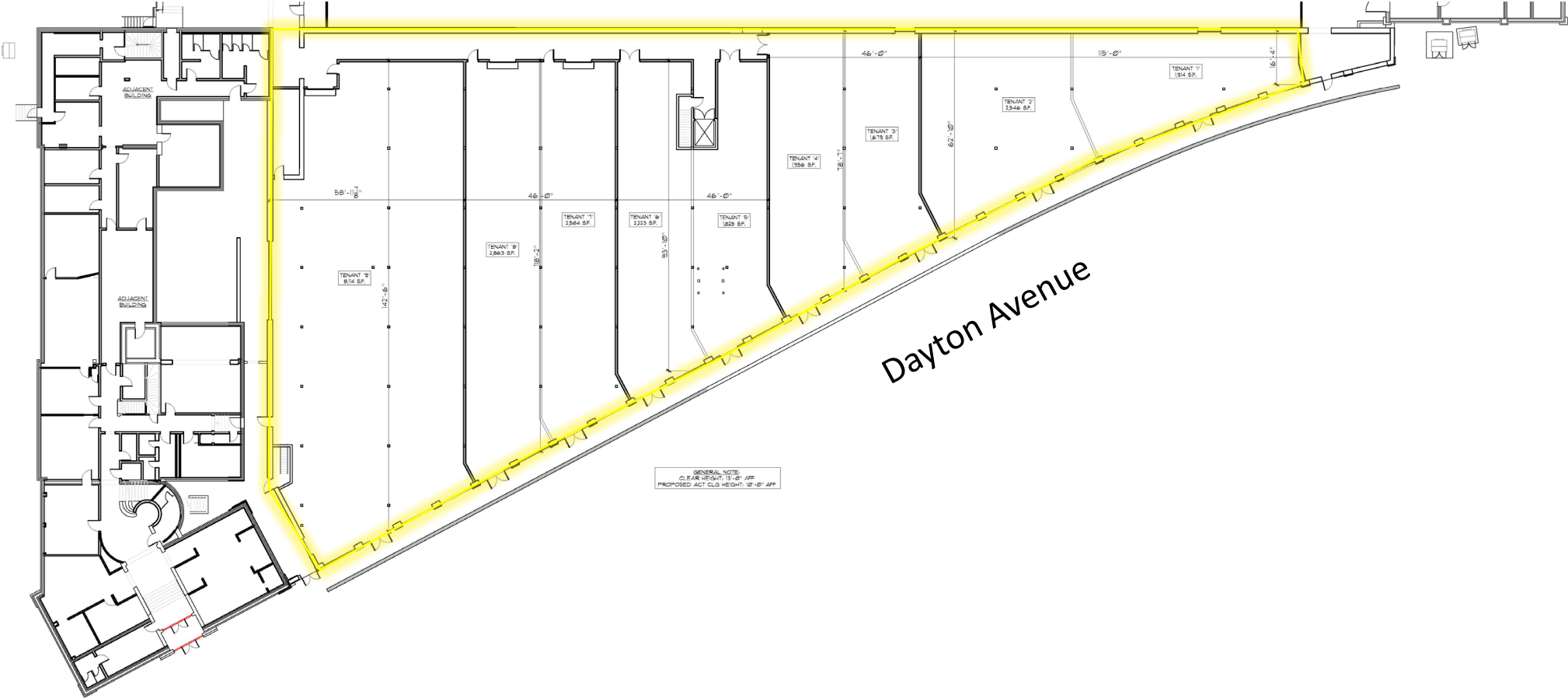
DOLLAR TREE

THRIFT STORES

PIZZA STUDIO



FLOOR PLAN



# SURVEY



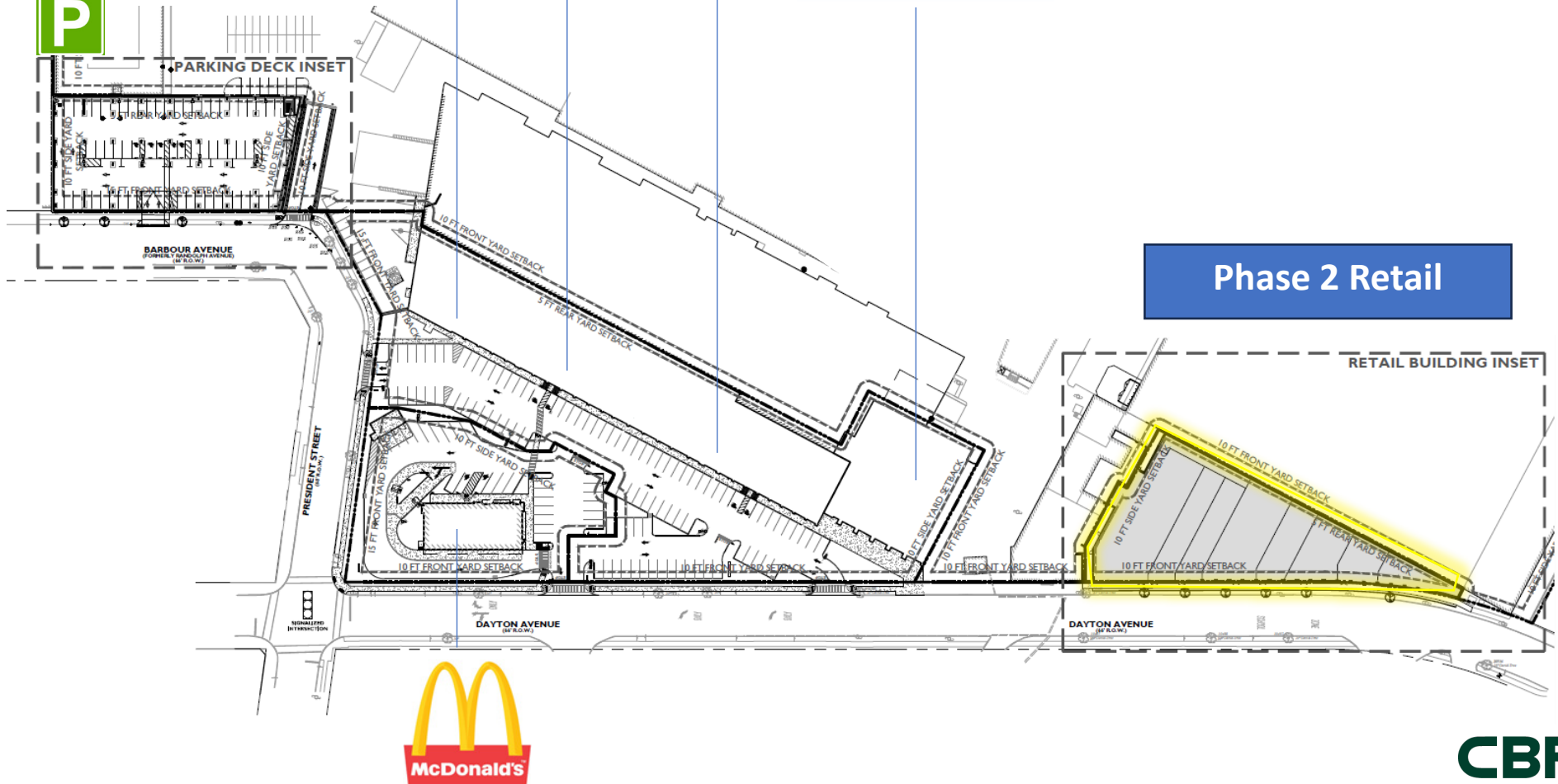
PIZZA STUDIO



SHERWIN-WILLIAMS

AMERICAN  
THRIFT STORES

New Parking Deck  
150 Parking Spaces



Phase 2 Retail



CBRE



# DEMOGRAPHICS

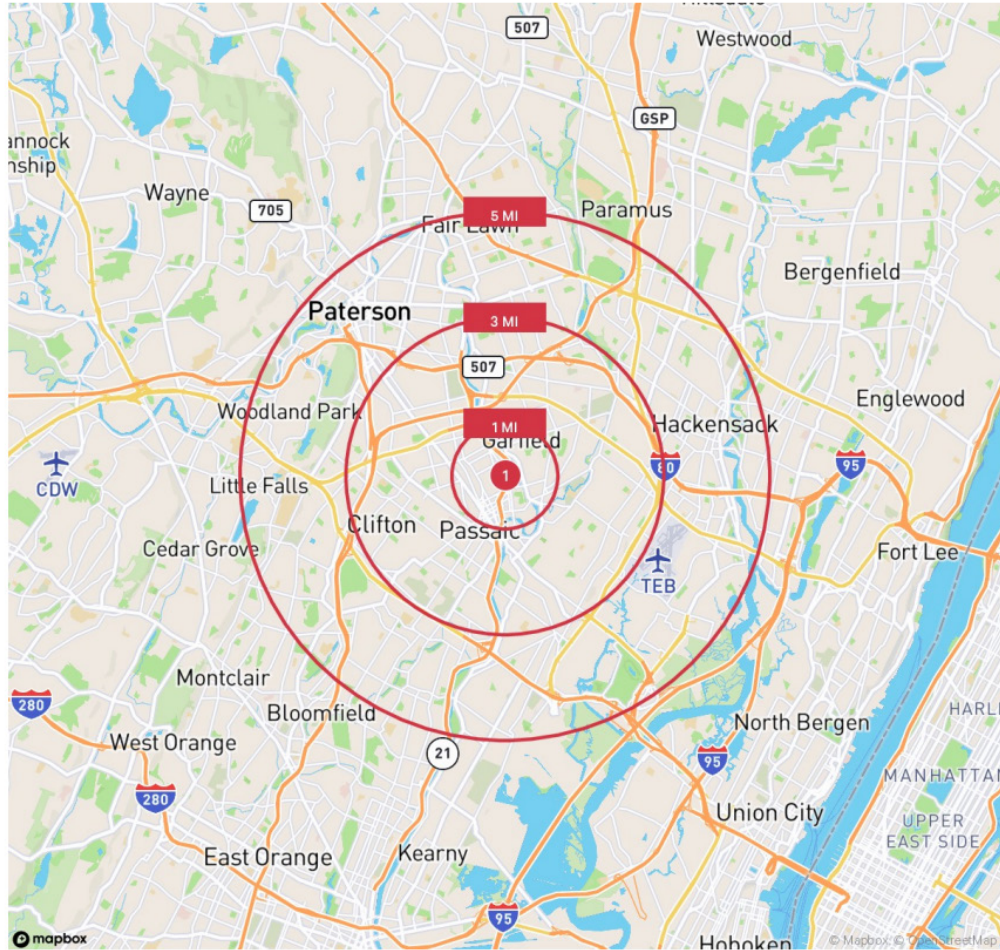
## CBRE DEMOGRAPHIC PROFILE

90 DAYTON AVE

PLACE OF WORK	1 MILE		3 MILES		5 MILES	
2023 Businesses	2,017		9,972		25,417	
2023 Employees	14,148		101,498		292,288	
POPULATION	1 MILE		3 MILES		5 MILES	
2023 Population - Current Year Estimate	66,261		314,832		695,593	
2028 Population - Five Year Projection	66,225		313,014		695,719	
2020 Population - Census	67,065		315,030		692,035	
2010 Population - Census	66,646		296,430		646,577	
2020-2023 Annual Population Growth Rate	-0.37%		-0.02%		0.16%	
2023-2028 Annual Population Growth Rate	-0.01%		-0.12%		0.00%	
AGE	1 MILE		3 MILES		5 MILES	
2023 Population	66,261		314,832		695,593	
Age 0-4	5,335 8.1%		19,510 6.2%		40,715 5.9%	
Age 5-9	5,303 8.0%		20,144 6.4%		42,806 6.2%	
Age 10-14	5,082 7.7%		20,683 6.6%		44,638 6.4%	
Age 15-19	4,754 7.2%		19,886 6.3%		44,938 6.5%	
Age 20-24	5,000 7.5%		20,115 6.4%		44,333 6.4%	
Age 25-29	5,441 8.2%		21,948 7.0%		46,896 6.7%	
Age 30-34	5,623 8.5%		23,895 7.6%		50,132 7.2%	
Age 35-39	5,266 7.9%		23,265 7.4%		49,601 7.1%	
Age 40-44	4,592 6.9%		22,067 7.0%		47,991 6.9%	
Age 45-49	3,599 5.4%		18,567 5.9%		41,899 6.0%	
Age 50-54	3,407 5.1%		19,117 6.1%		43,472 6.2%	
Age 55-59	3,171 4.8%		18,459 5.9%		42,180 6.1%	
Age 60-64	3,061 4.6%		18,529 5.9%		42,078 6.0%	
Age 65-69	2,464 3.7%		15,932 5.1%		36,728 5.3%	
Age 70-74	1,738 2.6%		12,762 4.1%		30,259 4.4%	
Age 75-79	1,133 1.7%		8,649 2.7%		20,661 3.0%	
Age 80-84	637 1.0%		5,463 1.7%		12,932 1.9%	
Age 85 and Older	657 1.0%		5,841 1.9%		13,335 1.9%	
2023 Median Age	32.0		37.4		38.4	
GENERATIONS	1 MILE		3 MILES		5 MILES	
2023 Population	66,261		314,832		695,593	
Generation Alpha (Born 2017 or Later)	7,491 11.3%		27,578 8.8%		57,845 8.3%	
Generation Z (Born 1999-2016)	17,982 27.1%		72,761 23.1%		159,585 22.9%	
Millennials (Born 1981-1998)	19,188 29.0%		82,639 26.3%		175,918 25.3%	
Generation X (Born 1965-1980)	11,290 17.0%		61,000 19.4%		137,874 19.8%	
Baby Boomers (Born 1946-1964)	8,629 13.0%		56,520 18.0%		130,852 18.8%	
Greatest Generations (Born 1945 or Earlier)	1,681 2.5%		14,334 4.6%		33,520 4.8%	

## CBRE DEMOGRAPHIC BRIEF

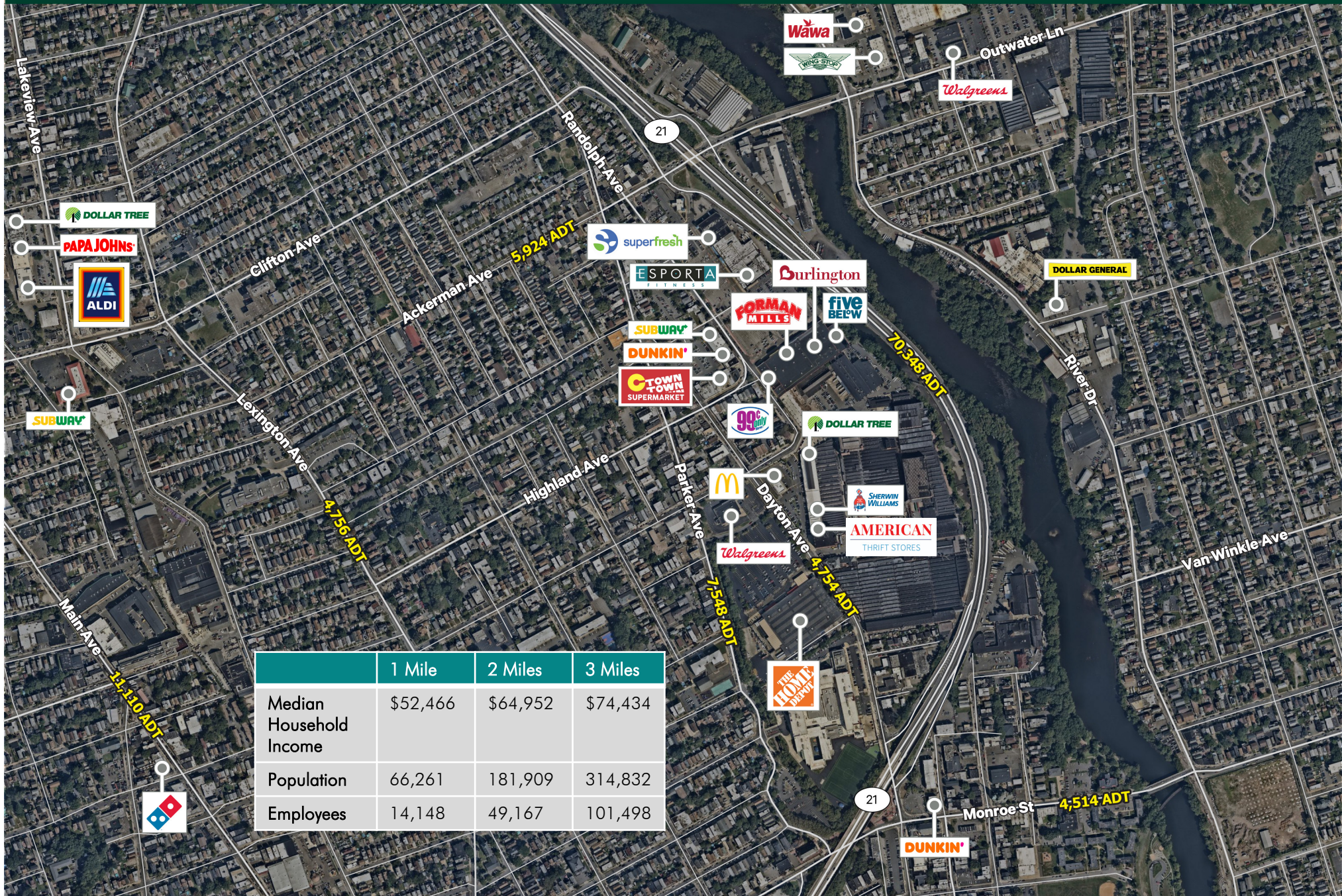
90 DAYTON AVE



Name	Latitude	Longitude
1 90 Dayton Ave	40.871640	-74.119192



# Passaic, NJ





# Passaic, NJ

