

BLOOMS at BRIDGEWATER

COMMUNITY CORNERSTONE
BRIDGEWATER
COMMONS

SHOPPING, DINING, AND
ENTERTAINMENT DESTINATION
IN CENTRAL NEW JERSEY



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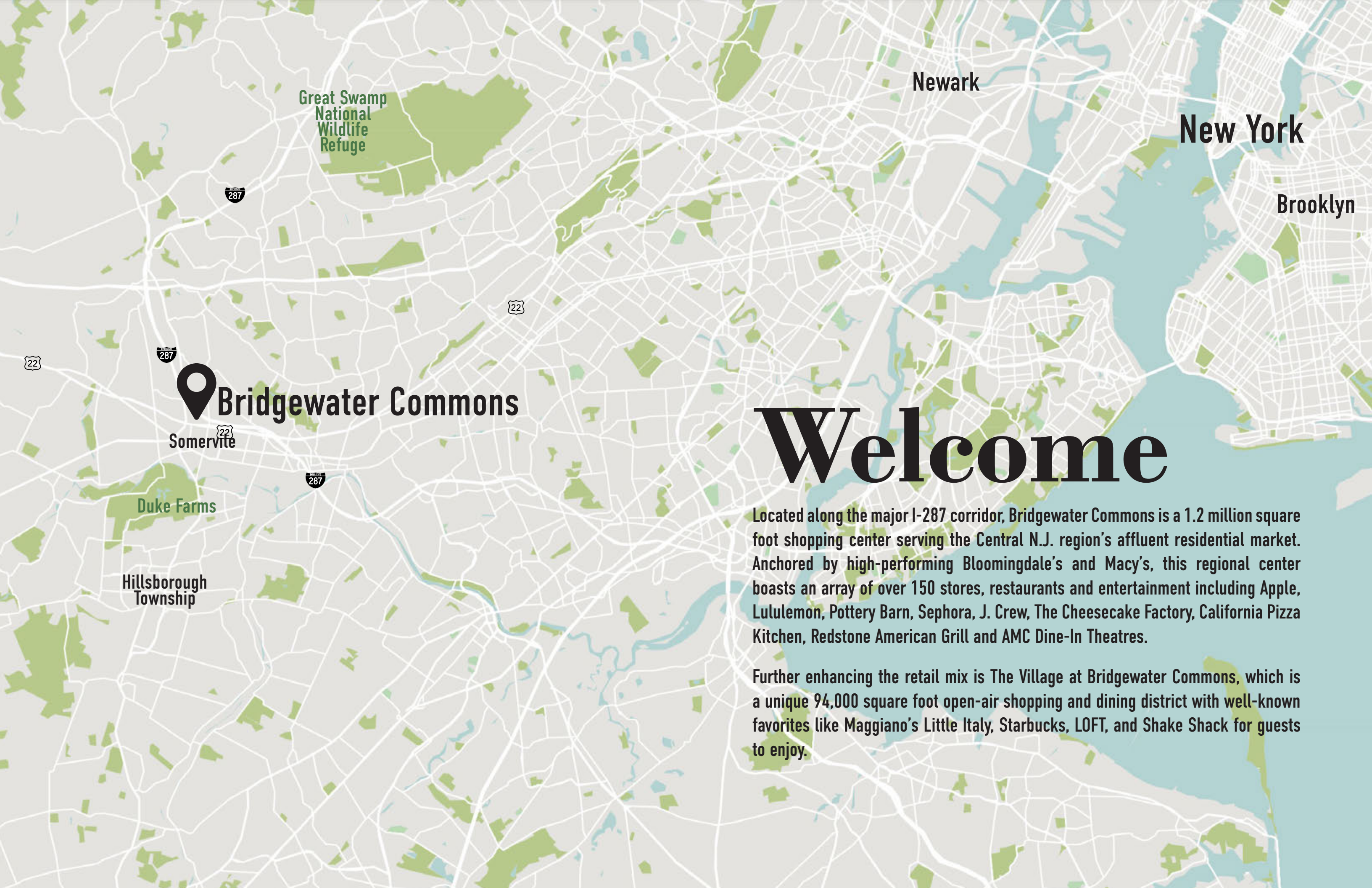
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Site Plan & Lease Plan

Bridgewater

A quiet neighborhood with
a sophisticated retail district and
beautiful countryside

Bridgewater is a beautiful suburb township in Somerset County and
is a regional commercial hub for Central New Jersey.



Newark

New York

Brooklyn

Great Swamp
National
Wildlife
Refuge

287

22



Bridgewater Commons

Somerville

22

287

Duke Farms

Hillsborough
Township

22

287

Welcome

Located along the major I-287 corridor, Bridgewater Commons is a 1.2 million square foot shopping center serving the Central N.J. region's affluent residential market. Anchored by high-performing Bloomingdale's and Macy's, this regional center boasts an array of over 150 stores, restaurants and entertainment including Apple, Lululemon, Pottery Barn, Sephora, J. Crew, The Cheesecake Factory, California Pizza Kitchen, Redstone American Grill and AMC Dine-In Theatres.

Further enhancing the retail mix is The Village at Bridgewater Commons, which is a unique 94,000 square foot open-air shopping and dining district with well-known favorites like Maggiano's Little Italy, Starbucks, LOFT, and Shake Shack for guests to enjoy.



A JOURNEY THROUGH ASIA EXHIBIT AND DANCE
FRI., OCT. 7 - SUN., OCT. 9
CENTER COURT AND COMMUNITY HUB LOCATIONS
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KAY JEWELERS

AMPS

TABLET REPAIR

sunglass

FABRICS

Belie Bauer

ATLETA

AT&T

AT&T

POTTERY BARN

QUICK FACTS

Built in 1988

1,264,155 sqft regional mall

Includes 94,000 sqft open-air shopping district

Strong department store lineup that includes Bloomingdale's and Macy's

Lifestyle tenants including Apple, Lululemon, LUSH, J. Crew, Pottery Barn, Sephora, Swarovski and Williams-Sonoma.





Retail Mix

SHOPPING

- bloomingdales POTTERY BARN ★ macy's SEPHORA WHITE HOUSE BLACK MARKET
 J.CREW Apple WILLIAMS SONOMA CALIFORNIA HOLLISTER CALIFORNIA ATHLETA lululemon
 SWAROVSKI PANDORA free people LEGO PINK ATHLETIFREAK

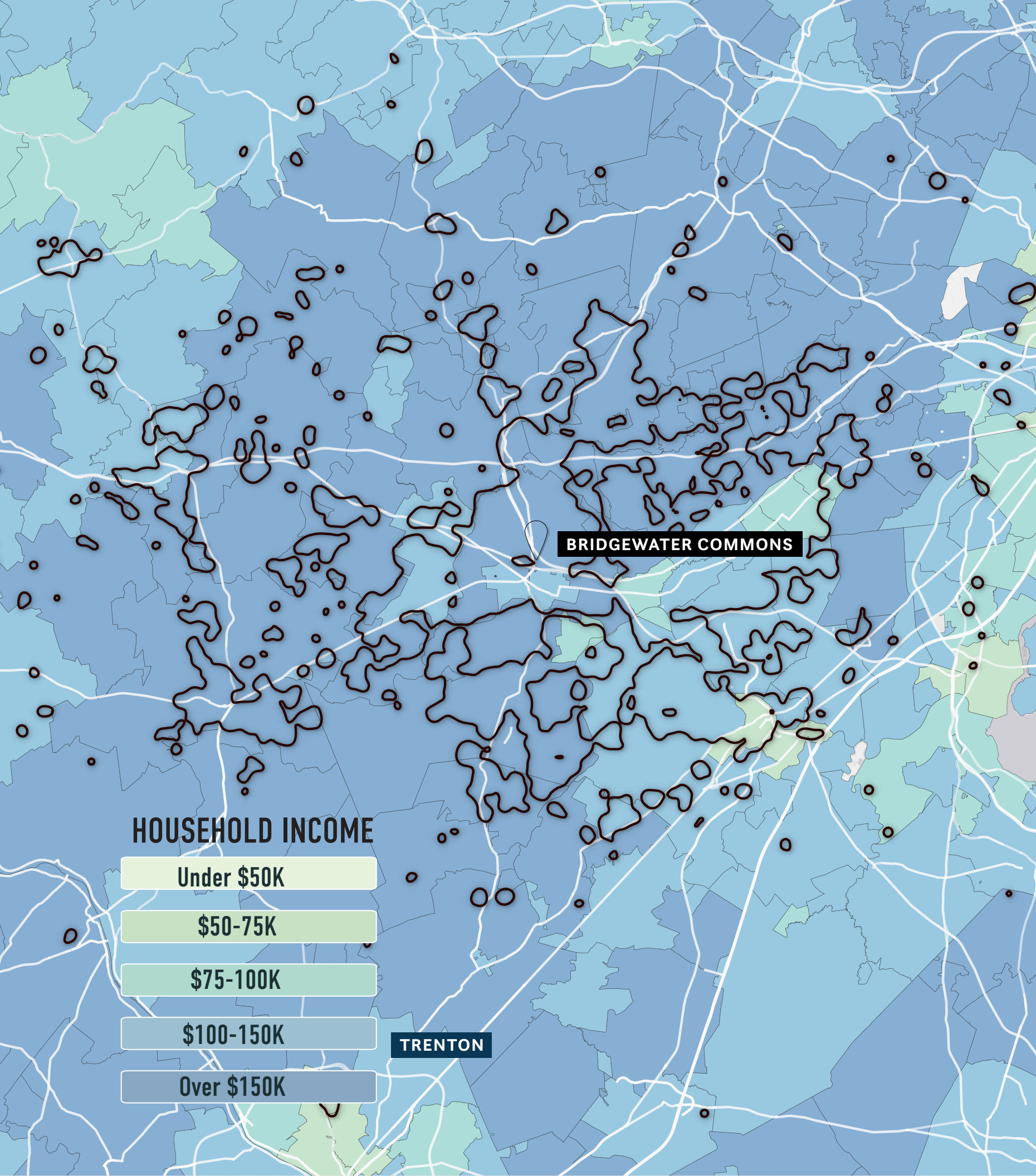
DINING

- MAGGIANO'S LITTLE ITALY The Cheesecake Factory Season 52 FRESH GRILL
 Starbucks SHAKE SHACK california PIZZA KITCHEN REDSTONE AMERICAN GRILL UNCLE JULIO'S MEXICAN from Scratch CAVA Mezze Grill
 FOGO DE CHÃO

ENTERTAINMENT

- AMC DINE-IN

Demographics



TRADE AREA

Population: 836,630
 Population: \$146,592
 HHI \$150K+: 103,670
 Median Age: 37

3-5 MILE RADIUS LABOR

White Collar: 72%
 Executive/Professional: 57%
 Total: 124,740

DEMOGRAPHICS	3-MILE	5-MILE	10-MILE
POPULATION	52,810	157,191	397,262
TOTAL HOUSEHOLDS	25,151	69,923	168,457
AVG. HOUSEHOLD INCOME	\$84,675	\$79,409	\$75,495

Placemaking

CREATING A SENSE OF PLACE

Customization, Localization & Curation

- Context and details are important
- Destination-worthy public spaces
- Custom artwork & FF&E
- Partnered with local artists & artisans
- Customized music lists



Tenant Marketing

Bridgewater Commons features a full service Marketing team to develop and execute strategic Marketing campaigns and programs from community events to public art installations to public relations to increase sales, traffic and visibility at the center.

— DIGITAL & SOCIAL

Inclusion on property website and directories.
Regular social media posts on property social media channels with paid support when applicable.
Opportunity to include info (offers, events, promotions) in monthly e-newsletter.

— PUBLIC RELATIONS

Press releases coordinated with tenants, released in conjunction with paid social posts.
Strong relationships with local media and influencers who can offer turnkey services.

— ADVERTISING

General campaigns for center brand awareness across digital, social, print and sponsorships.



Environmental, Social & Governance

OUR COMMITMENT

At Bridgewater Commons, we honor our connection to the community and the environment, recognizing blessings and generously sharing resources with others. Our management team at Pacific Retail strives to be stewards of sustainability across their portfolio of properties by collaborating with stakeholders at all levels.



LED is highly energy efficient technology. The widespread use of LED lighting has the greatest potential impact on energy savings, and we're proud to have over 2,000 LED lights installed. Solar panels also deliver energy from our rooftops.



This is a crucial component to centralizing property infrastructure. Our operations run efficiently to monitor ventilation, lighting, energy, fire, security systems and more.



We make recycling easy for our tenants and our customers. All recyclables are placed in a single bin for recycling.



We will have several new stations to supply electricity for electric cars and plug-in hybrids in the upcoming year.



Cardboard recycling minimizes waste and improves the overall hygiene of the environment. It also helps conserve natural materials. Over 250 tons of waste are recycled per year at Bridgewater Commons.



The Village

The Village at Bridgewater Commons is a 94,000 square-foot lifestyle center adjacent and on the overall proper of Bridgewater Commons.

Retail Mix



MAGGIANO'S
LITTLE ITALY



LOFT bluemercury



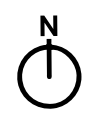
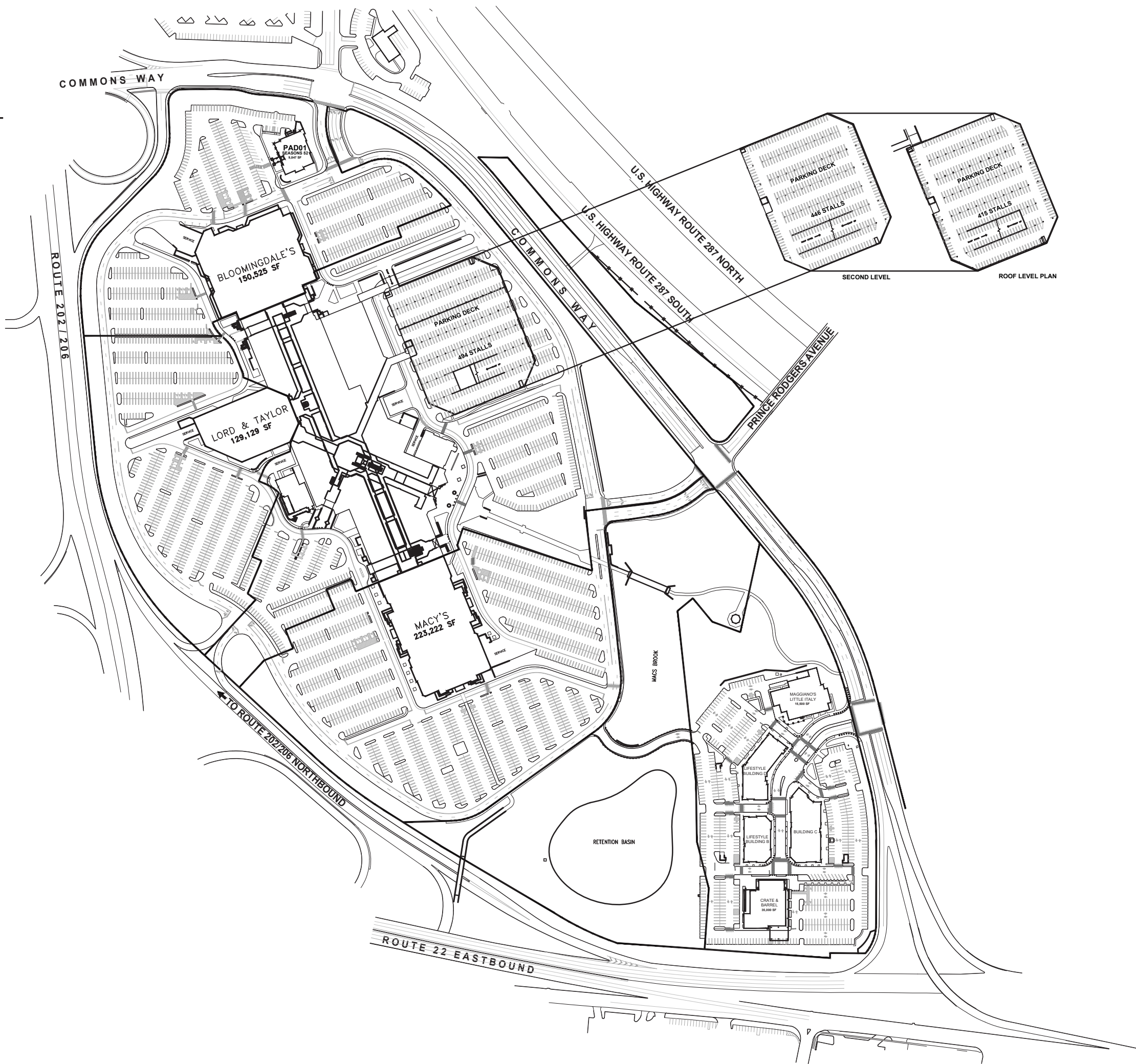


The Village

The Village of Bridgewater Commons encompasses a unique retail mix including: Maggiano's Little Italy, Starbucks, LOFT, Cava Grill, Chipotle, Shake Shack, Charles Schwab, Bluemercury, White House | Black Market.

Complementary and adjacent to the lifestyle center are two 9-story office buildings and the Bridgewater Marriott (350 room).

Site Plan



Lease Plan

LEVEL THREE

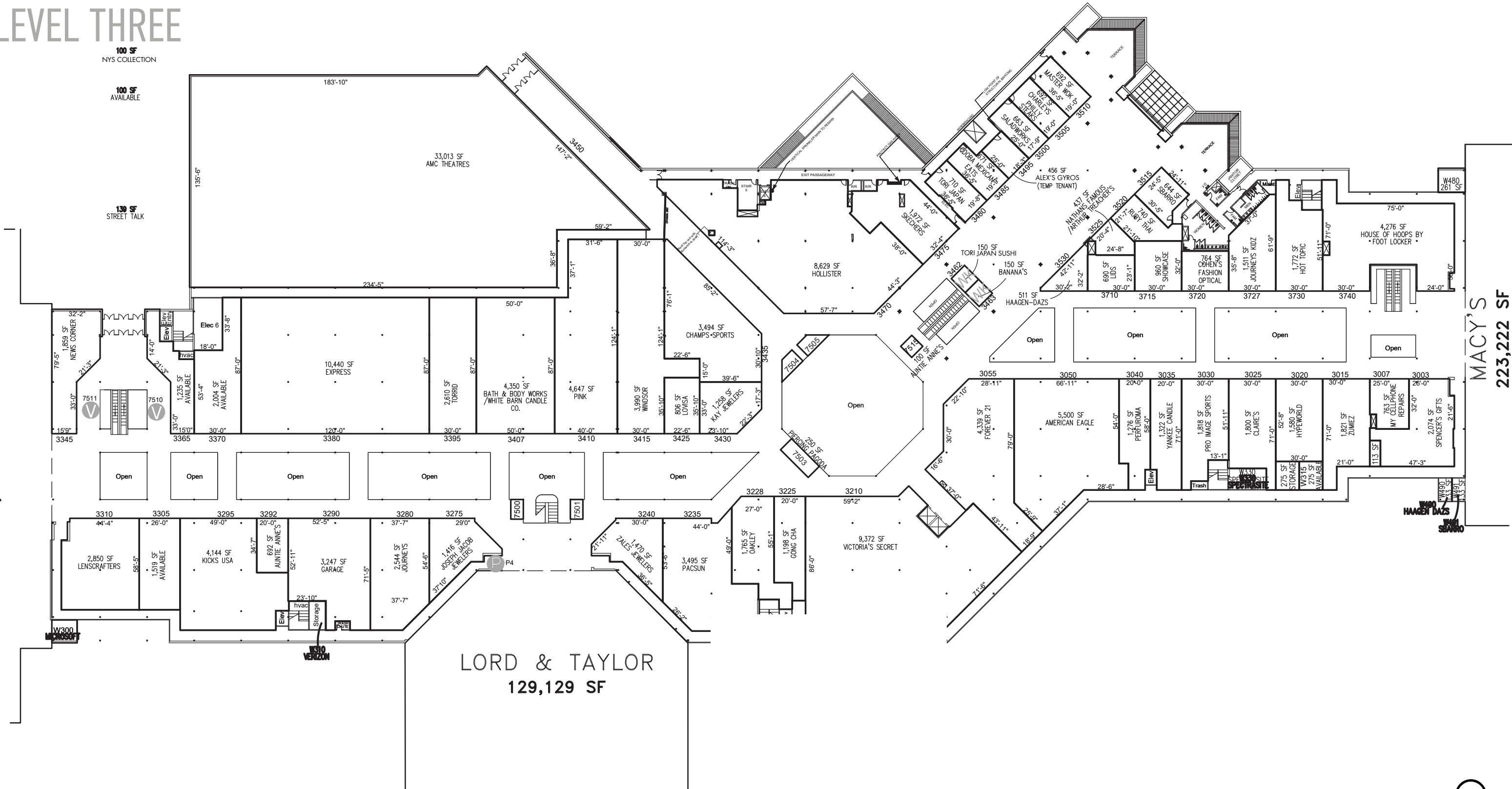
Bloomingdales

150,525 SF

100 SF
NYS COLLECTION

100 SF
AVAILABLE

130 SF
STREET TALK



LORD & TAYLOR
129,129 SF

MACY'S
223,222 SF



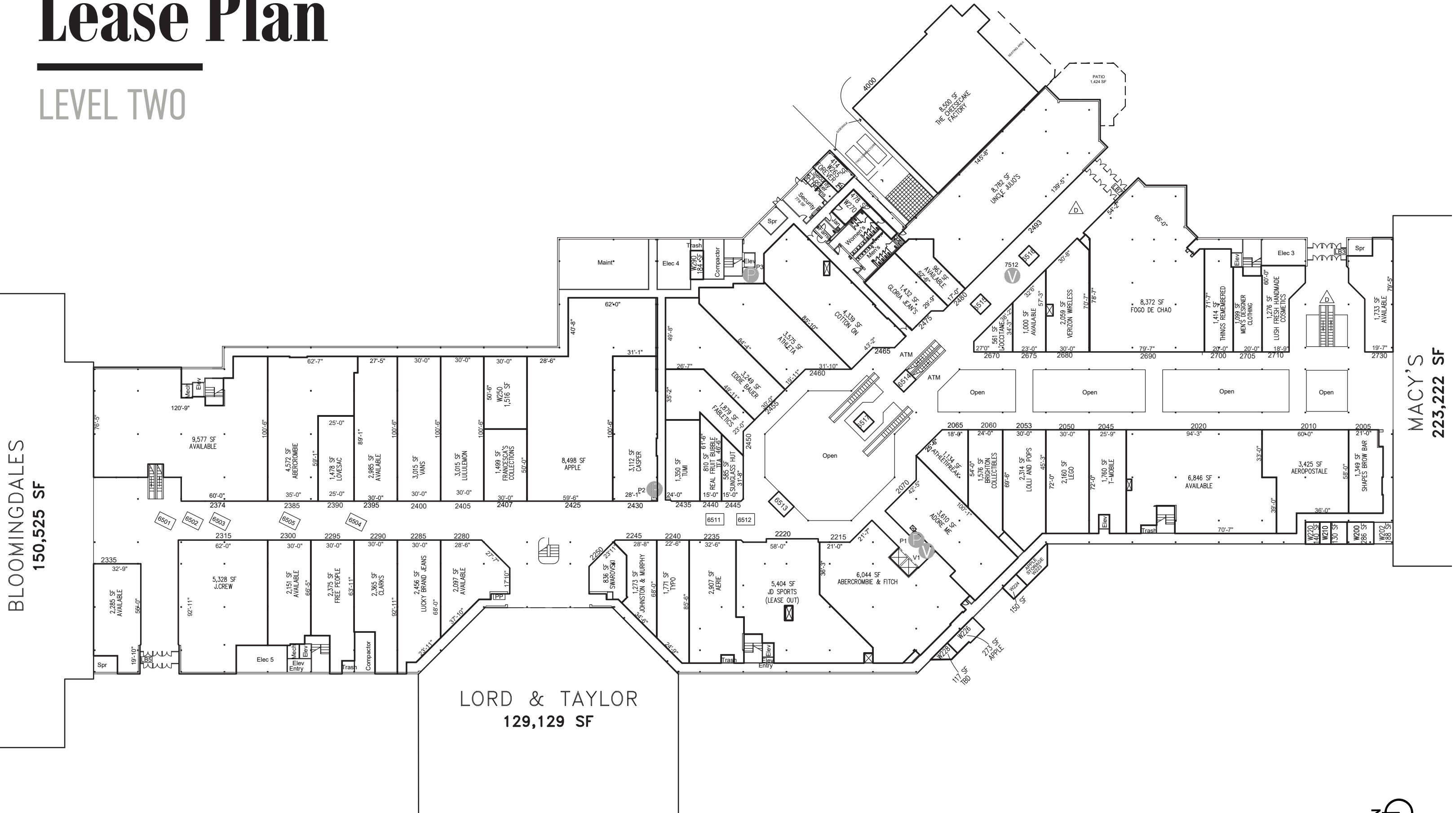
Lease Plan

LEVEL TWO

BLOOMINGDALES
150,525 SF

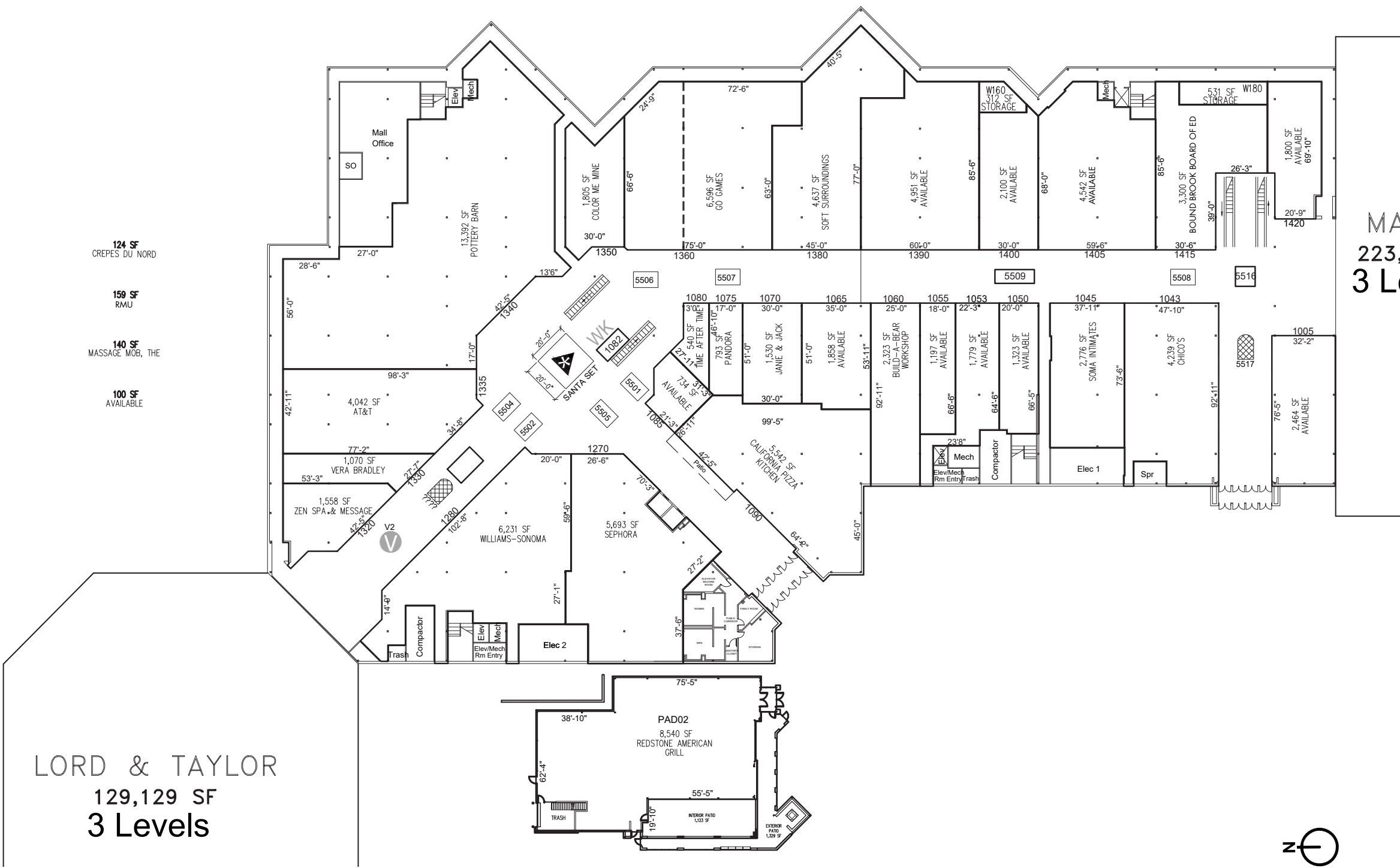
LORD & TAYLOR
129,129 SF

MACY'S
223,222 SF



Lease Plan

LEVEL ONE

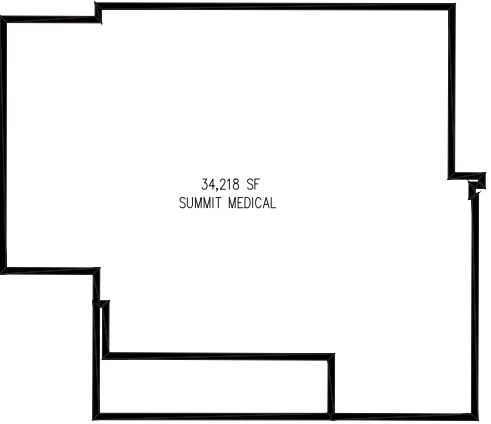
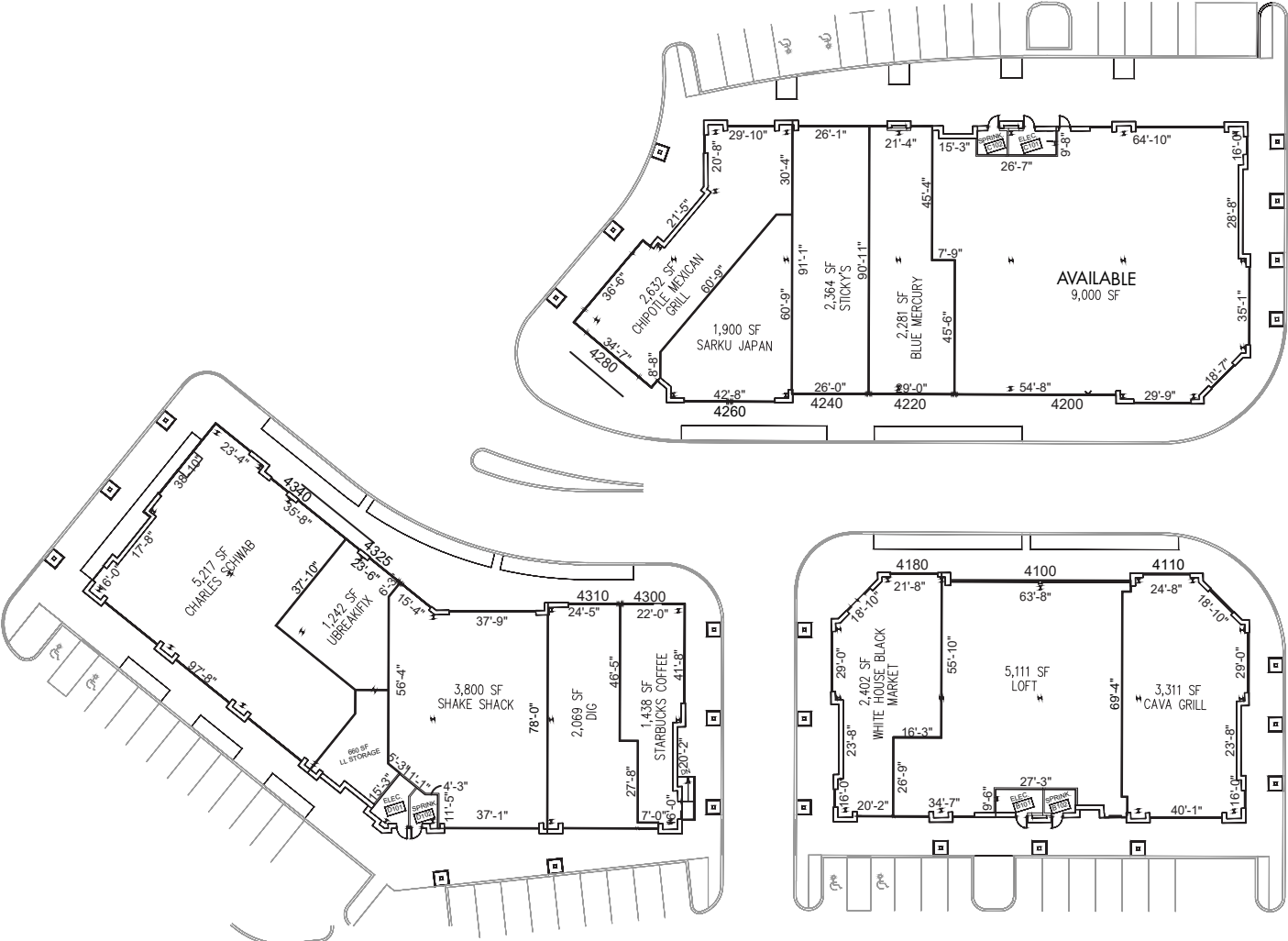
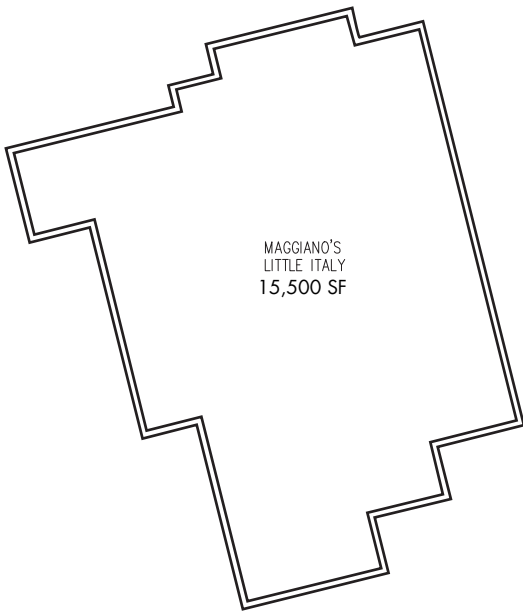


LORD & TAYLOR
129,129 SF
3 Levels

MA
223,2
3 Le

Lease Plan

THE VILLAGE





BRIDGEWATER COMMONS



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 SHOPBRIDGEWATERCOMMONS



Partner with us!

Pacific Retail Capital Partners (PRCP) is one of the nation's premier real estate investment groups, with a proven track record of evolving and repositioning large-format retail properties. Based in Southern California, PRCP strategically leads over \$3 Billion/24 Million square feet in assets under direct management and an additional 17 million square feet of asset management, advisory and master planning services.



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