



PARAMUS, NJ

275
**Route 4
WEST**

THE SHOPPES ON IV

1,186 SF up to 85,000 SF of
Prime Retail, Medical, Restaurant & Fitness
Space Available with Expansive Exposure
Facade and Pylon Signage
For Optimal Branding

RIPCO
REAL ESTATE

275
**Route 4
WEST**

THE SHOPPES ON IV

BETWEEN FOREST AND HACKENSACK AVENUE

Located along the highly trafficked Route 4 corridor in Paramus, The Shoppes on IV— offers a rare 70,925 SF large format space that is divisible along with a second-generation restaurant and some smaller spaces within one of the country's most dominant shopping destinations. The property benefits from exceptional visibility, direct highway access, and strong daily traffic counts (155K VPD).

The spaces feature expansive floor plates, high ceilings, and flexible layouts ideally suited for flagship retail, medical, fitness, showroom, entertainment, or experiential concepts.

Paramus is a premier regional retail hub drawing consumers from across New Jersey and the greater New York metropolitan area.

The property is surrounded by top-performing retail including Westfield's Garden State Plaza, Paramus Park Mall, and the Bergen Town Center, along with a dense concentration of national retailers along the Route 4 and Route 17 corridors.

With strong demographics and consistent consumer traffic, The Shoppes on IV presents an exceptional opportunity for tenants seeking scale, visibility, and positioning in one of the nation's most productive retail markets.



Great Route 4 Location
with High Traffic, Strong
Visibility, and Excellent
Regional Access.

**PRIME BRANDING
OPPORTUNITIES**

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 THE SHOPPES ON IV

Building	Class A Zone	2 story building HCC-2 Highway Corridor
Available	Spaces Available Immediately	
Ground Floor	Space 1	1,186 SF
	Space 2	5,023 SF
	Space 3	7,396 SF
	2nd Generation Restaurant — Liquor License available for sale	
Second Floor	Space 4	70,925 SF Divisible

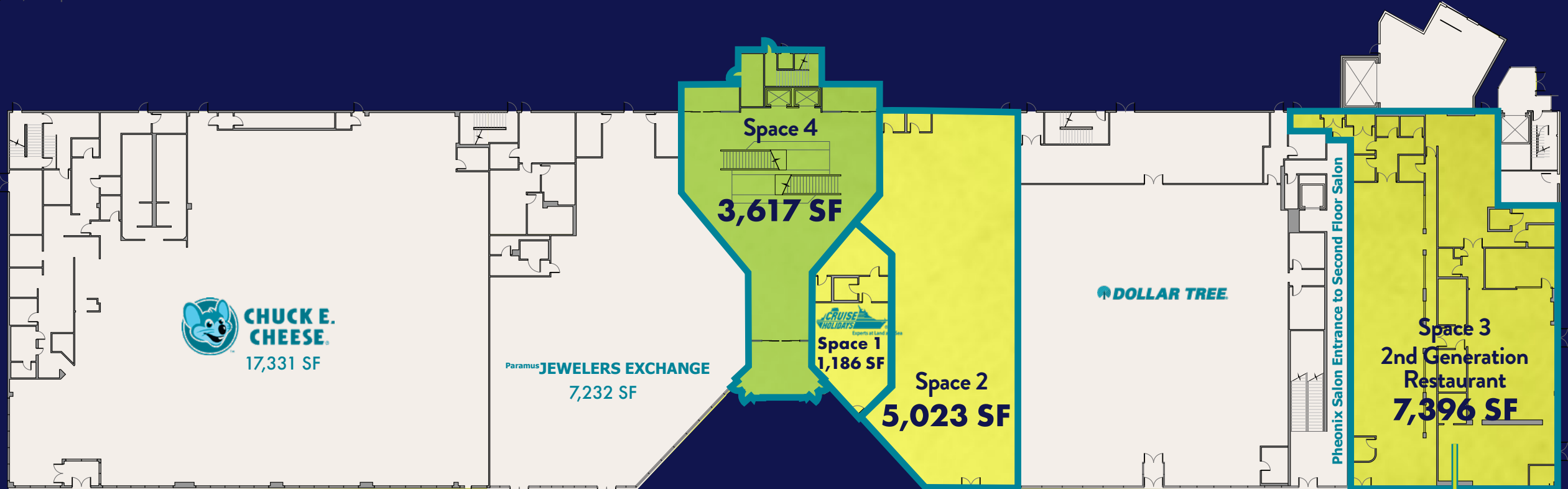
Term	Negotiable
Net Fixed Rent	Upon Request
Operating Expenses – Triple Nets (Estimated)	
Real Estate Taxes	\$3.25 PSF
Cam	\$3.50 PSF
Insurance	\$1.15 PSF
Total	\$7.90 PSF

Surface Parking	569 Surface parking spaces
Traffic Counts	155K VPD on NJ Route 4
Ceiling Heights	
Ground Floor	TBD (floor to roof deck)
Second Floor	±18' (floor to roof deck)
Co-tenants	Join Chuck E Cheese, Dollar Tree, The Jewelry Exchange, Phenix Salon Suites and Mantra.



GROUND FLOOR PLAN

Elevator Lobby/Escalators to 2nd Floor Retail/Medical Space



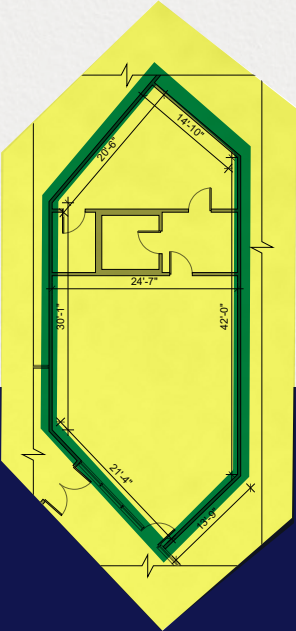
Spaces Available -

- Space 1 - 1,186 SF
- Space 2 - 5,023 SF
- Space 3 - 7,396 SF - 2nd Generation Restaurant — Liquor License Available for Sale
- Space 4 - 70,925 SF — Lobby/Elevators/Escalators to 2nd Floor

Liquor License Available for Sale

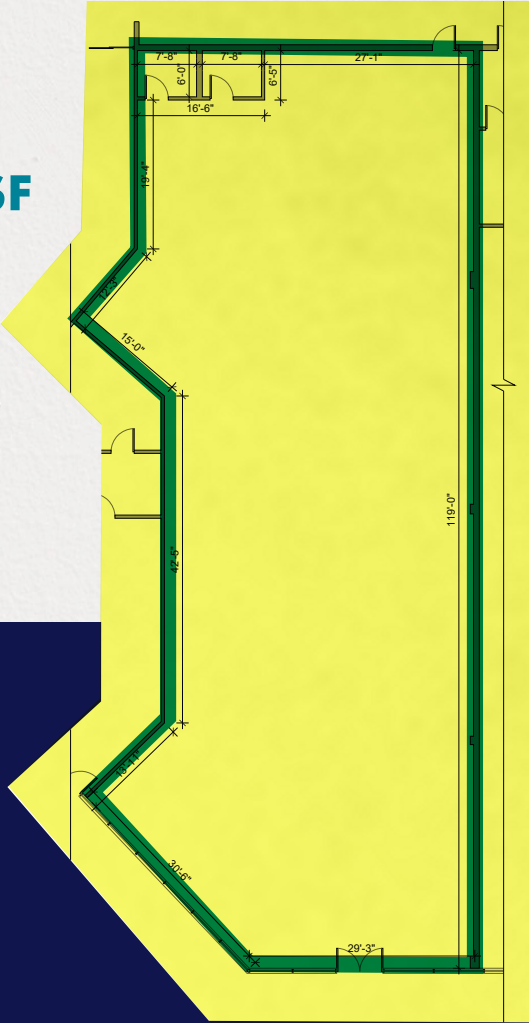
GROUND FLOOR PLANS

1,186 SF



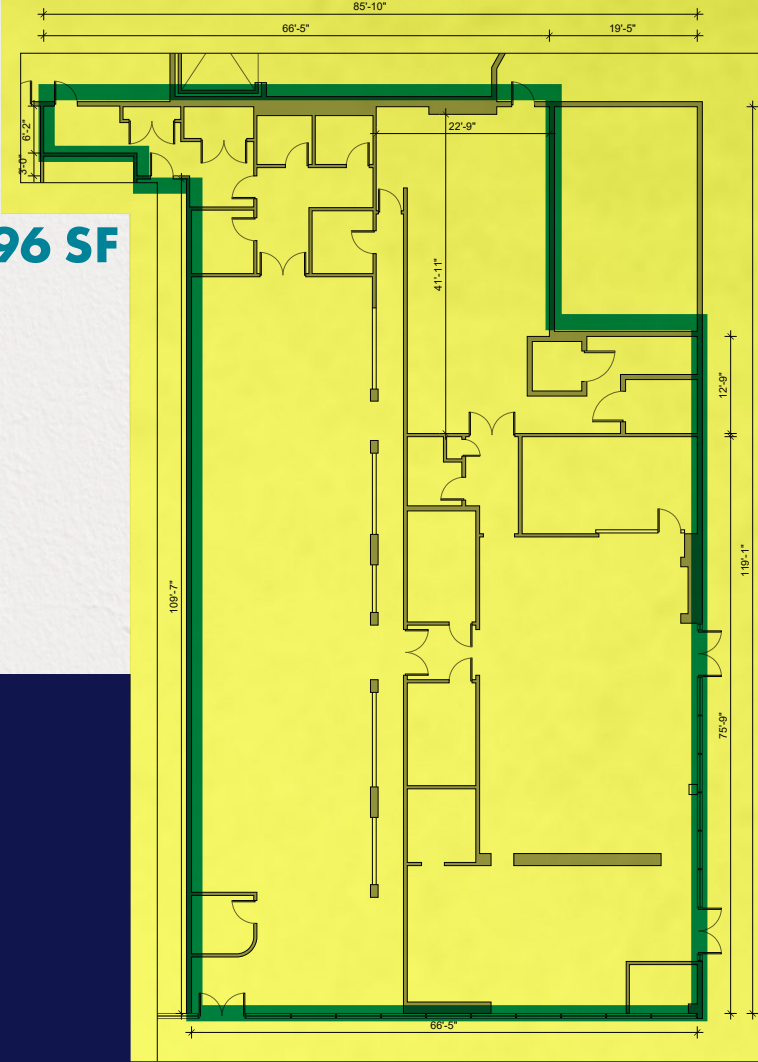
Space 1 - 1,186 SF

5,023 SF



Space 2 - 5,023 SF

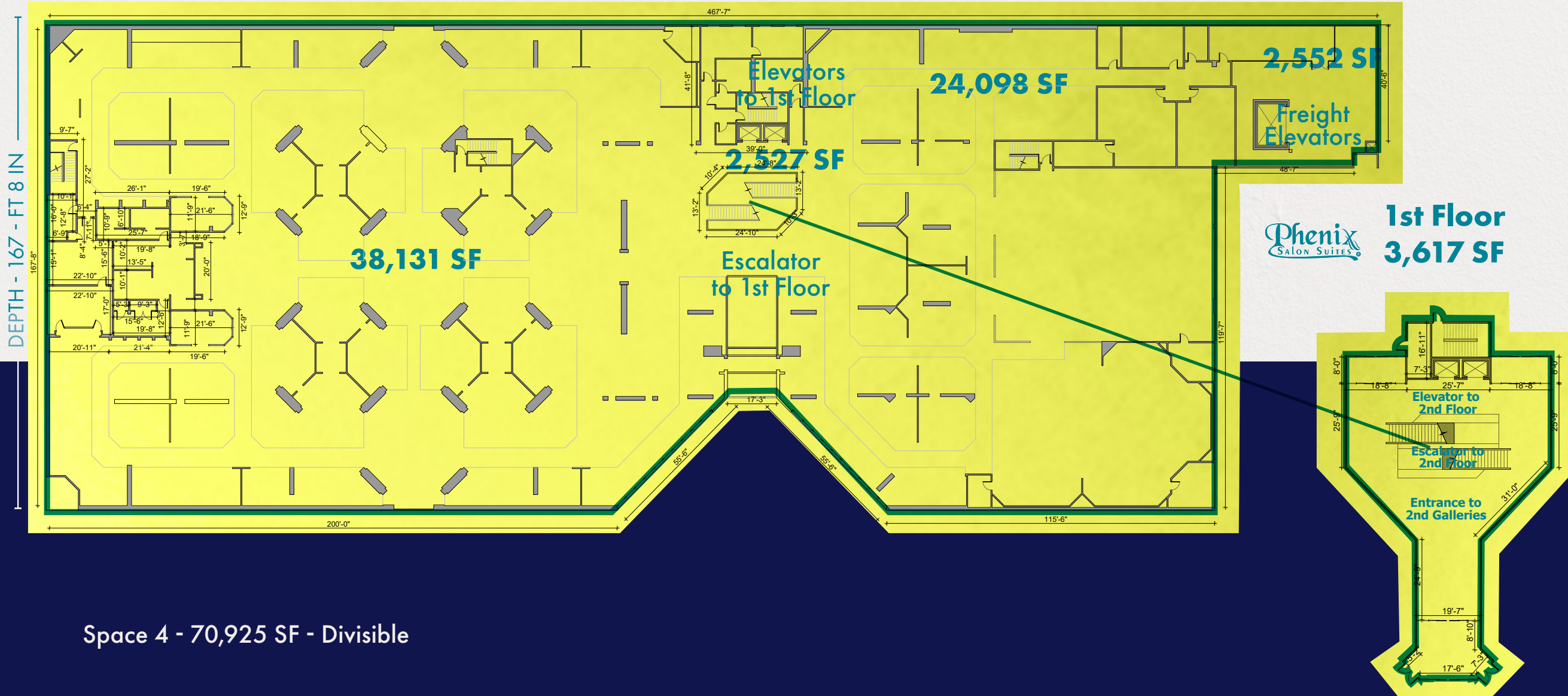
7,396 SF



Space 3 - 7,396 SF
- 2ND GENERATION RESTAURANT
with Liquor License Available for Sale

SECOND FLOOR PLAN - 70,925 SF - Divisible

FRONTAGE - 467 FT - 7 IN



Space 4 - 70,925 SF - Divisible



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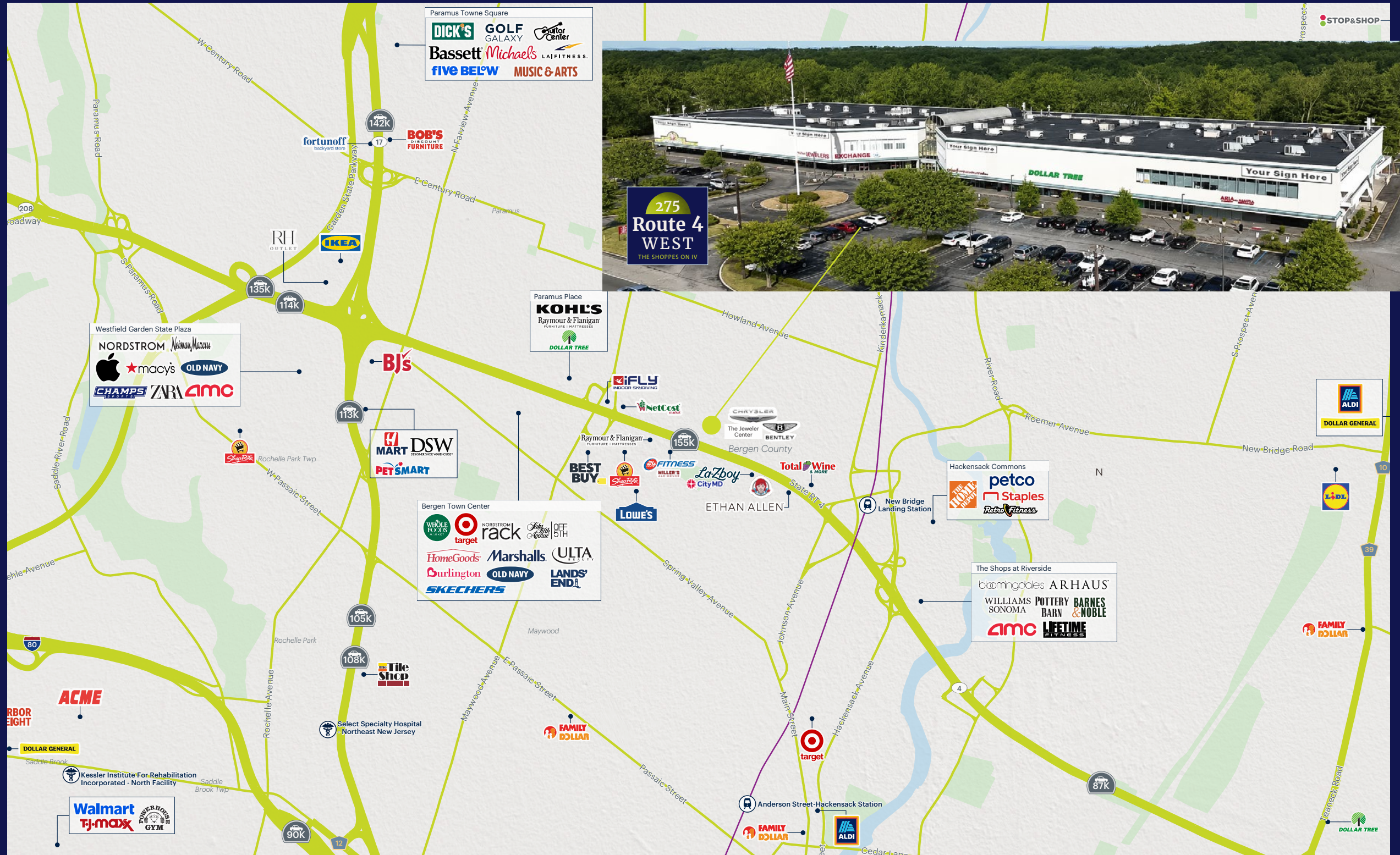
THE SHOPPES ON IV

BETWEEN FOREST AND HACKENSACK AVENUE

Great Route 4 Location with High Traffic, Strong Visibility, and Excellent Regional Access.

PRIME BRANDING OPPORTUNITIES





Paramus Towne Square

DICK'S SPORTING GOODS
GOLF GALAXY
Center
Bassett FURNITURE
MICHAEL'S
LAIFITNESS
FIVE BELOW
MUSIC & ARTS



Westfield Garden State Plaza

NORDSTROM
Neiman Marcus
Apple
macys
OLD NAVY
CHAMPS
ZARA
AMC

Bergen Town Center

WHOLE FOODS
target
NORDSTROM
rack
Sally's
OFF 5TH
HomeGoods
Marshalls
ULTA
Burlington
OLD NAVY
LANDS' END
SKECHERS

Hackensack Commons

petco
Staples
Retro Fitness

The Shops at Riverside

bloomingdales
ARHAUS
WILLIAMS SONOMA
POTTERY BARN
& NOBLE
AMC
LIFETIME FITNESS

ALDI
DOLLAR GENERAL

FAMILY DOLLAR

ACME

REBOR EIGHT

DOLLAR GENERAL

Kessler Institute For Rehabilitation Incorporated - North Facility

Walmart
TJ-maxx
POWERHOUSE GYM

Select Specialty Hospital - Northeast New Jersey

FAMILY DOLLAR

Anderson Street-Hackensack Station

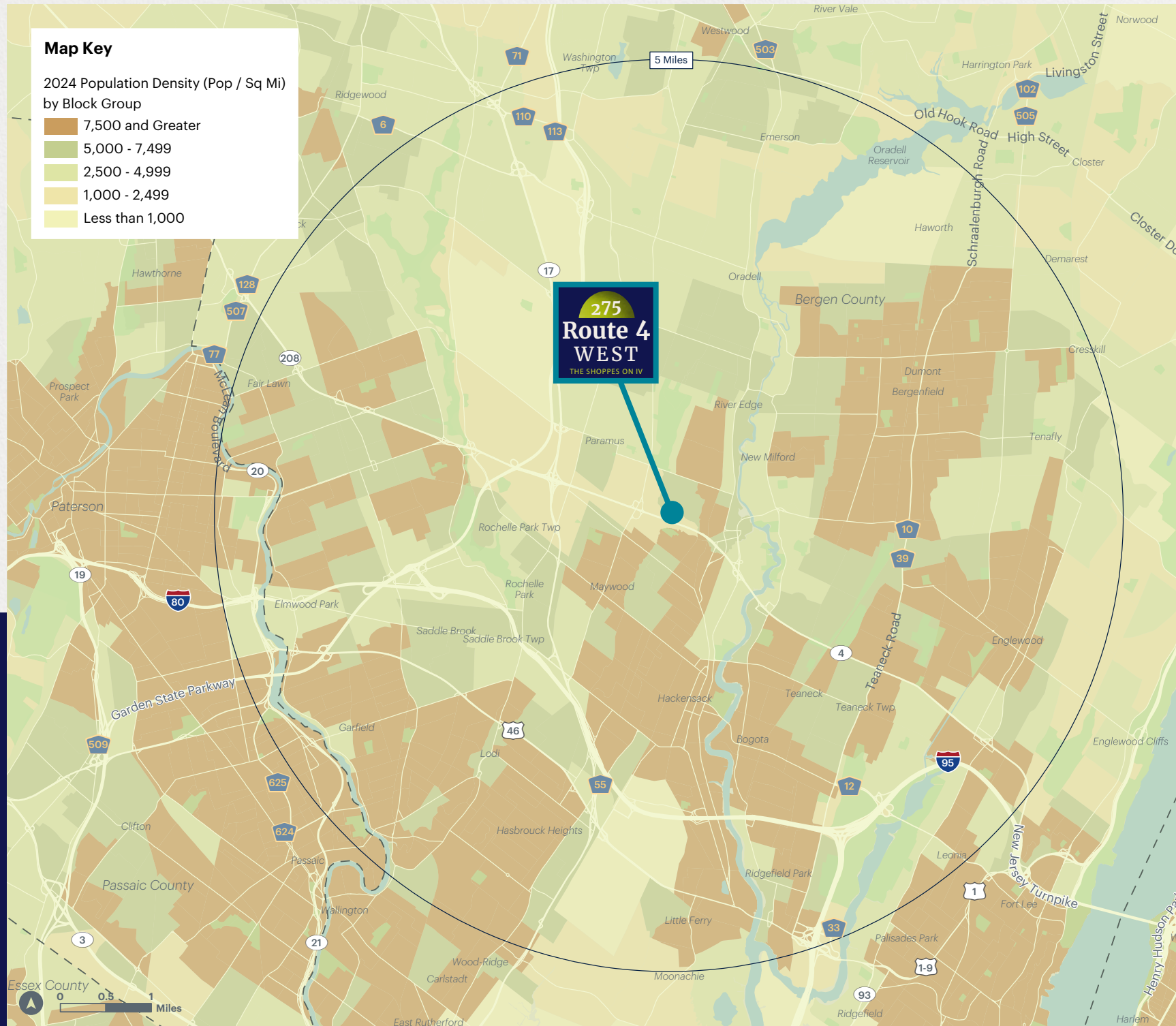
FAMILY DOLLAR

ALDI

DOLLAR TREE

STOP & SHOP

POPULATION DENSITY



TRADE AREA DEMOGRAPHICS

Situated along the heavily trafficked Route 4 corridor in Paramus, The Shoppes on IV at 275 West Route 4 occupies a premier position within one of the most productive retail markets in the United States. Paramus consistently ranks among the nation's top retail destinations, drawing millions of shoppers annually and generating some of the highest sales volumes in the country.

The property benefits from exceptional visibility, direct highway access, and seamless connectivity to Routes 17, 46, and the Garden State Parkway. The surrounding corridor sees significant daily vehicle traffic, providing continuous exposure to a broad and affluent consumer base.

The site is surrounded by an unparalleled concentration of national and international retailers, including Westfield Garden State Plaza, Paramus Park Mall, and The Outlets at Bergen Town Center, along with a dense lineup of big-box, luxury, and lifestyle brands that anchor Paramus as a regional shopping hub.

The trade area is supported by a highly dense and affluent population throughout Bergen County and the greater New York metropolitan area, with strong household incomes and spending power. In addition to its residential base, Paramus experiences a substantial daytime population driven by retail employment and destination shopping traffic, reinforcing consistent demand throughout the week.

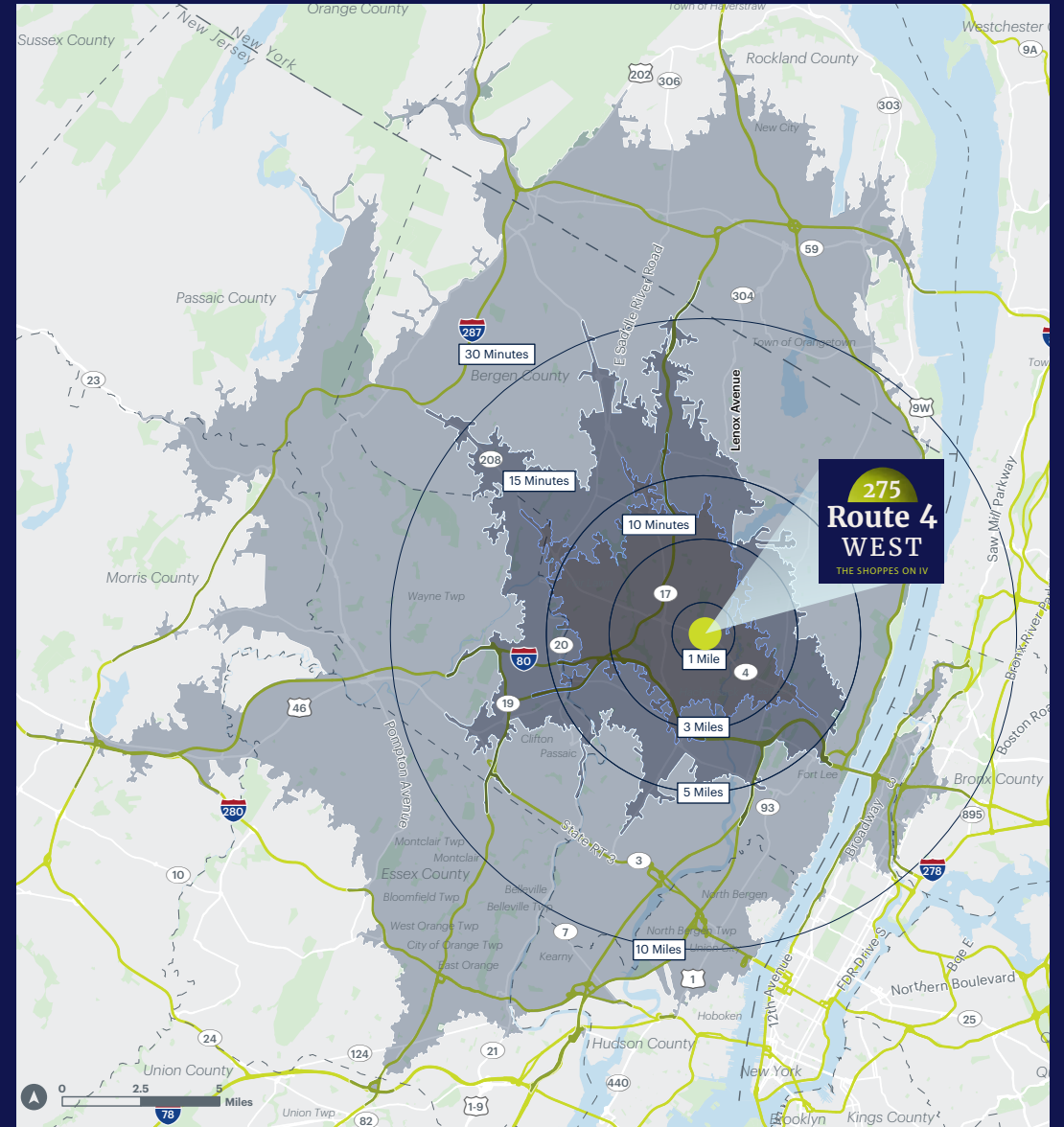
Paramus' unique blue laws, which restrict most retail activity on Sundays, further concentrate consumer demand into six high-volume shopping days—amplifying foot traffic and sales productivity for retailers.

With its scale, visibility, accessibility, and positioning among the nation's most dominant retail corridors, The Shoppes on IV presents an exceptional opportunity for flagship retail, showroom, medical, fitness, or experiential concepts seeking maximum exposure and sustained consumer traffic.

AREA DEMOGRAPHICS

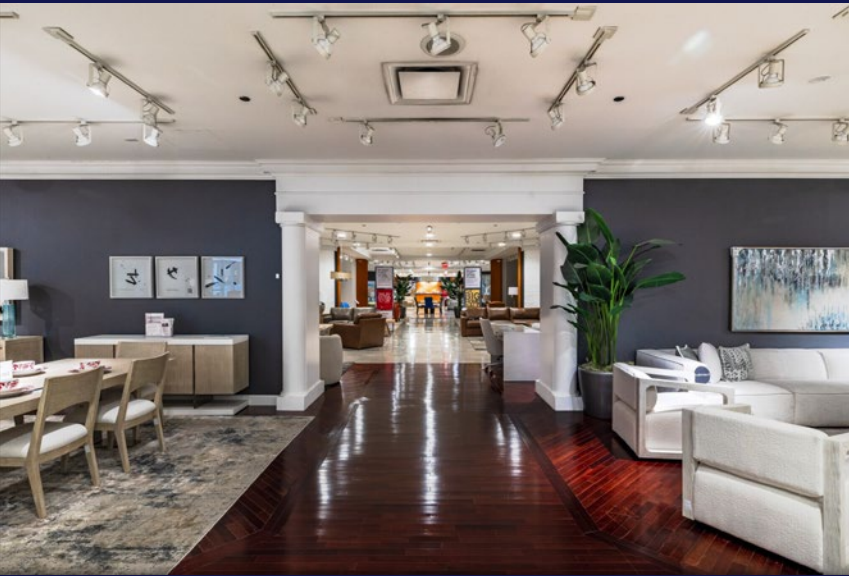
	3 MILE	5 MILES	10 MILES
Total Population	192,496	633,413	1,553,186
Total Households	71,309	221,730	565,214
Average HH Income	\$148,033	\$150,845	\$147,907
Total Graduates	69,510	171,447	493,605
Total Daytime Population	204,969	596,278	1,435,825
HH Spending on Furnishings	\$256,658,528	\$716,515,643	\$2.01B

DRIVETIME MAP



INTERIOR PHOTOGRAPHS

Former Macy's Furniture Showroom - up to 70,925 SF (divisible)



PARAMUS, NJ

275
**Route 4
WEST**

THE SHOPPES ON IV

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This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.



ATRIUM ENTRANCE TO 2ND FLOOR SPACE