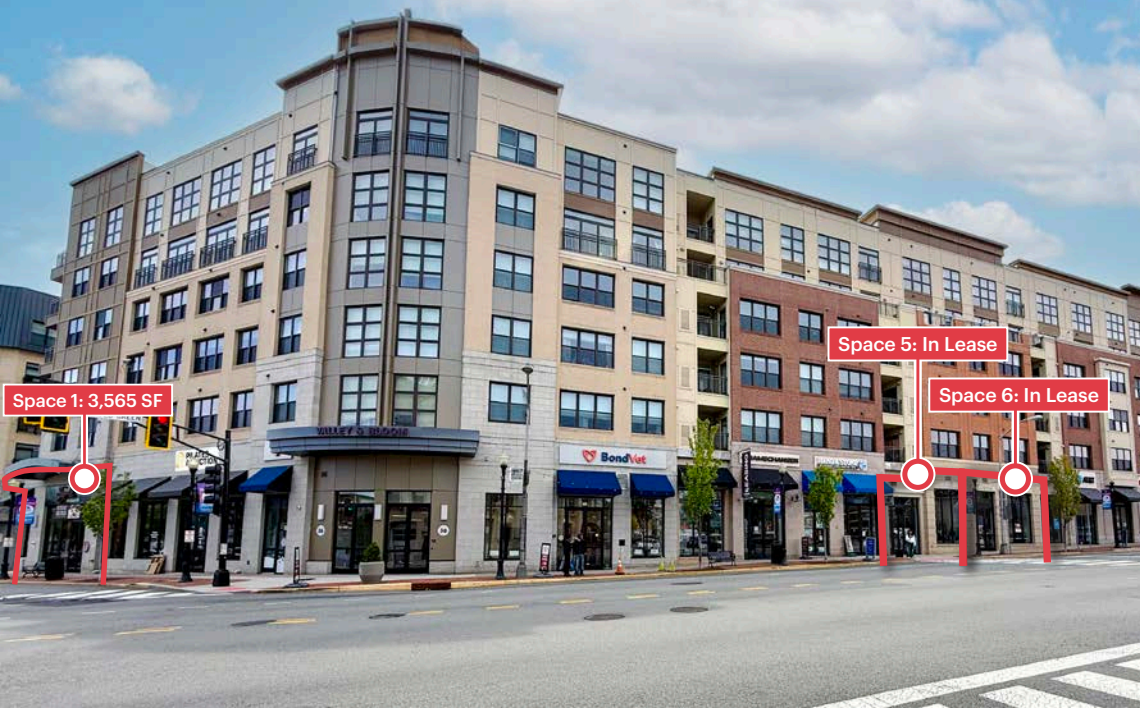
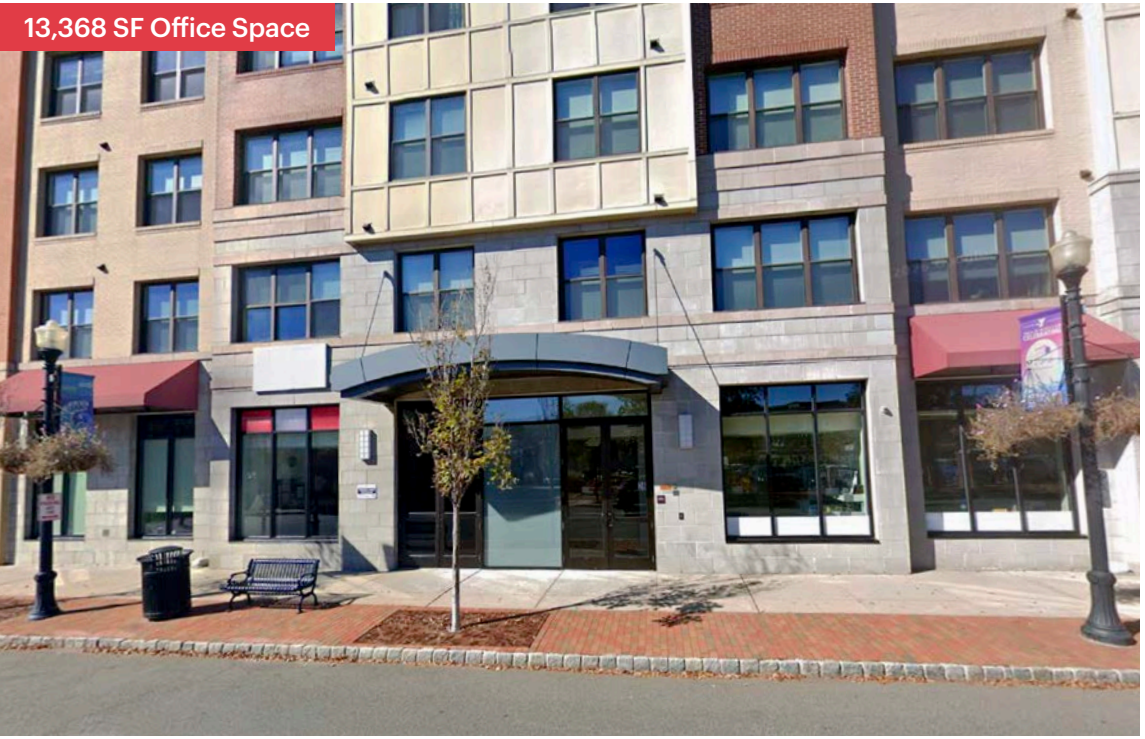


For Lease

RIPCO
RETAIL LEASING

Valley & Bloom Montclair, NJ

638 Bloomfield Avenue
Essex County



3,565 SF Restaurant & 13,368 SF Ground Floor Office Space

Seeking Retail, Medical, Fitness, or Spa

Contact Exclusive Agents

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Florian Suserman
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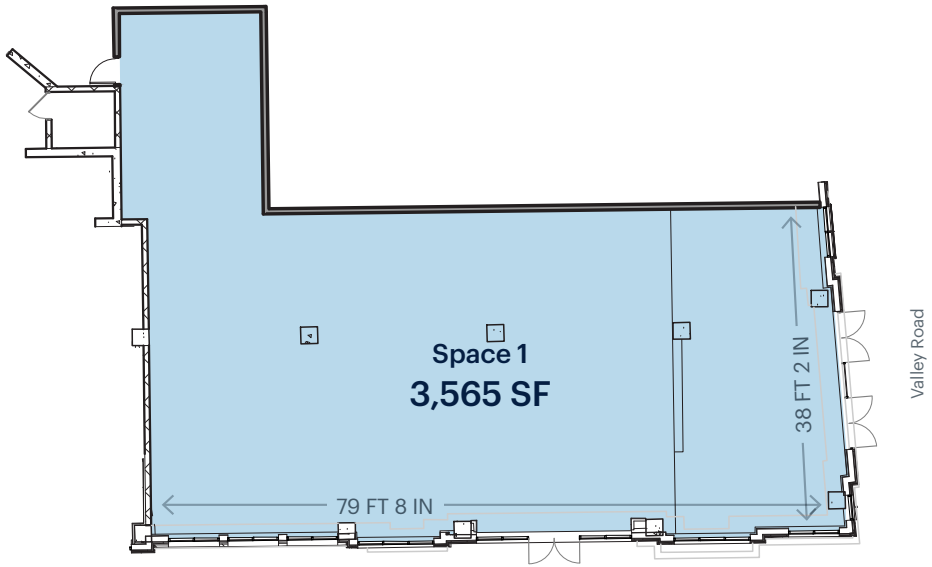
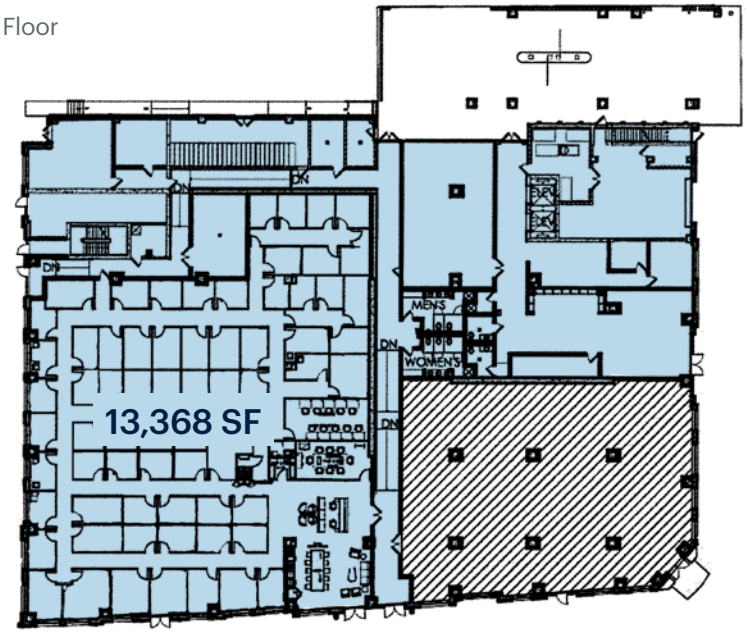
Space Details

Space 1 | Built-Out Restaurant Endcap



Office Space | Ground Floor



Size	Ground Floor Space 1 3,565 SF Space 5 (In Lease) 1,717 SF Space 6 (In Lease) 1,977 SF 28 Valley Road Ground Floor Office 13,368 SF
Rent	Negotiable
Term	10 Years
CAM	$9.00 PSF (est.)
Possession	90 days
Co-Tenants	Hand & Stone, Cycle Bar, Bond Vet, AT&T, GameChanger Fitness, Pilates Addiction
Neighbors	Whole Foods, Starbucks, Anthropologie, Urban Outfitters, Bluemercury, Fabourg, Rumble Boxing
Comments	Built-out restaurant space High visibility at a 4-way traffic light Strong demographics Public transportation New Jersey's premier lifestyle town Municipal garage and parking lot Tremendous street visibility 258 luxury apartments above 10 minutes from Montclair State University with approximately 23,000 students

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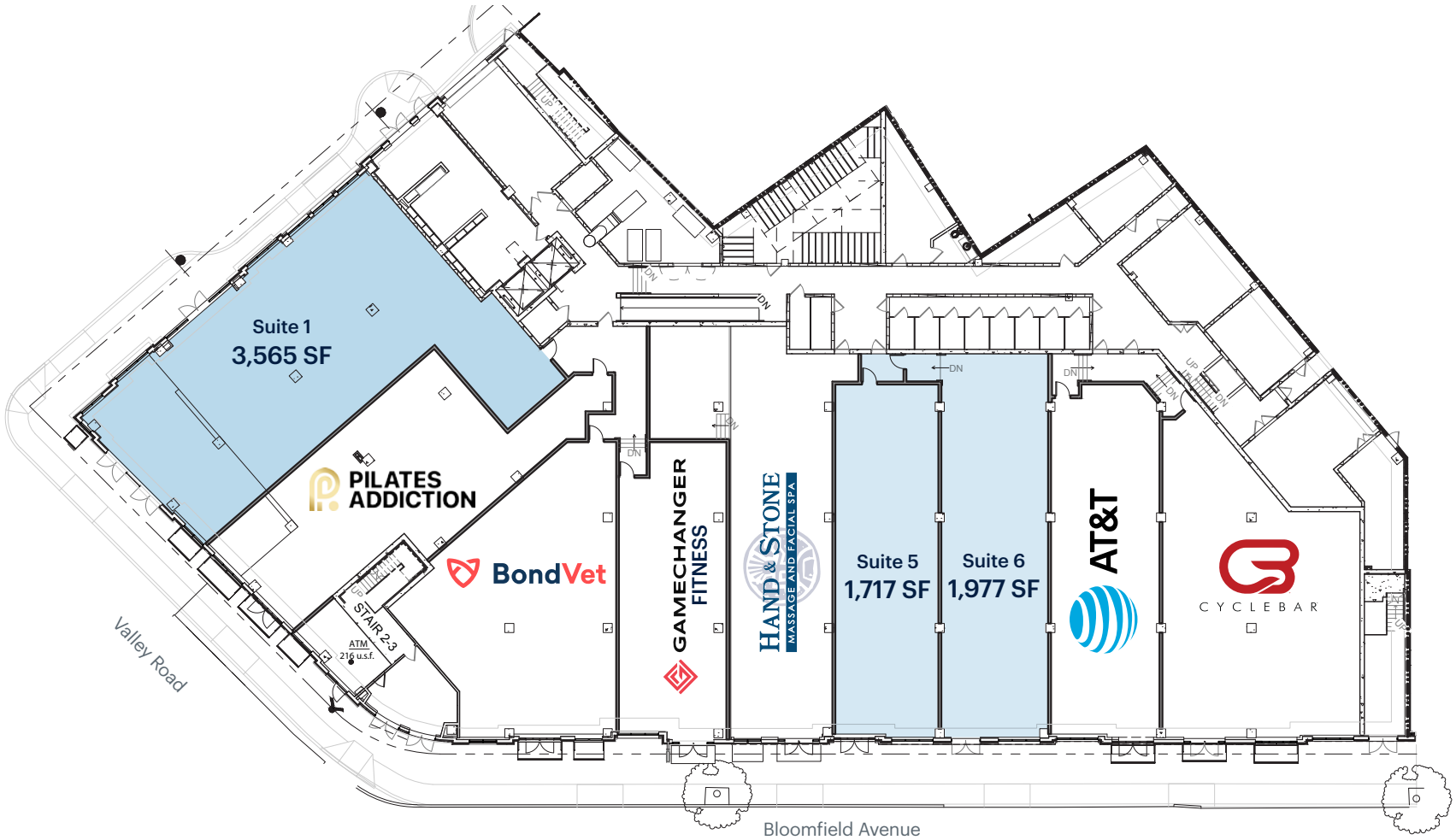
Site Plan



Suite	Tenant	Size
1	**Available - Built-Out Restaurant**	**3,565**
1A	Pilates Addiction	2,130
2	BondVet	2,202

Suite	Tenant	Size
3	Gamechanger Fitness	1,441
4	Hand & Stone Massage	2,384
5	**In Lease**	**1,717**

Suite	Tenant	Size
6	**In Lease**	**1,977**
7	AT&T	1,800
8	Cycle Bar	2,498

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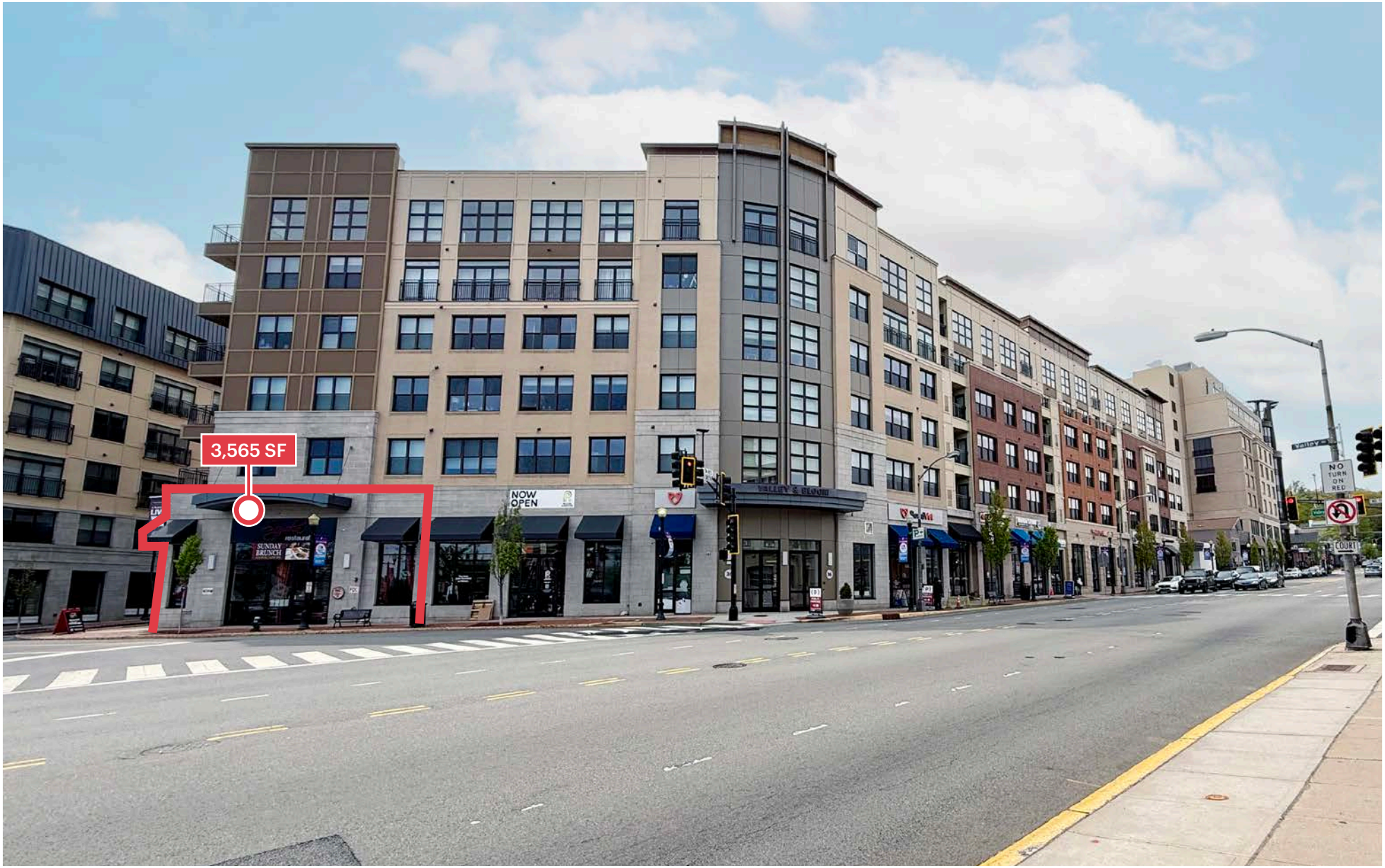
Restaurant Endcap



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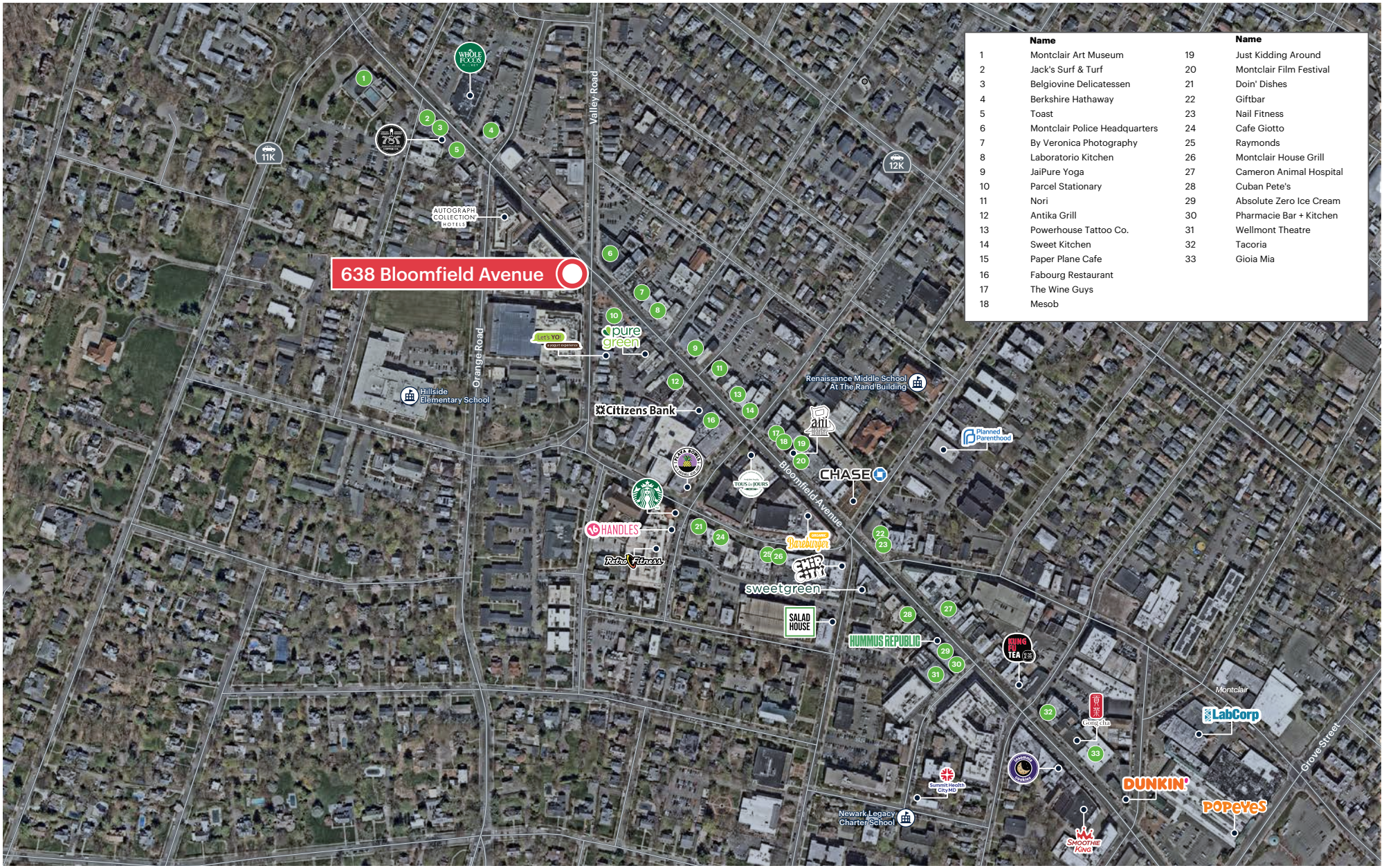
Montclair's Downtown Shopping



	Name		Name
1	Montclair Art Museum	19	Just Kidding Around
2	Jack's Surf & Turf	20	Montclair Film Festival
3	Belgiovine Delicatessen	21	Doin' Dishes
4	Berkshire Hathaway	22	Giftbar
5	Toast	23	Nail Fitness
6	Montclair Police Headquarters	24	Cafe Giotto
7	By Veronica Photography	25	Raymonds
8	Laboratorio Kitchen	26	Montclair House Grill
9	JaiPure Yoga	27	Cameron Animal Hospital
10	Parcel Stationary	28	Cuban Pete's
11	Nori	29	Absolute Zero Ice Cream
12	Antika Grill	30	Pharmacie Bar + Kitchen
13	Powerhouse Tattoo Co.	31	Wellmont Theatre
14	Sweet Kitchen	32	Tacoria
15	Paper Plane Cafe	33	Gioia Mia
16	Fabourg Restaurant		
17	The Wine Guys		
18	Mesob		

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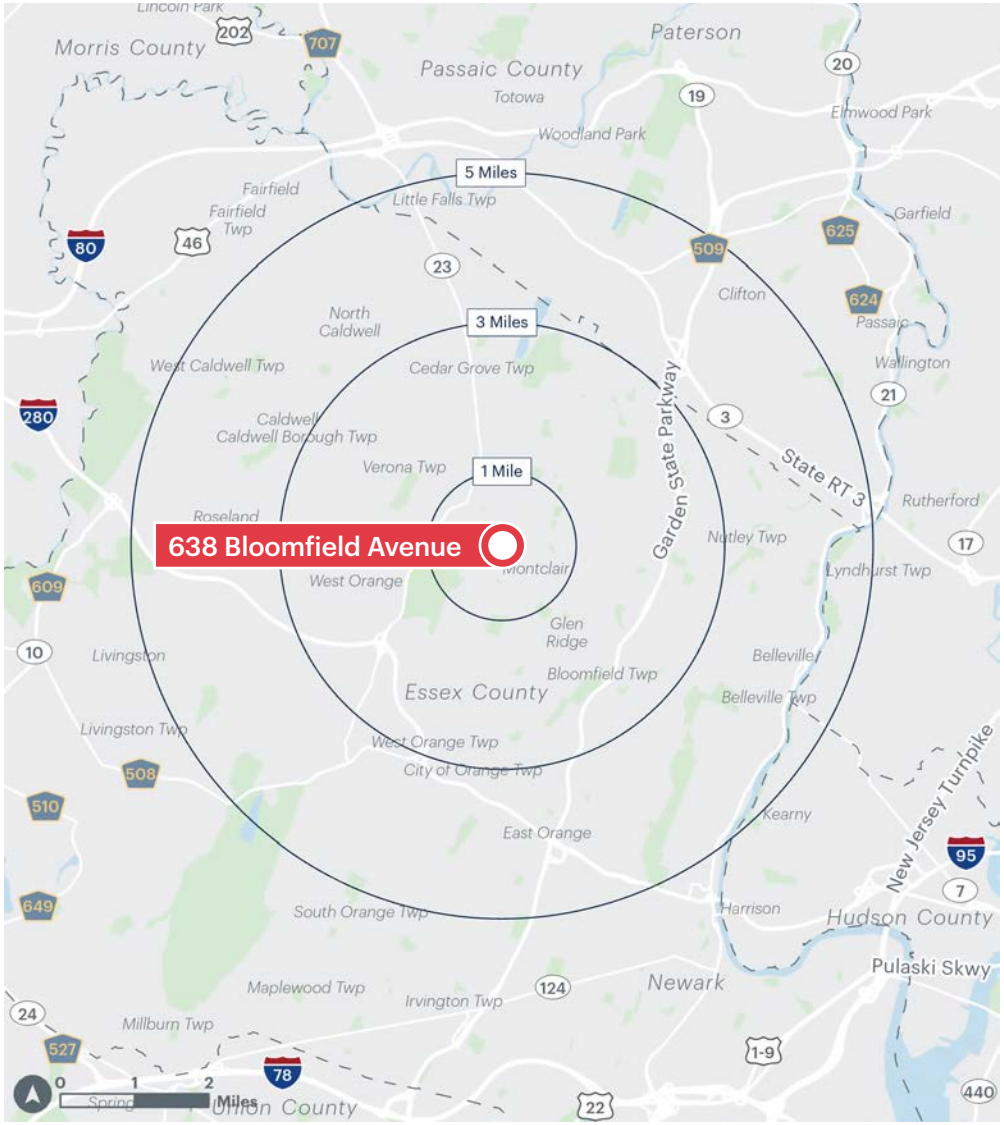
Area Demographics

2025 ESRI Summary Report



	1 mile	3 miles	5 miles
Total Population	21,051	187,026	574,425
Total Households	9,470	73,545	218,217
Average Household Income	$216,462	$185,592	$150,398
Median Household Income	$154,745	$127,056	$99,740
% Population with Bachelors +	68.14%	55.96%	43.53%
Daytime Population	24,289	155,834	483,268
Total Daytime Employees	15,221	68,604	196,513
Total Businesses	1,589	6,057	16,564

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Information is from sources deemed reliable; however, accuracy is not guaranteed. Square footage is approximate; Buyer must independently verify and assumes risk for inaccuracies.