



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

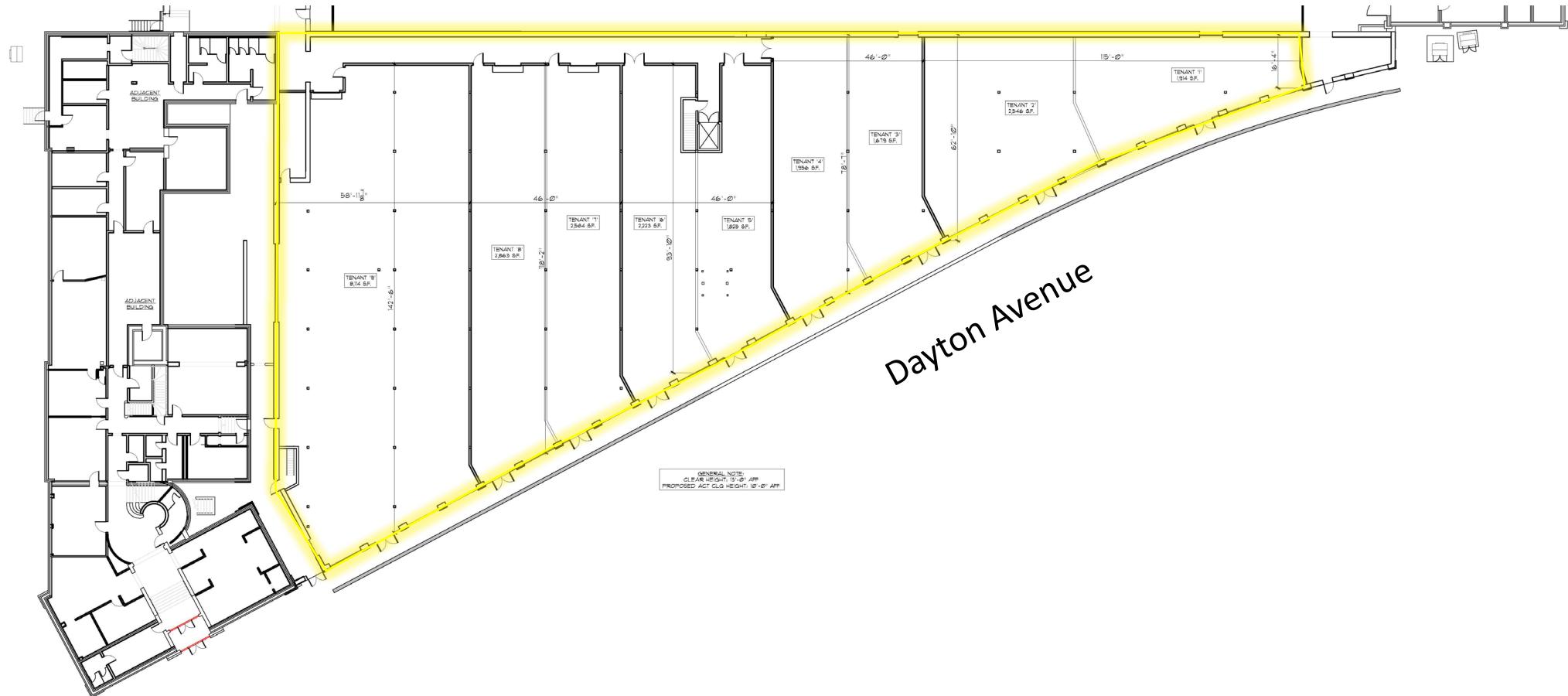
DOLLAR TREE

THRIFT STORES

PIZZA STUDIO



FLOOR PLAN



SURVEY

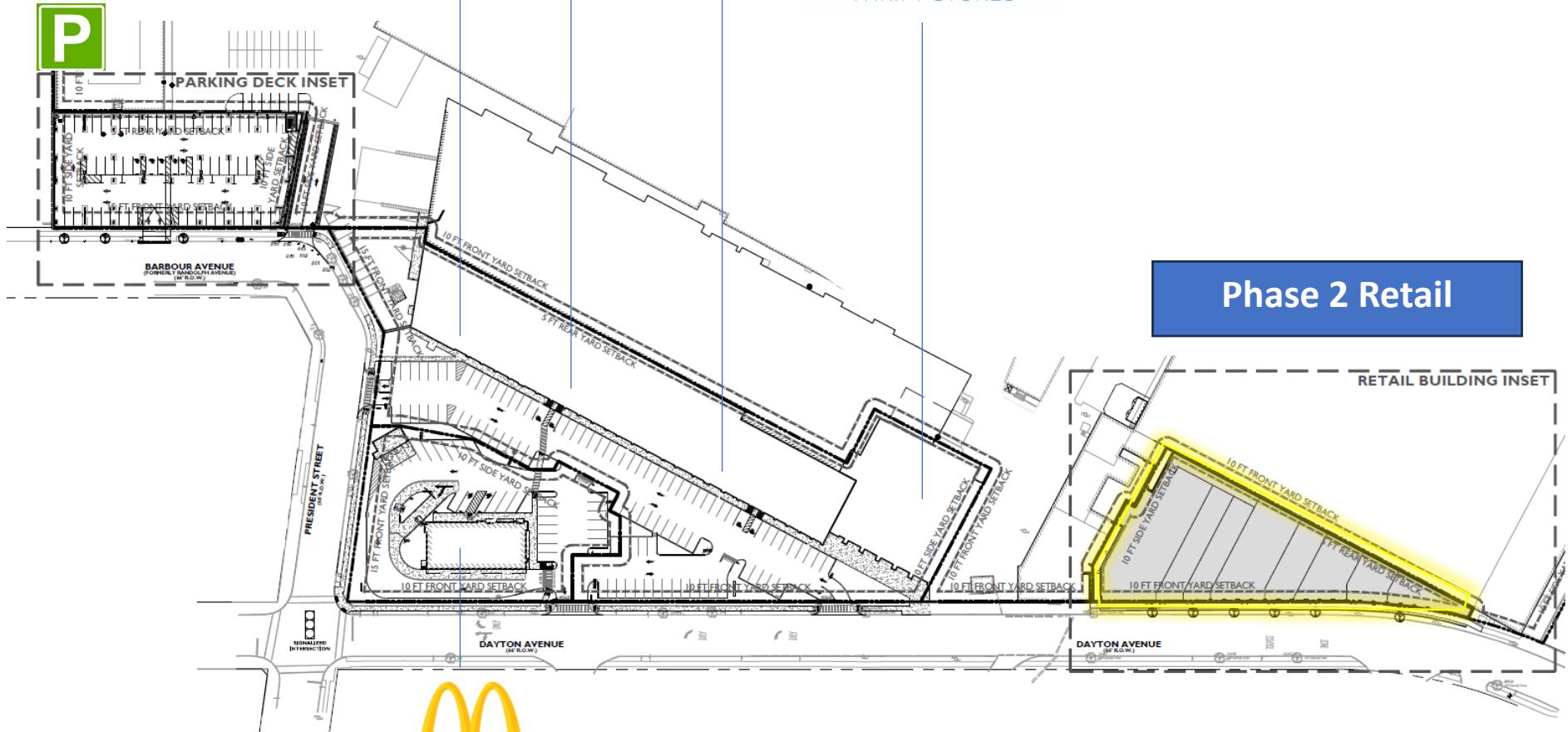


New Parking Deck
150 Parking Spaces

PIZZA STUDIO



AMERICAN
THRIFT STORES



CBRE

DEMOCRAPHICS

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

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

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

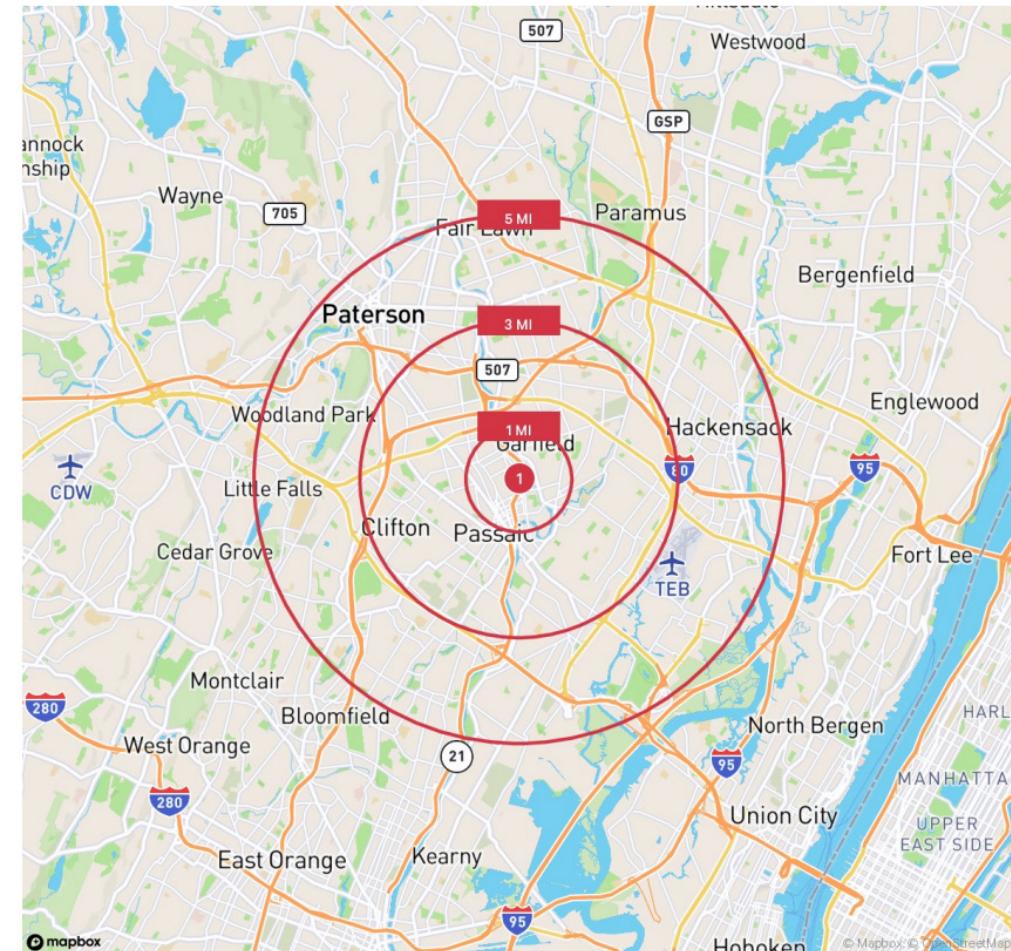
GENERATIONS

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

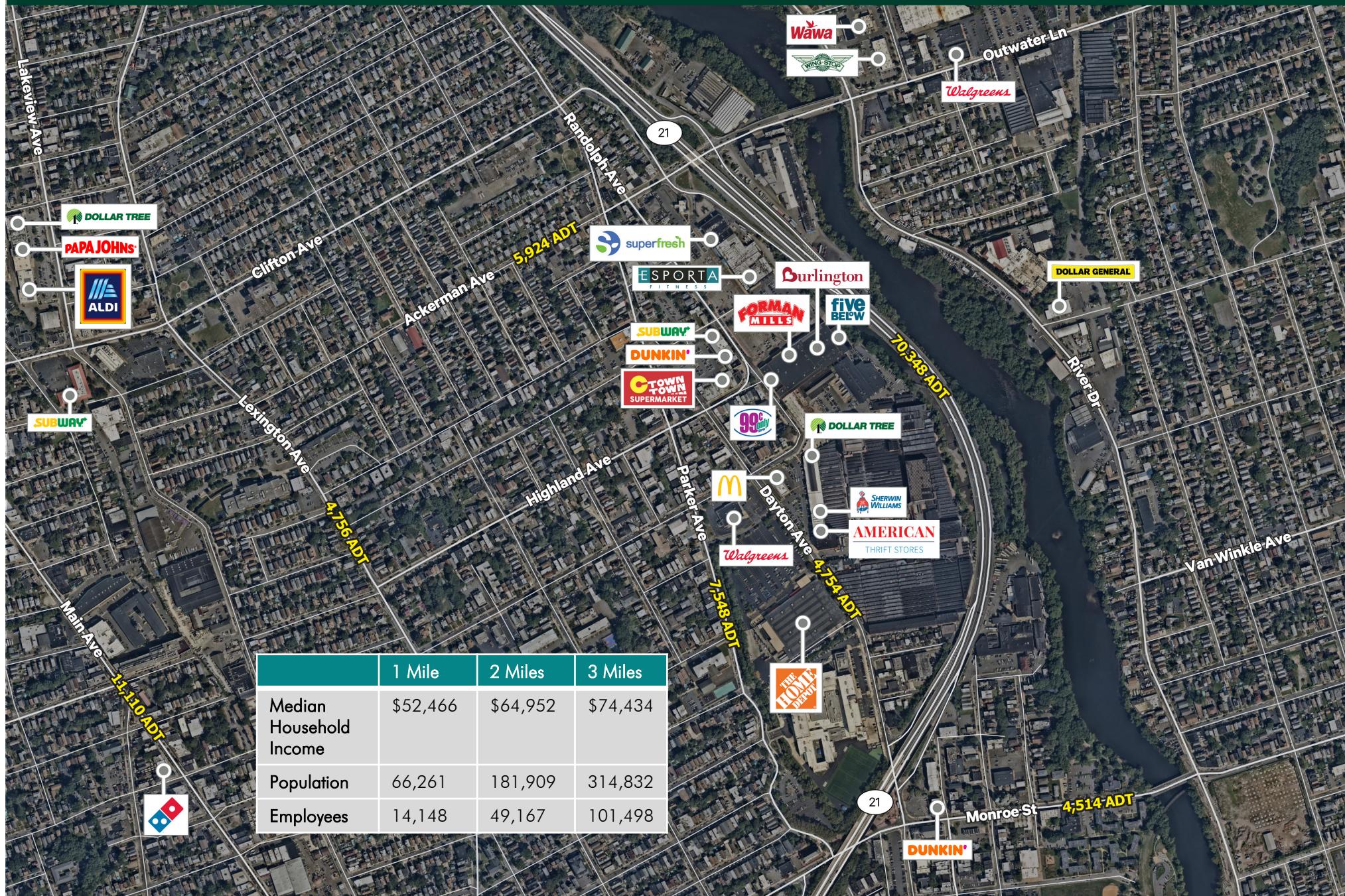
DEMOGRAPHIC BRIEF

90 DAYTON AVE



Name	Latitude	Longitude
90 Dayton Ave	40.871640	-74.119192

Passaic, NJ



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Passaic, NJ



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