

6,006 SF FOR LEASE
BUSY DOWNTOWN MARKET

6023 BERGENLINE AVE.
WEST NEW YORK, NJ



CATALYST
REAL ESTATE PARTNERS

FOR MORE
INFORMATION

WILLIAM FARKAS bf@catalystrenj.com C: 973.223.6600

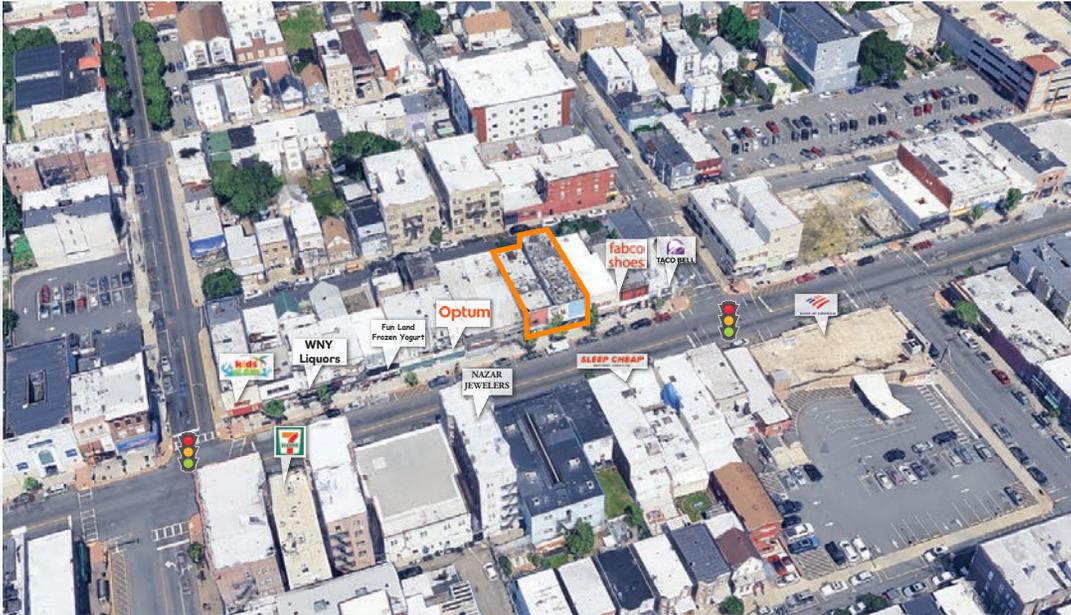
All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, prior sales and withdrawals.

CATALYST REAL ESTATE PARTNERS | 20 White St. Unit 2A, Red Bank, NJ, 07701 | [732.333.8571](tel:732.333.8571) | info@catalystrenj.com

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GLA: 6,006 SF
AVAILABLE: 4,210 SF 1st FLOOR
1,796 SF 2nd FLOOR
RENT: CALL FOR QUOTE
TAXES: \$53,683.50
PARKING: STREET + MUNICIPAL LOT
TRAFFIC: 6,233 VPD ON BERGENLINE

Prime location in the center of the downtown.
Considering all high profile uses.



	1 MILE	2 MILE	3 MILE
POPULATION	108,920	264,337	656,491
AVG. HOUSEHOLD INCOME	\$99,375	\$177,081	\$206,297
HOUSEHOLDS	42,698	113,663	308,386
DAYTIME POPULATION	49,285	129,818	808,958
NUMBER OF EMPLOYEES	22,402	60,411	623,977
AVERAGE HOUSEHOLD SIZE	2.5	2.3	2

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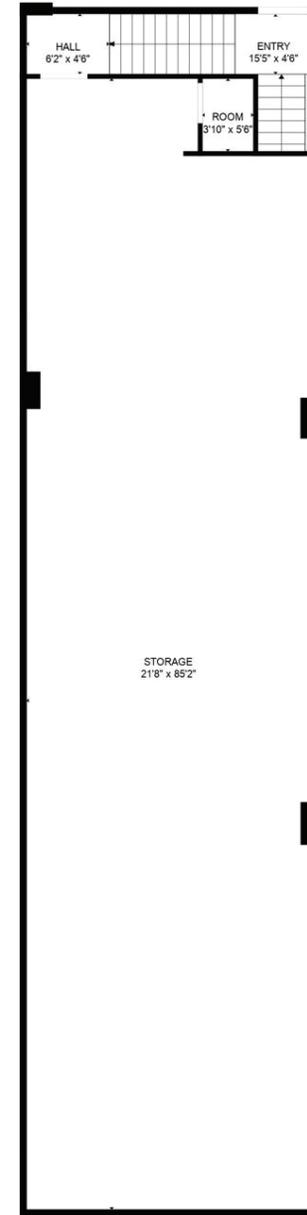
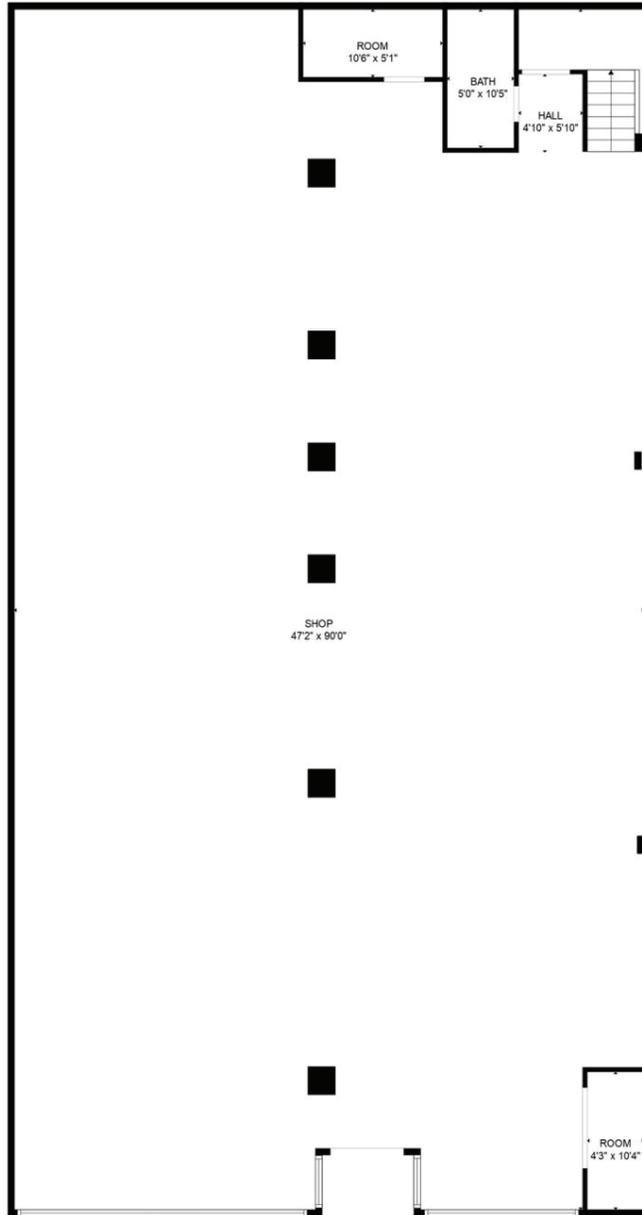
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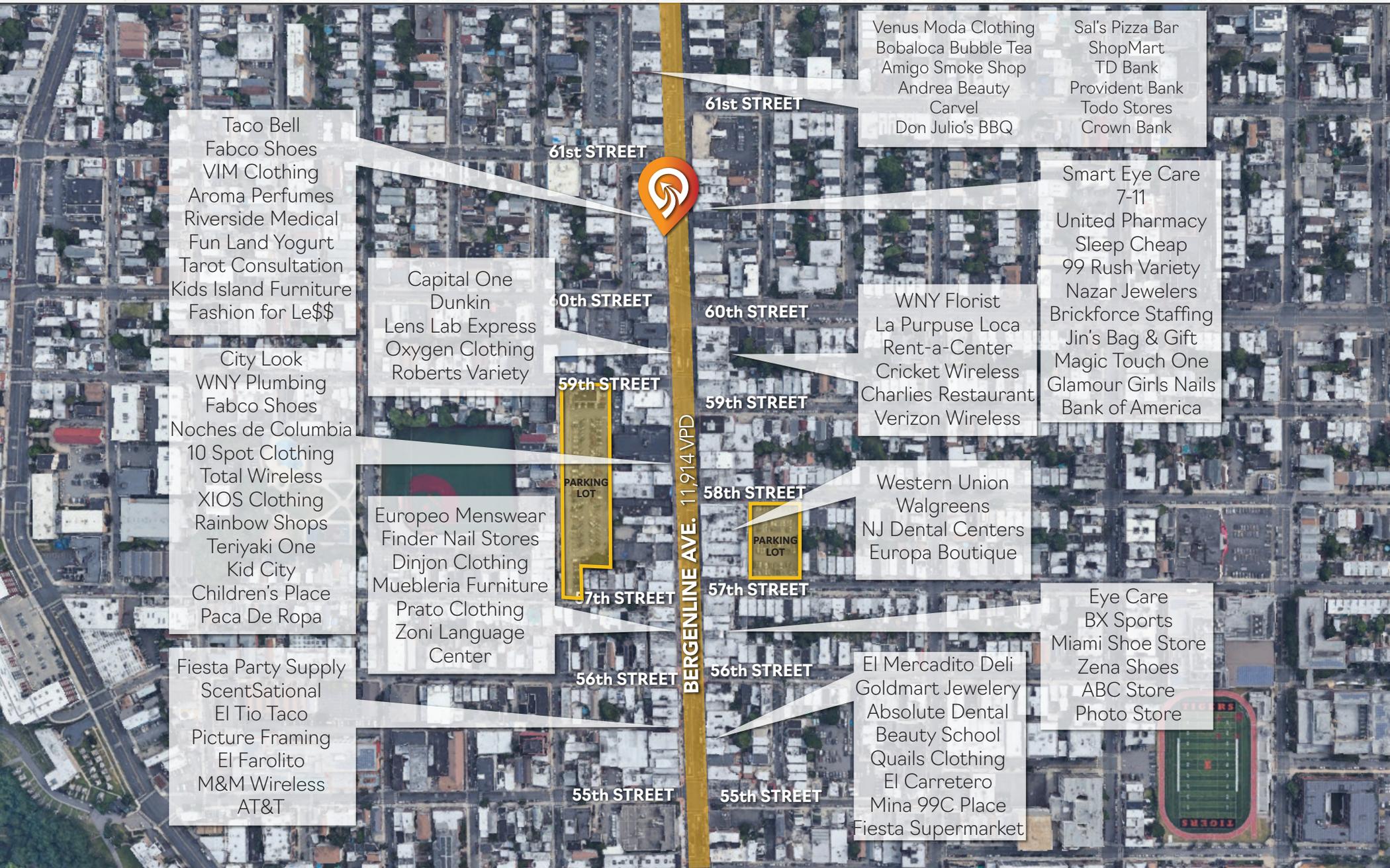
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Taco Bell
Fabco Shoes
VIM Clothing
Aroma Perfumes
Riverside Medical
Fun Land Yogurt
Tarot Consultation
Kids Island Furniture
Fashion for Le\$\$

Capital One
Dunkin
Lens Lab Express
Oxygen Clothing
Roberts Variety

City Look
WNY Plumbing
Fabco Shoes
Noches de Columbia
10 Spot Clothing
Total Wireless
XIOS Clothing
Rainbow Shops
Teriyaki One
Kid City
Children's Place
Paca De Ropa

Europeo Menswear
Finder Nail Stores
Dinjon Clothing
Muebleria Furniture
Prato Clothing
Zoni Language Center

Fiesta Party Supply
ScentSational
El Tio Taco
Picture Framing
El Farolito
M&M Wireless
AT&T

Venus Moda Clothing
Bobaloca Bubble Tea
Amigo Smoke Shop
Andrea Beauty
Carvel
Don Julio's BBQ

Sal's Pizza Bar
ShopMart
TD Bank
Provident Bank
Todo Stores
Crown Bank

Smart Eye Care
7-11
United Pharmacy
Sleep Cheap
99 Rush Variety
Nazar Jewelers
Brickforce Staffing
Jin's Bag & Gift
Magic Touch One
Glamour Girls Nails
Bank of America

WNY Florist
La Purpuse Loca
Rent-a-Center
Cricket Wireless
Charlies Restaurant
Verizon Wireless

Western Union
Walgreens
NJ Dental Centers
Europa Boutique

Eye Care
BX Sports
Miami Shoe Store
Zena Shoes
ABC Store
Photo Store

El Mercadito Deli
Goldmart Jewelry
Absolute Dental
Beauty School
Quails Clothing
El Carretero
Mina 99C Place
Fiesta Supermarket

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