

POLO  BROKER™

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Featured Listings



INTERACTIVE PDF

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Center City Mall | 301 Main St Paterson, NJ 07505

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This 370,000 SF freestanding retail property, built in 2009, features national tenants like Burlington (1,439 U.S. locations), Marshalls, TD Bank, Price Rite, and Fabian 8 Cinemas. With 40,072 SF available (divisible from 350 SF), it offers flexible leasing options. The site includes a food court, atrium, banking access, signage, and air conditioning. Upcoming developments include a 7,000-seat stadium expansion (2025), a community-focused event space (30% of the mall), and new food and beer halls featuring local and international offerings. Parking ratio: 1.76/1,000 SF.

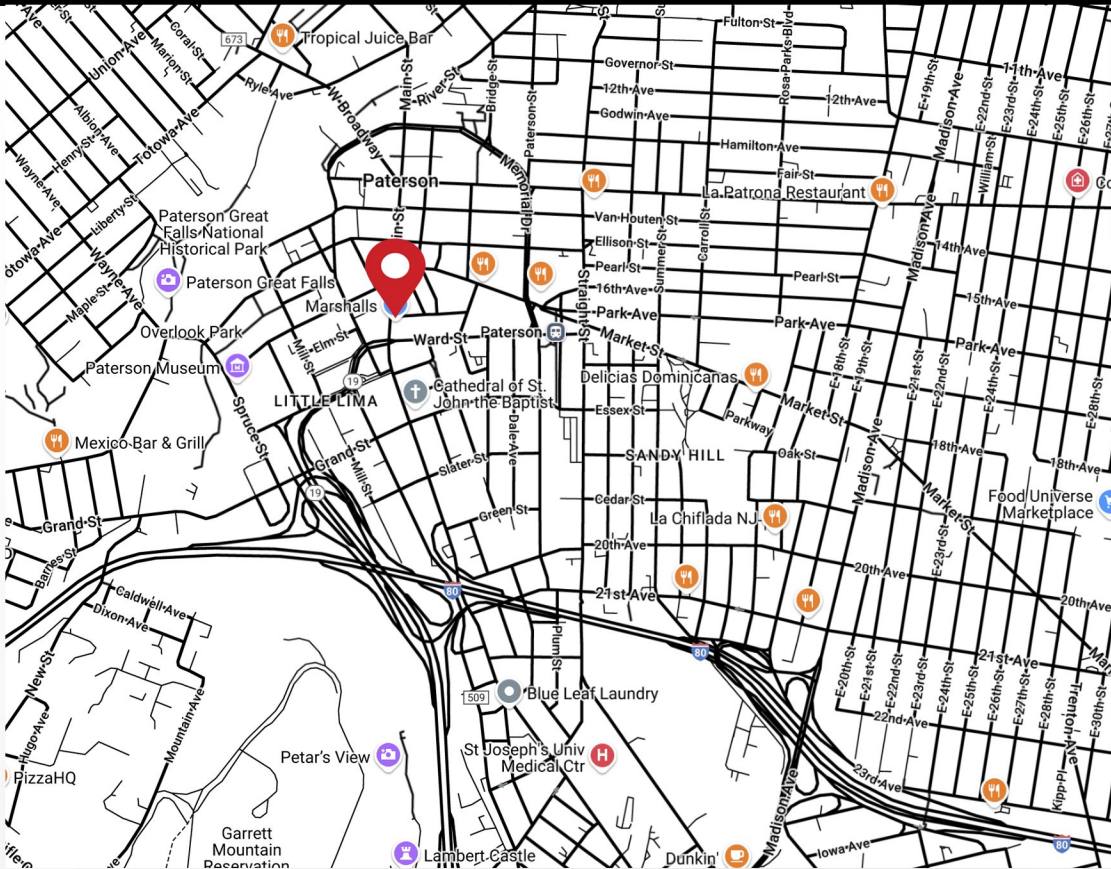


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Within 1 Mile

Total Population (2024) 63,436
Households (2024) 20,428
Estimated Median Age 35 years
Average Household Size 2.90 people
% Drivers per Household 1.0 vehicle
Median Household Income \$38,189
~4,500 pedestrians per hour pass through the intersection at Main & Ward Streets, right by Center City Mall at 301 Main St



City-Wide Demographics (Paterson, NJ)

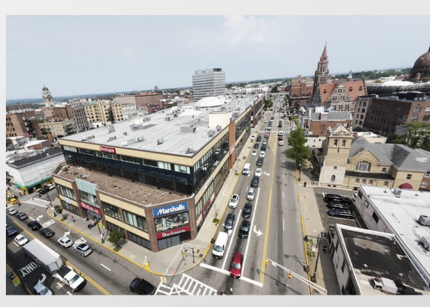
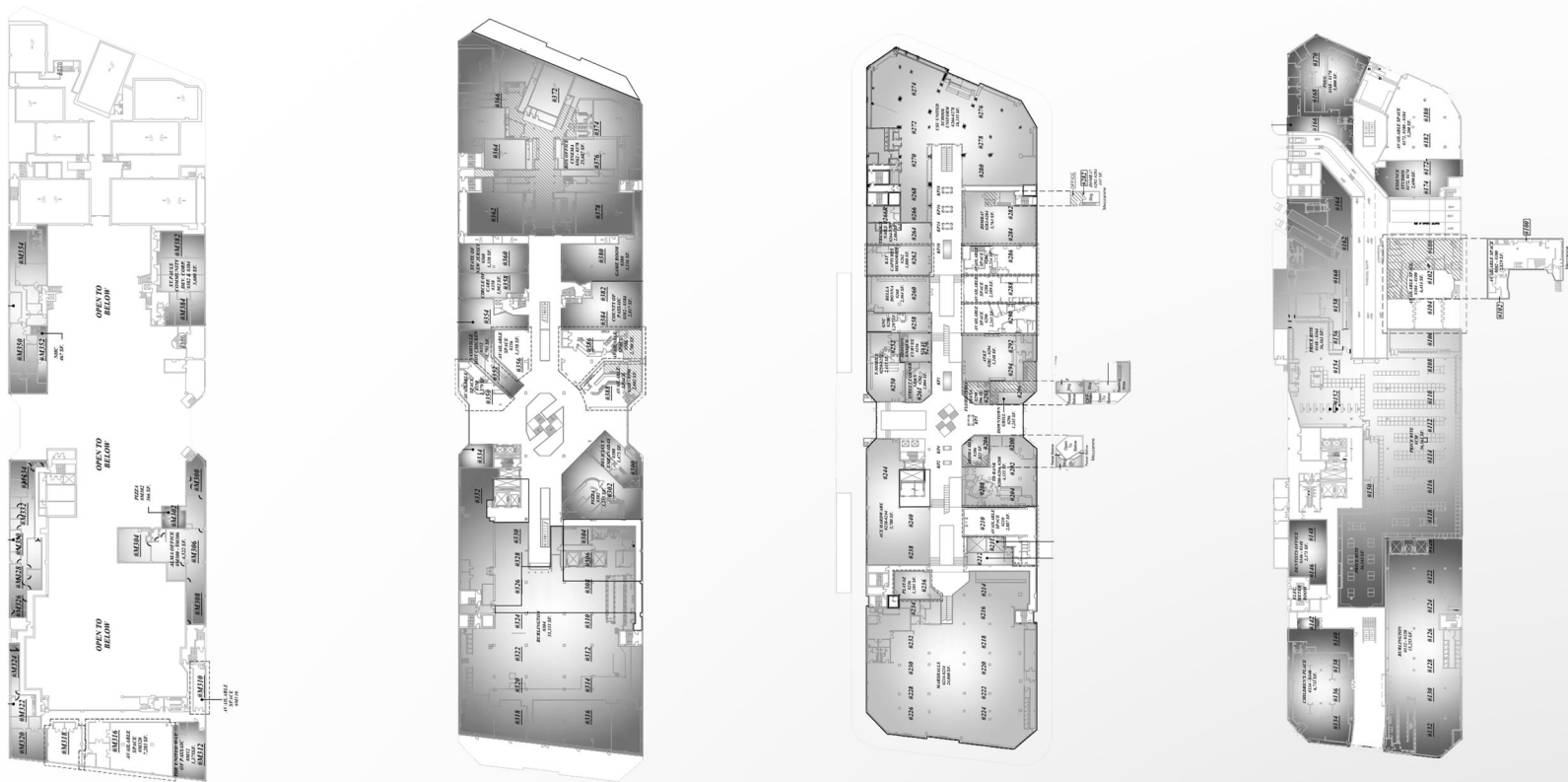
From DataUSA and Census Reporter:
Total population (2023): ~157,660–158,000
Median age: ~33.3 years
Employed population (2023): ~67,263 individuals
Labor force participation and employment rate: 7.7% unemployment in 2025

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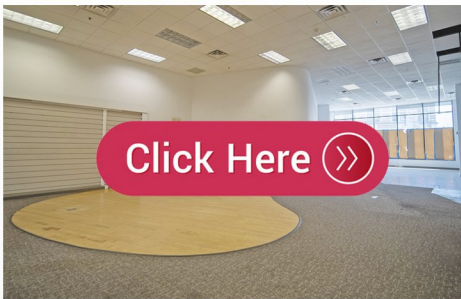




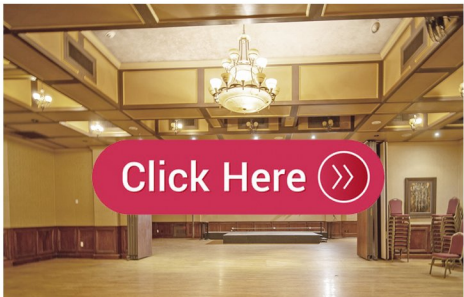
5,200 SF RESTAURANT



2,464 SF STORE



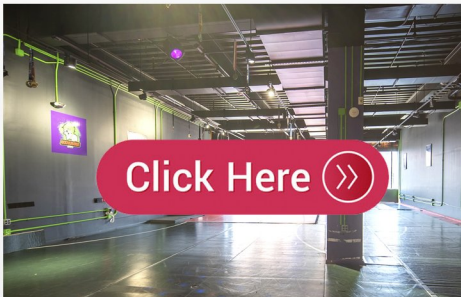
2,243 SF STORE



11,500 SF RESTAURANT



3,761 SF STORE



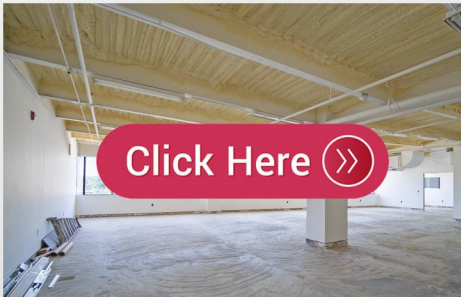
3,116 SF STORE



2,887 SF STORE



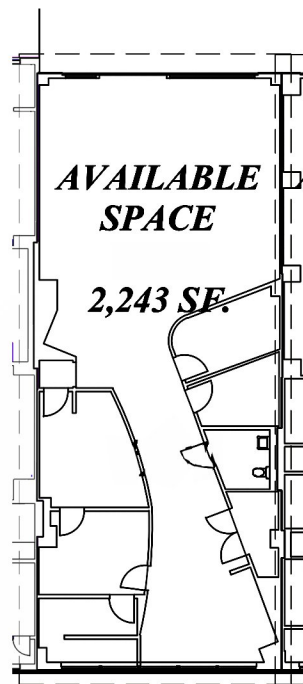
2,700 SF RESTAURANT



7,283 SF OFFICE



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Retail Space Available – 2,243 SQFT



PoloBroker
5.15K subscribers

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1.1K views 7 days ago #ShopLocal #RetailSpace #Commercial
High-Traffic Power Center | Surrounded by National Brands

Choices for families

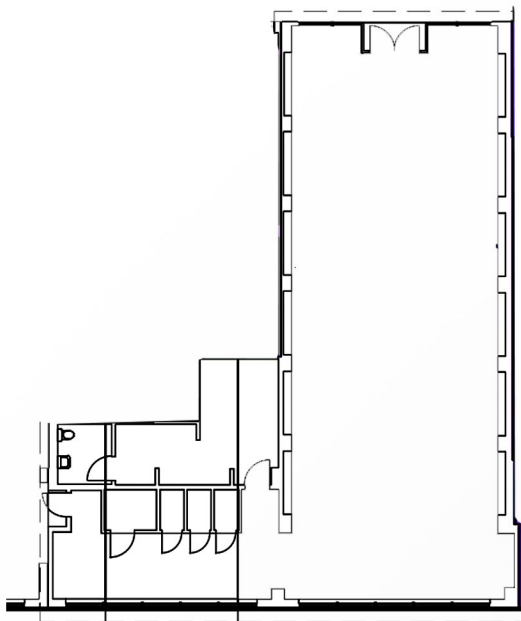
Surrounded by National Brands

Whether you're launching a boutique, tech store, beauty bar, or specialty retail, this prime location puts you in the heart of a dynamic shopping center with:

- Burlington
- Fabian Cinemas
- TD Bank
- Price Rite
- Children's Place
- Marshalls

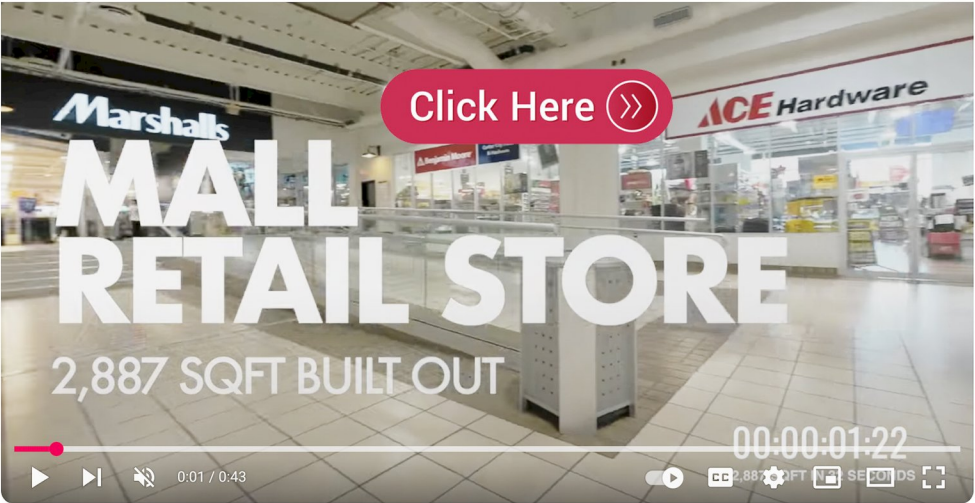
- Heavy daily foot traffic
- Clean open floor plan

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New Retail Space Available – 2,887 SQFT



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5.14K subscribers

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1.2K views 7 days ago #RetailLife #CommercialRealEstate #Shopping

Prime Location in a Nationally Anchored Power Center

Choices for families

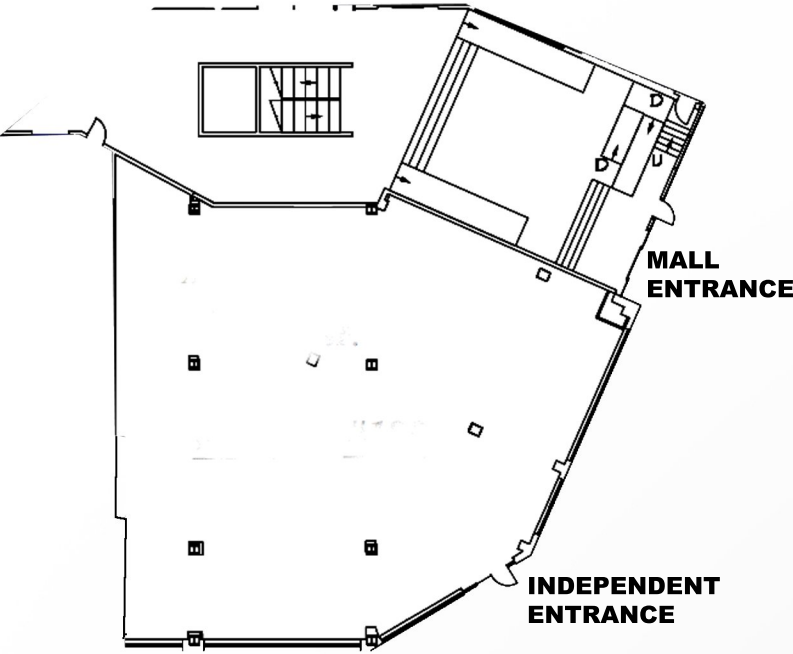
Prime Location

2,887 SQFT of open retail potential – ideal for fashion, beauty, wellness, tech, or specialty concepts.

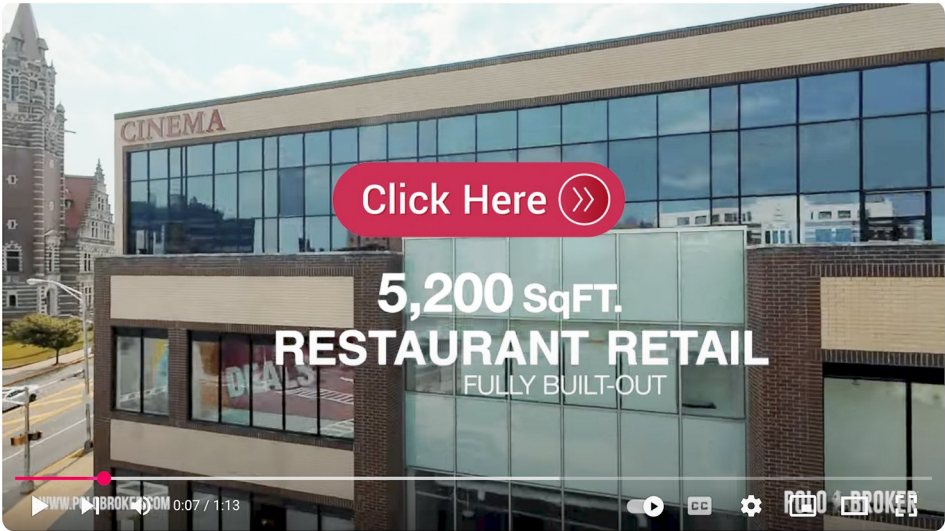
Located in a thriving 370,000 SQFT center alongside:

- ✓ Burlington
- ✓ Marshalls
- ✓ TD Bank
- ✓ Price Rite Supermarket
- ✓ Fabian 8 Cinemas
- ✓ Children's Place & more

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5,200sqFt. PRIME RETAIL SPACE FOR LEASE



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2.3K views 9 days ago #ArtGallery #CRE #CommercialRealEstate
Brought to you by POLOBROKER

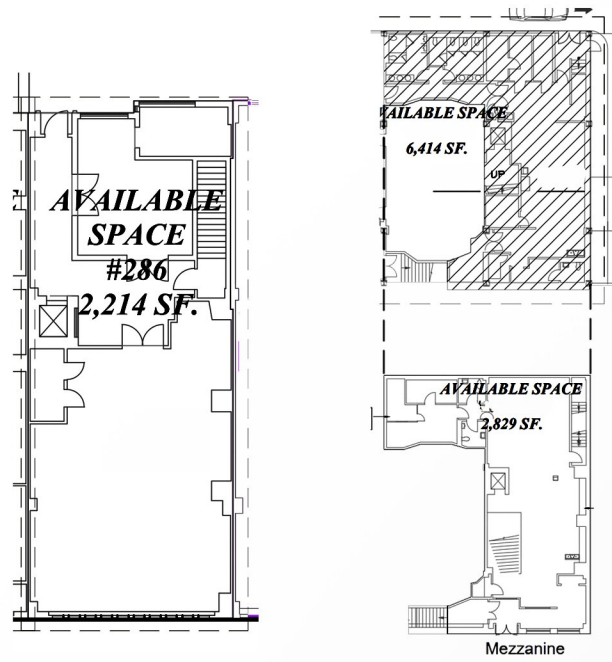
Choices for families

IHop Turnkey Restaurant

Now leasing up to 5,200 SF of contiguous, fully built-out retail space—strategically designed to support a mix of food, fashion, beauty, and art concepts.

- ☐ Excellent built-out condition
- ☐ Located in-line with other retail
- ☐ Spaces can be combined up to 7,200 SF
- ☐ Listed rate may exclude utilities & property expenses





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3 FLOOR RESTAURANT

11,500 SQFT BUILT OUT

11,500 sqFt. 🔥 Turn-Key Restaurant Opportunity 🔥

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5.15K subscribers

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1.2K views 7 days ago #CommercialRealEstate #FoodAndDrink

📍 Located in a Thriving Power Center with Burlington, Marshalls, ...

Choices for families



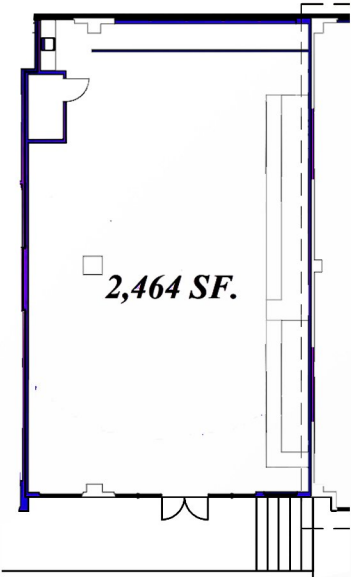
Turnkey Restaurant | Bar

🧱 2,887 SQFT of open retail potential – ideal for fashion, beauty, wellness, tech, or specialty concepts.

🏠 Located iStep into this fully equipped 11,500 SQFT, 3-floor restaurant ready to launch your vision.

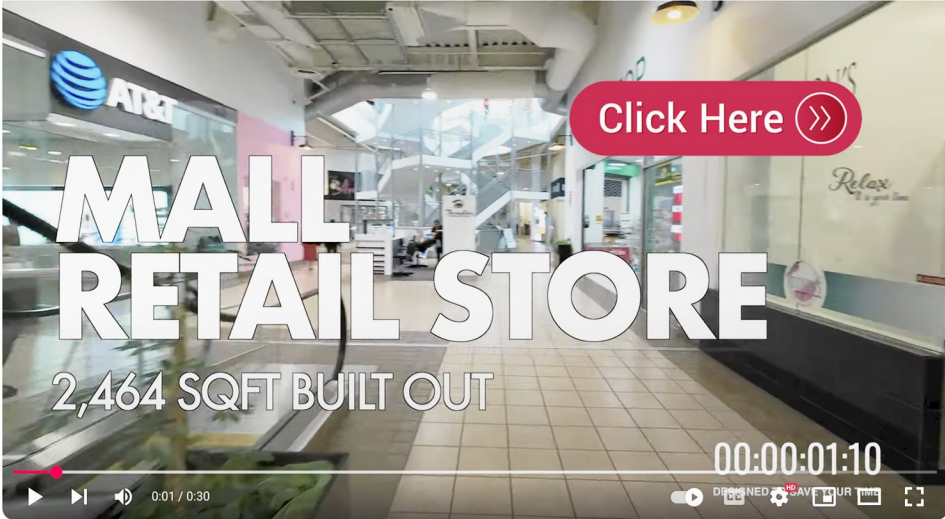
- ✨ Highlights Include:
- 🍸 Mezzanine-Level Full Bar with Street Entry
 - 🎤 Lower Level with Stage, Bar & Full Kitchen – Built for Live Entertainment
 - 🛋️ 2 Private Rooms on the Top Floor – Perfect for VIP dining, events, or meetings





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301 Main St, Paterson, NJ – Center City Mall 2,464SQFT.



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5.24K subscribers

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No views 16 minutes ago #PoloBrokerCommercial
2,464 SQFT retail space formerly used for medical beauty treatments – fully built out, move-in ready, and in one of Paterson's busiest locations: ...more

Choices for families

Explore simpler, safer experiences for kids and families

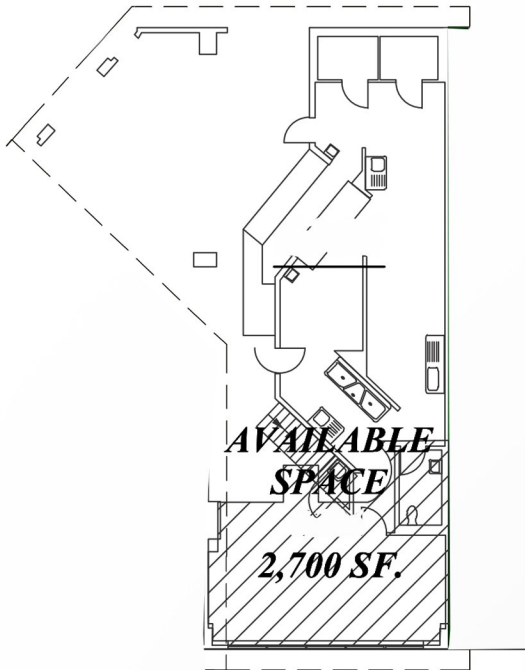
Learn more

Former Medical Spa

2,464 SQFT retail space formerly used for medical beauty treatments – fully built out, move-in ready, and in one of Paterson's busiest locations. 🏢👤

- ◆ High foot traffic: 4,500+ pedestrians/hour
- ◆ Inside Center City Mall
- ◆ Perfect for: Med Spa, Dental, Wellness, Beauty, Retail
- ◆ Surrounded by colleges, courts, and dense residential

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Restaurant at Center City Mall 301 Main St Paterson, NJ



PoloBroker

5.25K subscribers

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For Lease: 2,700 SF Fully Built-Out Restaurant Space | Prime Retail Corridor

Choices for families

Mall Food Court Restaurant

For Lease: 2,700 SF Fully Built-Out Restaurant Space | Prime Retail Corridor

📍 Located within established retail center | Brought to you by POLOBROKER

This 2,700 square foot restaurant space is fully built out and ready for immediate occupancy. Strategically positioned within a high-visibility retail plaza, the unit features a complete commercial kitchen, dining area, and all essential infrastructure for food and beverage operations.



THE BROKER



Juan R. Aracena



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J.R. is the owner and CEO of **JRNYC Media**, **Polobroker**, and **Rubirosa International Realty**. With over 25 years of experience in real estate, he leads three dynamic companies across residential, commercial, and international markets. Known for his strategic vision and global reach, J.R. continues to drive innovation and results in every deal.



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QUICK STATS



New York Real Estate Broker/Owner

Member of the New York Board of Realtors®
Hudson Gateway Board of Realtors®
OneKey MLS
Member of FIABCI, the International Real Estate Federation
Member of the National Association of Realtors® Global



New Jersey Real Estate Broker/Owner

Member of the National Association of Realtors® Global
Greater Bergen Board of Realtors®
New Jersey Board of Realtors®
New Jersey MLS & Garden State MLS



Florida Real Estate Broker/Owner

Member of the Florida Board of Realtors®
Miami Board of Realtors®
Miami MLS



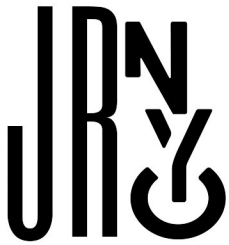
25+ Years Experience

This isn't a passion—it's his life's purpose



Habla Español





Video is Everything

JR owns JRN NYC Media & Marketing; to give his listings a competitive edge. We create drone footage and social media videos that boost visibility, drive engagement, and help close deals faster.

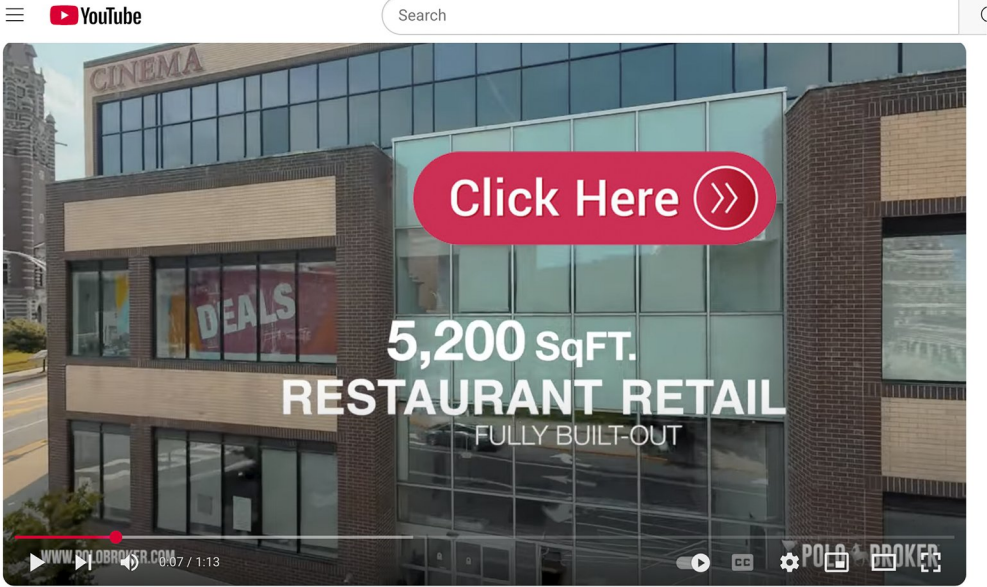
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Marketing 95% — 5% Transaction

Commercial real estate used to be half deal-making, half marketing: because brokers controlled key data. Today, that data is online, and **success is 95% marketing, 5% transaction. Most brokers haven't adapted to digital platforms, especially social media.** That's the opportunity. The ones who win now are the ones who know how to market, loudly and effectively. It's no longer just about the asset, but **how well you promote it.**



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5,200sqFt. PRIME RETAIL SPACE FOR LEASE

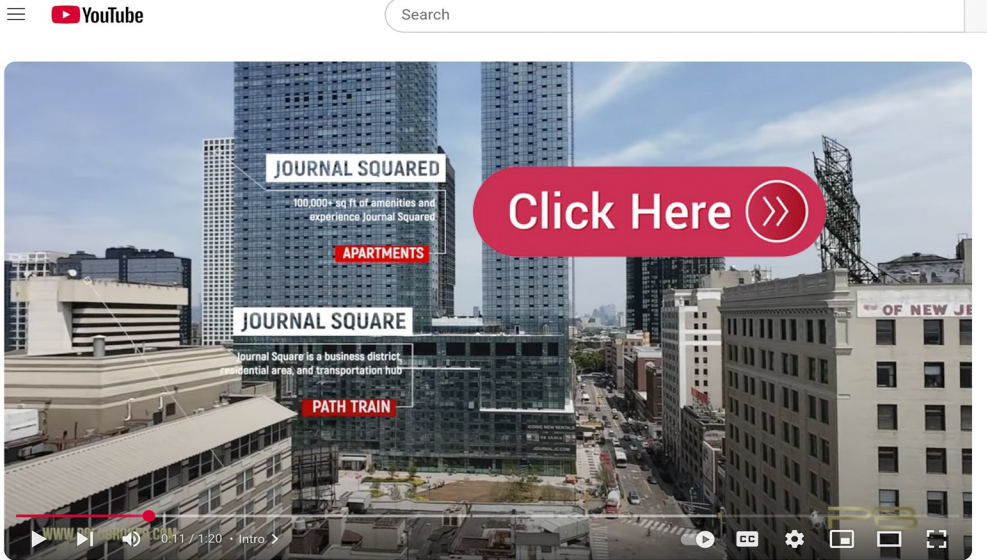
PoloBroker
5.03K subscribers

Analytics Edit video

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2.3K views 8 days ago #ArtGallery #CRE #CommercialRealEstate

Choices for families



20,000 SF - Flagship Retail Opportunity | Journal Square

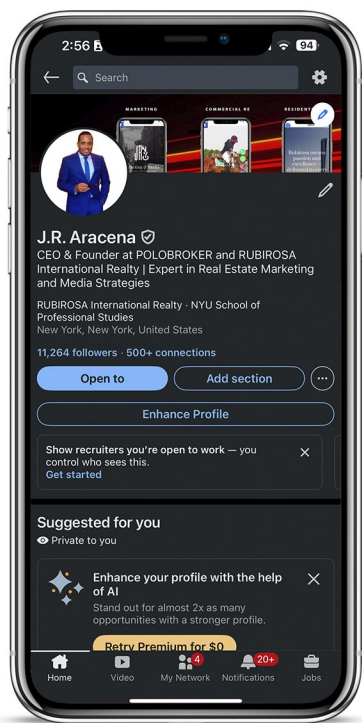
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5.03K subscribers

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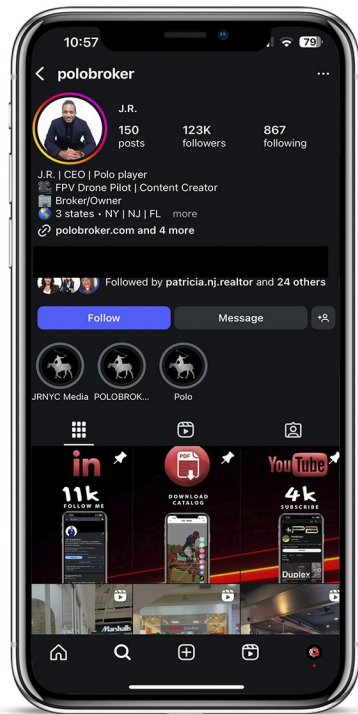
1 1 Share Promote

1.1K views 9 days ago #CRE #CommercialRealEstate #Polobroker

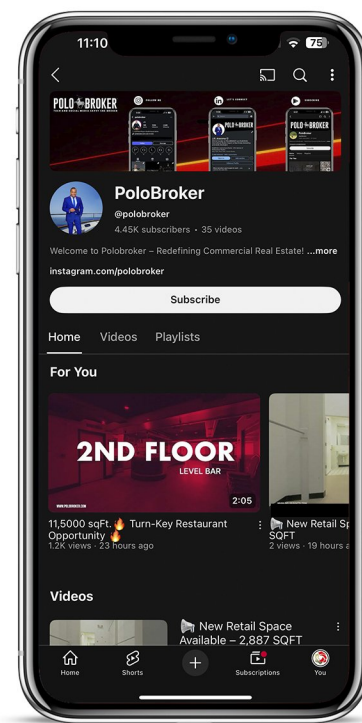
Choices for families



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POLOBROKER Is Not Just a Brokerage—It’s a Media Machine

With a commanding presence on LinkedIn, Instagram, and YouTube, POLOBROKER doesn't just list properties—we broadcast them. From drone tours to social-first marketing strategies, every listing is amplified across platforms to reach investors, tenants, and decision-makers where they spend their time. In a space where most brokers are still offline, POLOBROKER is leading the digital charge.



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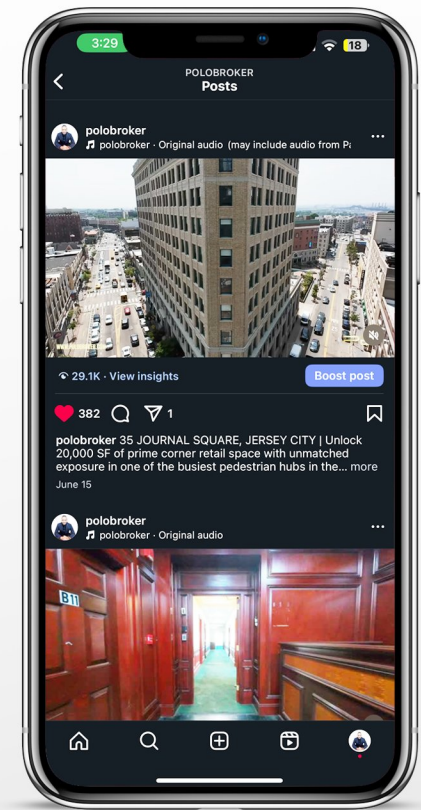




■ QUICK STATS

120,000+ followers
29,100 views
382 likes

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Why Are CRE Brokers Still Ignoring Social Media? Social Media Isn’t Optional for CRE Anymore

Each video costs between \$2,000 and \$5,000. Why? Because quality sells. What you see here is more than just social media—it’s strategic property exposure. On average, each POLOBROKER video costs between \$2,000 and \$5,000 to produce, from script to shoot to edit. **With 12 videos**, that’s an investment of up to \$60,000 in visibility, branding, and lead generation. Most brokers list and wait. **We build demand. This is how commercial real estate gets real results.**



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