

THE ATRIUM AT FASHION CENTER

ANCHOR SPACE AVAILABLE 180,000 SF

34 E. RIDGEWOOD AVE.
PARAMUS, NJ



CATALYST
REAL ESTATE PARTNERS

**FOR MORE
INFORMATION**

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All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, prior sales and withdrawals.
CATALYST REAL ESTATE PARTNERS | 20 White St. Unit 2A, Red Bank, NJ, 07701 | 732.333.8571 | info@catalystrenj.com

**UP TO 180,000 SF
FOR LEASE**

34 E. RIDGEWOOD AVE.
PARAMUS, NJ

THE ATRIUM AT FASHION CENTER



AVAILABLE: IMMEDIATE

PARKING: 2,200 SPACES
(LOT + ROOF DECK)

TRAFFIC: 135,496 VPD ON ROUTE 17
25,396 VPD ON RIDGEWOOD AVE.

- 6 points of access entry
- Bldg Height = 62'
- 4 loading docks
- Adjacent to #1 Best Buy in NJ (per Placier.ai)
- Trade Area = 1.2MM people
- 6,000 full time employees at Valley Hospital across the street



	1 MILE	3 MILE	5 MILE
POPULATION	8,375	102,266	341,159
AVG. HOUSEHOLD INCOME	\$198,936	\$234,386	\$193,210
HOUSEHOLDS	2,657	35,134	121,047
DAYTIME POPULATION	13,595	80,434	240,219
NUMBER OF EMPLOYEES	10,610	50,960	146,177
AVG. HOUSEHOLD SIZE	3	2.9	2.8

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- | | | |
|----|----------------------|------------|
| 1. | TJ Max | 28,525 SF |
| 2. | Denny's Childreswear | 9,596 SF |
| 3. | Cosmoproof | 2,819 SF |
| 4. | Amazon Fresh | 50,827 SF |
| 5. | Applebees | 6,375 SF |
| 6. | Best Buy | 50,893 SF |
| 7. | Available | 180,000 SF |
| 8. | Barnes & Noble | 35,000 SF |



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New Valley Hospital

- Over 6,000 daily full time employees directly across from Fashion Center
- Largest employer in Bergen County, NJ coming directly across from Fashion Center
- Traffic increase + patient population coming and going to the Valley Hospital
- This turns the FC into one of the most strategic shopping centers around



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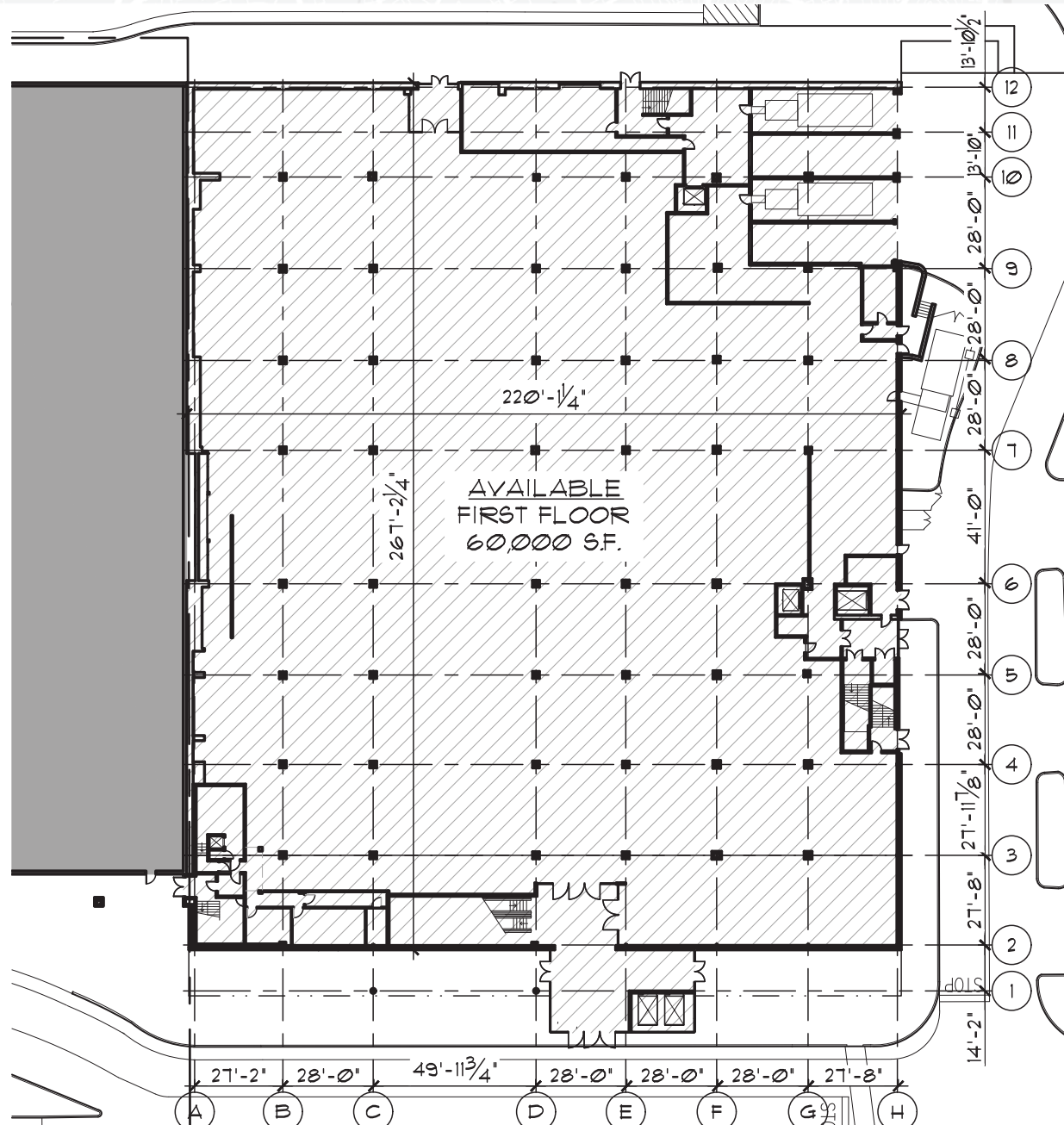


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FIRST FLOOR



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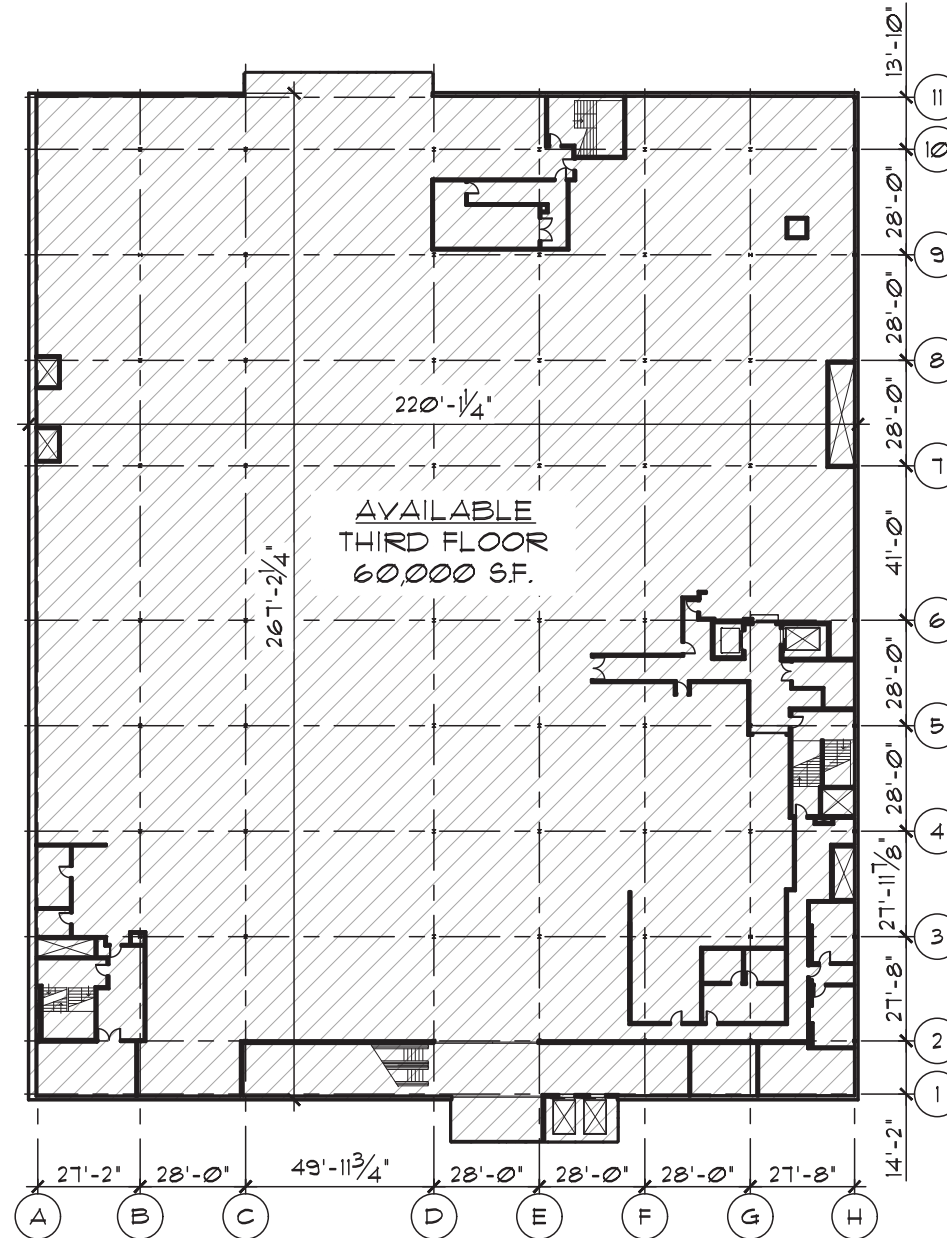


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THIRD FLOOR



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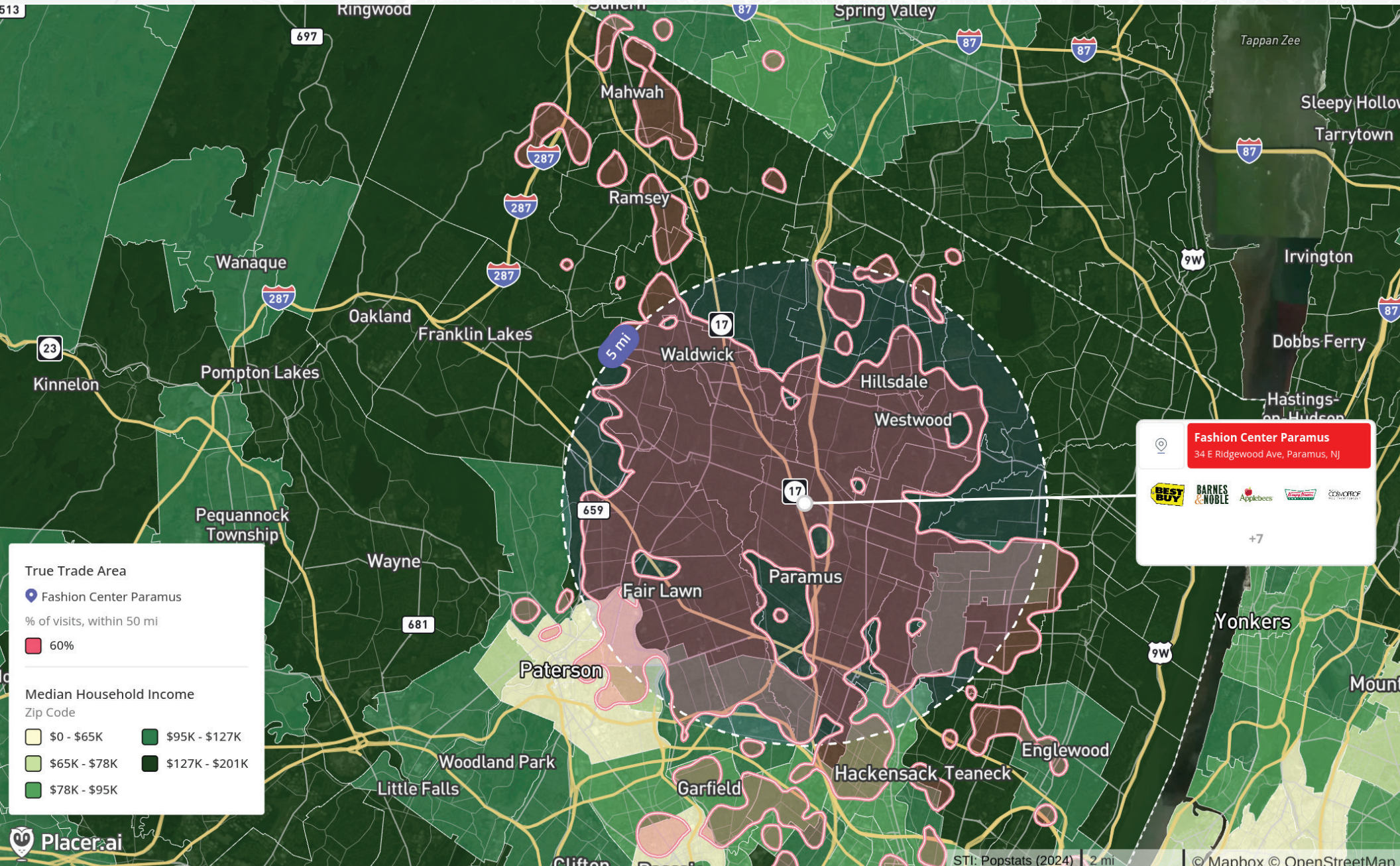
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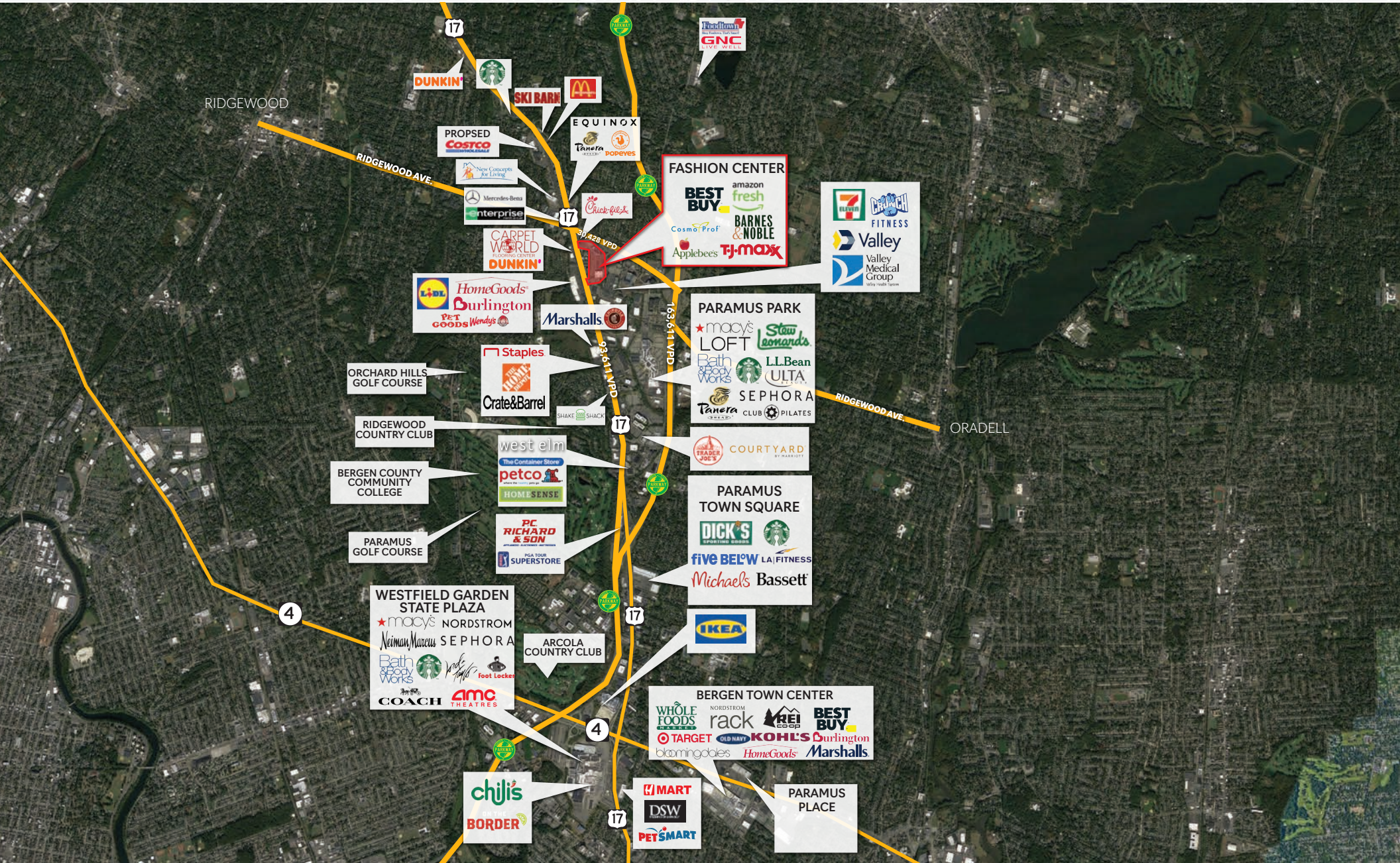
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