



**COLUMBIA
PARK CENTER**

NORTH BERGEN, NEW JERSEY

**STRATEGICALLY POSITIONED,
COMMUNITY DRIVEN**

STRATEGICALLY POSITIONED

Columbia Park Center is a 351,000 SF shopping center in North Bergen, a high-density submarket in Hudson County, New Jersey. Located off John F. Kennedy Boulevard, it offers direct access to major road networks, including the 495, Route 3, the New Jersey Turnpike, and Routes 1 & 9. It also has advantageous proximity to the waterfront communities of Hoboken and Union City. And with a convenient drive to Manhattan via the Lincoln Tunnel, a 2-minute car ride from the site, it offers exceptional visibility for inbound and outbound drivers.

The center offers ample on-site parking, and with an excellent mix of local and regional retail, the opportunities at Columbia Park Center offer unmatched visibility for either local retailers or national ones seeking to expand their regional footprint.



VIEW FROM NEW JERSEY

PROPERTY

■ AVAILABLE SPACE



HIGHLIGHTS

COLUMBIA PARK CENTER

There are multiple space opportunities at Columbia Park Center, ranging from 3,300 to over 33,000 square feet. One of the few shopping complexes with on-site parking, the site also offers convenient local

vehicular access and is close to numerous bus routes that help serve this densely populated submarket of working professionals and families with young children.

NORTH BERGEN FACTS & FIGURES




IN A 1 MILE RADIUS:

81K 
POPULATION


3 MI 7 MI
363K 1.03M



40% 
USE PUBLIC
TRANSPORTATION

3 MI 7 MI
44% 36%



\$80K 
AVERAGE INCOME

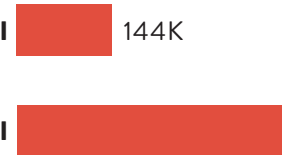
3 MI 7 MI
\$108K \$106K



29K 
HOUSEHOLDS

3 MI 144K

7 MI 406K



14K 
CHILDREN 0-14

3 MI 7 MI
60K 169K





MEADOWLANDS
SPORTS
COMPLEX

AMERICAN
DREAM

3

INTERSTATE
95

INTERSTATE
95

TONELLE
COMMONS
Walmart
Save money. Live better.
BJ's
PETSMART five BELOW
THE VITAMIN SHOPPE

TONELLE PLAZA
ALDI Planet Fitness
Durlington

HACKENSACK RIVER

REGIONAL AERIAL

COLUMBIA PARK
OLD NAVY PartyCity carter's
ShopRite BIG LOTS!

3

MILL CREEK
TJ-maxx BOB'S DISCOUNT FURNITURE
KOHL'S BEST BUY
Durlington Marshalls HomeGoods
Michaels PETSMART

INTERSTATE
95

114,664 VPD

KENNEDY CENTER
BENZER PHARMACY CHASE
SUPERCUTS KENNEDY MEDICAL CENTER

CRUNCH ALDI

B

B

B

B

495
140,210 VPD

LINCOLN
TUNNEL
117,775 VPD



SECAUCUS
JUNCTION
26,298
WEEKDAY
RIDERS

JERSEY CITY
APPROX 2 MILES
FROM SITE

HOBOKEN
APPROX 2 MILES
FROM SITE

INTERSTATE
95

HUDSON RIVER

(B) BUS STOPS ALONG KENNEDY BOULEVARD



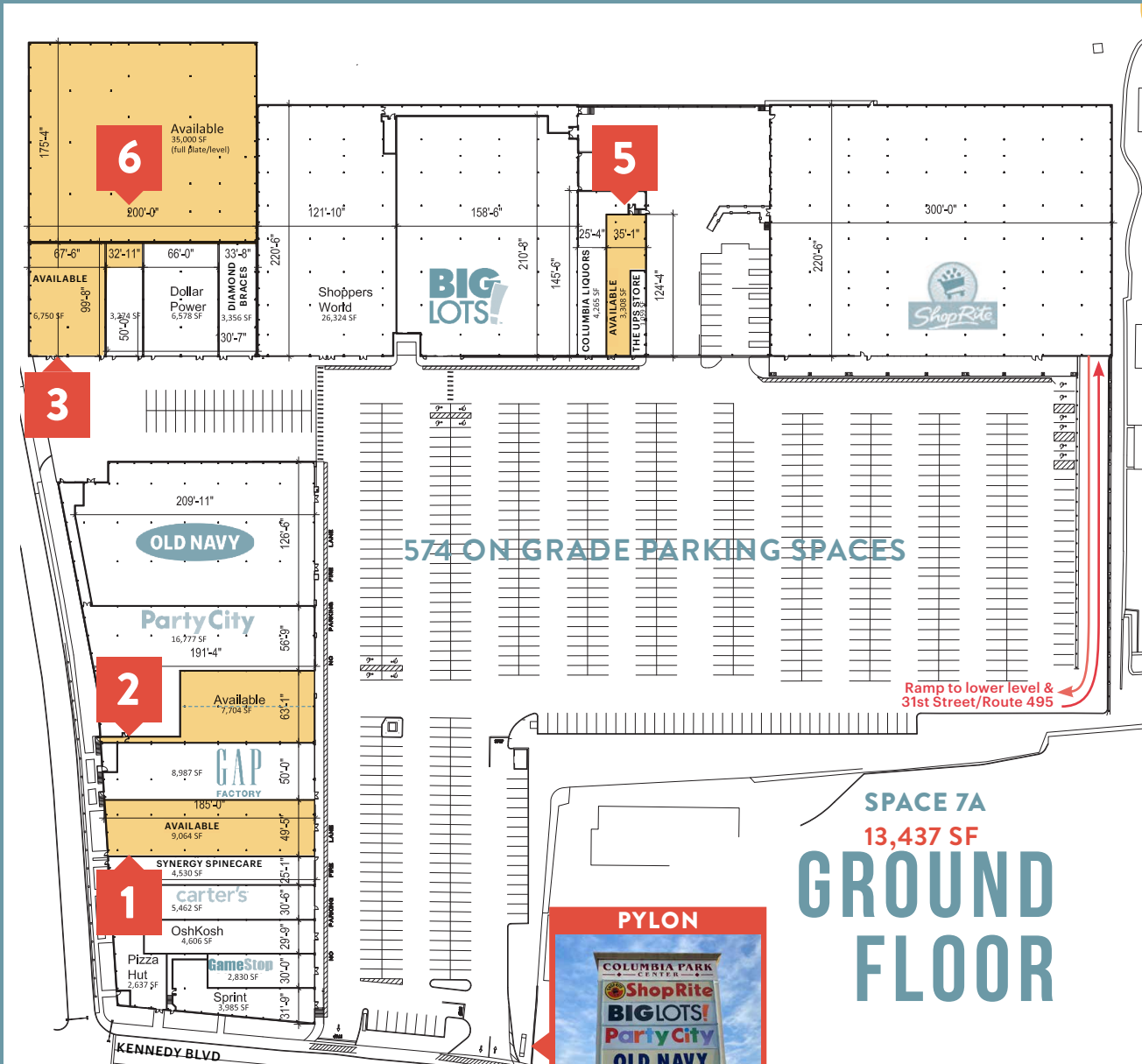
A COMMUNITY

This highly active, family-oriented center is anchored by a Super-Shop Rite, along with co-tenants like Big Lots, Old Navy, and Gap Factory, that help to serve the everyday needs of this family-oriented community.



LIFESTYLE

SITE PLANS



GROUND FLOOR SPACES

- SPACE 1**
9,064 SF
- SPACE 2**
7,700 SF
(can be split)
- SPACE 3**
7,808 SF
- SPACE 5A**
3,308 SF

LOWER LEVEL SPACES

- SPACE 6A** (Ground floor lower level)
30,741 SF
- 4,375 SF** (Mezzanine)
- SPACE 6B** (Second level)
34,932 SF
- 3,350 SF** (Mezzanine)
- SPACE 6A+6B** can be combined
73,398 SF
- SPACE 7A** Former Gym
25,300 SF
- 13,500 SF (Ground floor)
- 11,800 SF (Mezzanine)
- SPACE 7B**
6,529 SF
- SPACE 7A+7B** can be combined
19,966 SF

LOWER LEVEL



Lower level
Parking
574 Spaces

Available - Spaces 6+7
6,500-88,000 SF

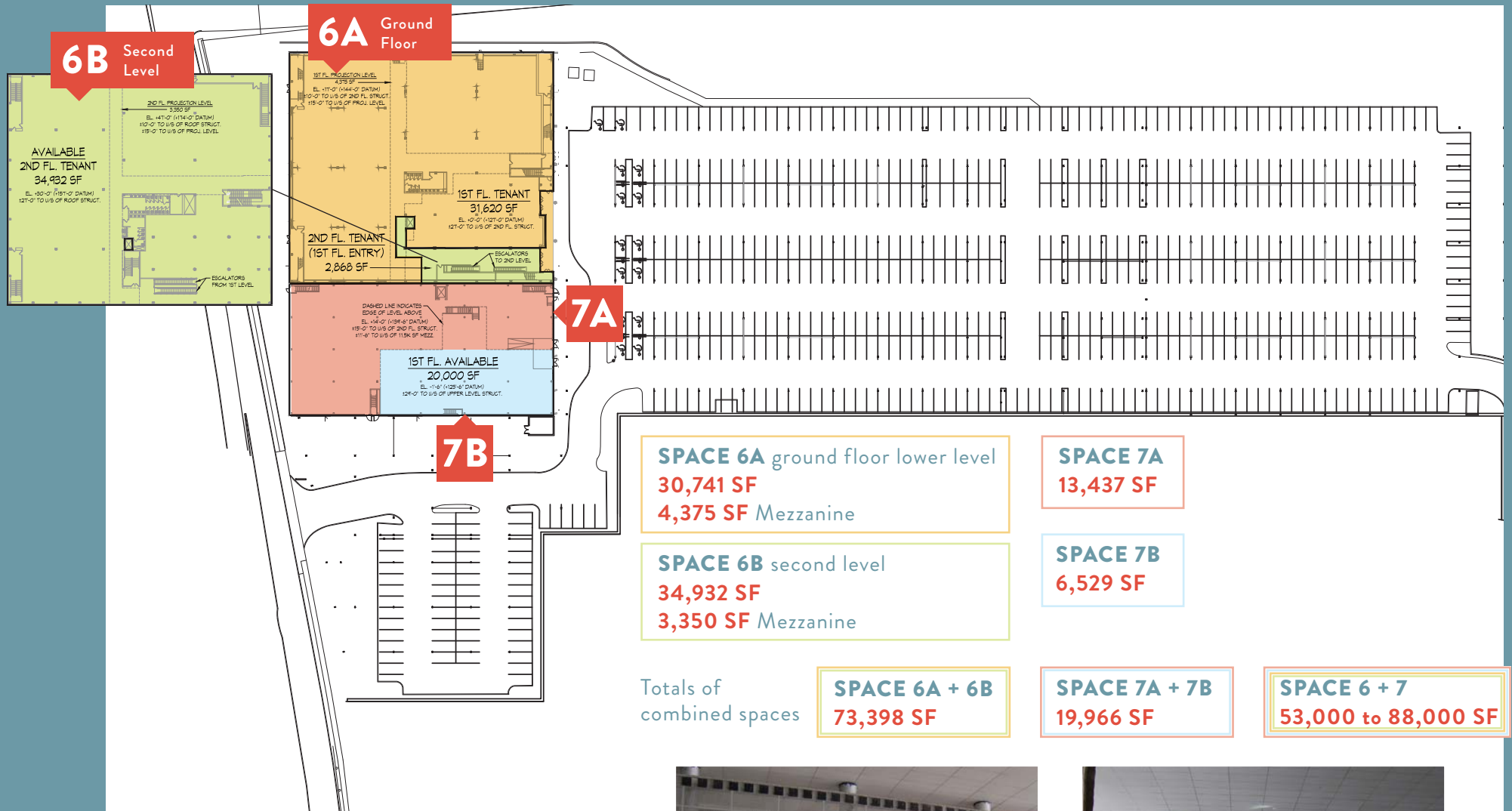
Kennedy Boulevard
31,874 VPD

31st Street

495 140,210 VPD

495 East Access

VIEW FROM NEW JERSEY



LOWER LEVEL SITE PLANS





CONTACT EXCLUSIVE AGENTS

JAKE FRANTZMAN

jfrantzman@ripconj.com
201.777.2309

FLORIAN SUSERMAN

fsuserman@ripconj.com
201.777.2301

TODD COOPER

tcooper@ripcony.com
516.933.8880

RIPCO
REAL ESTATE

611 River Drive
3rd Floor
Elmwood Park, NJ 07407
201.777.2300

Please visit us at ripconj.com for more information

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.