

# 443-451 BROADWAY

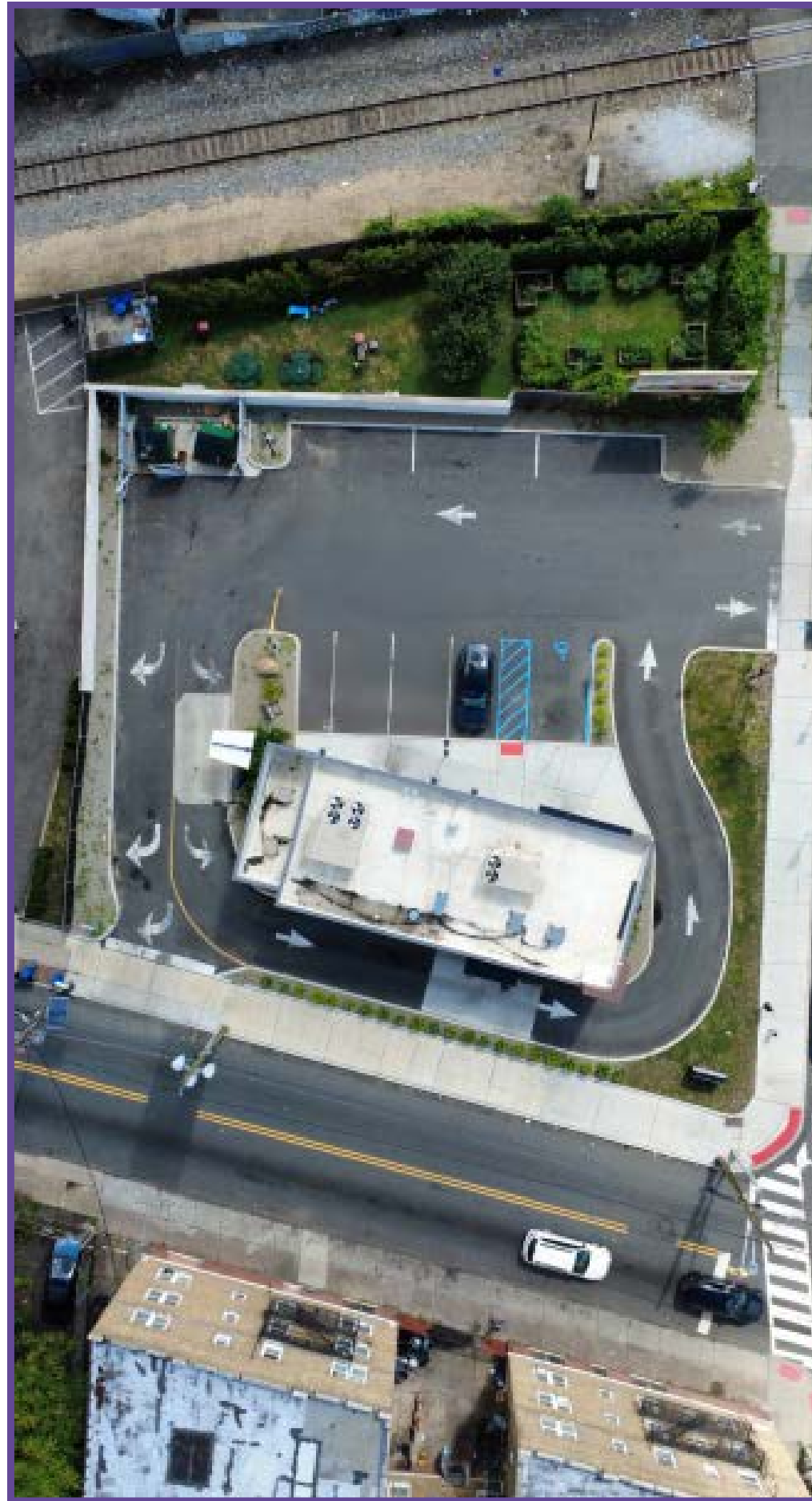
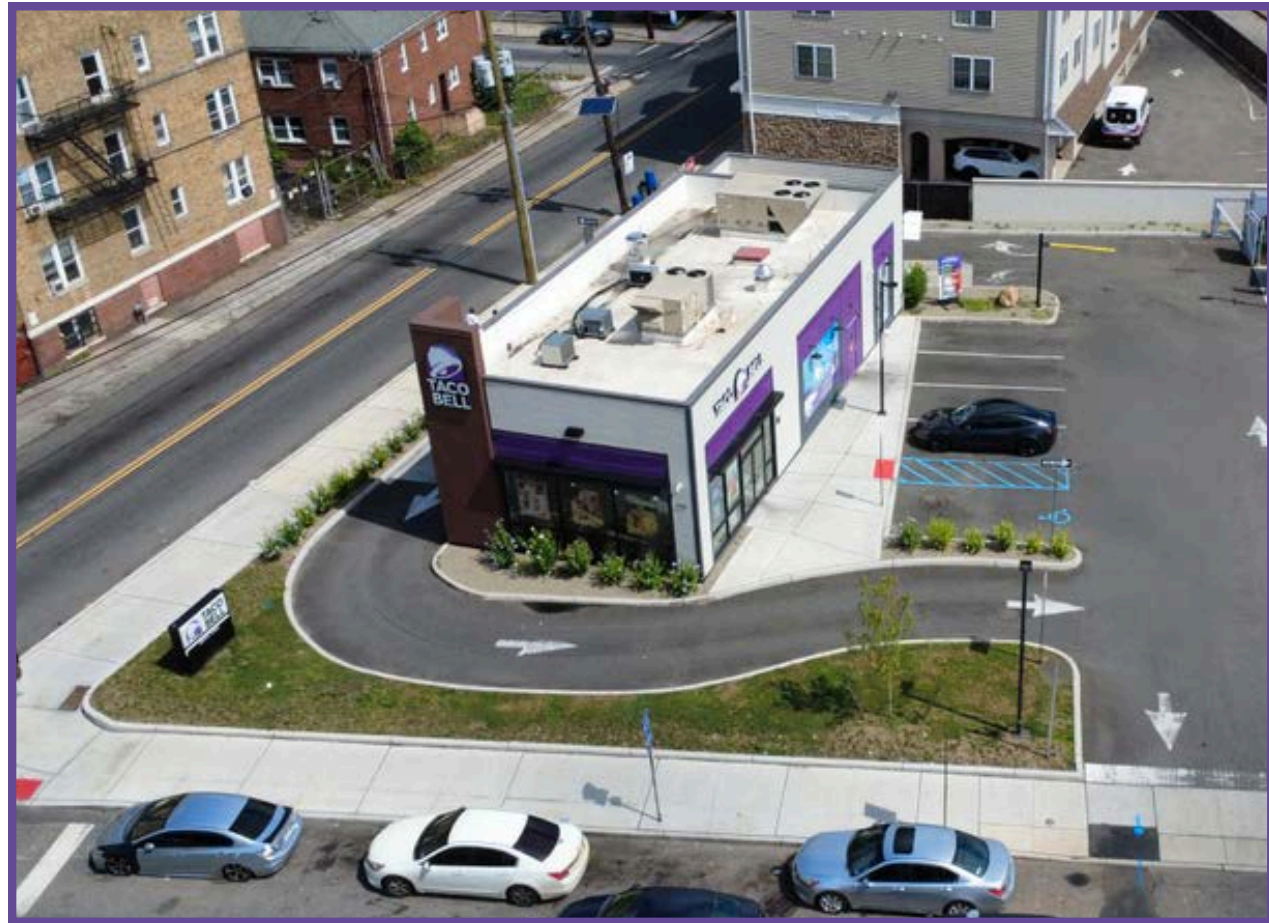
PATERSON, NEW JERSEY



**ABSOLUTE NNN LEASED TACO BELL**

WITH BASE TERM THROUGH 2034 & (5)  
FIVE-YEAR OPTIONS





# INVESTMENT HIGHLIGHTS

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## STABLE CASH FLOWING ASSET

LONG TERM LEASE IN PLACE THROUGH 2034 WITH  
10% INCR. IN 2029 AND A FIVE (5) YEAR  
EXTENSION OPTIONS

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## NEW CONSTRUCTION + DRIVE-THRU

BUILT IN 2024 TO MEET MODERN TACO BELL  
STANDARDS

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## EXPERIENCED OPERATOR

PROPERTY CURRENTLY LEASED TO FIESTA QSR, A  
FRANCHISEE OF TACO BELL WITH 14 LOCATIONS  
ACROSS NEW YORK AND NEW JERSEY

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## 300'+ OF WRAPAROUND FRONTAGE

EXCELLENT VISIBILITY ALONG BROADWAY AND  
EAST 18<sup>TH</sup> STREET



PROPERTY OVERVIEW

Address	443-451 Broadway, Paterson, NJ 07514
County	Passaic
Block & Lot	3510 / 3
Lot Size	124' x 127'
Stories	1'
Lot SF	15,725 SF (approx.)
Total Gross SF	2,300 SF (approx.)
Commercial Units	1
Zoning	Fourth Ward Redevelopment Plan (RP-4W)
Remaining Lease Term	9.4 Years
Year Built	2024
Taxes ('24/'25)	\$11,584

FINANCIAL OVERVIEW

Asking Price	\$2,280,000
In-Place NOI	\$120,000
Capitalization Rate	5.25%



\$2,280,000

ASKING PRICE

\$120,000

NET OPERATING INCOME

5.25%

IN-PLACE CAP RATE

NNN

LEASE TYPE

INCOME OVERVIEW

Tenant	SQ FT.	LXP	MONTHLY RENT	RPSF
Taco Bell	2,300	12/34*	\$10,000	\$52

\*Tenant Has Five (5) Year Options To Renew Lease

EXPENSE OVERVIEW

Item	Notes	\$/SF	%/EGI	PROJECTED TOTAL
Property Taxes	Paid By Tenant	\$0.00	0.00%	\$0
Utilities	Paid By Tenant	\$0.00	0.00%	\$0
Repairs & Maintenance	Paid By Tenant	\$0.00	0.00%	\$0
Roof & Structural Repairs	Paid By Tenant	\$0.00	0.00%	\$0
TOTAL OPERATING EXPENSES		\$0.00	0.00%	\$0

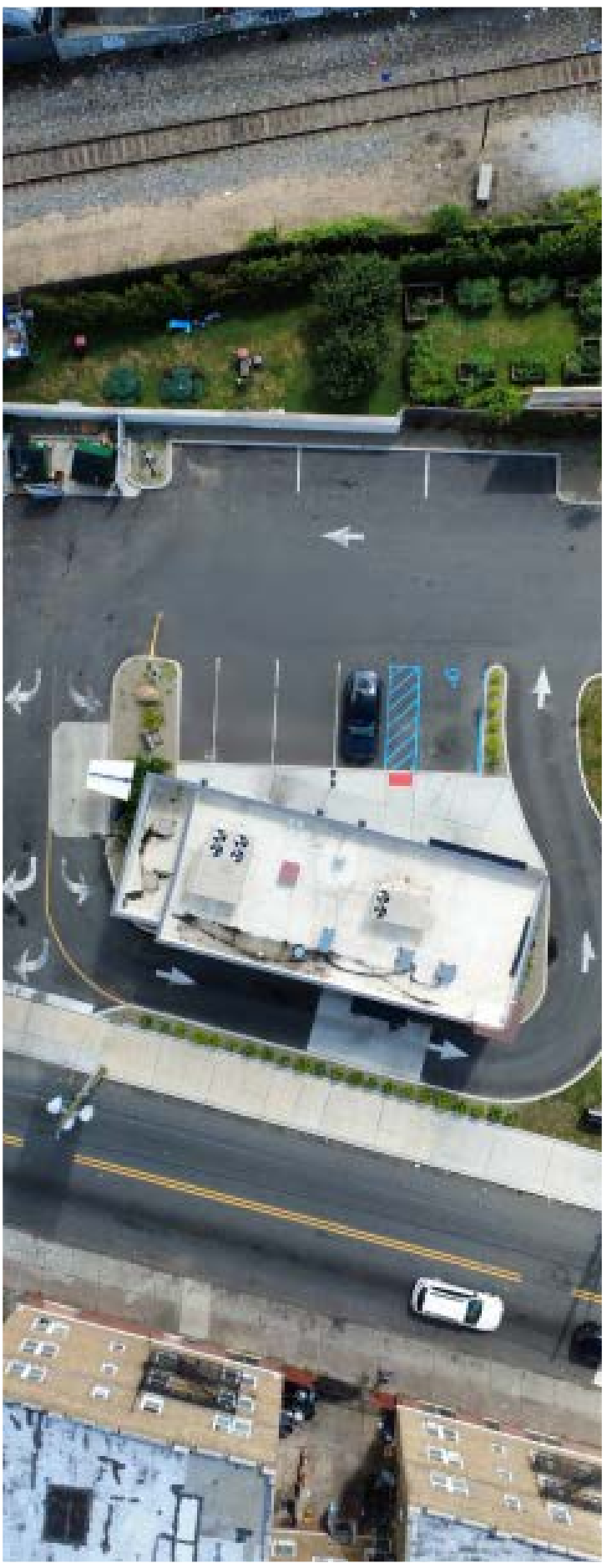
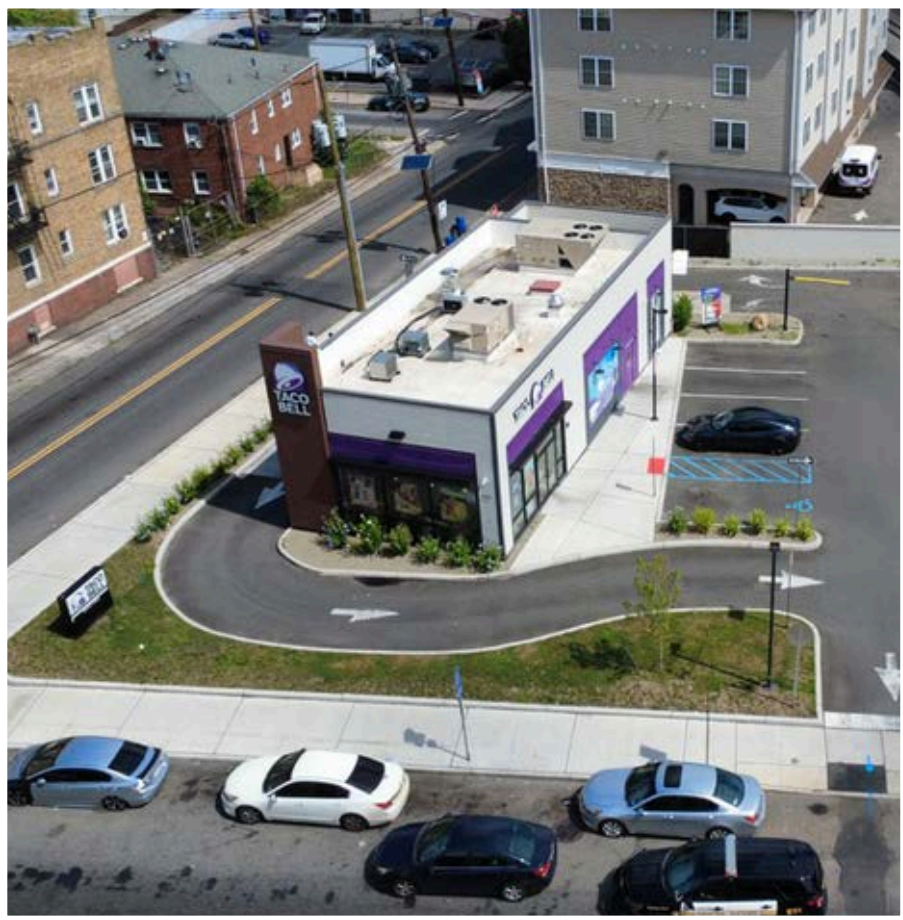


# TAX INFORMATION

443-451 Broadway	Paterson, New Jersey
Property Tax (Q3 24)	\$2,138
Property Tax (Q4 24)	\$2,153
Property Tax (Q1 25)	\$3,647
Property Tax (Q2 25)	\$3,647
Annual Property Tax (24/25)	\$11,584
Tax Class	4A

# ZONING INFORMATION

ITEM	DESCRIPTION
Zoning	Fourth Ward Redevelopment Plan (RP-4W)

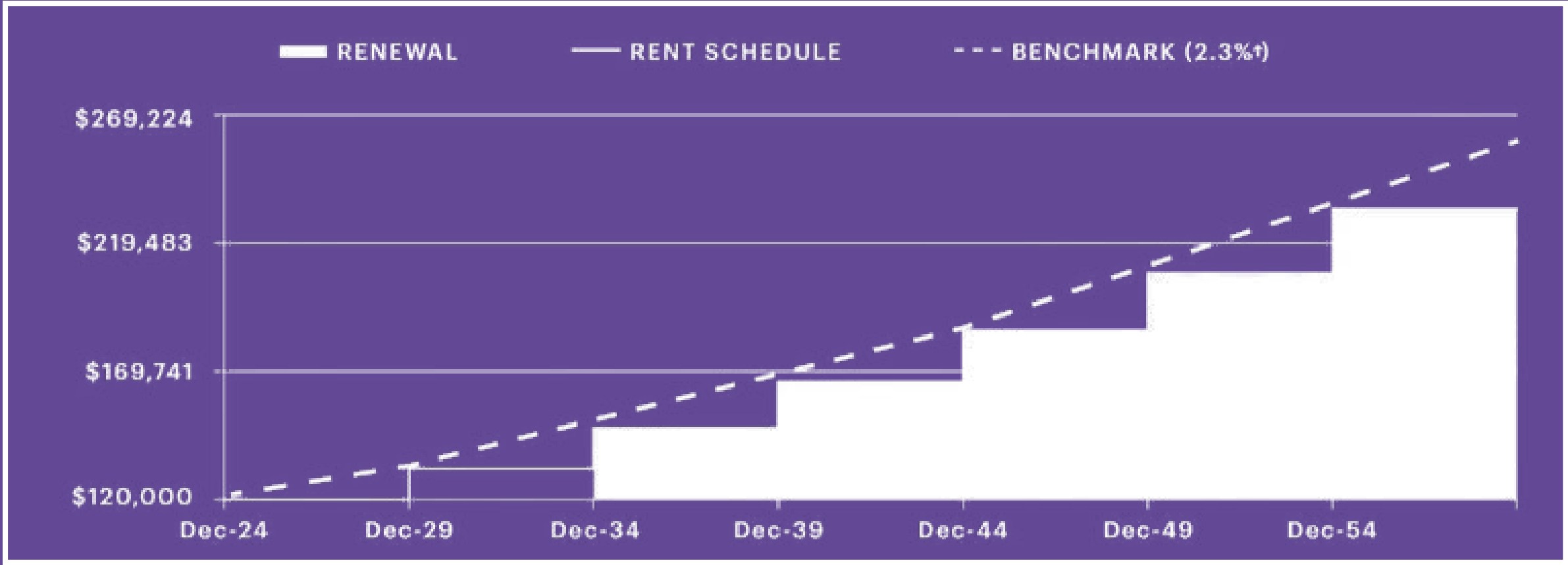


# LEASE ABSTRACT

START DATE	END DATE	ANNUAL RENT	MONTHLY RENT	ESCALATION
12/1/2024	11/30/2029	\$120,000	\$10,000	-
12/1/2029	11/30/2034	\$132,000	\$11,000	10.00%
12/1/2034	11/30/2039	\$147,840	\$12,320	12.00%
12/1/2039	11/30/2044	\$165,581	\$13,798	12.00%
12/1/2044	11/30/2049	\$185,451	\$15,454	12.00%
12/1/2049	11/30/2054	\$207,705	\$17,309	12.00%
12/1/2054	11/30/2059	\$232,629	\$19,386	12.00%

CURRENT LEASE TERM

RENEWAL OPTION



# TENANT OVERVIEW

DOWNEY, CA  
FOUNDED

YUM BRANDS  
PARENT ORGANIZATION

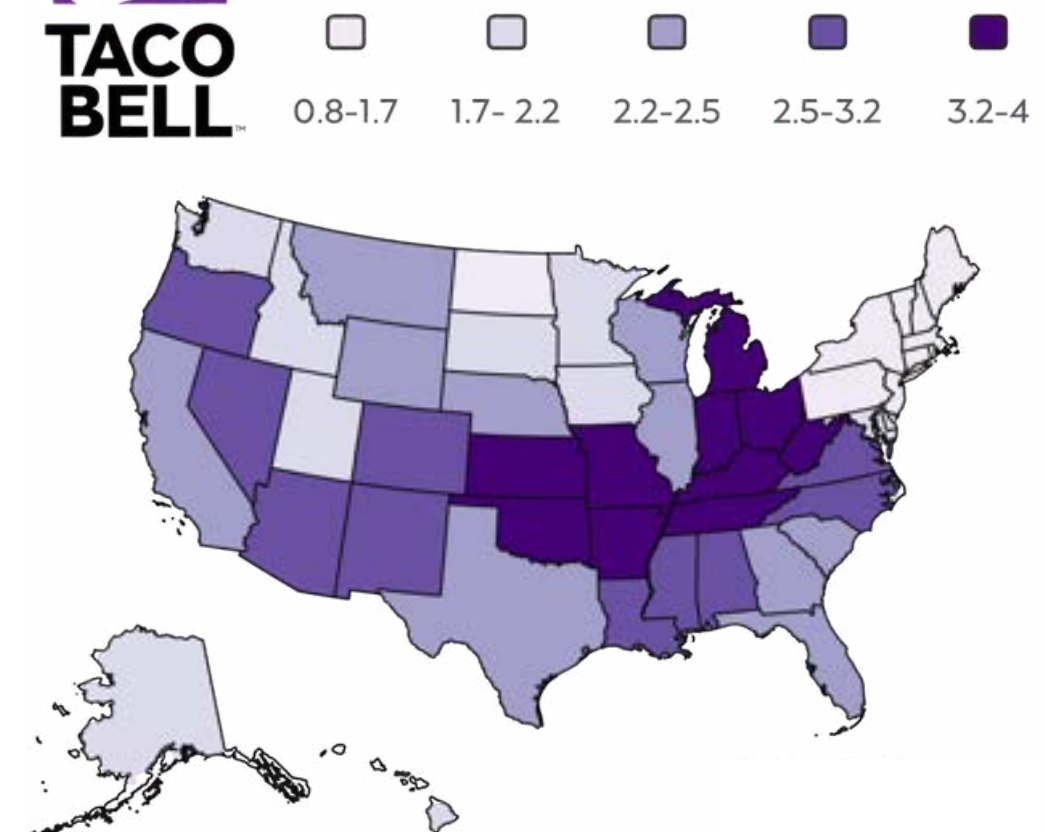
IRVINE, CA  
HQ

8,100+  
LOCATIONS

Taco Bell, a leading concept in the portfolio of Yum! Brands, stands out as a premier quick-service restaurant (QSR) brand backed by a proven track record and global scale. With more than 8,000 locations worldwide and a massive annual customer base, Taco Bell drives dependable foot traffic and offers lease stability. On the corporate side, Yum! Brands reported robust financials in recent years, underscoring brand strength and resilience. Taco Bell is also pushing innovation aggressively—expanding beverage initiatives and testing new formats such as the Live Más Café. With initiatives like enhanced digital ordering, voice-AI drive-thrus, and loyal-member engagement programs, Taco Bell blends cultural relevance, operational strength and growth momentum—making it an attractive anchor tenant for long-term investment partnerships.



Taco Bell Locations per 100k Population





# NEIGHBORHOOD

Paterson, New Jersey is one of the state’s most historically significant and culturally diverse cities. Founded as America’s first planned industrial city under Alexander Hamilton, Paterson became a powerhouse of textile manufacturing, earning the nickname “Silk City.” Its identity is still shaped by its industrial roots—brick mills, converted warehouses, and historic factories line the Passaic River, creating a distinctive urban landscape anchored by the famous Great Falls, a National Historical Park and one of the largest waterfalls by volume in the eastern U.S.

Today, Paterson is a vibrant community defined by its multicultural population, entrepreneurial energy, and ongoing revitalization. The city offers a mix of residential neighborhoods, emerging small businesses, and large-scale redevelopment projects aimed at restoring historic assets and modernizing infrastructure. With convenient access to New York City, major highways, and regional transit, Paterson is increasingly attracting investors, residents, and visitors looking for affordability, authenticity, and opportunity in northern New Jersey.

156,452

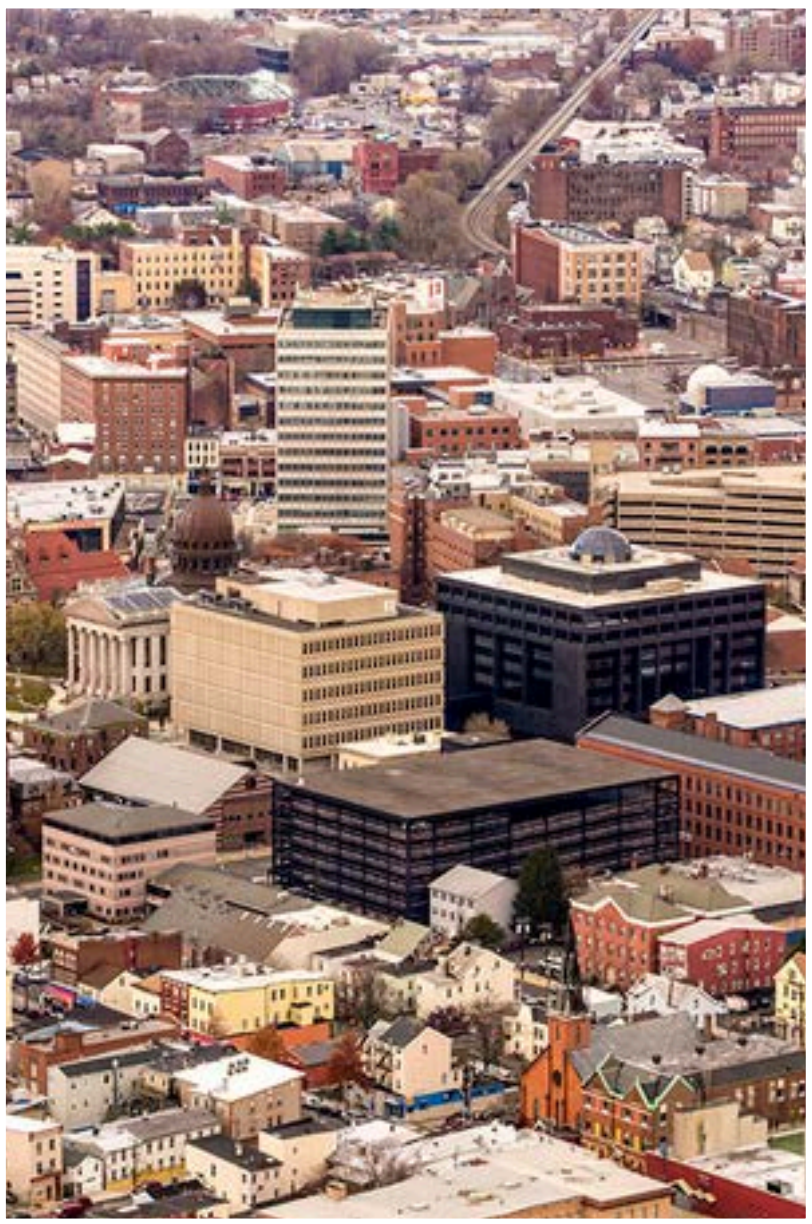
POPULATION  
OF PATERSON  
NEW JERSEY

\$73,306

AVERAGE  
HOUSEHOLD  
INCOME

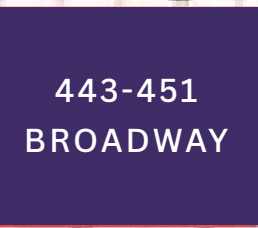
33.3 YRS

AVERAGE AGE  
IN PATERSON  
NEW JERSEY





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Fair Housing Notice

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## CONTACT INFORMATION

To schedule a tour of the property, please contact Josh Malekan. For further details, reach out to Bridge Advisory.



# 443-451 BROADWAY

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## INVESTMENT SALES

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