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Center City Mall

301 Main Street between Smith Street and Ward Street • Paterson, NJ





PARK



SHOP



DINE



WORK



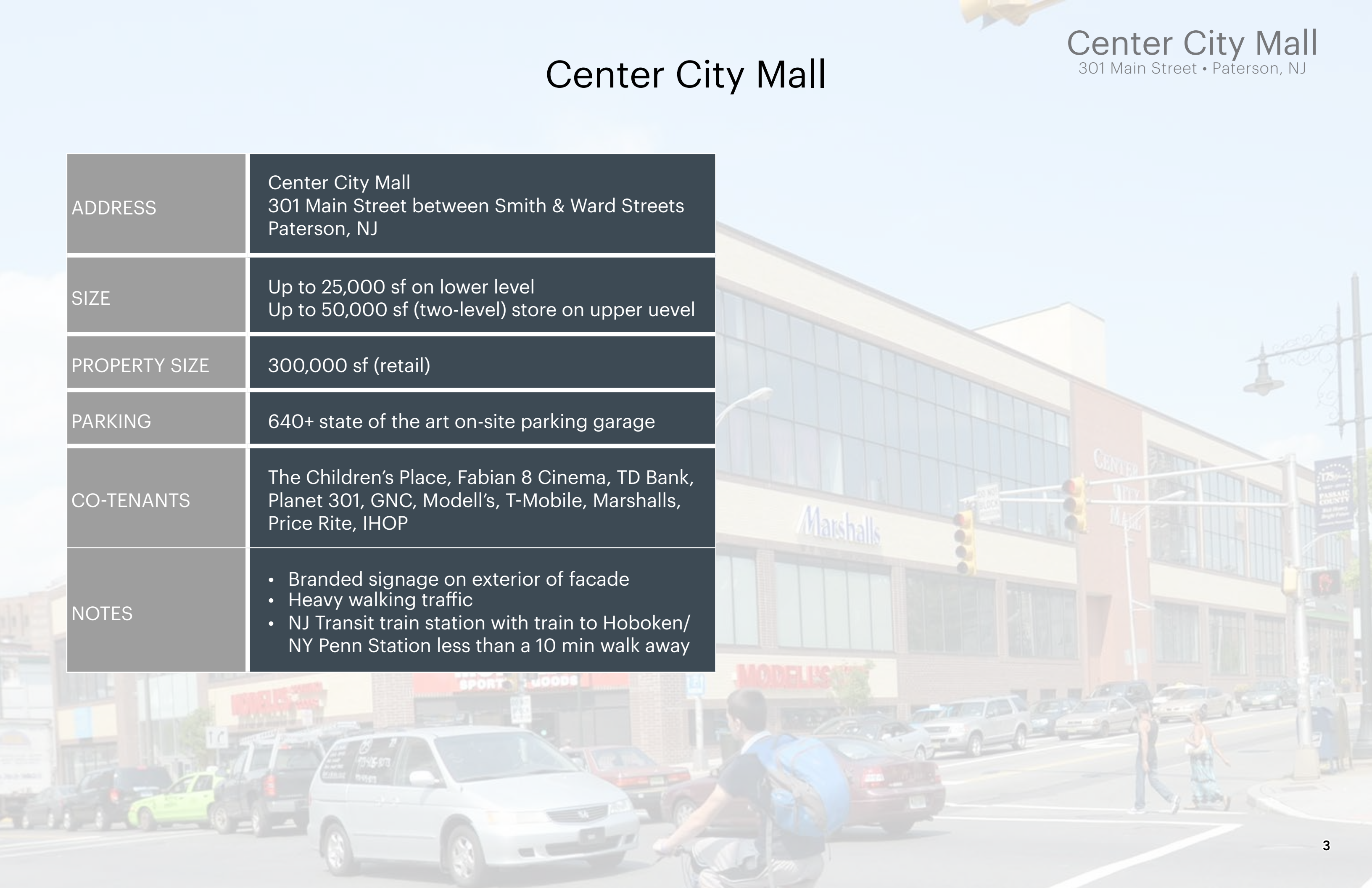
Center City Mall consists of 300,000 square feet of retail and entertainment space on three levels and 640 indoor parking spaces in one building.

An 8-screen movie theater and a family entertainment center are currently open on the Upper Level. The opportunity to live, work, play isn't the only amenity offered to residents and visitors of Center City and Downtown Paterson. Shoppers will benefit from the center's free validated parking and immediate access from Interstate 80 Exit (57B) and Route 19. Just one block from the Passaic County Court System & Paterson's City Hall, Center City is truly the epicenter of Downtown Paterson's Historic, Business, and Shopping District.

Center City Mall

Center City Mall
301 Main Street • Paterson, NJ

ADDRESS	Center City Mall 301 Main Street between Smith & Ward Streets Paterson, NJ
SIZE	Up to 25,000 sf on lower level Up to 50,000 sf (two-level) store on upper uevel
PROPERTY SIZE	300,000 sf (retail)
PARKING	640+ state of the art on-site parking garage
CO-TENANTS	The Children’s Place, Fabian 8 Cinema, TD Bank, Planet 301, GNC, Modell’s, T-Mobile, Marshalls, Price Rite, IHOP
NOTES	<ul style="list-style-type: none">• Branded signage on exterior of facade• Heavy walking traffic• NJ Transit train station with train to Hoboken/ NY Penn Station less than a 10 min walk away





Demographic Snapshot

3
MILE RADIUS

Population
263,074
Households
86,199
Average HHI
\$72,457

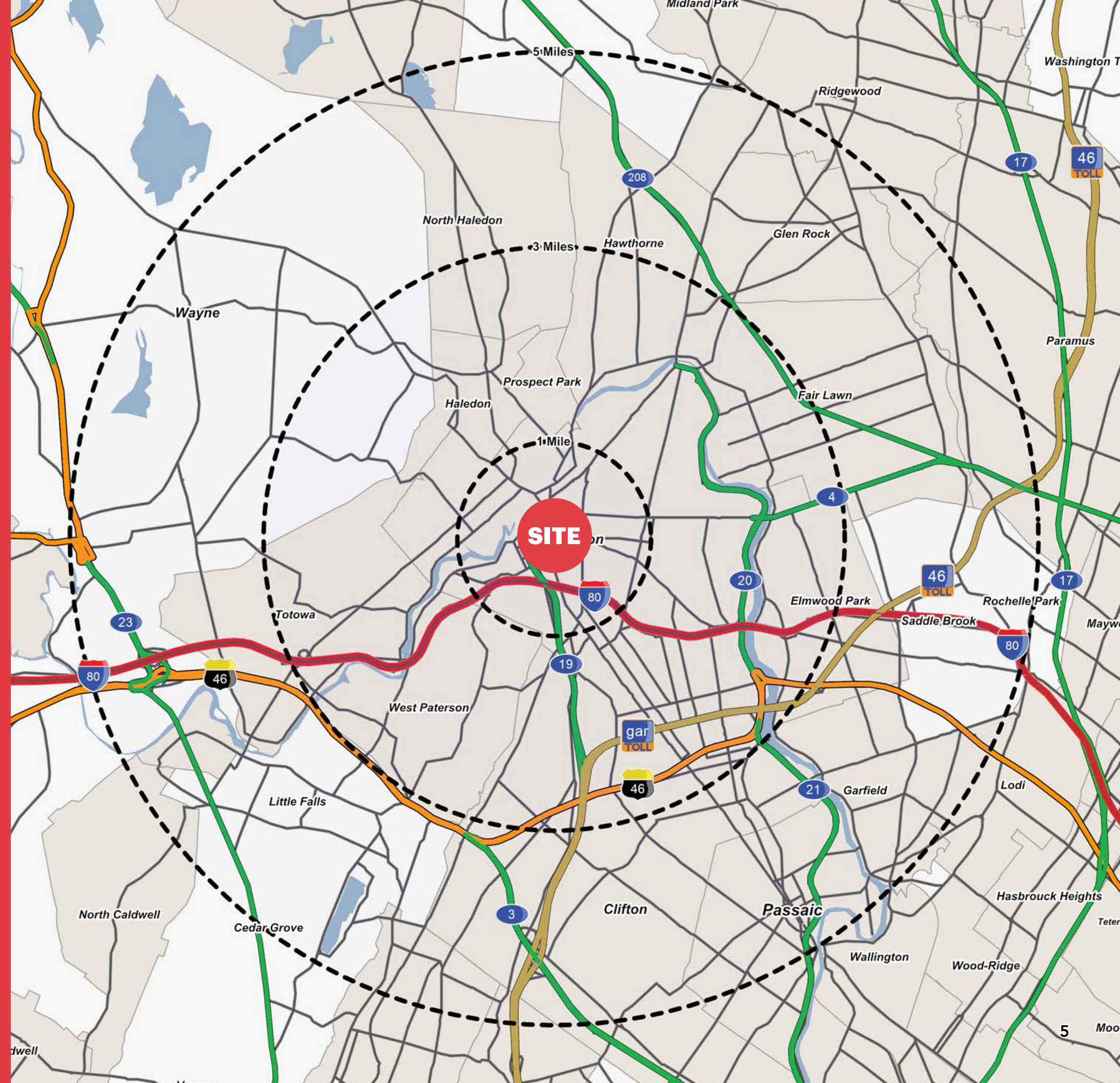
10
MINUTE DRIVE

Population
605,413
Households
207,784
Average HHI
\$87,631

THE LOCATION

Paterson, NJ

Downtown Paterson, with a steady flow of walking traffic, is the main commercial district of the city and the shopping destination to surrounding residents. As the county seat of Passaic County, Downtown Paterson is home to Paterson City Hall, the Passaic County Courthouse Annex, and Passaic County Community College. Paterson Broadway Bus Terminal is a major regional bus terminal and main transit line to the surrounding area. Paterson also boasts a NJ Transit train stop, only a 50 minute ride from New York Penn Station.



Mid Level Aerial

Center City Mall
301 Main Street • Paterson, NJ



Mid Level Aerial

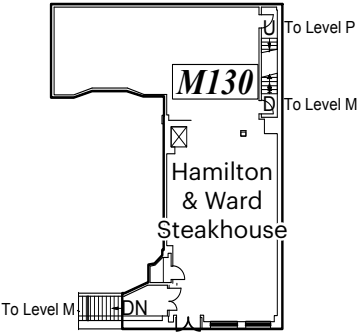
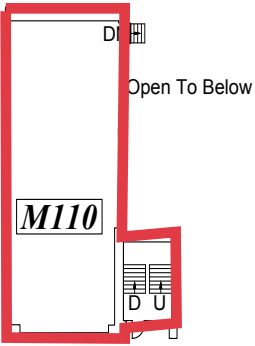
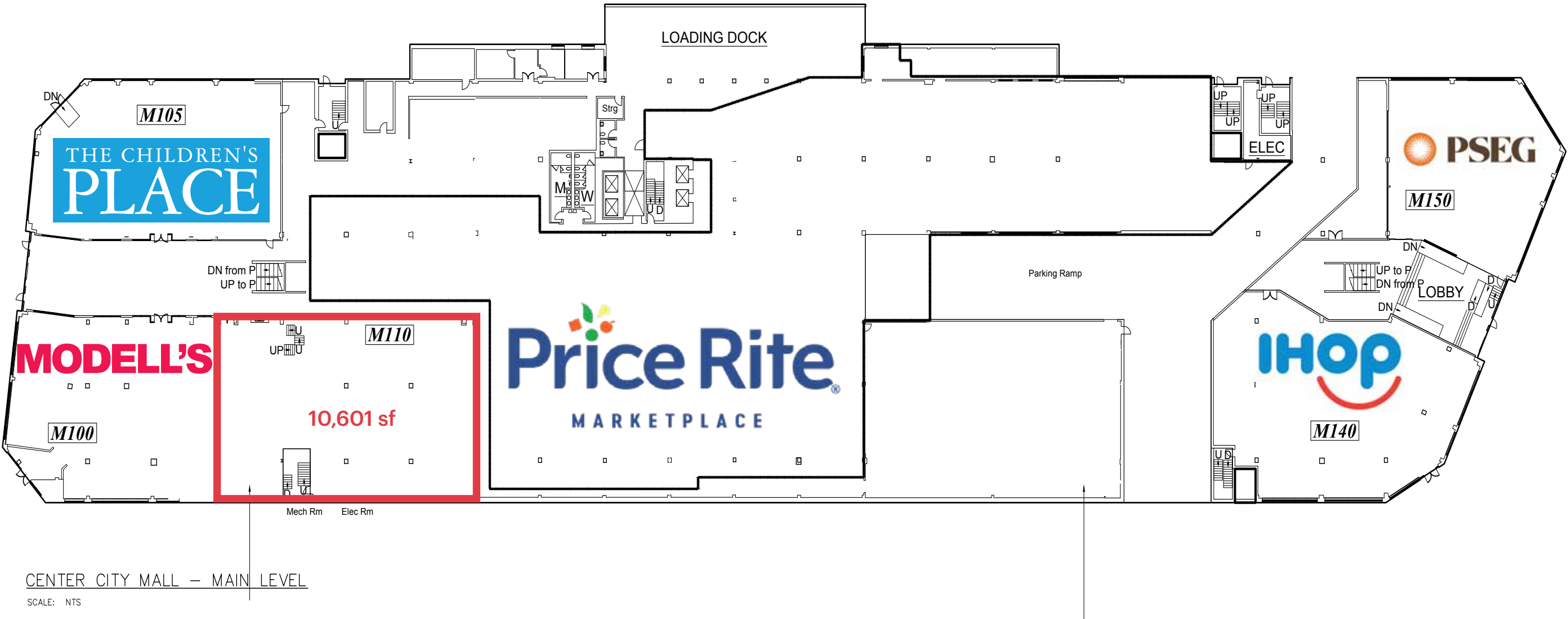
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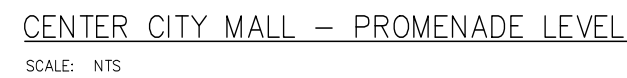
Site Plan



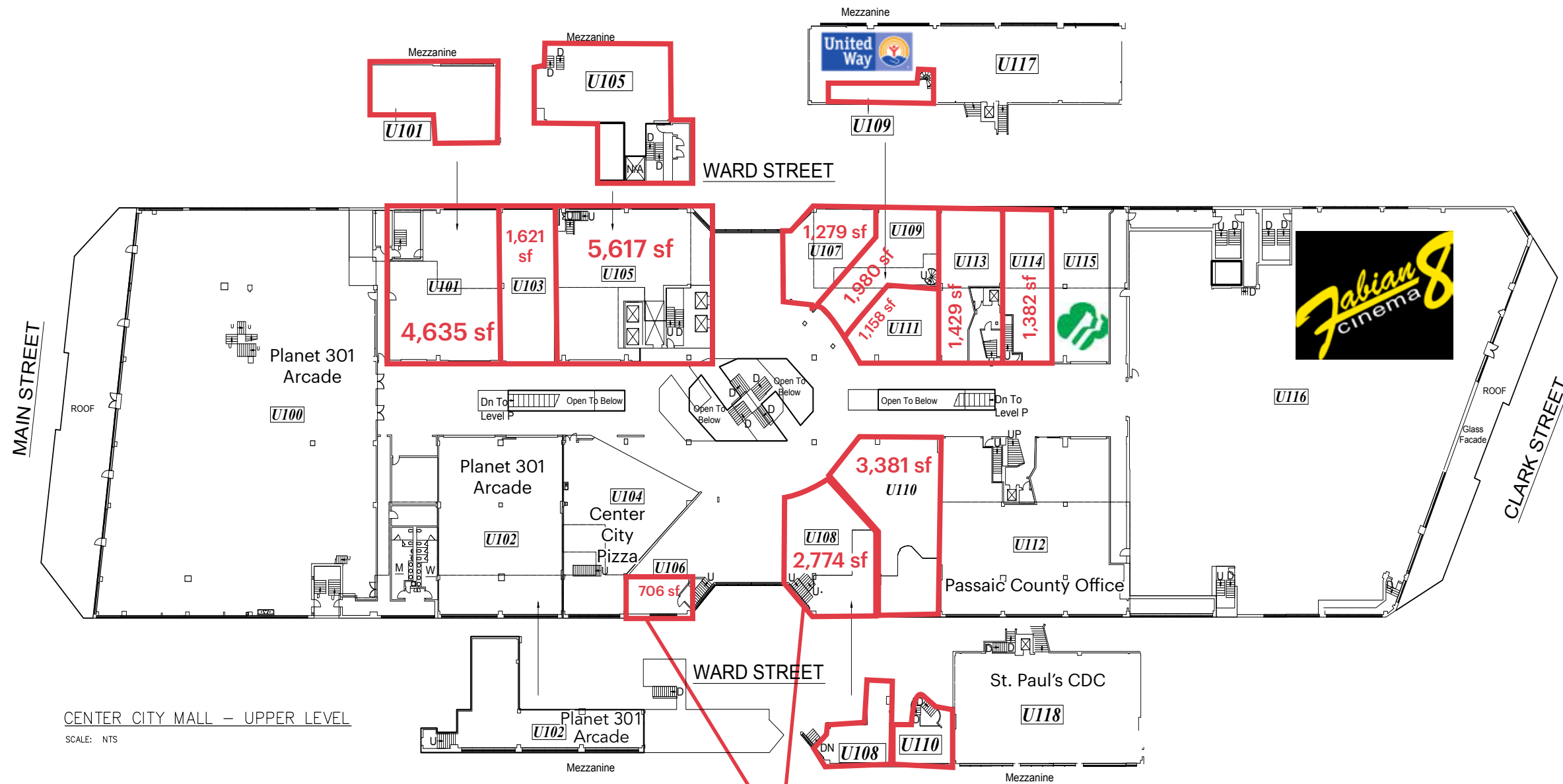
LOD - Main Level



Center City Mall
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LOD - Upper Level



CENTER CITY MALL – UPPER LEVEL
SCALE: NTS

Turn-key Restaurants Available

Proposed Center City Expansion Phase III- Development Area

Center City Mall
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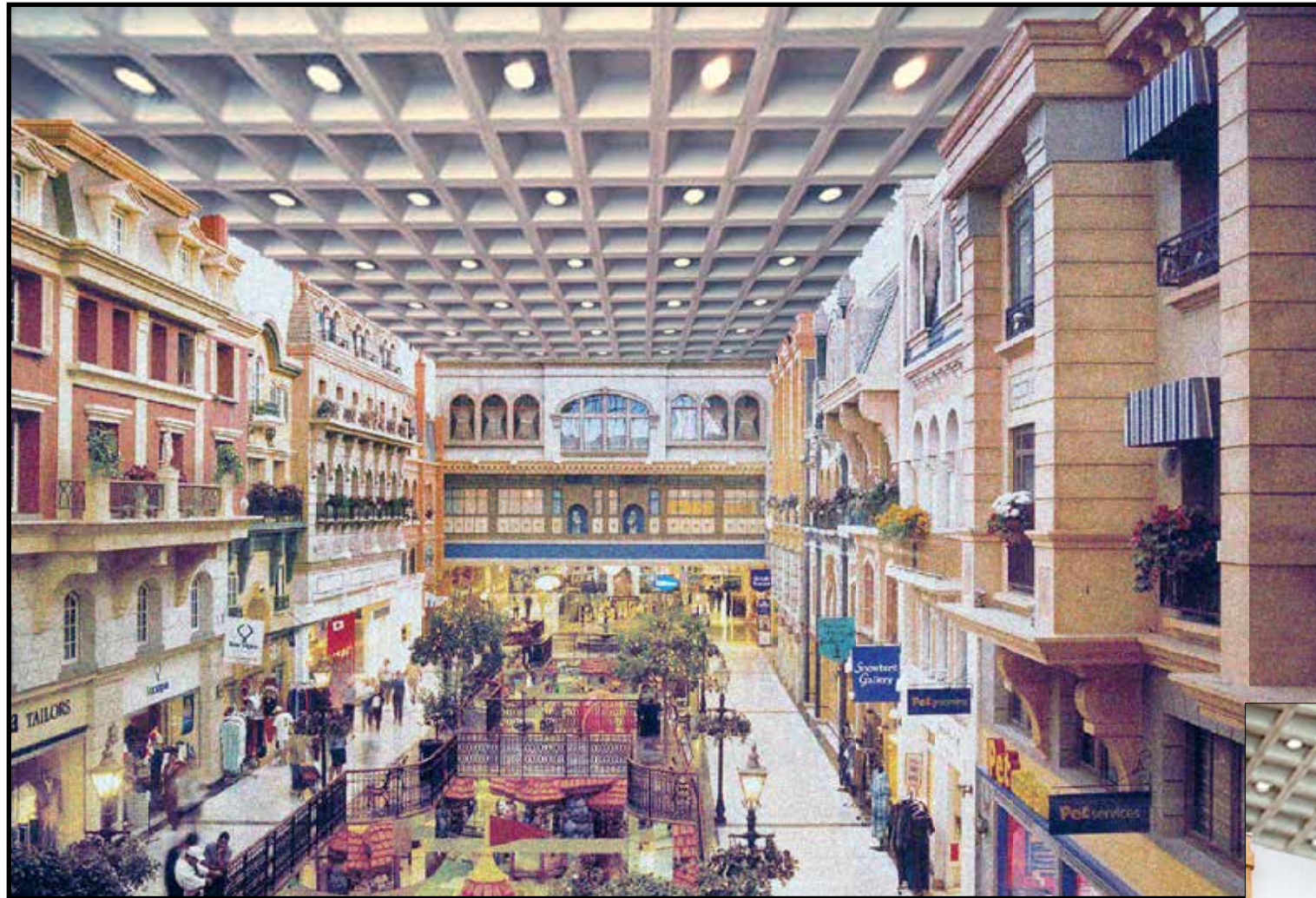
PROPOSED DEVELOPMENT TAX MAP

ORIGINAL PHASE II & III	
LOT 13 BLOCK 6201	4,577.90 S.F.
LOTS 5,6,7,8,9,10 & 11 BLOCK 6202	36,144.18 S.F.
LOTS 14 & 15 BLOCK 6203	31,814.98 S.F.
POSSIBLE ACQUISITION LAND	
LOTS 5,6,7,8,9,10,11 & 12 BLOCK 6201	17,465.04 S.F.
LOT 3 BLOCK 6203	17,312.58 S.F.
HAMILTON STREET VACANCY	9,522.51 S.F.
VETERANS PLACE STREET VACANCY	5,992.38 S.F.
TOTAL PROPOSED DEVELOPMENT AREA	
122,829.57 S.F. 2.819 AC	

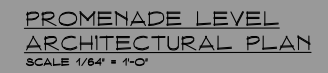
PROPOSED DEVELOPMENT AREAS

Proposed Center City Expansion Phase III - Mall Interior

Center City Mall
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Demographic Report

Center City Mall
301 Main Street • Paterson, NJ

Population		1-Mile		3-Mile		5-Mile	
Estimated Population (2017)		60,709		256,087		543,545	
Projected Population (2022)		63,512		263,461		558,166	
Census Population (2010)		59,433		253,023		531,387	
Median Age		31.6	yrs	35.5	yrs	36.8	yrs
Households							
Projected Households (2022)		19,565		86,435		189,192	
Estimated Households (2017)		18,455		83,266		183,061	
Census Households (2010)		17,934		81,957		178,703	
Family Households		8,513	46.1%	33,223	39.9%	68,448	37.4%
Average Household Size		3.16		3.01		2.91	
Race & Ethnicity (2017)							
White		18,812	31.0%	127,229	49.7%	325,357	59.9%
Black or African American		20,571	33.9%	58,994	23.0%	78,633	14.5%
American Indian & Alaska Native		682	1.1%	1,816	0.7%	3,008	0.6%
Asian		3,553	5.9%	14,715	5.7%	38,168	7.0%
Hawaiian & Pacific Islander		27	-	93	-	145	-
Other Race		13,842	22.8%	42,312	16.5%	78,036	14.4%
Two or More Races		3,221	5.3%	10,928	4.3%	20,197	3.7%
Not Hispanic or Latino Population		25,977	42.8%	144,343	56.4%	338,174	62.2%
Hispanic or Latino Population		34,731	57.2%	111,744	43.6%	205,371	37.8%
Occupation (2010)							
White Collar		6,642	31.4%	56,174	49.5%	141,239	55.8%
Blue Collar		14,535	68.6%	57,412	50.5%	111,796	44.2%
Income (2017)							
Est. Per Capita Income		\$12,866		\$23,844		\$30,635	
Est. Median Household Income		\$28,988		\$59,321		\$73,793	
Est. Average Household Income		\$40,934		\$72,901		\$90,640	
Est. Average Family Income		\$46,120		\$82,823		\$104,516	
Tenure (2017)							
Owner-Occupied Households		19,561		86,423		188,860	
Renter-Occupied Households		18,455	94.3%	83,266	96.3%	183,061	96.9%



EXCLUSIVE REPRESENTATION

RIPCO

REAL ESTATE

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