

VICTO

PACIFIC
RETAIL

BLOOMS at BRIDGEWATER

BRIDGEWATER COMMONS

SHOPPING, DINING, AND
ENTERTAINMENT DESTINATION
IN CENTRAL NEW JERSEY

**EVOLVING
REAL ESTATE
FOR THE NEXT
GENERATION**



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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.



Bridgewater Commons

Somerville

Duke Farms

Hillsborough Township

Great Swamp National Wildlife Refuge

Milltown

Edison

Scotch Plains

Springfield

Carteret

Newark Liberty International Airport

Newark

New York

Brooklyn

Welcome

Located along the major I-287 corridor, Bridgewater Commons is a 1.2 million-square-foot shopping center serving the affluent residential market in the Central N.J. region. 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, Fogo de Chao, Redstone American Grill and AMC Dine-In Theatres.

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

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.





Dining Terrace
A SOCIAL HOUSE OFFER

THE LITTLE
LUNGE

Elevated Flavors, Inspired Spaces

NEW FOOD COURT DESIGN

This revamped food court becomes more than just a place to dine, it becomes a destination where people gather, savoring not only delicious food but also the inviting atmosphere and comfortable ambiance. The fusion of warm materials, natural tones, and thoughtful design transforms an old, mundane space into a vibrant and welcoming culinary haven.



Helado

SADILLO

DRINK PLAY WATCH

calif

Embrace Serenity

The concept seamlessly blends modernity, comfort, and cleanliness with nature-inspired elements, incorporating nature tones and living plants. Embracing simplicity and modern design, the space aims to provide an aesthetically pleasing, inviting, and comfortable experience that prioritizes the well-being of visitors.

creates a serene and inviting atmosphere for shoppers. These seating clusters, adorned with shades of green, blue, and earth tones, offer a comfortable retreat amidst the bustling environment. This thoughtful design not only enhances the aesthetic appeal but also provides a peaceful respite, encouraging visitors to relax and enjoy their time, thereby enriching their overall shopping experience.

The Village

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



The Village of Bridgewater Commons encompasses a unique retail mix including: Maggiano's Little Italy, Starbucks, Cava Grill, Chipotle, Shake Shack, Charles Schwab, Bluemercury, Face Foundrie, Club Champion, Milburn Deli, Summit Health, and DIG.

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

Retail Mix



MAGGIANO'S
LITTLE ITALY

SHAKE SHACK



CAVA
Mezze Grill



JUST SALAD

bluemercury

CLUB CHAMPION

FACE FOUNDRIE

Summit Health



Retail Mix

SHOPPING

bloomingdale's

★ macy's



SEPHORA POTTERY BARN

J.CREW



WILLIAMS
SONOMA
CALIFORNIA

HOLLISTER
CALIFORNIA

ATHLETA

lululemon

SWAROVSKI

PANDORA

free people

LEGO

alo
yoga

DINING

MAGGIANO'S
LITTLE ITALY

The Cheesecake Factory

Seasons
FRESH GRILL 52

REDSTONE
AMERICAN GRILL



SHAKE SHACK

UNCLE JULIO'S
MEXICAN
from Scratch



CAVA
Mezze Grill

FOGO DE CHÃO

ENTERTAINMENT

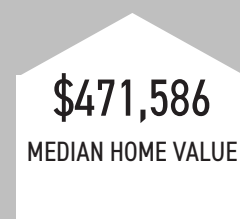
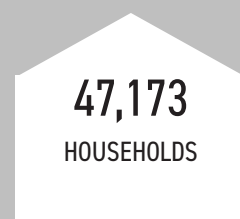


Demographics

	3-MILE	5-MILE	10-MILE
POPULATION	62,002	126,437	393,195
TOTAL HOUSEHOLDS	22,669	47,173	142,029
AVG. HOUSEHOLD INCOME	\$170,593	\$181,568	\$193,628

HOUSEHOLDS & EDUCATION

5-MILE RADIUS



23,424+ Graduate Degree

26,622+ Bachelor's Degree

18,739+ High School Graduate



\$142,820 - \$181,568 Family Incomes

RACE & ETHNICITY

5-MILE RADIUS



58% White

20% Asian

6.9% Black or African American

6.8% Other

Local Market

KEY INFORMATION

HIGHER EDUCATION

Highly educated residents (59% Bachelor's Degree or Higher; 66% Associates Degree or Higher) with primary industries of Pharmaceutical, Life Sciences, and Scientific/Tech Services.

Somerset County has the highest workforce participation rates in the state and is a talent "hot spot" for Data Scientists.

MAJOR EMPLOYERS

Bridgewater Township features several major private sector corporations employing 500+ employees including Signify, SHI International Corp, Henkel and MetLife.

PHARMA /MEDICAL INDUSTRY

The center's market has been fertile ground for medical innovation for 150+ years and is home to worldwide to headquarters for major pharmaceutical companies including Pfizer, Johnson & Johnson, Sanofi-Aventis, Merck, Roche and Amneal.

CORPORATE NEIGHBORS

Several major corporations surround the shopping center including Bausch Health Companies, Brother International Corp., and Qualcomm Flarion Technologies as well as two Marriott hotels.

Placemaking

CREATING A SENSE OF PLACE

Customization, Localization & Curation

- Context and details are vital
- Destination-worthy public spaces
- Custom artwork & FF&E
- Partnerships with local artists
- Curated music playlists



Tenant Marketing

Bridgewater Commons features a full-service Marketing team that develops and executes strategic marketing campaigns and experiential programs from community events to public art installations to public relations to increase sales, traffic and visibility at the center.



DIGITAL

Website listing, dedicated page, and opportunity to feature special offers and events.
Strategic content on social media platforms and SMS text messages. Access to 25k+ database.

PUBLIC RELATIONS

Support with grand openings, product launches and milestones.
Established local media relations.
Strategic community relations and influencers.



PROGRAMMING

Incorporation into activations and programs.
Support on program or promotional development.

ADVERTISING

Strategic omni-channel campaigns for the center.
Customized opportunities for advertising, product displays, promotions, and sponsorships of events.



Environmental, Social & Governance

BRIDGEWATER COMMONS IS AN IREM
CERTIFIED SUSTAINABLE PROPERTY

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.



By centralizing our 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.



16 L2 Shell Recharge stations to supply electricity for electric cars and plug-in hybrids.



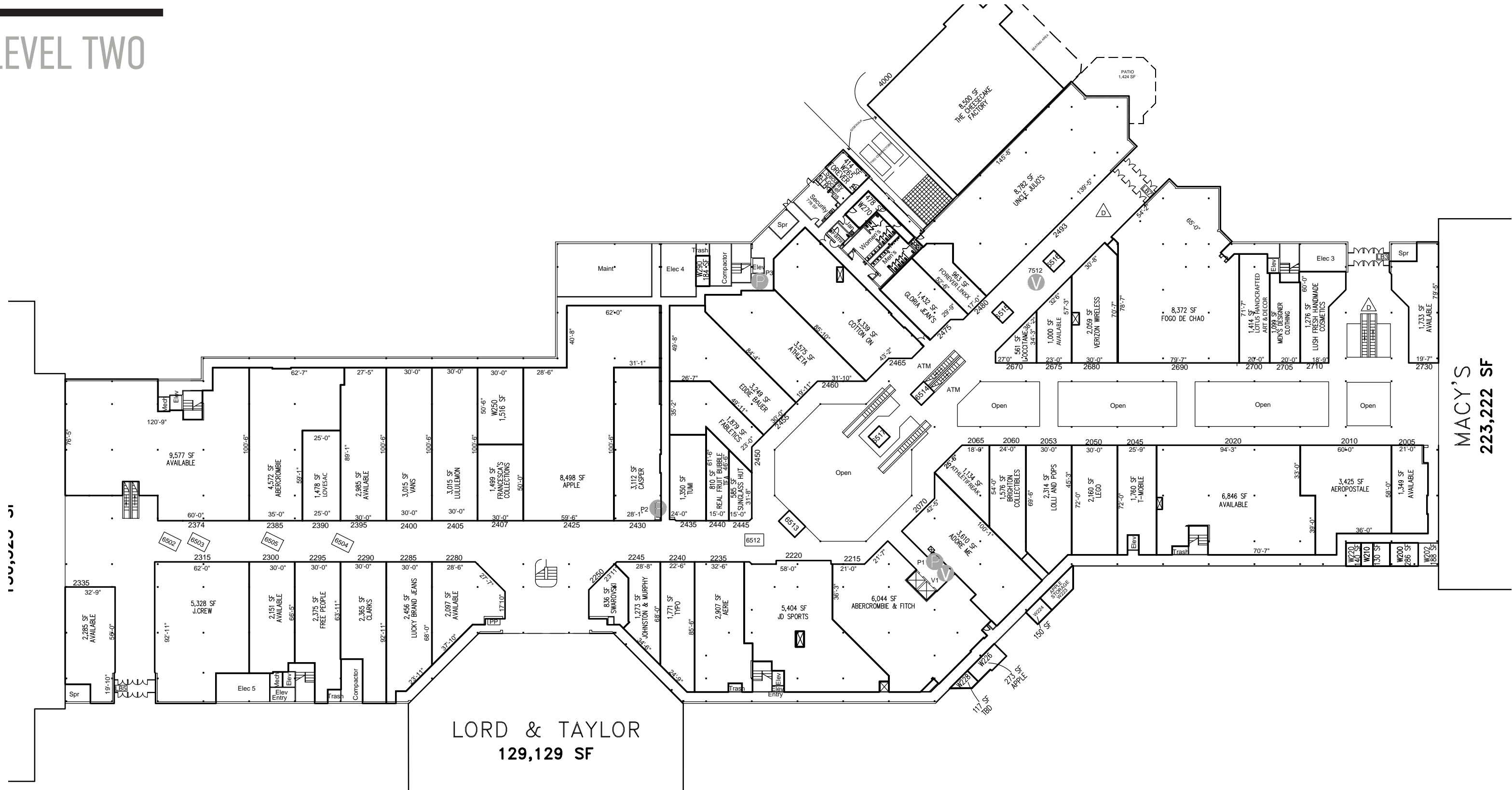
Cardboard recycling minimizes waste and improves the overall hygiene of the environment. It also helps conserve natural materials. Over 250 tons of waste are recycled per year at Bridgewater Commons.

Site Plan



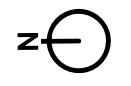
Lease Plan

LEVEL TWO



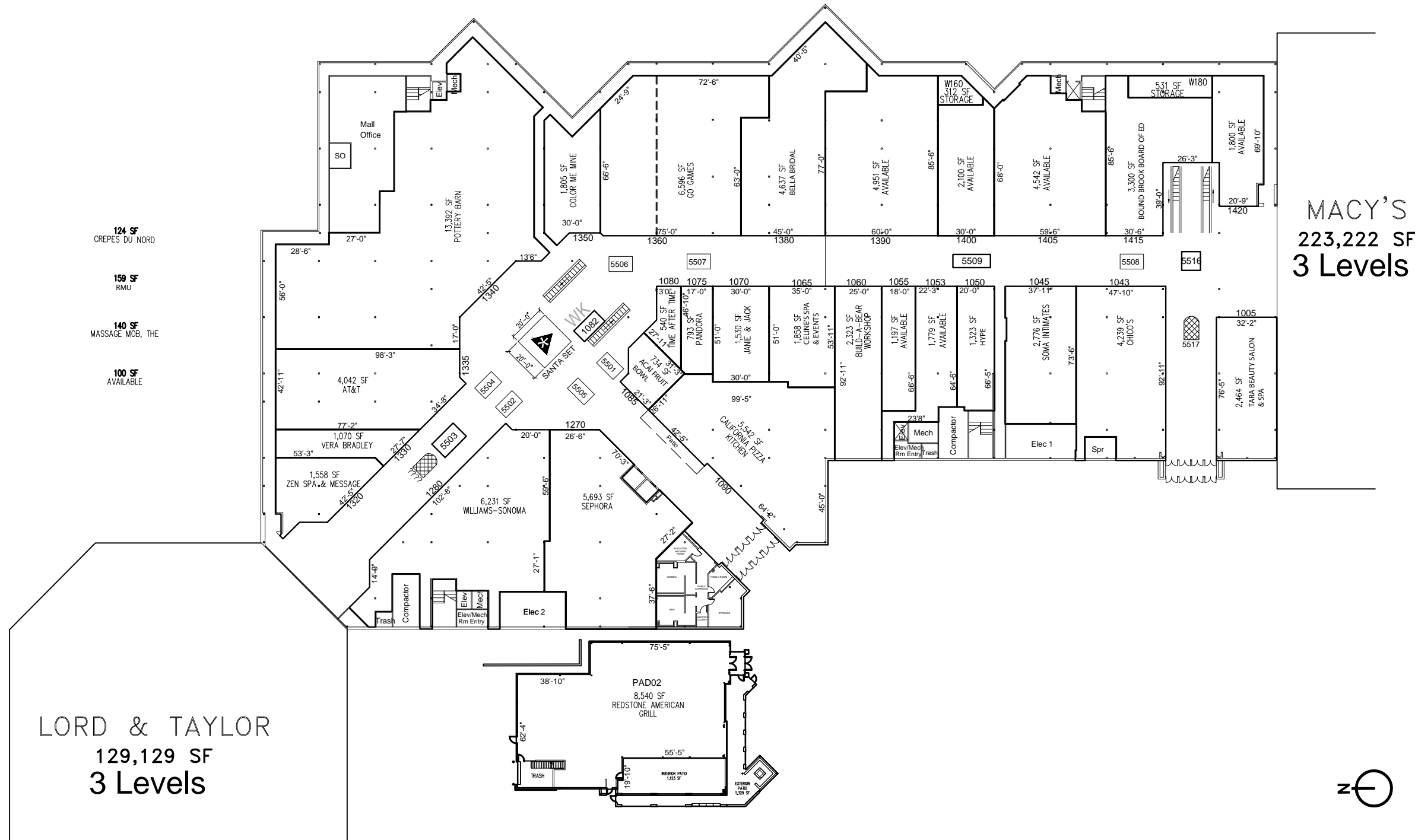
LORD & TAYLOR
129,129 SF

MACY'S
223,222 SF



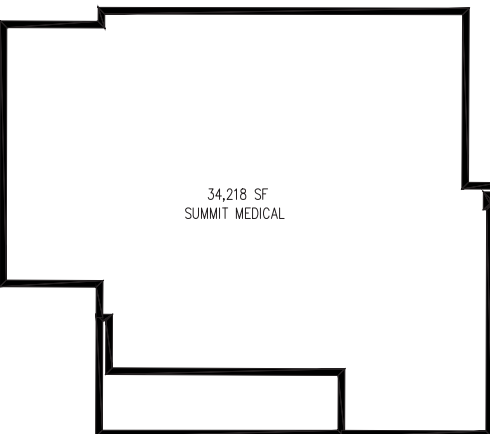
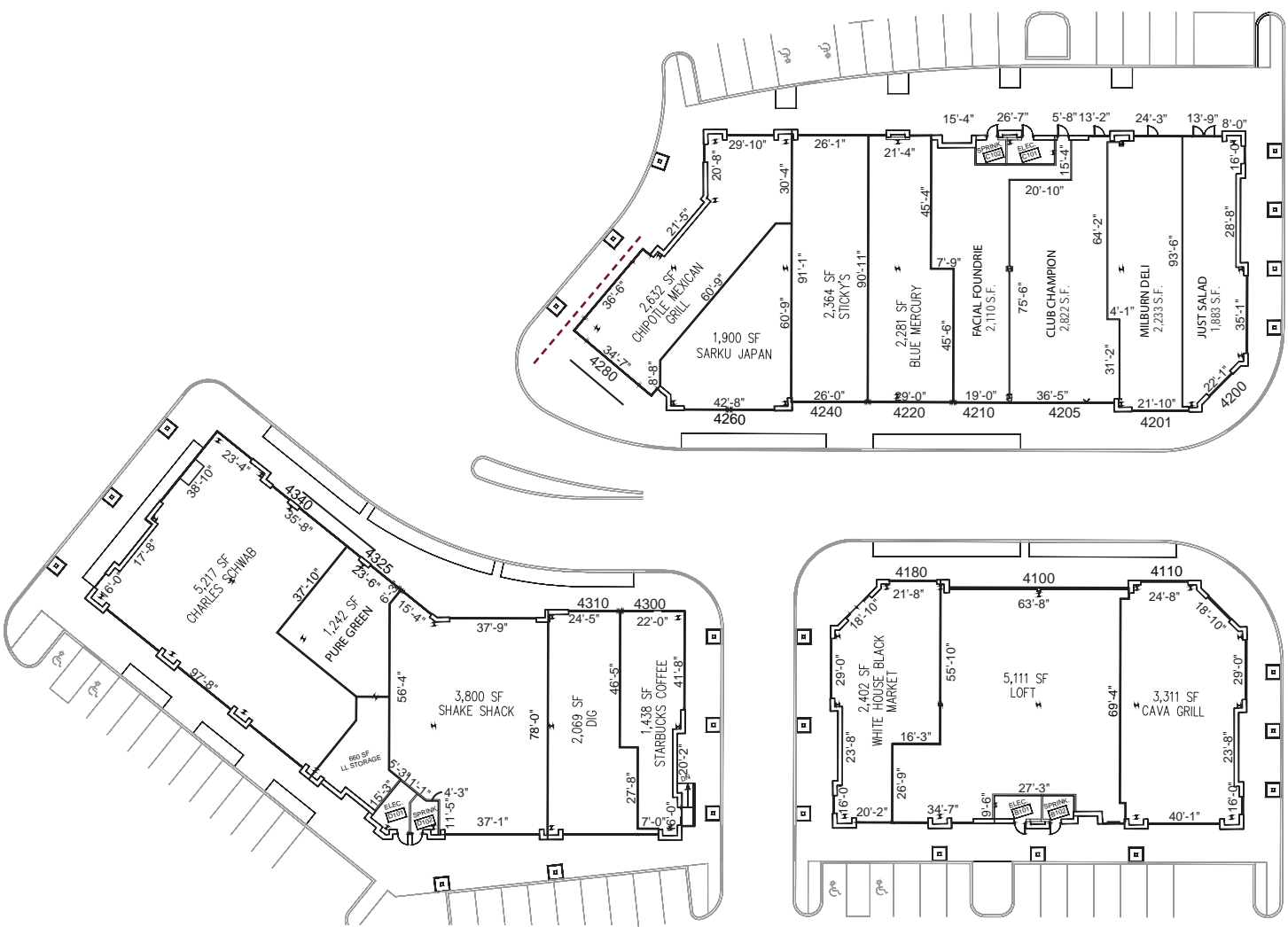
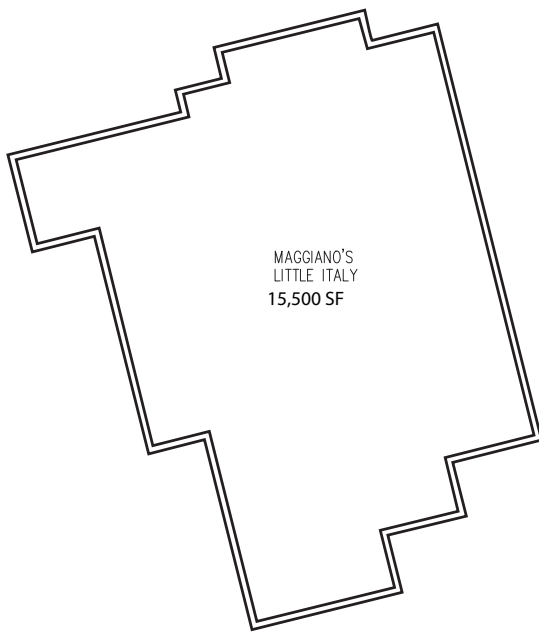
Lease Plan

LEVEL ONE



Lease Plan

THE VILLAGE





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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 and 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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