

The logo for 99 Ranch Market, featuring a green circular emblem with the number '99' inside, followed by the words '99 RANCH MARKET' in red, bold, sans-serif capital letters.

99 RANCH MARKET

HACKENSACK COMMONS

450 HACKENSACK AVENUE, HACKENSACK, NJ 07601



RETHINK. RECREATE. REDEVELOP.

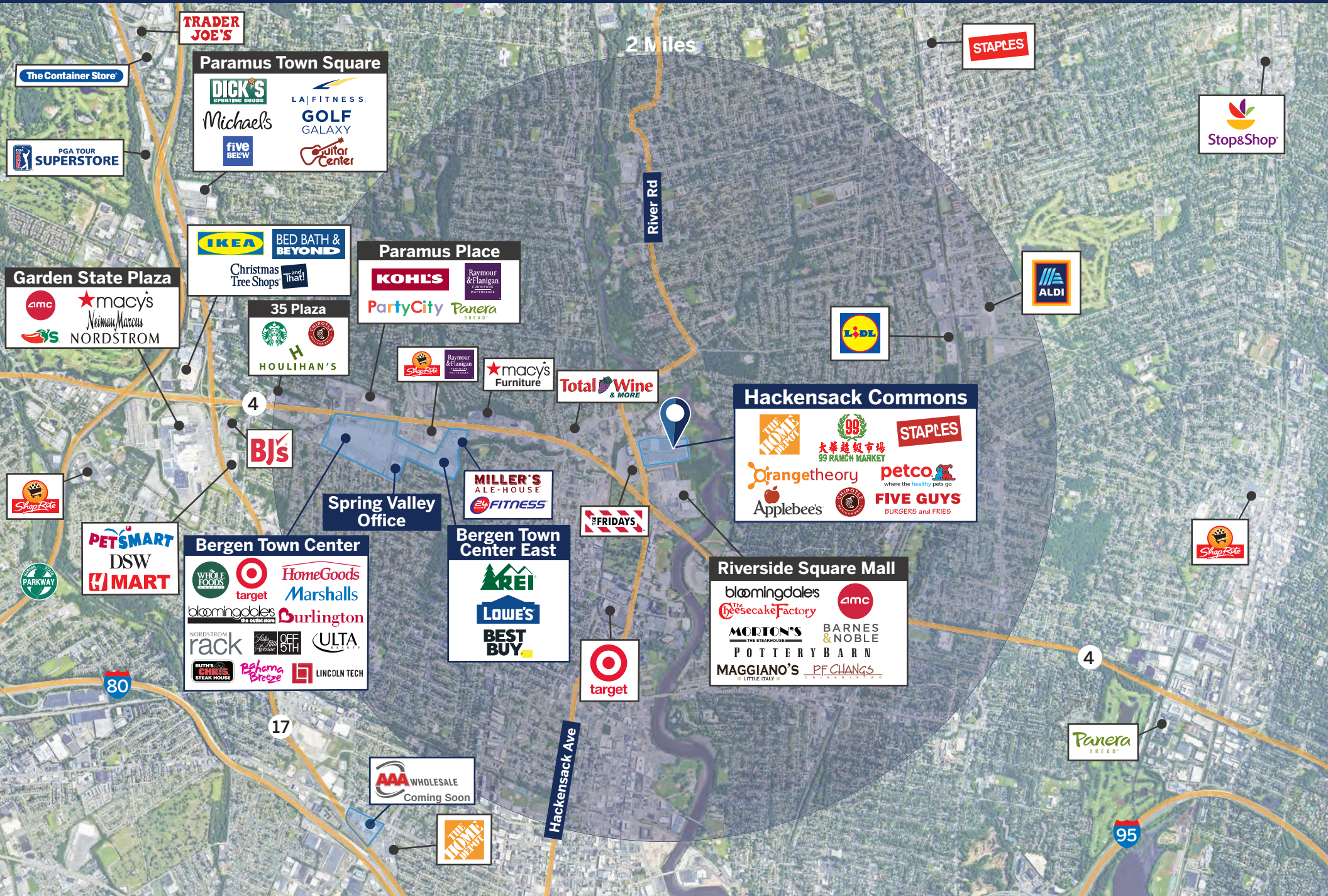


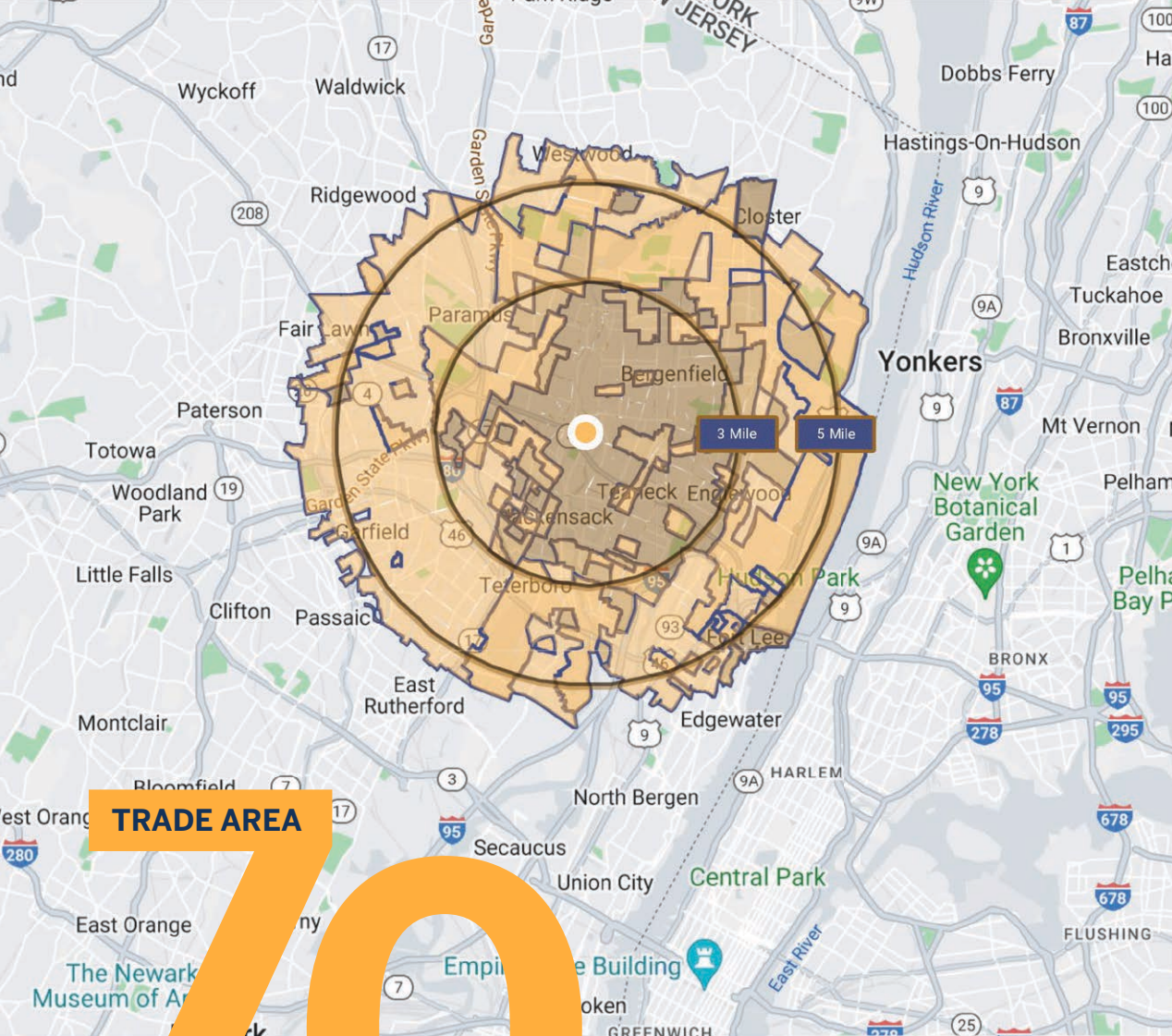
BERGEN COUNTY'S DESTINATION FOR EVERYDAY SHOPPING AND DINING

Hackensack Commons is a grocery and home improvement anchored super center in the heart of Bergen County. 99 Ranch and Home Depot draw significant traffic to the property, which also features a diverse quick service and sit-down dining line up, Petco, Orangetheory Fitness and more. Hackensack Commons benefits from the robust daytime and working population in the area. The property is located 11 miles west of NYC on Hackensack Avenue. The property is down the street from the Shops at Riverside which draws a captive, diverse consumer.

Hackensack Commons

450 Hackensack Avenue, Hackensack, NJ 07601





TRADE AREA

70%

DEMOGRAPHICS

Sources: ESRI and CreditnTell. CreditnTell's Tru Trade is based on geo-fenced data embedded in over 500 applications on tens of millions of mobile devices nationwide.

POPULATION

530,820	208,668	492,788
Tru Trade*	3 Mile	5 Mile

FAMILY HOUSEHOLDS

195,332	74,885	178,611
Tru Trade*	3 Mile	5 Mile

AVERAGE HH INCOME

\$120,376	\$144,486	\$147,821
Tru Trade*	3 Mile	5 Mile

COLLEGE EDUCATION

44.2%	49%	48.8%
Tru Trade*	3 Mile	5 Mile

*Tru Trade Area; 5.4 Miles

AERIAL



The recently developed Avalon Bay community, along with the Continental Tower residences across the street, provide a regular customer base for the property.

TENANTS SQFT

1	The Home Depot	111,027
2	Staples	27,017
3	POC	10,556
4	Smile Kidz	2,642
5	Five Guys	2,296
6	Mattress Firm	6,600
7	Petco	13,808
8A	Chipotle Mexican Grill	2,406
8B	AAA	2,300
9	Lotus Cafe Restaurant	2,333
10	Orangetheory Fitness	3,110
11	Red Wing Shoes	1,555
12	Sally Beauty Supply	1,555
13	Bonchon Chicken	1,644
14	NapoliMania	1,646
15	Firehouse Subs	1,680
16	UPS	1,565
17	RealFruitBubbleTea	1,778
18	Hot Fish	1,874
19	Applebee's	6,200
20	99 Ranch Market	59,170
21	So Gong Dong	2,435
22	Paris Baguette	2,449
23	Available	2,215
24	Wireless World	1,603
25	Montvale Nails & Spa	1,574
26	Supercuts	1,602

HIGHLIGHTS

Total SF	271,399
Parking Spaces	1,164
Parking Ratio	4.2 : 1,000 SF

SITE PLAN



CONTACT US



Leasing Agent
Justin Lustig
201.571.3515
jlustig@uedge.com



Specialty Leasing
Patricia Zafferese
201.882.7506
pzafferese@uedge.com



Corporate

New York

888 Seventh Avenue, 6th Floor
New York, New York, 10019
General Inquiries:
212.956.2556
Leasing: 844.614.4114

Management

New Jersey

210 Route 4 East
Paramus, New Jersey, 07652
General Inquiries: 201.571.3500
Leasing: 844.614.4114