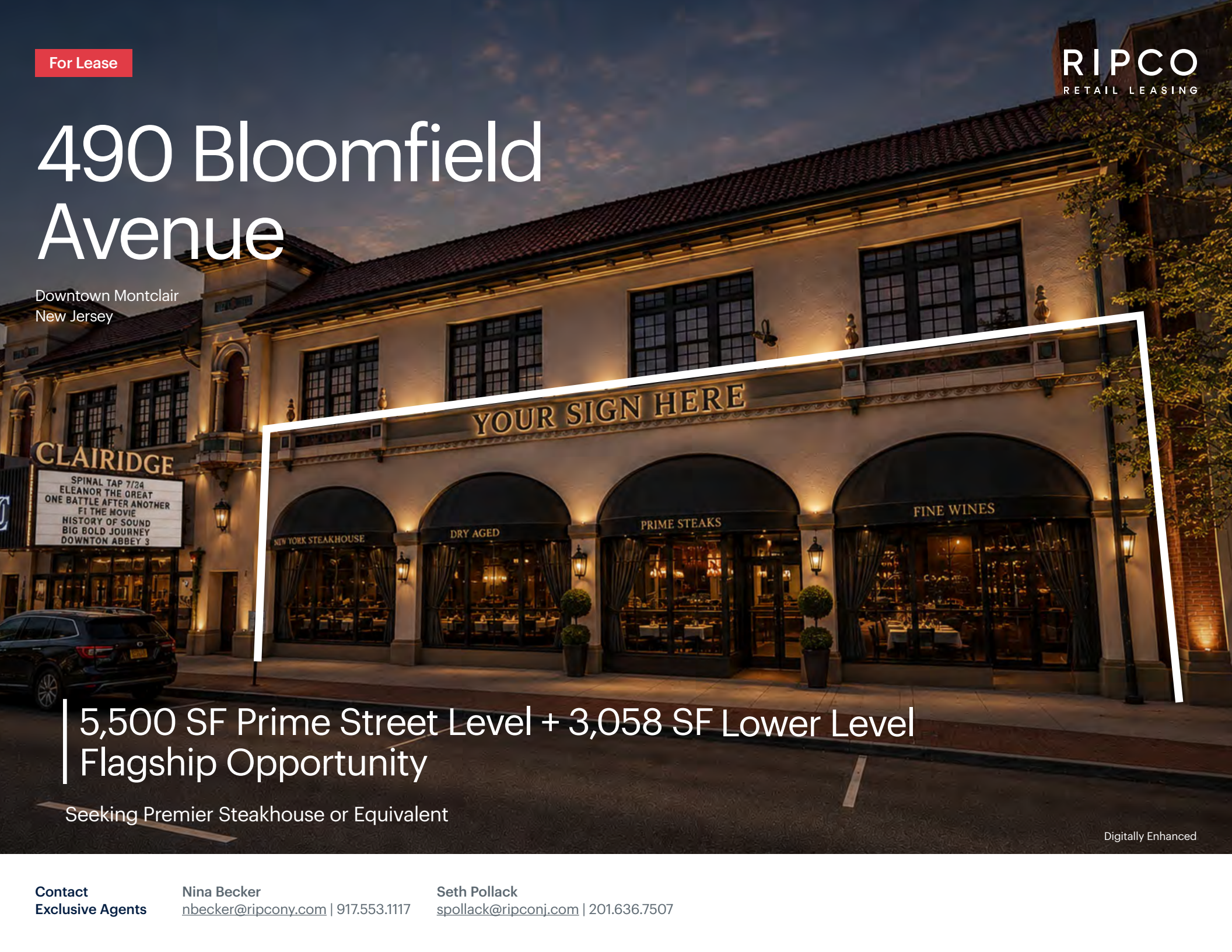


For Lease

RIPCO
RETAIL LEASING

490 Bloomfield Avenue

Downtown Montclair
New Jersey



5,500 SF Prime Street Level + 3,058 SF Lower Level
Flagship Opportunity

Seeking Premier Steakhouse or Equivalent

Digitally Enhanced

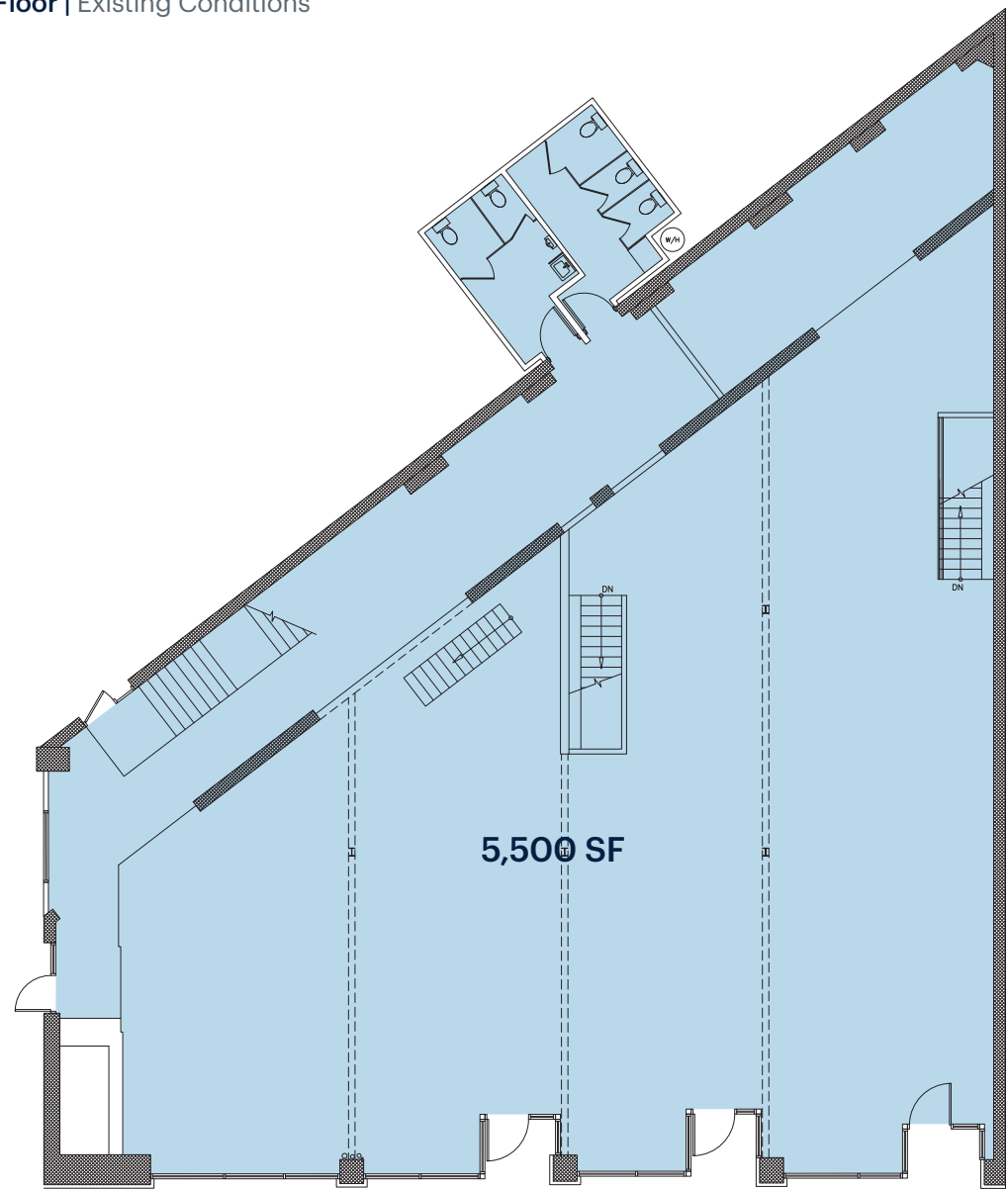
Contact
Exclusive Agents

Nina Becker
nbecker@ripcony.com | 917.553.1117

Seth Pollack
spollack@ripconj.com | 201.636.7507

Space Details

Ground Floor | Existing Conditions



1 GROUND FLOOR PLAN
1/4" = 1'-0"

Size	Ground Floor	5,500 SF
	Lower Level	3,058 SF
Possession	Immediate	
Term	Long term	
Rent	\$30,000/month NNN	
Co-Tenants	Anthropologie, Fresco Da Franco, Beau Brummel, Proven Poke Company, Bareburger, Montclair Jewelers, Grabowsky Development, Midland Securities, Art Cinema, Montclair Mezzanine Event Space, Toastique	
Neighbors	Sweetgreen, Starbucks, 16 Handles, Playa Bowls, Chip City, Raymond's	

Comments

Premier leasing opportunity perfectly tailored for a high-end Steakhouse or equivalent concept looking to anchor itself in one of Northern New Jersey's most affluent and culturally vibrant markets; home to over 175 restaurants with **just 13** liquor licenses.

Located in the middle of Montclair at a signalized intersection on Bloomfield Avenue in downtown Montclair, this iconic freestanding property combines historic character with modern, premium infrastructure.

The space shares a lobby with Clairridge Cinemas, a 6-plex movie theatre. It also has direct access to a 10,000 SF extraordinary event space directly above.

Conceptual Restaurant Design

Renderings



RIPCO
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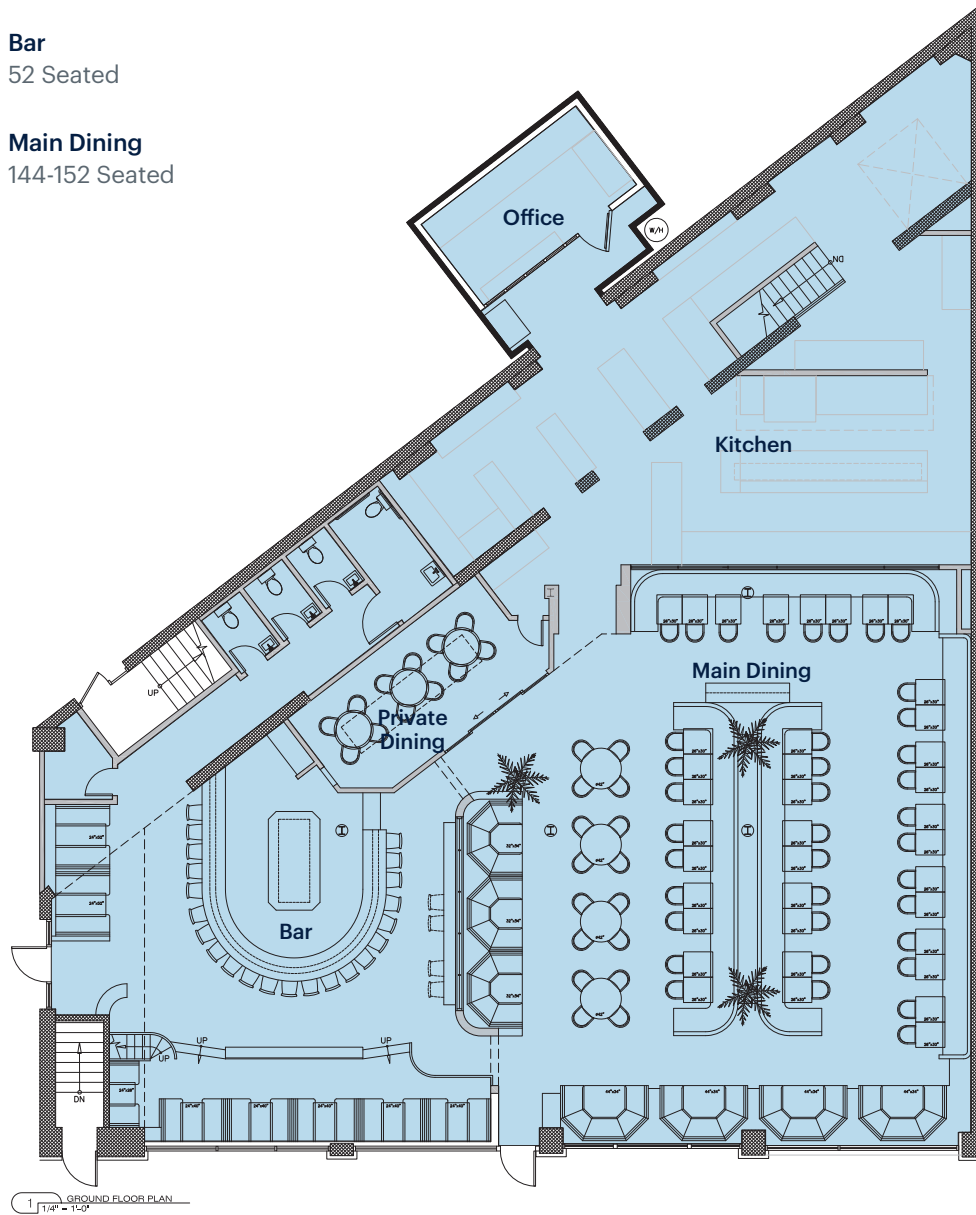
611 River Drive, 3rd Floor, Elmwood Park, NJ 07407 | ripconj.com
Information is from sources deemed reliable; however, accuracy is not guaranteed. Square footage is approximate; Tenant must independently verify and assumes risk for inaccuracies.

Conceptual Restaurant Layout Options

Option 1

Bar
52 Seated

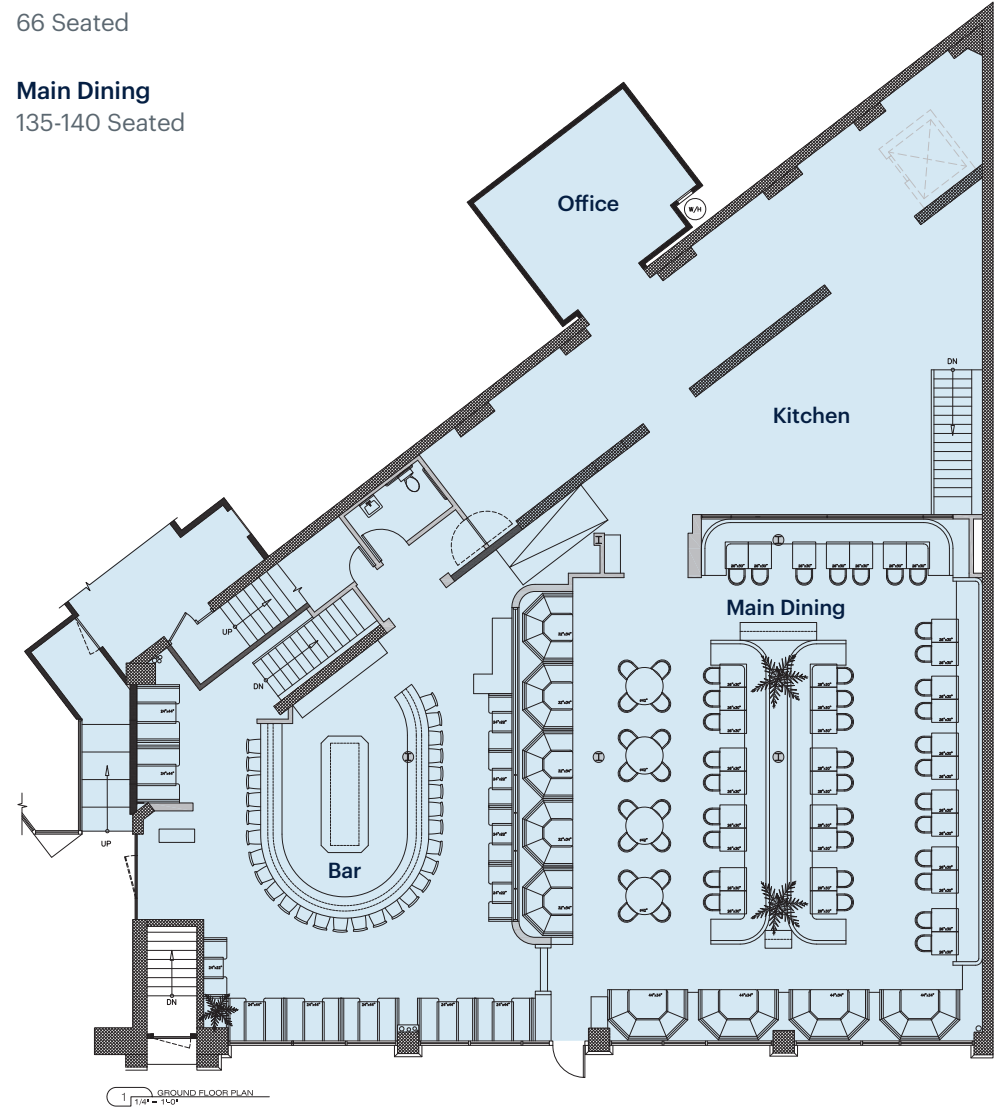
Main Dining
144-152 Seated



Option 2

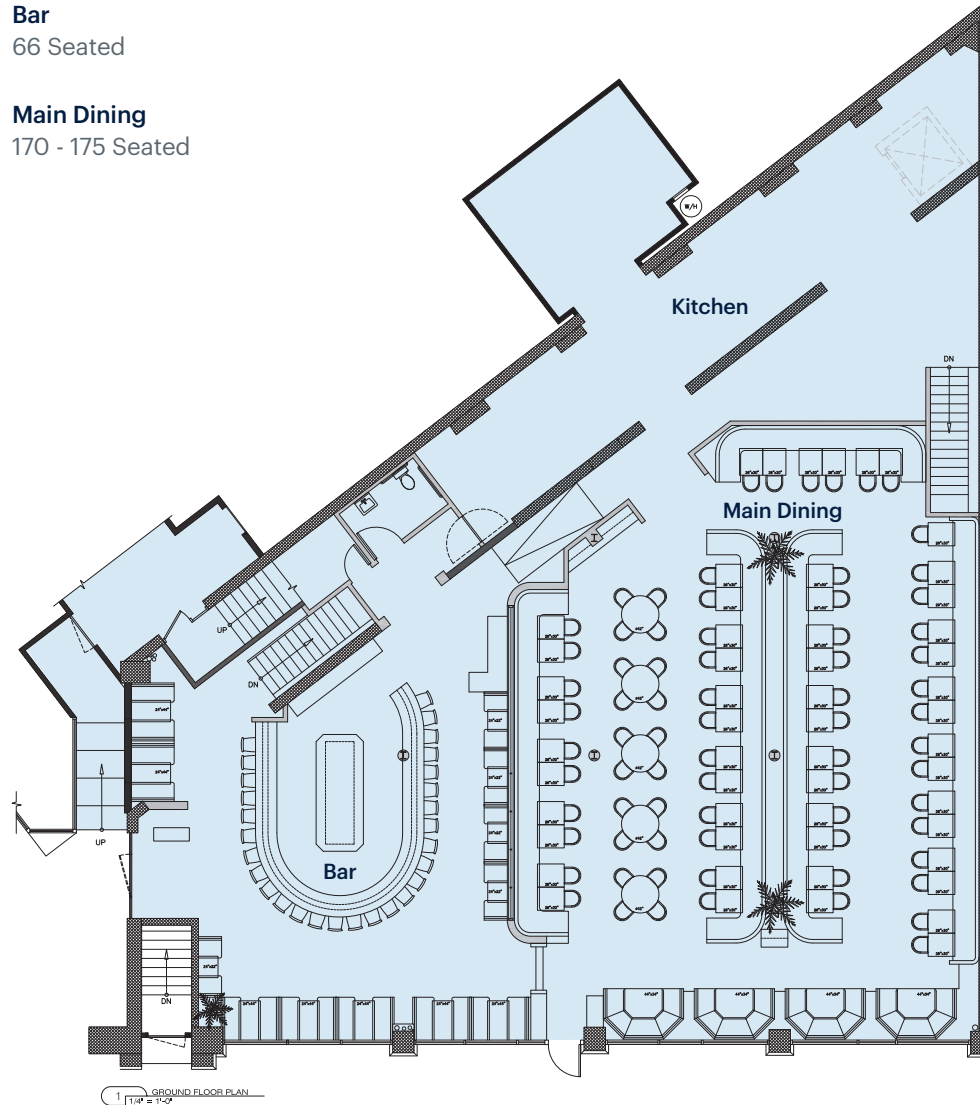
Bar
66 Seated

Main Dining
135-140 Seated

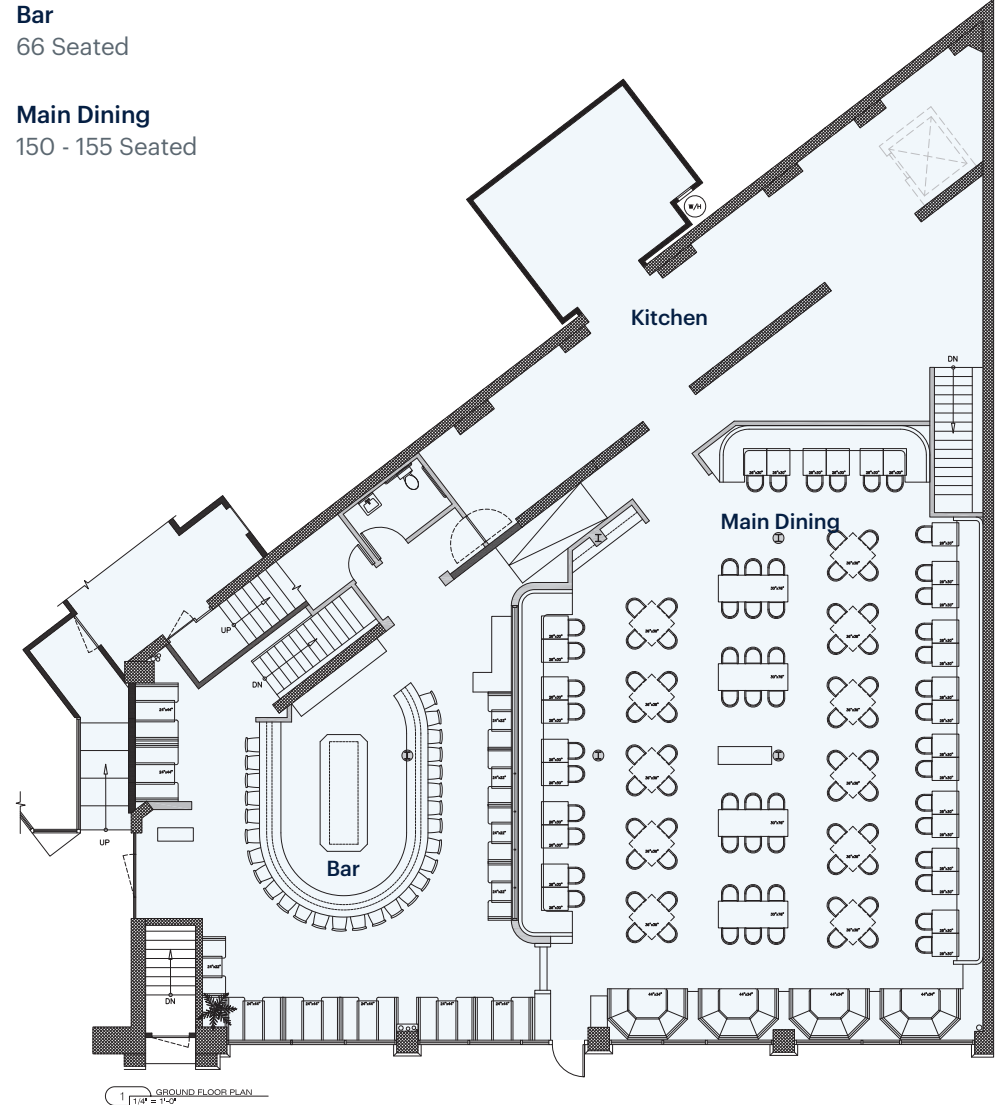


Conceptual Restaurant Layout Options

Option 3

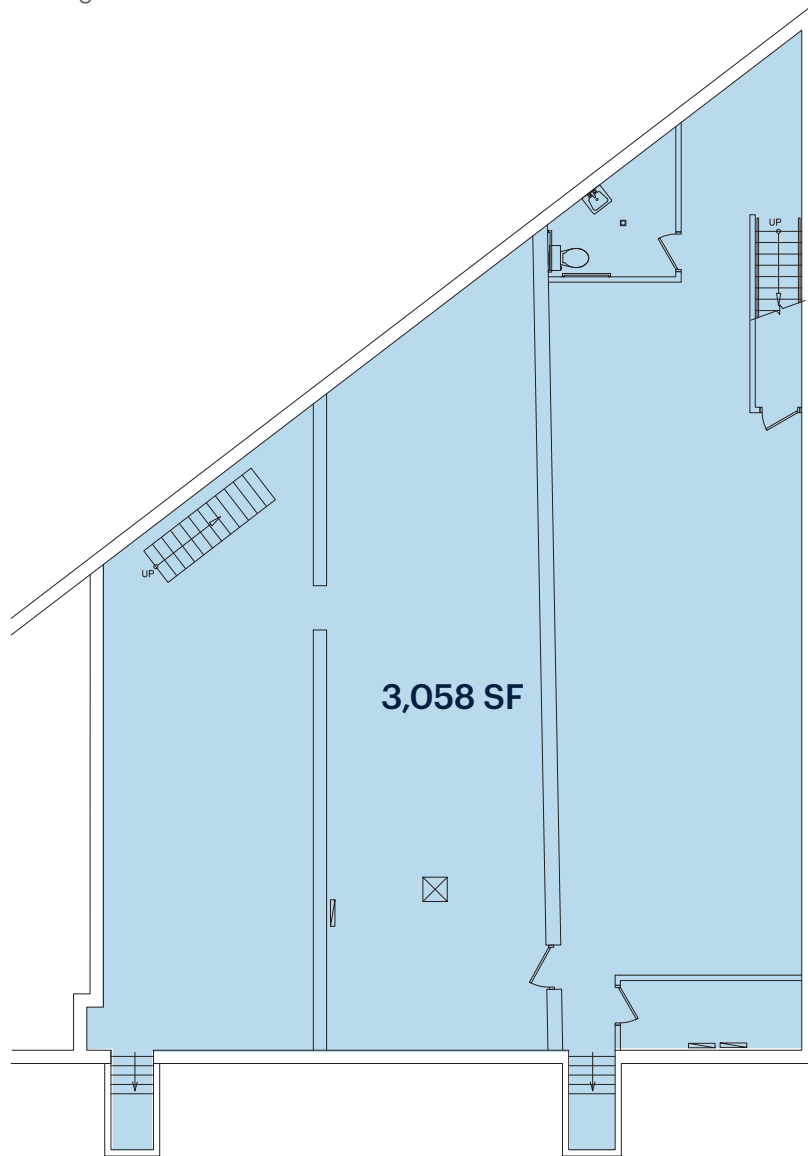


Option 4



Conceptual Restaurant Layout Options

Cellar | Existing Conditions

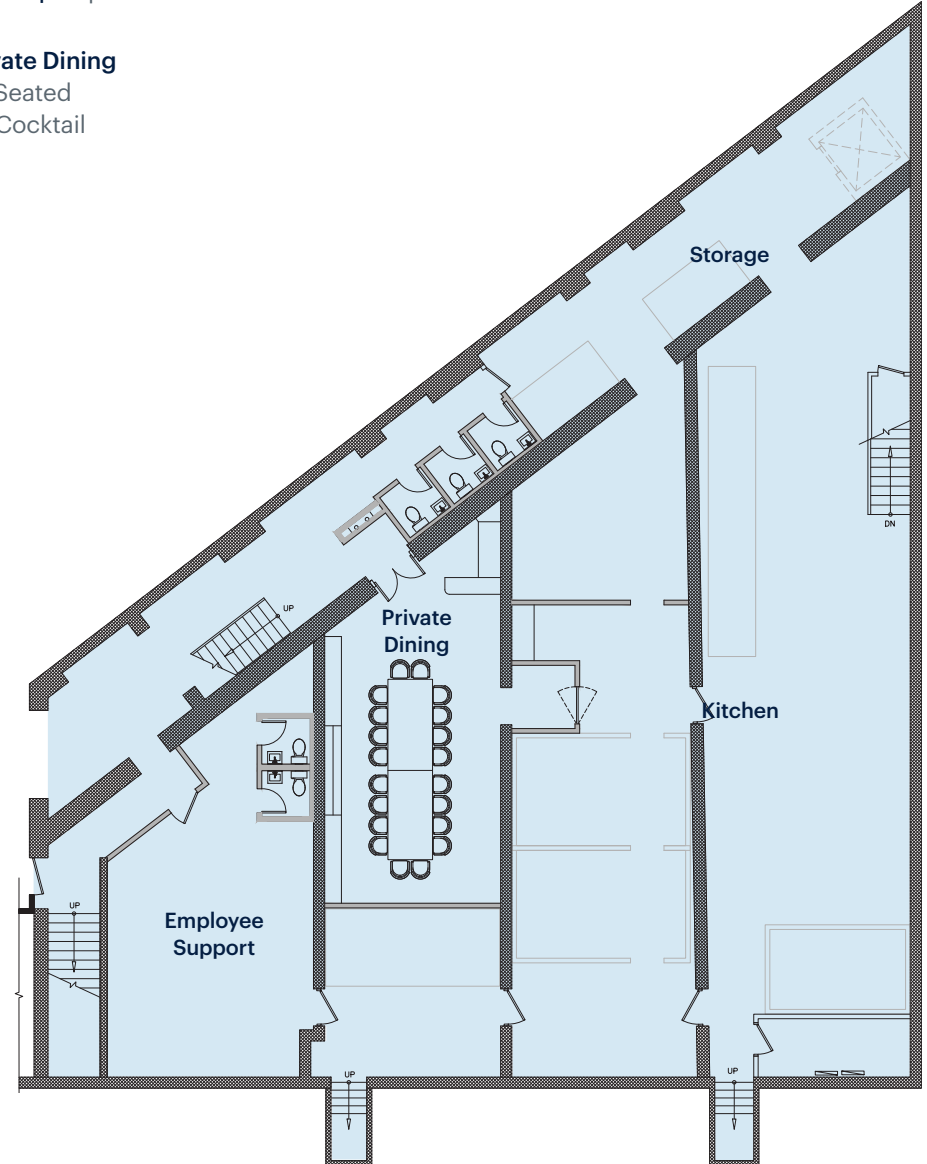


Cellar | Proposed Use

Private Dining

20 Seated

30 Cocktail



1 CELLAR FLOOR PLAN
1/4" = 1'-0"

RIPCO
RETAIL LEASING

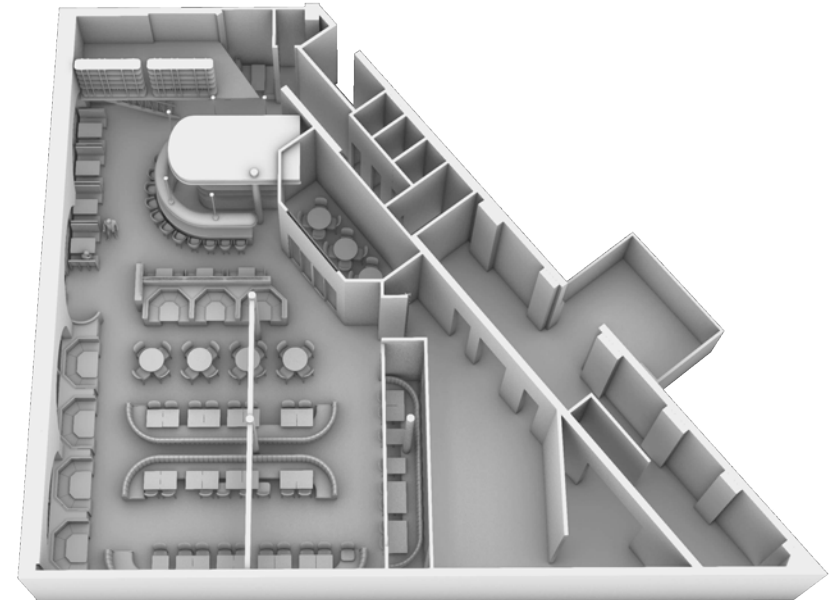
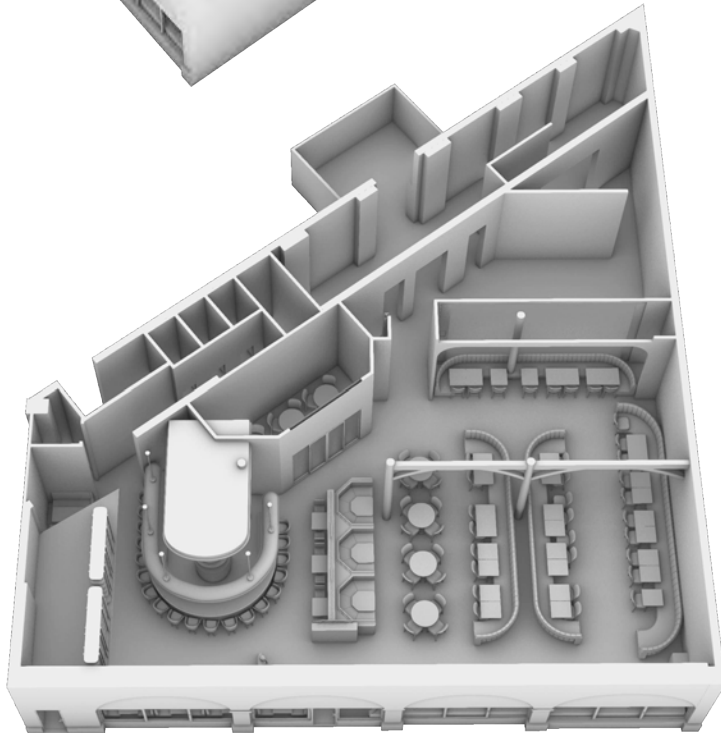
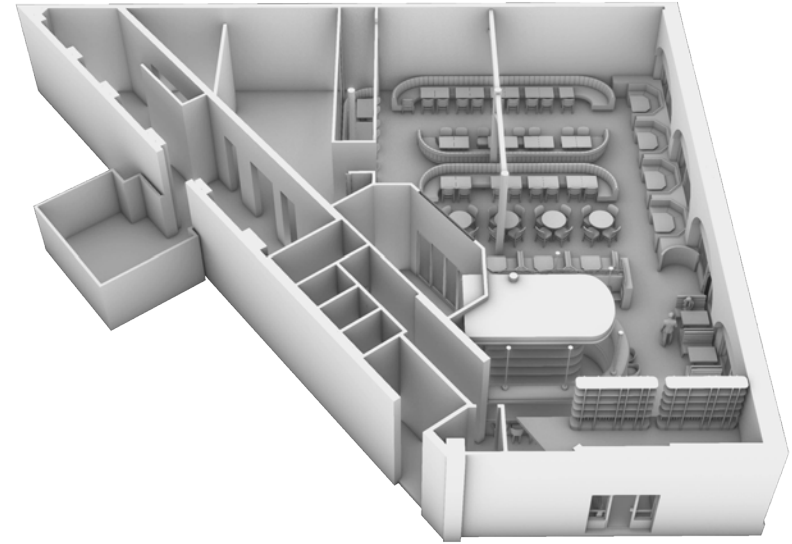
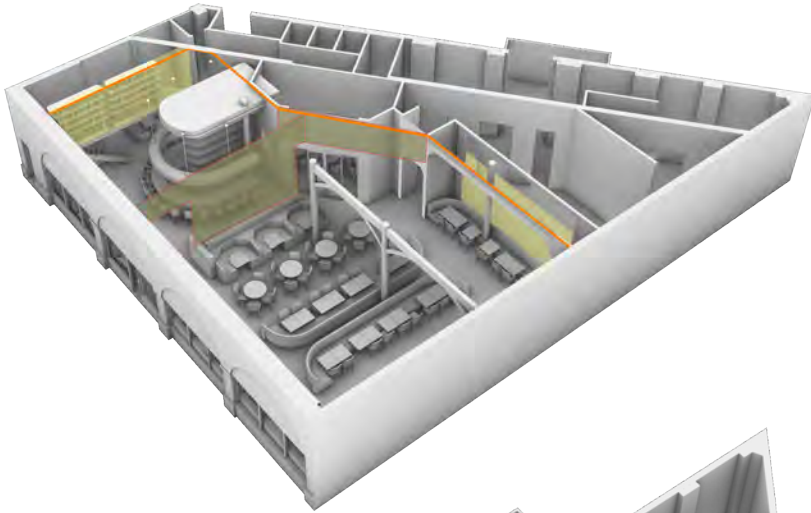
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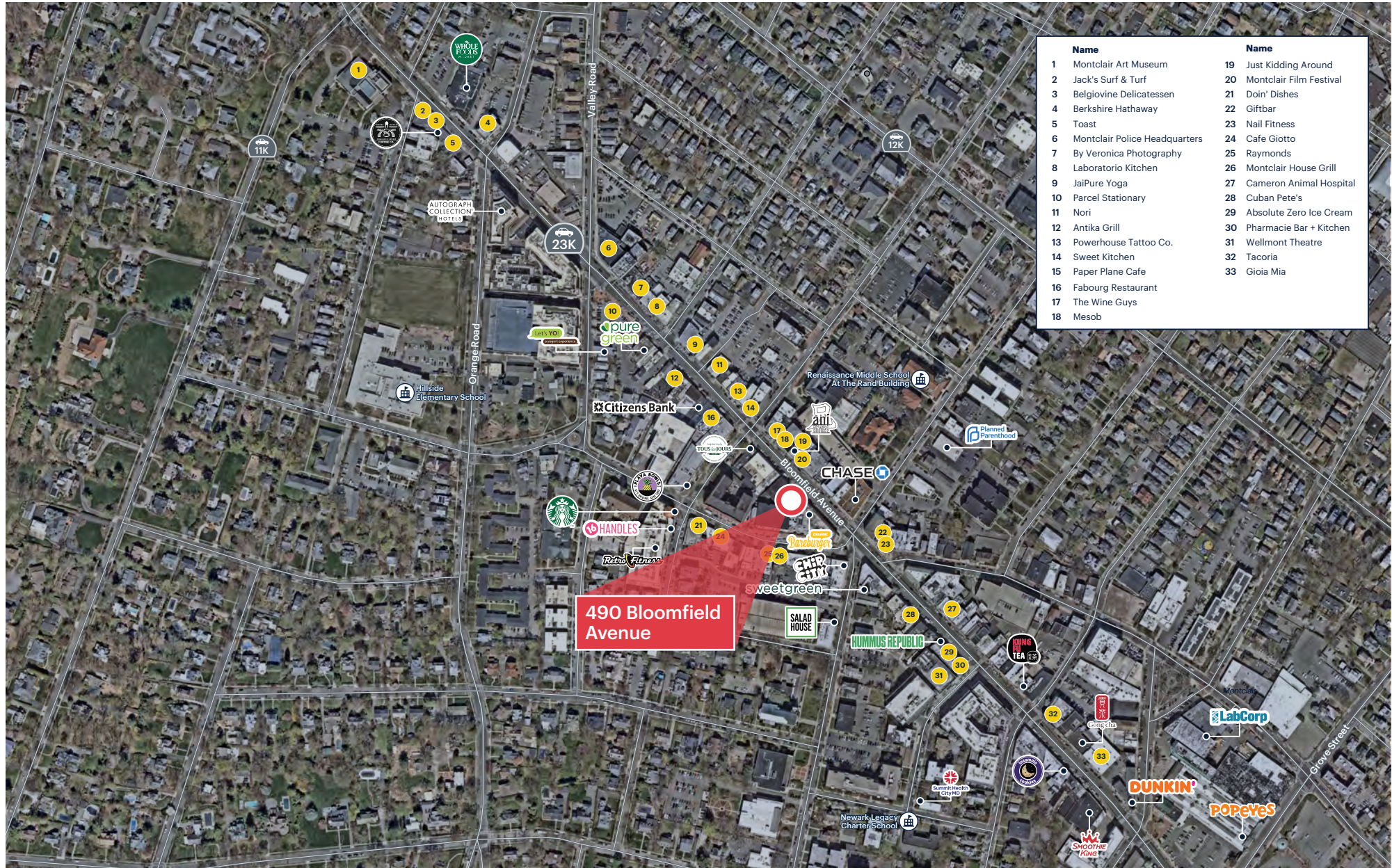
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Potential Floor Plan Renderings

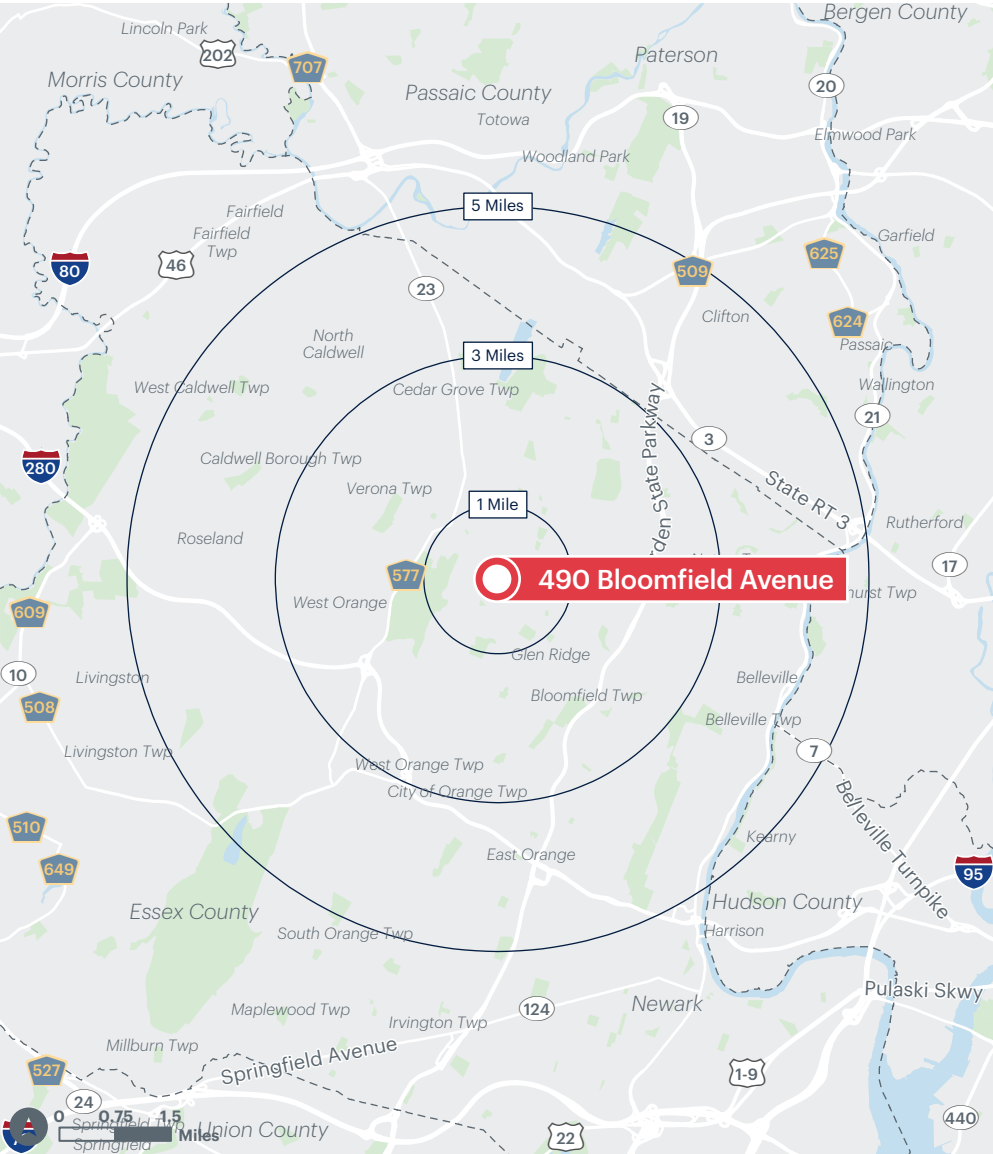


Downtown Montclair



Area Demographics

2026 ESRI Summary Report



	1 mile	3 miles	5 miles
Total Population	23,448	199,329	603,862
Total Households	10,368	79,806	230,798
Average Household Income	\$220,691	\$181,877	\$152,440
Median Household Income	\$157,547	\$124,033	\$103,274
% Population with Bachelors +	70.2%	54.5%	44.0%
Daytime Population	26,782	172,416	514,644
Total Daytime Employees	16,601	75,746	205,390
Total Businesses	1,554	6,549	16,717

Daily Traffic Counts

Bloomfield Avenue	22,743 VPD
Claremont Avenue	12,000 VPD