VERMELLA

PARAMUS

FOR LEASE

PREMIER NEW MIXED-USE DEVELOPMENT

100 VERMELLA WAY, PARAMUS, NJ 07652



EXCLUSIVELY OFFERED BY:

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VERMELLA PARAMUS

THE NEW EPICENTER OF RETAIL AND LIFESTYLE IN PARAMUS

Positioned across from Valley Hospital and Paramus Park Mall, this 2026 project offers unmatched exposure within one of New Jersey's most affluent and high-traffic corridors.

As a premier mixed-use destination, this development is poised to join Paramus' dynamic retail and lifestyle landscape—home to four regional malls and an impressive lineup of national retailers, many of which operate multiple storefronts within the submarket due to sustained demand. Building A is now open, with residents currently on site. Building B's construction is complete, with residential leasing set to open in October 2026.

Strategically positioned directly across from Valley Hospital, which welcomes over 1.2 million visitors annually, and Paramus Park Mall, drawing more than 4 million visitors per year, the property benefits from exceptional visibility and year-round foot traffic.

The area's retail corridor is powered by affluent, high-density demographics. Within a 3-mile radius, the average household income is $141,809, and the population exceeds 93,000. Combined with over 160,000 vehicles traveling daily along Route 17, the location offers unparalleled exposure and accessibility for future retailers, residents, and visitors alike.

AREA HIGHLIGHTS

Demographics

Over 536,000 households and over 1.5M consumers within 10 miles

Location

5,079 people per square mile within 5 miles, nearly 5x that of the state of New Jersey (the country's densest state), and over 57x that of the US

Average Household Income

$141,809 within 3 miles

Access

Located directly off of Route 17 (160,000+ VPD), with access to both the Garden State Parkway and Route 4 in under 3 miles

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PROPERTY DETAILS



100 Vermella Way • Paramus, NJ 07652

1,450 - 4,179 SF

FOR LEASE

OFFERING SUMMARY

Lease Price:	Call for Details
Available:	Immediately
SF Available:	1,450 - 4,179 SF
Retail GLA:	12,756 SF

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	9,006	93,077	299,424
Median Age	46.2	43.5	42.3
Total Households	2,714	31,266	105,563
Average HH Income	$135,491	$141,809	$127,229

PROPERTY HIGHLIGHTS

Premier New Mixed-Use Development

- Available Immediately
- 1 Retail Unit Available - **A1:** 1,450-4,179 SF (Restaurant Space)
- Join Honey Brewed Cafe, The Now Massage and 2 other Tenants Being Announced Soon
- 371 Luxury Residential Units
- Dedicated Retail Surface Parking and Parking Garage
- Residential Occupancy Status: Open & Occupied
- Located Directly Across from Office Buildings, Valley Hospital (1.2 Million visits p/year) and Paramus Park Mall (4 Million Visits p/year)
- Convenient Access to Route 17, Route 4 and Garden State Parkway

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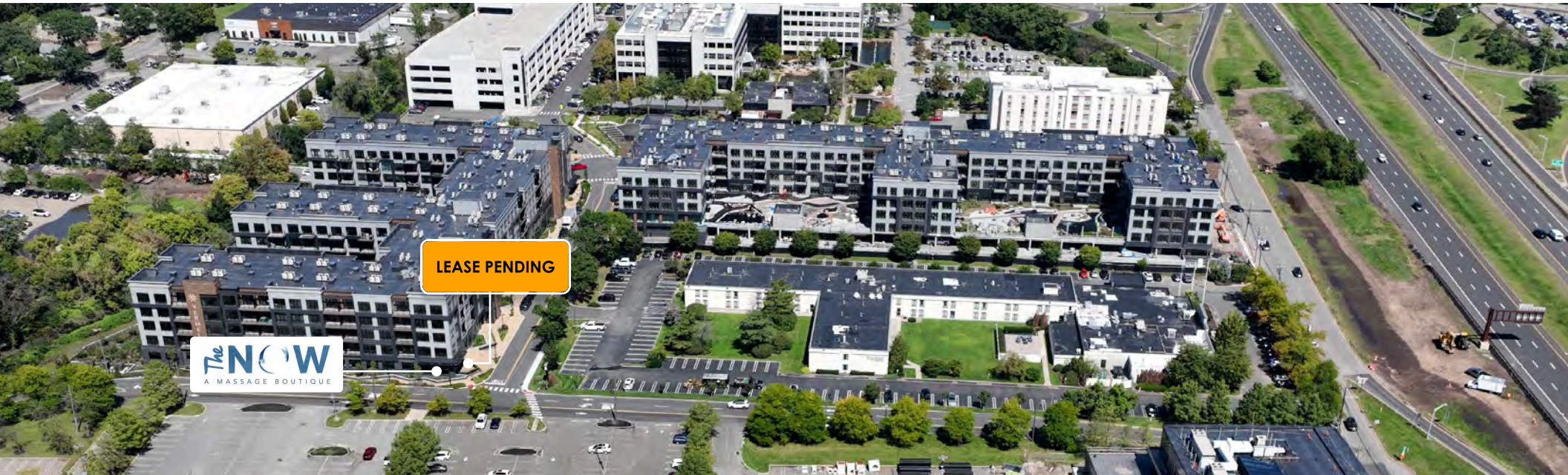
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SITE AERIAL


RUSSO
The NOW
A MASSAGE BOUTIQUE
LEASE PENDING
UNIT A1
1,450-4,179 SF
Honey Brewed
CAFE
LEASE PENDING


LEASE PENDING
The NOW
A MASSAGE BOUTIQUE

MARKET AERIAL

VERMELLA PARAMUS

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HIGHWAY AERIAL + ACCESS MAP

VERMELLA PARAMUS

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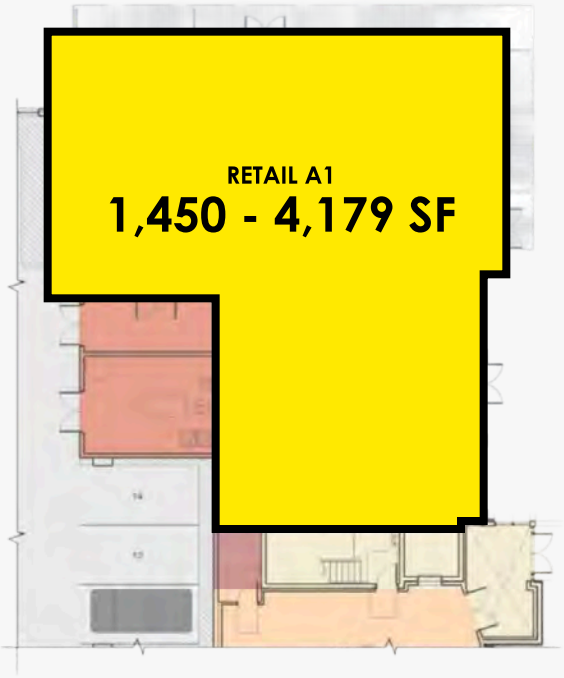
SITE AERIAL


5-LEVEL PARKING DECK 846 SPACES
846 Spaces 5-LEVEL PARKING DECK
650 FROM RD. OFFICE COMPLEX
170 SHARED PARKING SPACES
170 Shared PARKING SPACES
Hampton by HILTON
Honey Brewed CAFE
VERMELLA WAY
1,450 - 4,179 SF
LEASE PENDING
RESIDENTIAL A 200 UNITS
NORTH RD.
FAIRFIELD INN & SUITES Marriott
FROM RD.
LEASE PENDING
The NOW A MASSAGE BOUTIQUE
RING RD.
A & S DR.
PARAMUS PARK MALL
N

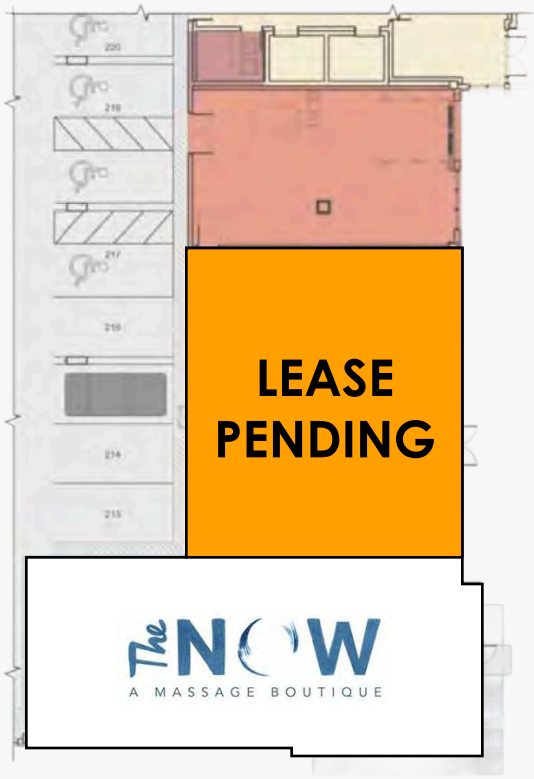
FLOOR PLAN - BUILDING A



1 BUILDING "A" GROUND FLOOR PLAN

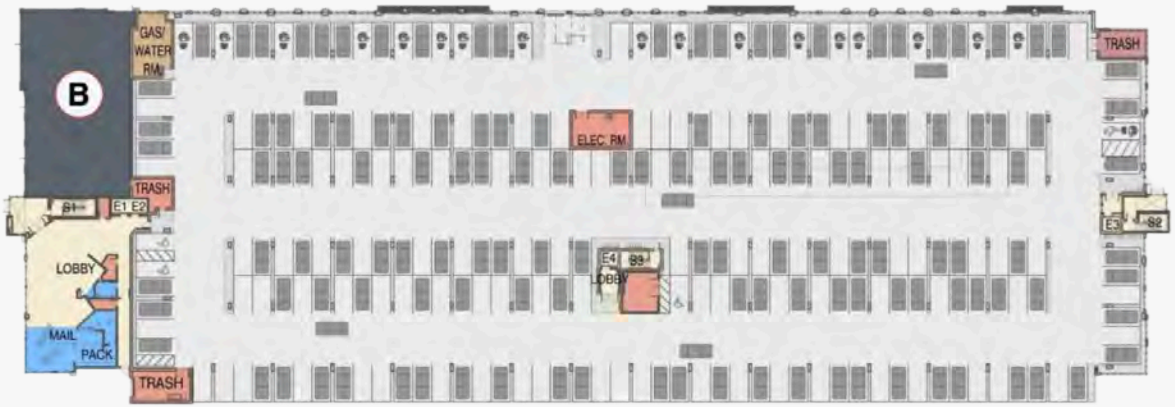


2 BUILDING "A" - UNIT A1



3 BUILDING "A" - UNIT A2

FLOOR PLAN - BUILDING B

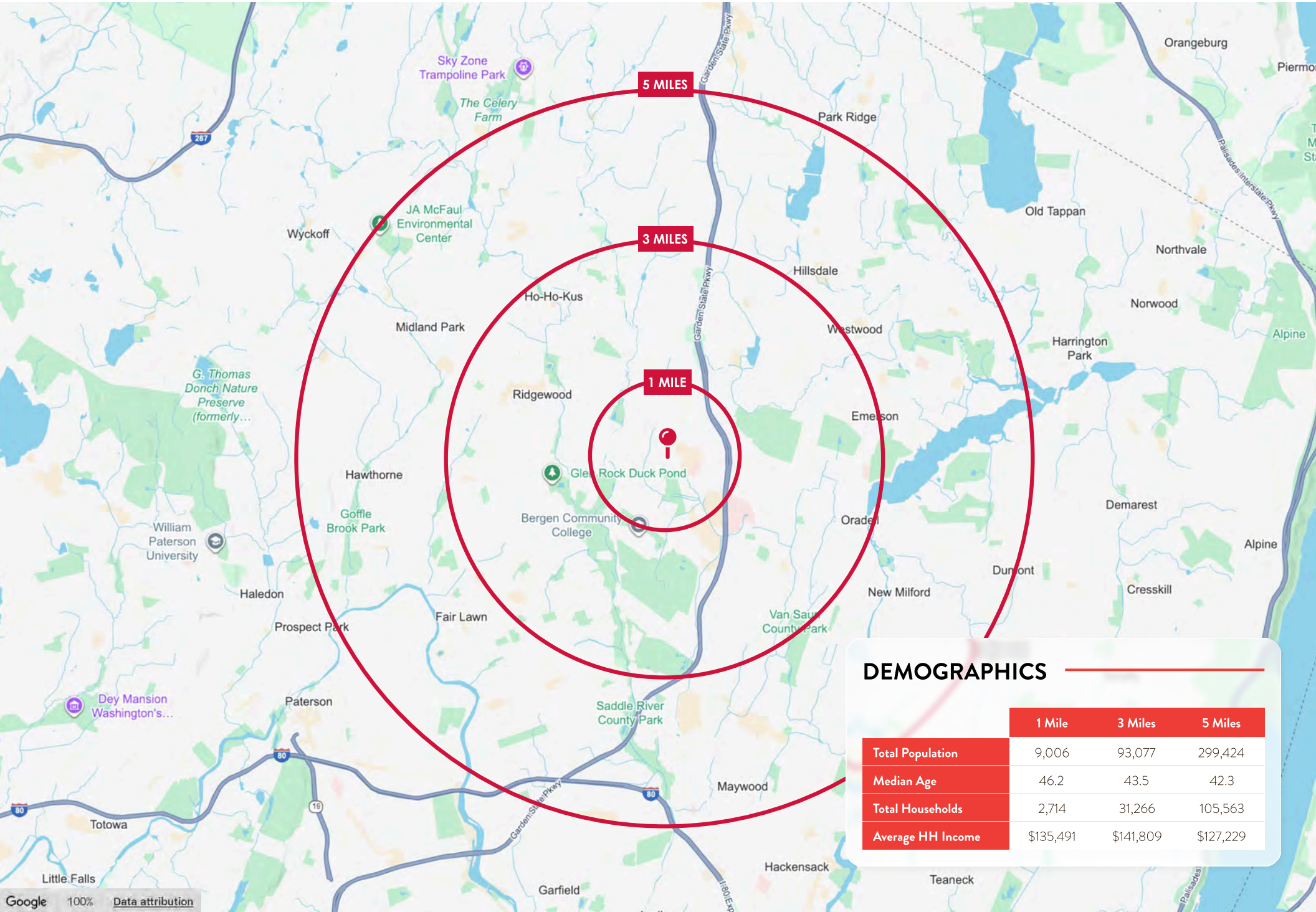


1 BUILDING "B" GROUND FLOOR PLAN



2 BUILDING "B" - UNIT B1

LOCATION MAP



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	9,006	93,077	299,424
Median Age	46.2	43.5	42.3
Total Households	2,714	31,266	105,563
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