

540

— P A S S A I C A V E N U E —

W E S T C A L D W E L L , N E W J E R S E Y

50,468 SF AVAILABLE



IDEAL POSITIONING

Located at the premier intersection of West Caldwell, 540 Passaic Avenue presents a prime opportunity to reposition a former 50,468 SF ShopRite into a dynamic multi-tenant shopping center with high-visibility frontage along Passaic Avenue.

SURROUNDING RETAIL



Marshall's

ESSEX MALL
STOP&SHOP Marshall's
Orangetheory
Expedia Cruises
NVA Compassion
First Animal Hospital
AT&T

STOP&SHOP

PNC

BURGER KING

ShopRite

CHASE

CLINTON ROAD

Walgreens

5,976 VPD

TD Bank

ESSEX COUNTY
VOCATIONAL-
TECHNICAL SCHOOL

BANK OF AMERICA

WELLS FARGO

Citizens

24,460 VPD

SPENCER SAVINGS BANK

Panera

BROADWAY SQUARE
tumbles Kessler
DUNKIN'
FACE VALUES
THE UPS STORE
verizon

SportClips
CHIPOTLE

WEST CALDWELL
SHOPPING CENTER
TJ-maxx CVS
Starbucks Panera dekalash
STRETCH
HONEY BAKED
SUPER CUTS
GNC

540
PASSAIC AVENUE
50,468 SF

THE PRESERVE AT
WEST CALDWELL
55 UNITS

ESSEX COUNTY
COMMUNITY COLLEGE
~9,000 STUDENTS

DODD ROAD

FAIRFIELD AVENUE

PASSAIC AVENUE

BLOOMFIELD AVENUE

KIRKPATRICK LANE

SANFORD AVENUE

DISTLER AVENUE

SEX PLACE

ADMIN DRIVE

SITE PLAN

PREMISES

±50,468 SF (divisible)

ASKING RENT

Upon Request

STATUS

Formerly ShopRite

COMMENTS

Full turning access from Passaic Avenue. Left turn in is permitted

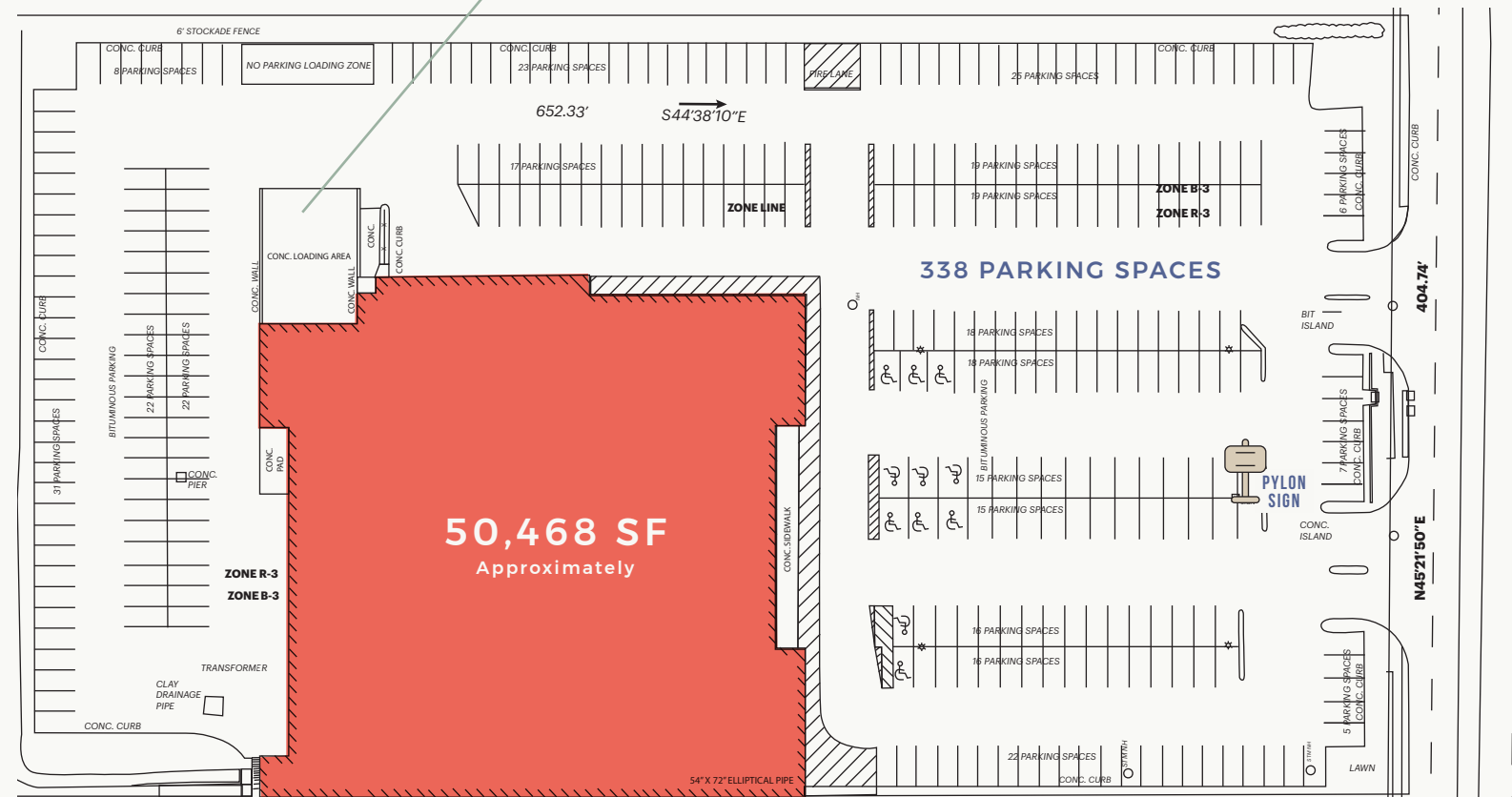
312 FT frontage on Passaic Avenue

Existing free standing pylon sign

338 parking spaces

4 existing loading docks

Located at the largest intersection in West Caldwell (Bloomfield Avenue and Passaic Avenue) where each direction leads you to other major markets such as Pine Brook, Fairfield/Wayne, and Montclair



EXISTING PHOTOS



SURROUNDED BY MAJOR MARKETS



WEST CALDWELL

A prime market where national brands and local favorites drive steady growth in a thriving residential community



Location

Easy access to amenities and attractions of nearby towns. The proximity to New York City contributes to its appeal for residents and businesses.



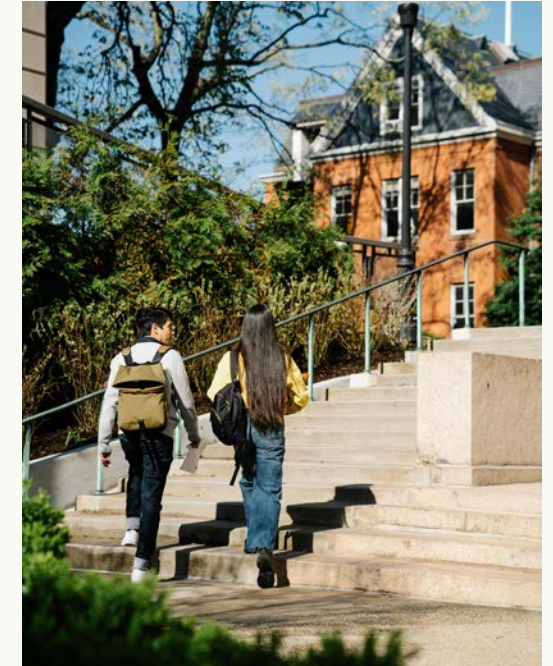
Market

West Caldwell benefits from highway access, local and national retailers, driving steady demand along major corridors like Bloomfield and Passaic Avenues. With growing interest in dining, fitness, and service-oriented businesses, the area is poised for sustainable, long-term commercial and residential growth.



Neighborhood

It is known for its family-oriented atmosphere, and good schools, making it home to a mix of families, retirees, and young professionals.



DEMOGRAPHICS 3 MILE RADIUS

85,084

DAYTIME POPULATION

\$222,822

AVERAGE HOUSEHOLD INCOME

22,900

NUMBER OF HOUSEHOLDS

\$1.3B

TOTAL RETAIL EXPENDITURE

\$285M

ANNUAL CONSUMER EXPENDITURE - FOOD AT HOME

43

MEDIAN AGE

4,347

NUMBER OF
BUSINESSES

56,288

NUMBER OF
EMPLOYEES

60,310

AREA
POPULATION

NEARBY EDUCATION

CALDWELL
UNIVERSITY

2,200

STUDENTS

ESSEX COUNTY
COMMUNITY
COLLEGE

~9,000

STUDENTS

MONTCLAIR
STATE
UNIVERSITY

23,546

STUDENTS

*As of 2025

DEMOGRAPHICS



*2025 estimates

1 MILE RADIUS

POPULATION

9,258

HOUSEHOLDS

3,887

MEDIAN AGE

44.3

COLLEGE GRADUATES (Bachelor's +)

4,216 - 61.5%

TOTAL BUSINESSES

569

TOTAL EMPLOYEES

8,158

AVERAGE HOUSEHOLD INCOME

\$222,132

3 MILE RADIUS

POPULATION

60,310

HOUSEHOLDS

22,900

MEDIAN AGE

43.5

COLLEGE GRADUATES (Bachelor's +)

28,065 - 64.9%

TOTAL BUSINESSES

4,347

TOTAL EMPLOYEES

56,288

AVERAGE HOUSEHOLD INCOME

\$222,822

5 MILE RADIUS

POPULATION

182,274

HOUSEHOLDS

68,657

MEDIAN AGE

43.9

COLLEGE GRADUATES (Bachelor's +)

4,216 - 61.5%

TOTAL BUSINESSES

11,064

TOTAL EMPLOYEES

139,656

AVERAGE HOUSEHOLD INCOME

\$228,452

7 MILE RADIUS

POPULATION

481,201

HOUSEHOLDS

181,338

MEDIAN AGE

41.9

COLLEGE GRADUATES (Bachelor's +)

191,682 - 55.9%

TOTAL BUSINESSES

21,695

TOTAL EMPLOYEES

289,503

AVERAGE HOUSEHOLD INCOME

\$189,881

EXCELLENT FRONTAGE



CONTACT EXCLUSIVE AGENTS

JEFFERY HOWARD

jhoward@ripcony.com

516.933.8880

FLORIAN SUSERMAN

fsuserman@ripconj.com

201.777.2301

MATT GRUNDY

mgrundy@ripconj.com

201.777.2296

RIPCO
REAL ESTATE

611 River Drive
3rd Floor
New Jersey, NJ 07407
201.777.2300

Please visit us at ripconj.com for more information

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