



Paterson Great Falls
National Historic Park



Development Opportunity Passaic County, NJ

Confidential Offering Memorandum
385 Totowa Avenue, Paterson, NJ 07502

Exclusively Listed By

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Executive Summary

GRID Real Estate LLC is pleased to present 385 Totowa Avenue in Paterson, NJ, a unique Mixed Use development opportunity on \pm 0.46 acres in the highly sought after Hillcrest corridor area. An investor has the opportunity to acquire a site that will provide the full range of residential, office, live/work spaces, neighborhood retail and community facilities in a walkable area.

The Property's multiple zoning designation B-1 and R-3 includes Retail/Commercial, Mixed Residential and Commercial uses, Multi Family Dwellings, Child Care Centers/Schools, Medical Health Centers and Clinics, Swim Schools, Public Recreation Establishments Park/Playgrounds, Dry Cleaning and Laundromats and Restaurants.



Property Statistics

Property	Hillcrest Section Paterson
Address	385 Totowa Avenue
Parcel ID	08-00919-0000-00017
Lot size (ac)	\pm 0.46
Lot size (sf)	+/- 27,000
FAR	1.4ac
Total Buildable SF allowed	Dependent on Use Multiple uses available
Existing Land Use	Commercial (General)
Approved Zoning	B-1, R-3



Investment Highlights

DEVELOPMENT OPPORTUNITY

- The Property's multiple zoning designation B-1 and R-3 includes Retail/Commercial, Mixed Residential and Commercial uses, Multi Family Dwellings, Child Care Centers/Schools, Medical Health Centers and Clinics, Swim Schools, Public Recreation Establishments Park/Playgrounds, Dry Cleaning and Laundromats and Restaurants



CENTRAL LOCATION

- Blocks away from Interstate Route 80, Route 46, Route 19, Route 20, Route 21, and Route 3
- Approx. 23 miles to Newark International Airport
- Approx. 25 miles to NYC



IMMEDIATE ACCESS TO TRANSPORTATION

- NJ Transit operates multiple buses from Paterson, NJ to Port Authority Bus Terminal every 15 minutes daily.

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AREA OVERVIEW / PATERSON LANDMARKS

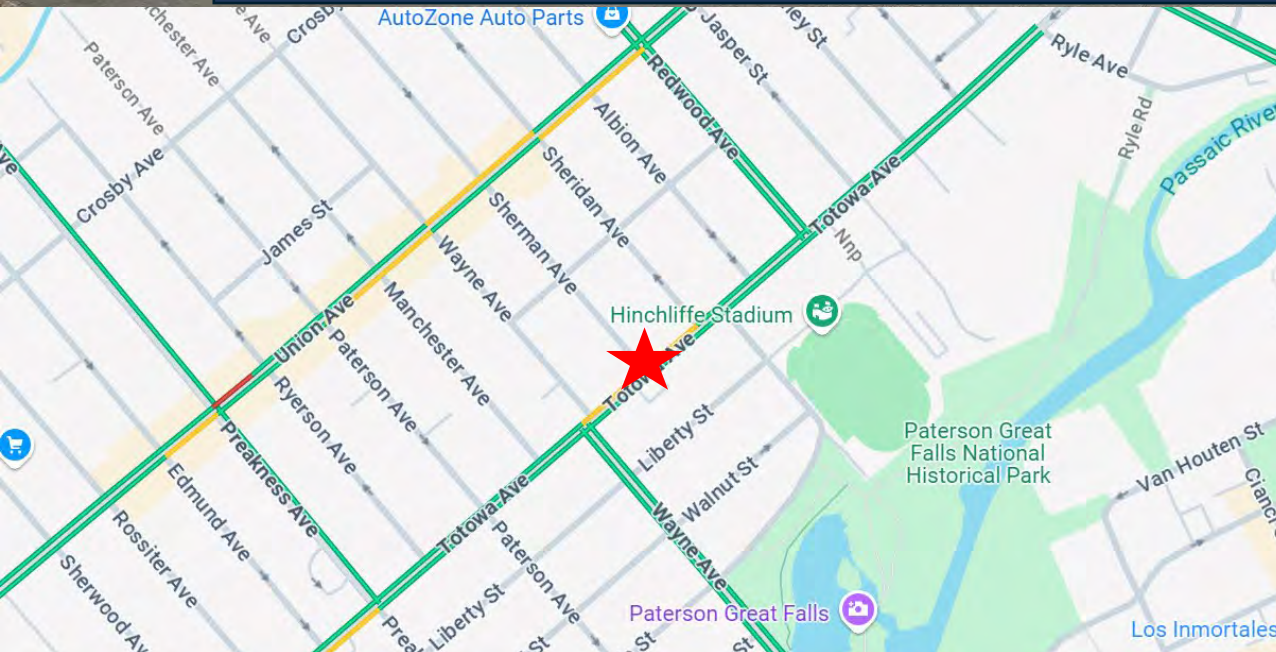
- Two Blocks from Paterson Great Falls National Historical Park
- One Mile from ST. Joseph's University Medical Center and Children's Hospital.
- One Mile from Passaic County Community College
- Two Blocks from Hinchliffe Stadium a National Historic Landmark
- HINCHLIFFE STADIUM is home of the NJ Jackals Baseball and both the Men & Woman's Pro Soccer League of NJ





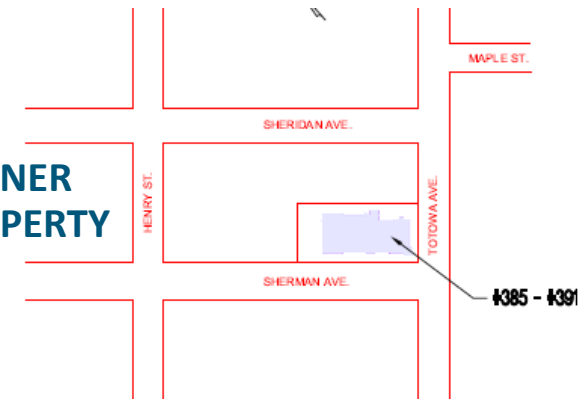
Garage

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17,412 DAILY TRAFFIC COUNT
Walkable Score: Very Walkable (82)

**CORNER
PROPERTY**

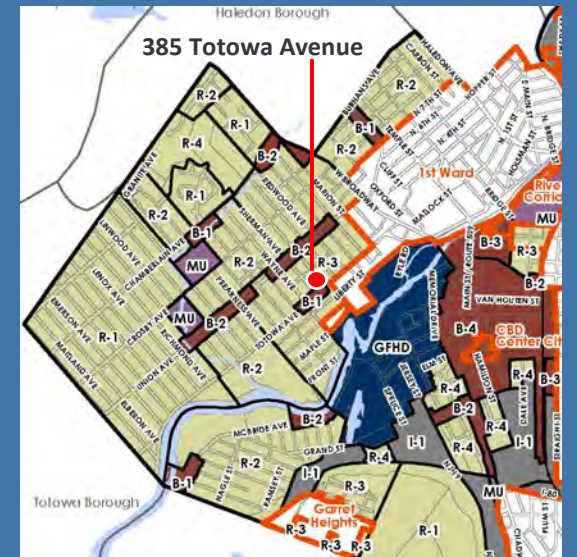
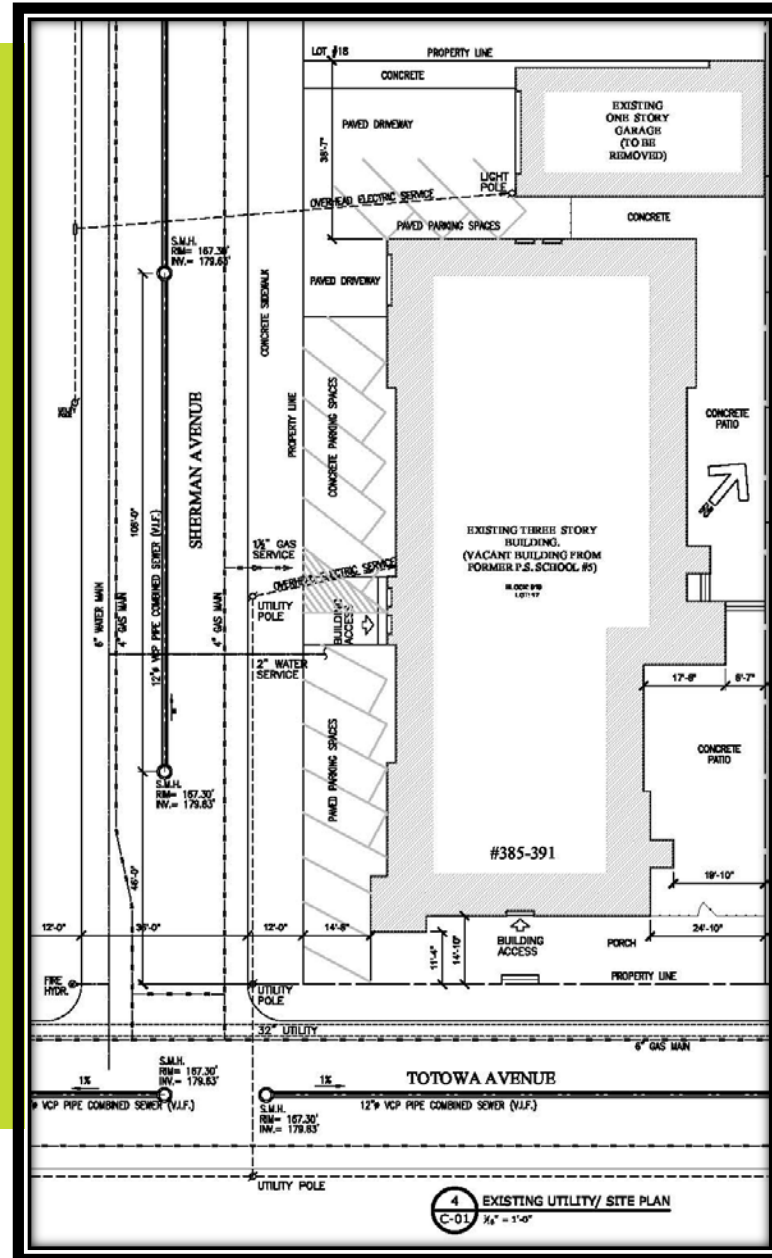
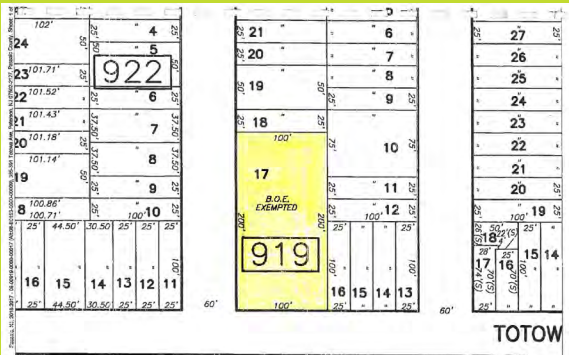


SITE LOCATION MAP

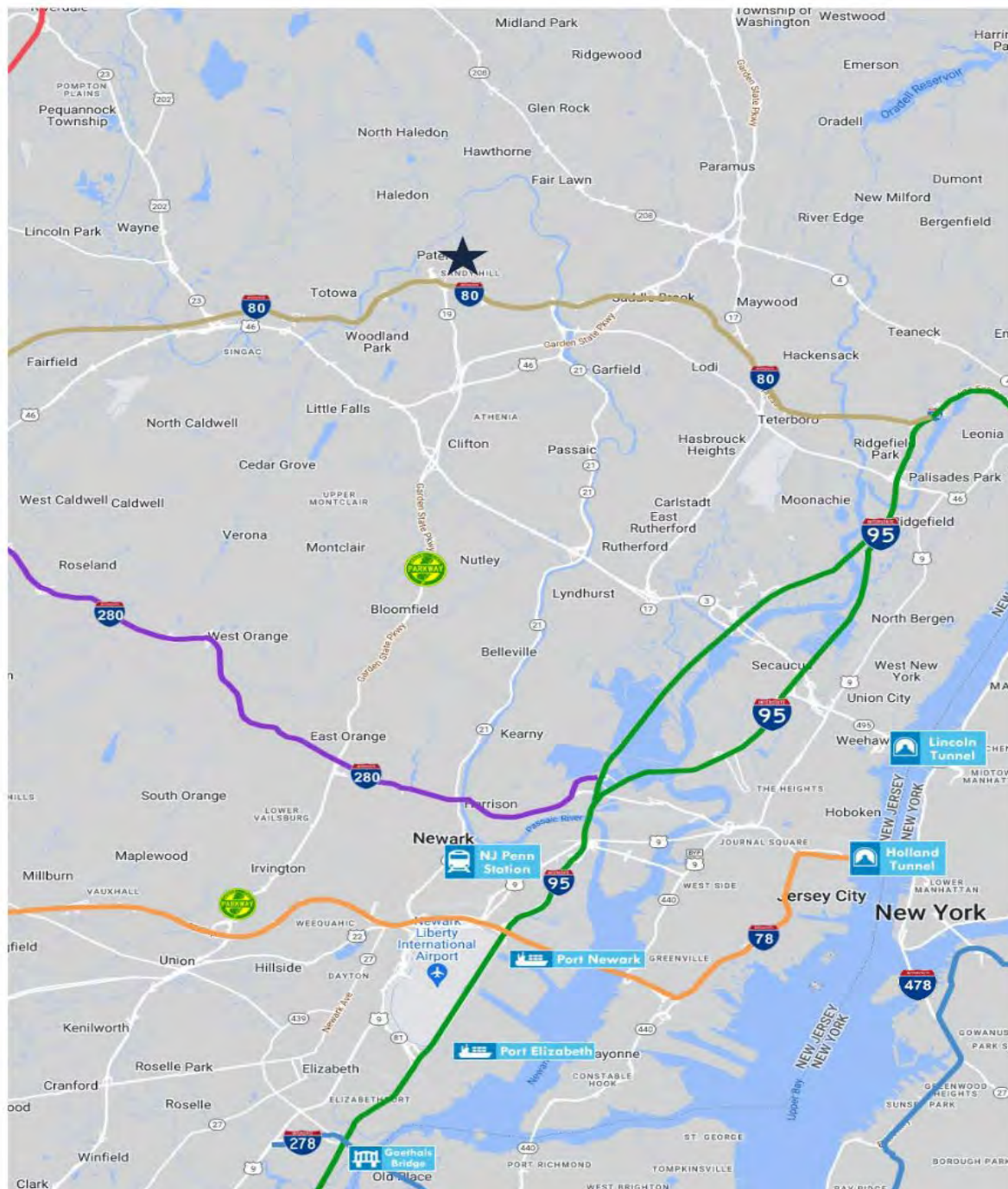
Property Site Plan & Municipal Information

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- CORNER PROPERTY
- Existing Three Story Building
- Existing One Story Garage
- Existing eleven concrete parking spaces
- Existing Full Basement Unfinished Masonry
- Zoned B-1 & R3, Mixed Use



ACCESSIBILITY



ACCESSIBILITY



0.4 MI
Route 19



0.8 MI
I-80 Exit 57



2.6 MI
GSP Exit 154



15.8 MI
Lincoln Tunnel



15.9 MI
GWB



15.9 MI
I-78 Exit 52



19.0 MI
Holland Tunnel

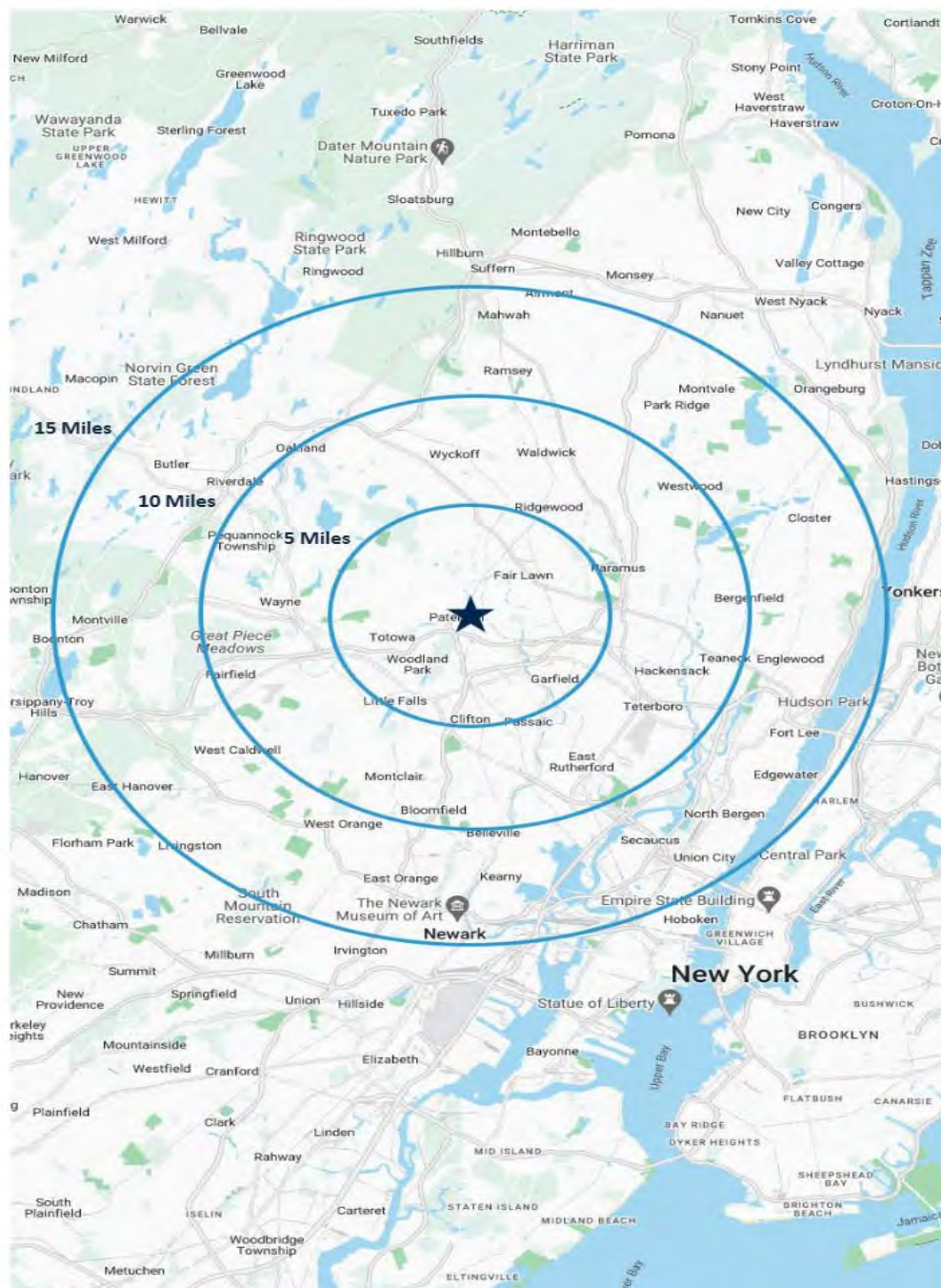


21 MI
I-95 Exit 14



22.69 MI
Newark Airport

DEMOGRAPHICS



5 MILES

- Total Population: 567,614
- Households: 195,341
- Median Household Income: \$98,425
- Average Household Size: 2.9
- Transportation to Work: 281,839
- Labor Force: 451,918

10 MILES

- Total Population: 1.51M
- Households: 550,499
- Median Household Income: \$118,327
- Average Household Size: 2.7
- Transportation to Work: 776,732
- Labor Force: 1.22M

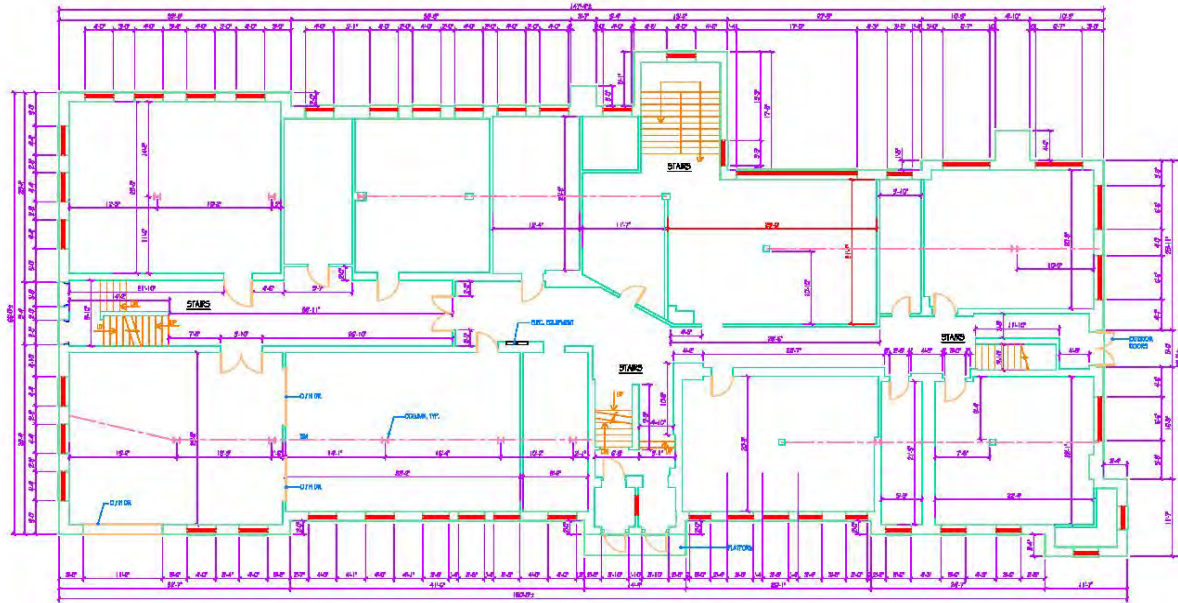
15 MILES

- Total Population: 4.88M
- Households: 1.94M
- Median Household Income: \$104,522
- Average Household Size: 2.5
- Transportation to Work: 2.48M
- Labor Force: 3.99M

Floor Plans Existing +/- 9,000 SF each floor

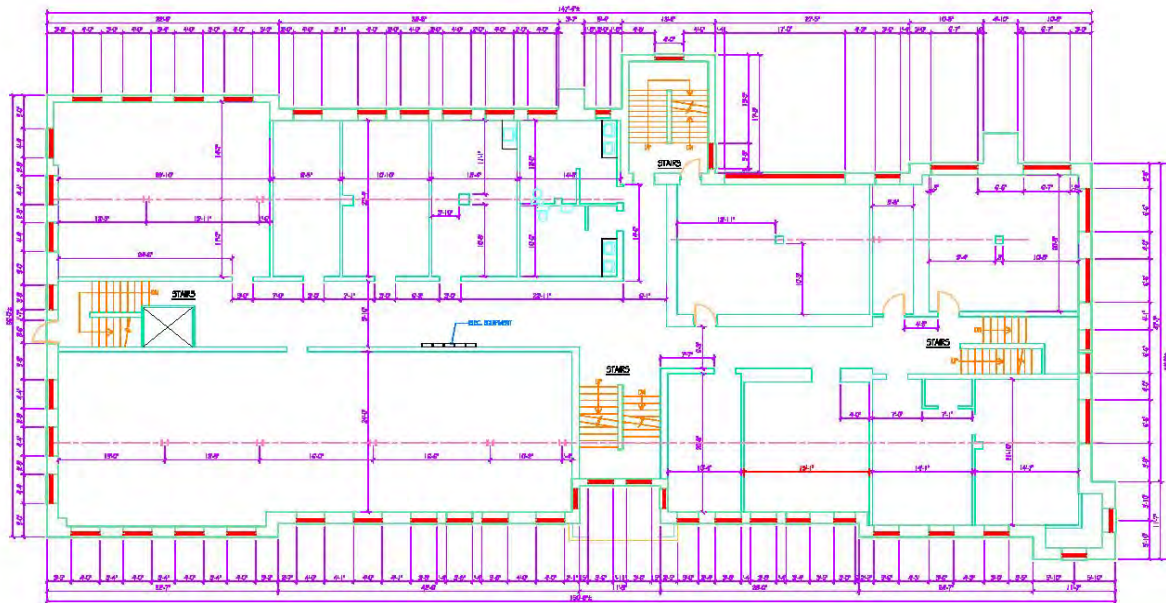
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Corner Property



EXISTING FIRST
FLOOR PLAN

GROSS BUILDING AREA: 9,174 SQ. FT.±



EXISTING SECOND
FLOOR PLAN

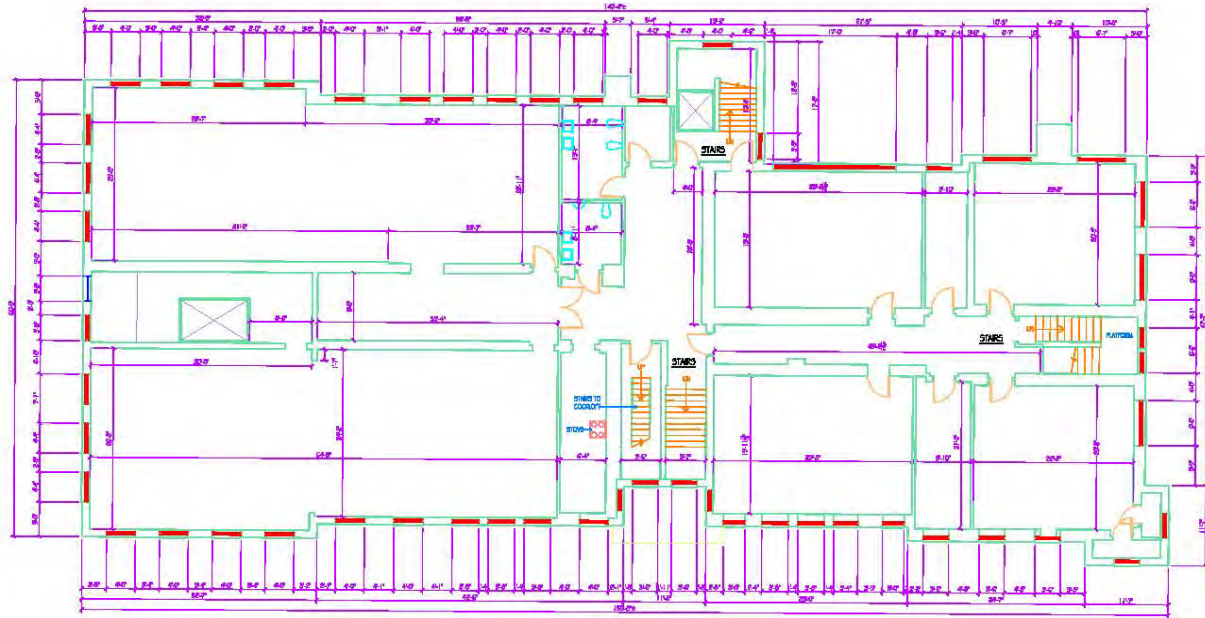
GROSS BUILDING AREA: 9,111 SQ. FT.±

THESE DRAWINGS ARE DESIGNED ONLY FOR THE
PURPOSE OF SUBMISSION TO THE PLANNING
BOARD AND/OR ZONING BOARD OF ADJUSTMENT.

Floor Plans Existing +/- 9,000 SF each floor

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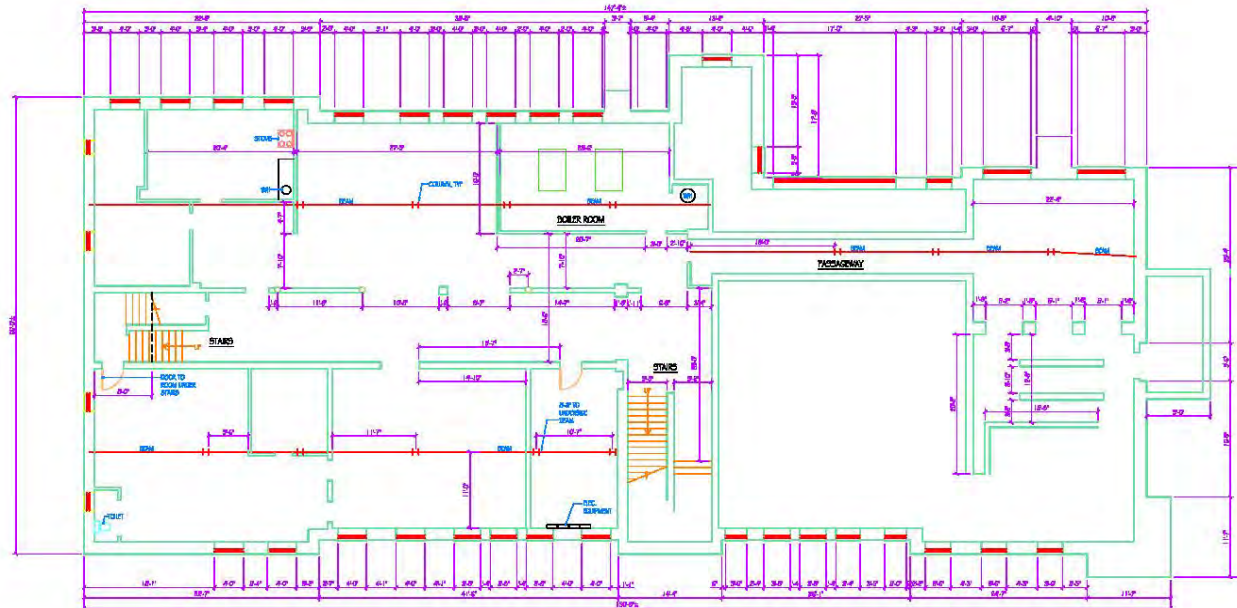
Corner Property



TOTOWA AVENUE

EXISTING THIRD FLOOR PLAN

GROSS BUILDING AREA: 8,111 SQ. FT.±



TOTOWA AVENUE

EXISTING BASEMENT FLOOR PLAN

GROSS BUILDING AREA: 9,386 SQ. FT.±

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Conceptual Project Rendering | Utilizing Existing Floor Plans

Previous Board of Education School Building on a Corner Property

3 Floors | 9,000 SF each

Basement | 9,000 SF

11 Parking Spots Existing

Existing One Story Garage

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Roof top green space



Mixed Use Development Opportunity | Corner Property

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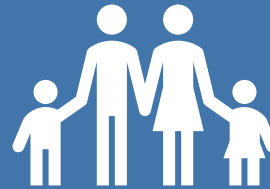


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Prominent Corner Lot

Previous Paterson Board of Education School

Tax Abatement available for completed construction



A unique Mixed Use Development Opportunity on \pm 0.46 acres in the highly sought after Hillcrest corridor area. An investor has the opportunity to acquire a site that will provide the full range of residential, office, live/work spaces, neighborhood retail and community facilities in a walkable area.

The property is situated at the edge of the Hillcrest section of Passaic County's largest city a few blocks away from Paterson Great Falls National Historical Park and Hinchliffe Stadium



MARKET COMPARABLE SALES

PATERSON, NJ PATERSON, NJ PATERSON, NJ PATERSON, NJ PATERSON, NJ PATERSON, NJ

LOCATION	151-167 Sherman Ave Paterson, NJ 07502	471 Graham Ave Paterson, NJ 07501	8-14 Morris Street Paterson, NJ 07501	244 Keen Street Paterson, NJ 07524	206 Lily Street Paterson NJ 07522
APN	1608_1013_10	1608_6405_9	1608_4802_24	1608_2817_11	1608_507_29
SALE DATE	1/10/2025	1/21/2025	1/3/2025	12/30/2024	1/28/2025
SALE PRICE	\$6,5000,000	\$200,000	\$7,350,000	\$680,000	\$1,860,000
PRICE PER SF	\$160.90	\$396	\$175	\$272	\$157
BUILDING AREA	40,397 SF	2,500 SF	41,952 SF	2,498 SF	11,840 SF
LOT SIZE	1.636 Acres	0.058 Acres	0.479 Acres	0.057 Acres	0.291 Acres
ZONING	R-2	R-3	GFHD	R-3	R-2
OPPORTUNITY ZONE	NO	NO	NO	NO	NO

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Note: All images and designs depicted herein are artist's conceptual renderings, which are based upon preliminary site plans, and are subject to change without notice. All such materials are not to scale and are shown solely for illustrative purposes only.



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