

706 Bloomfield Ave, Montclair NJ

Prime restaurant location in downtown Montclair



Turn-key 2nd Gen Restaurant Space – Across from Whole Foods

1,200 SF

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Property **Location**

- » Prime storefront on Essex County's main Thoroughfare
- » Desirable downtown Montclair, with access to easy parking

Retail Availability

- » 1,200 SF
- » Presently Hamburguesa restaurant
- » Across from Whole Foods, and next to Toast, Uncle Momo & Jack's Lobster
- » Possession: To be arranged

Pricing Guidance

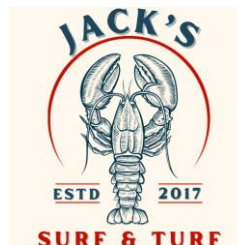
- » \$55.00 PSF Base Rent + \$12.00 NNN

Trade Area Co-Tenants

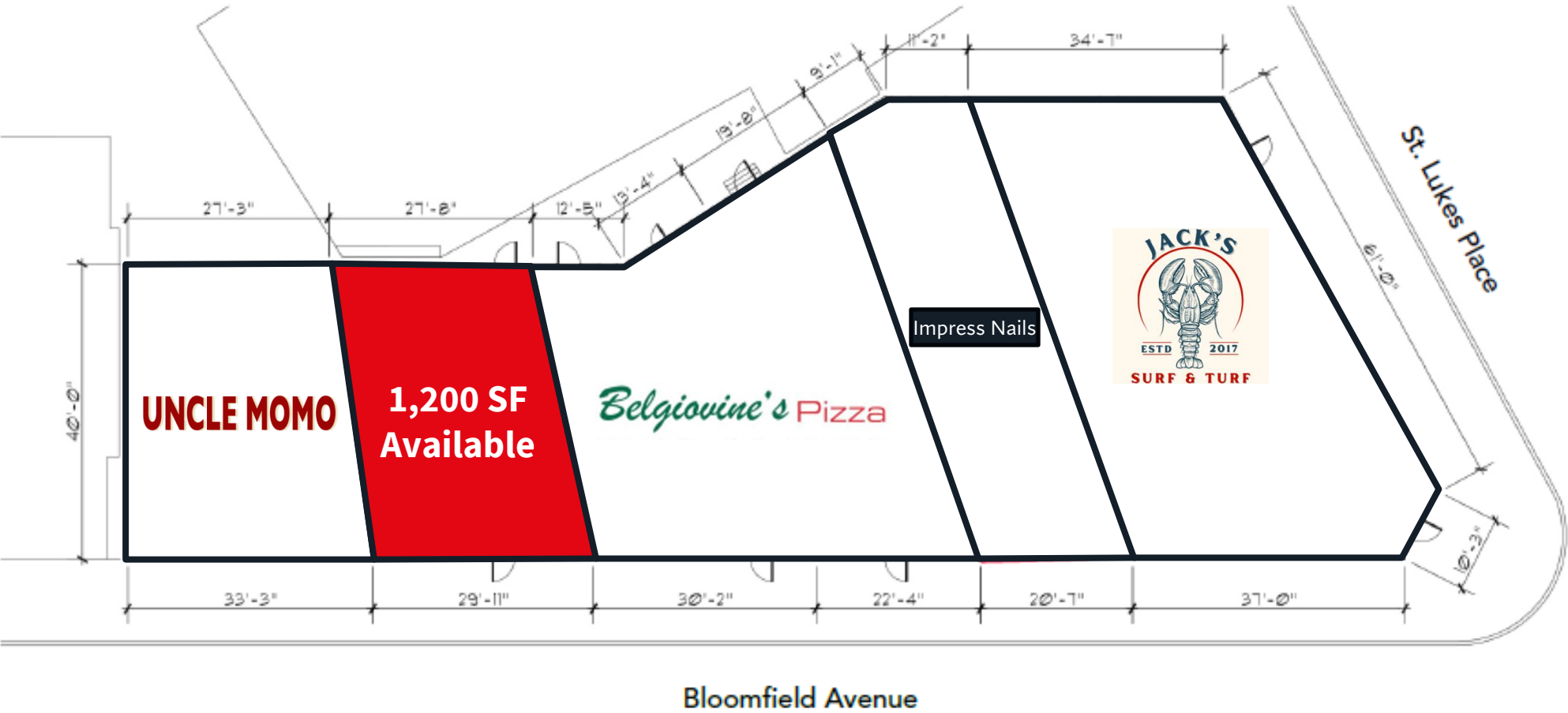


UNCLE MOMO

Belgiovine's Pizza



Site Plan



Explore the Community

Montclair Map

MONTCLAIR ART MUSEUM

CULTURE AND COMMUNITY

Over 100 years old and boasting over 12,000 items on display, Montclair Art Museum is a center of multiple disciplines of art, with a particular focus on American and Native American art forms. The first Friday of the month extends free admission, encouraging new patrons to join in on all the museum has to offer. More than 70,000 people visit the museum per year, and with all that the museum has on display, it's easy to see why!



WHOLE FOODS

WHERE INSPIRATION STRIKES

Whole Foods offers its shoppers the highest quality and premier selection of fresh, and prepared foods.

Located on Bloomfield Avenue, Montclair's Whole Foods has been a part of the community for 20 years, and continues to be the hub of organic (and conventional) groceries to residents.



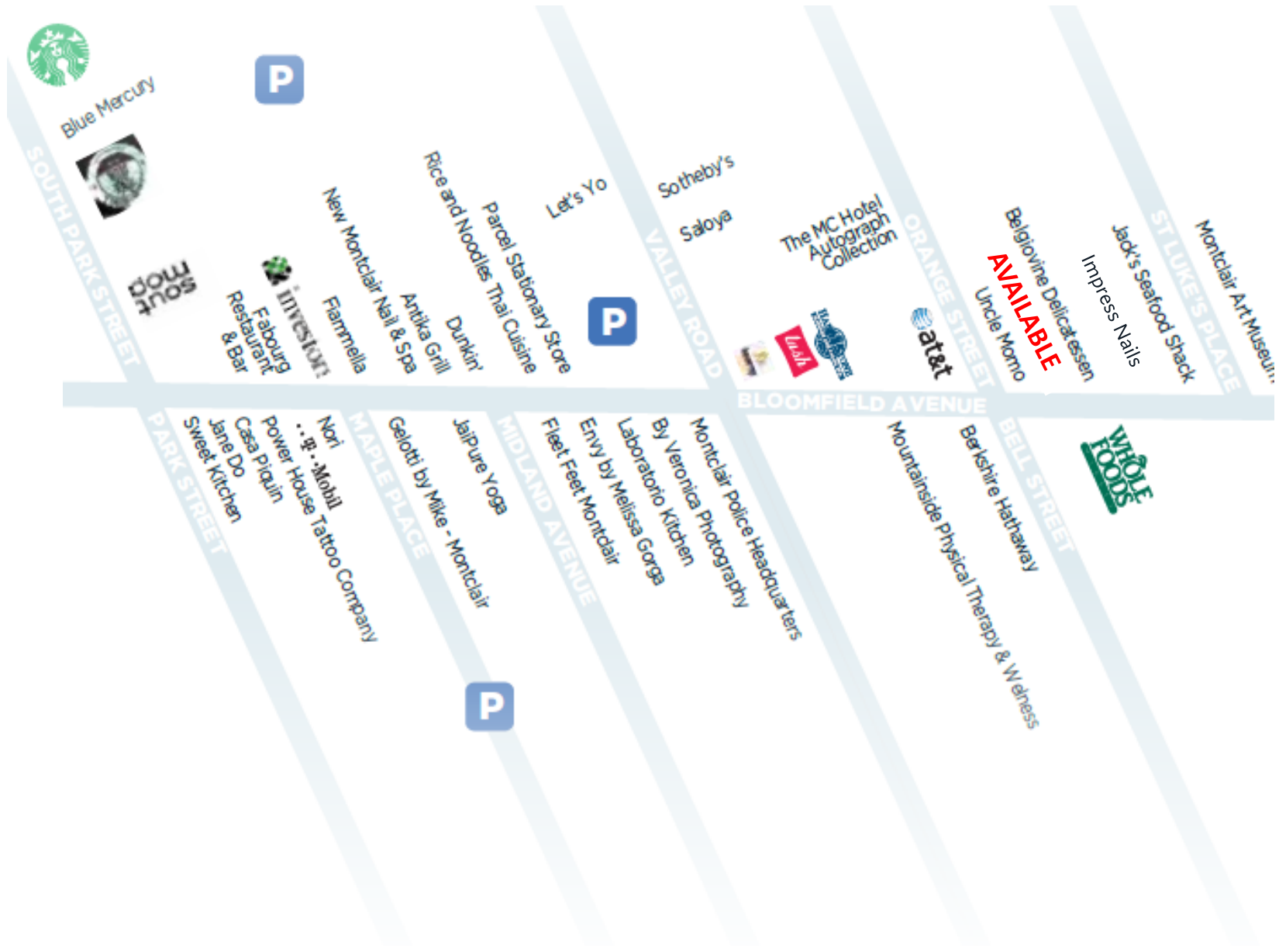
VALLEY & BLOOM

HOSPITALITY

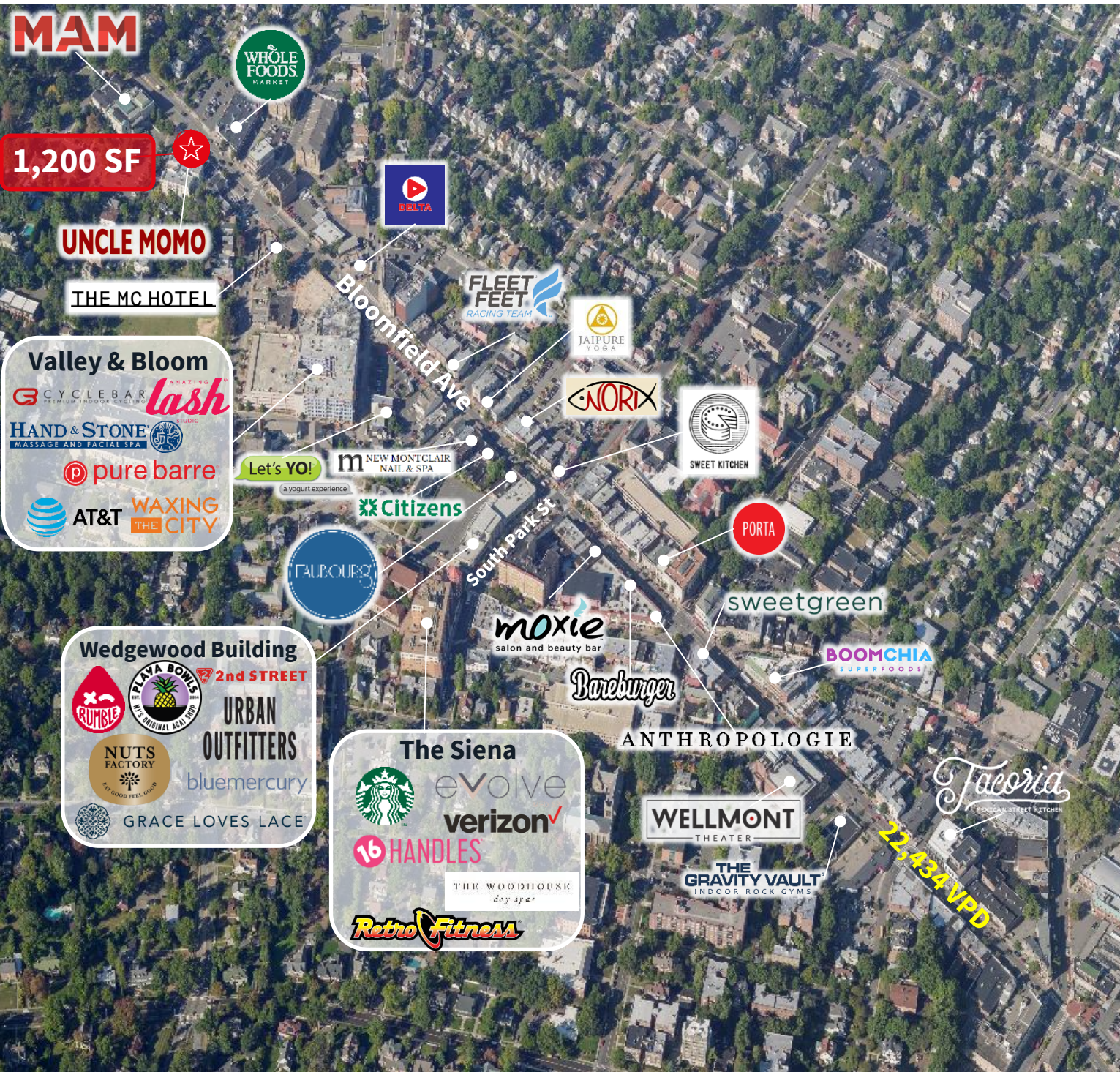
Newly opened, this mixed-use complex is part of the Montclair Gateway Redevelopment Plan. Phase I of the plan, which includes the residential portion, features 258 rental units.

Phase II is currently under construction, and involves the development of the MC Hotel, a branch of the Marriott International's Autograph Collection. In total, Valley & Bloom's two, six-story buildings offer 258 rental units, 20,000 square feet of office space, 22,000 square feet of retail space and 571 parking spaces.

Retail Map



Retail Aerial



Demographics



1 Mile	2 Mile	3 Mile
20,917	79,789	179,636

Population



1 Mile	2 Mile	3 Mile
\$117,328	\$122,148	\$102,977

Med. HH Income



1 Mile	2 Mile	3 Mile
13,258	29,743	54,955

Employees



1 Mile	2 Mile	3 Mile
2,173	5,005	8,286

Businesses

Demographics Source: CoStar 2024

| 2nd Generation **Restaurant**



For more information contact:

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