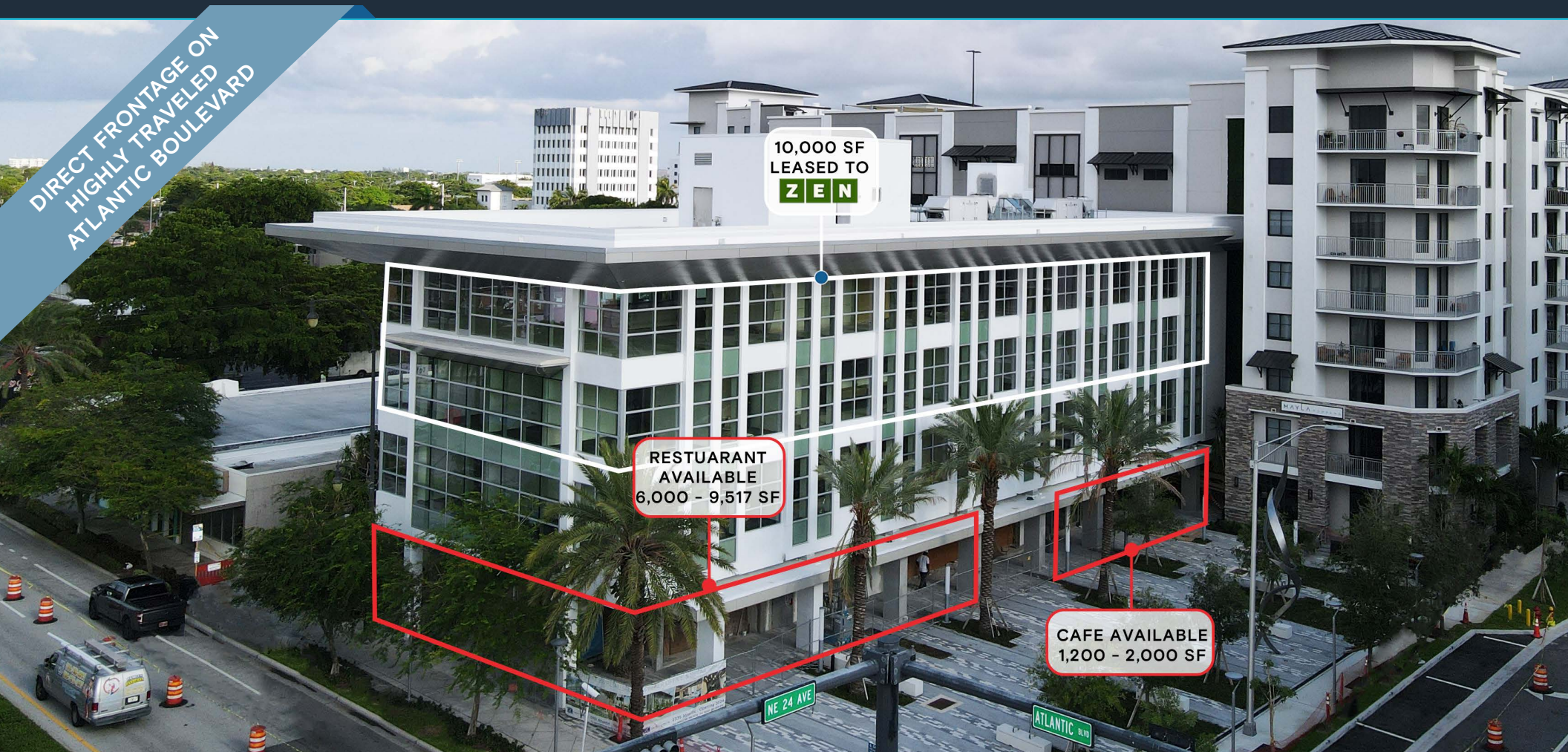


FOR LEASE

# MAYLA POMPANO

2305-2431 E Atlantic Boulevard, Pompano Beach, FL

DIRECT FRONTAGE ON  
HIGHLY TRAVELED  
ATLANTIC BOULEVARD



10,000 SF  
LEASED TO  
**ZEN**

RESTUARANT  
AVAILABLE  
6,000 - 9,517 SF

CAFE AVAILABLE  
1,200 - 2,000 SF

EXCEPTIONAL RESTAURANT & RETAIL OPPORTUNITIES IN LUXURY MIXED-USE DEVELOPMENT

EXCLUSIVE RETAIL LEASING

## KATZ & ASSOCIATES

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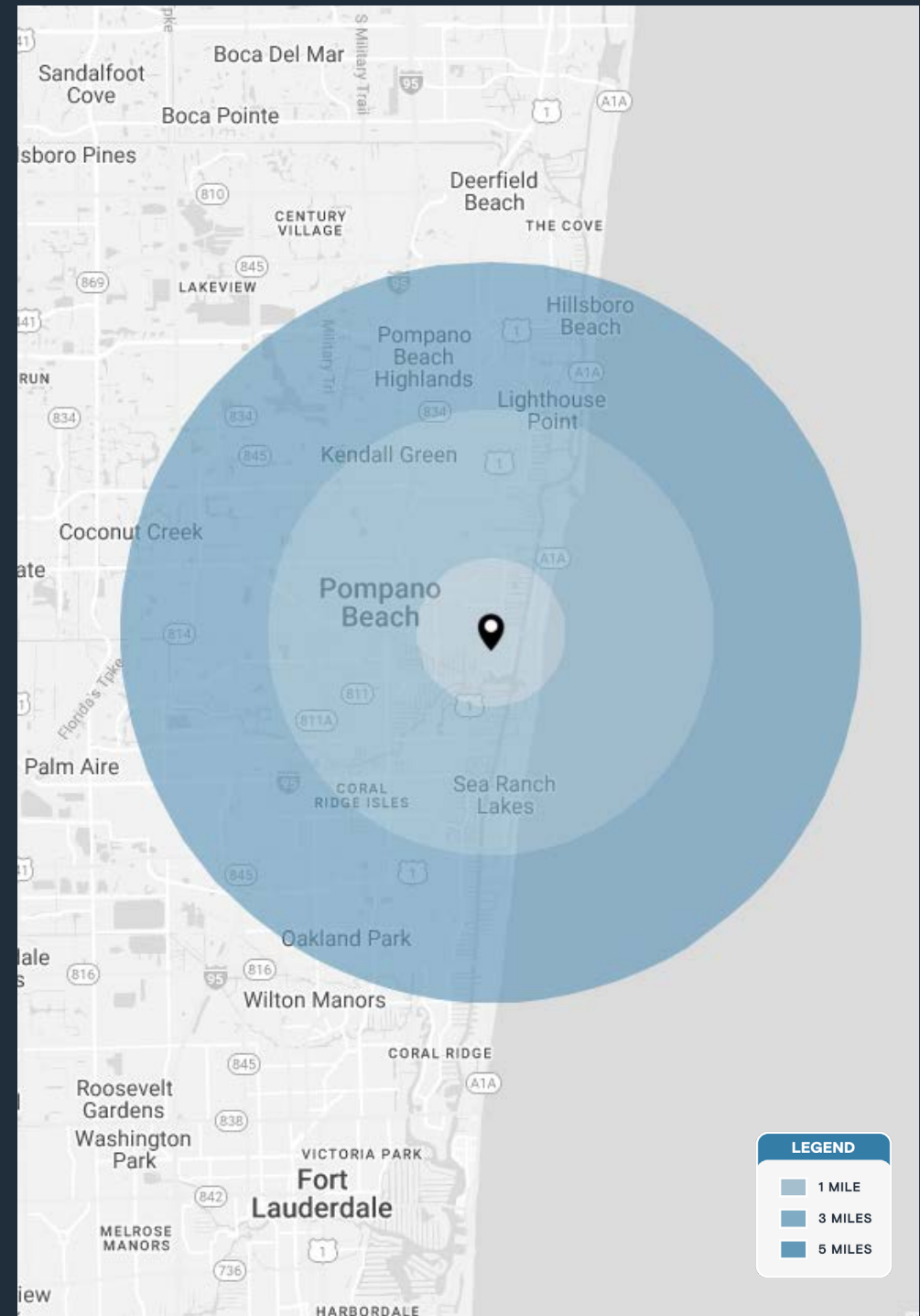
# Property Overview

## HIGHLIGHTS

- ±6,000 - ±9,517 SF available for full-service restaurant with large patio with 15 foot clear ceiling heights
- Retail available fronting Atlantic Boulevard
- ±4,000 SF endcap available, adjacent to Publix shopping center
- All spaces have excellent frontage on major traffic artery Atlantic Boulevard
- Blocks from intracoastal and top performing Houston's restaurant in Florida
- Located in significant growth and revitalization area of east Pompano Beach
- CRA incentives for new businesses
- Easily accessible with direct access to Federal Highway, Dixie Highway, A1A, and Interstate 95
- Mayla Pompano Multi-Family - under lease-up averaging 28 leases per month with rents of \$3.50 psf
- 16,800 sf Executive Suite Operator taking occupancy on the 2nd & 3rd floor of the 2335 E building
- East garage - 135 spaces before residential gate - 284 spaces in total
- West garage - 169 spaces before residential gate - 381 spaces in total

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	16,424	97,999	235,862
HOUSEHOLDS	8,961	44,944	104,219
EMPLOYEES	14,897	83,898	200,293
AVERAGE HH INCOME	\$108,806	\$106,264	\$101,135
	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	39,328	123,422	291,984
HOUSEHOLDS	20,355	56,597	131,433
EMPLOYEES	34,905	105,813	248,696
AVERAGE HH INCOME	\$116,394	\$107,584	\$104,011

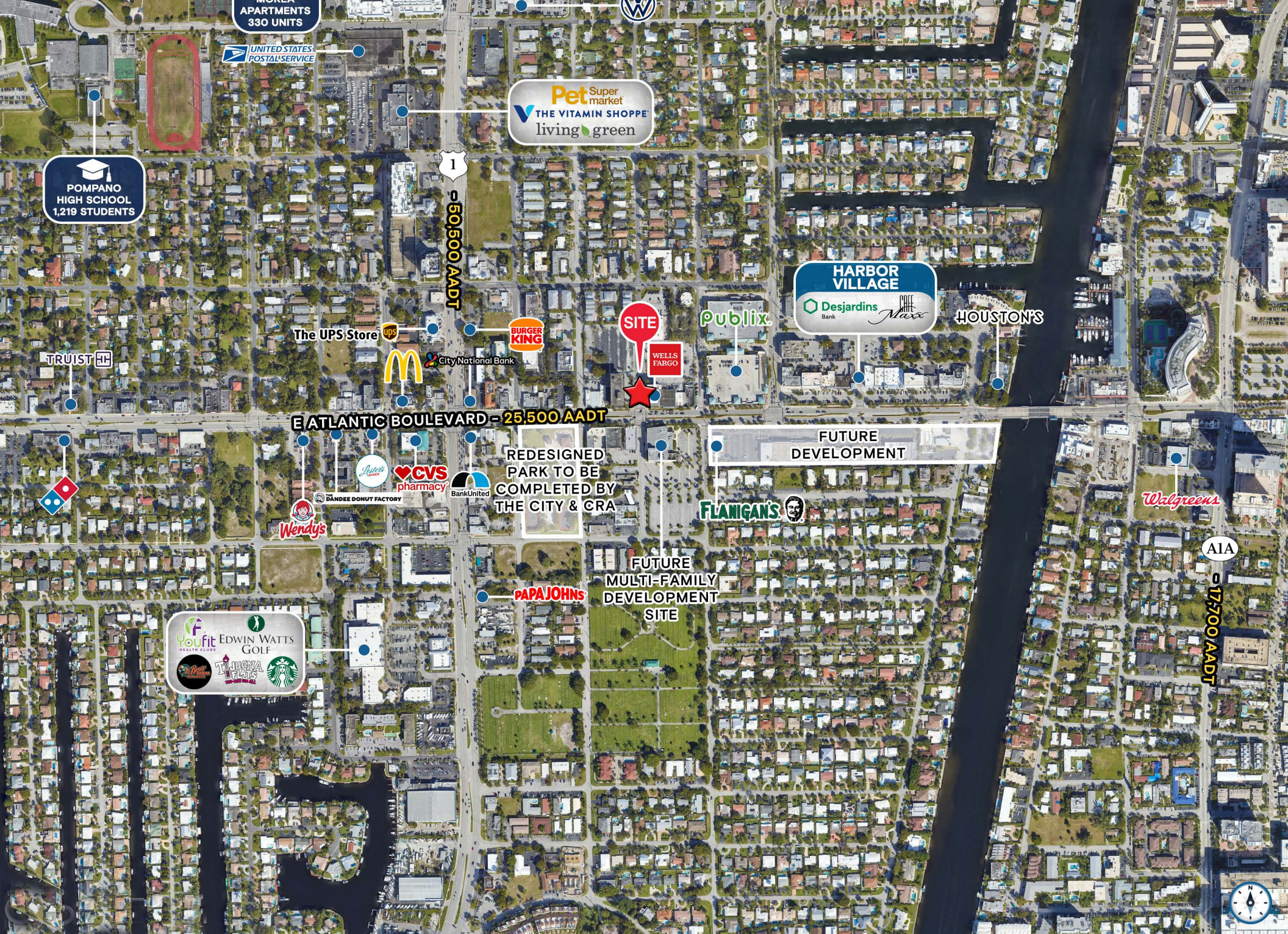


### LEGEND

- 1 MILE
- 3 MILES
- 5 MILES







POMPANO HIGH SCHOOL  
1,219 STUDENTS

APARTMENTS  
330 UNITS

UNITED STATES  
POSTAL SERVICE

Pet Super market  
THE VITAMIN SHOPPE  
living green

1  
50,500 ADT

HARBOR VILLAGE  
Desjardins Bank CAFE Maxx

HOUSTON'S

SITE  
WELLS FARGO

The UPS Store  
McDonald's  
City National Bank

BURGER KING

Publix

TRUIST

E ATLANTIC BOULEVARD - 25,500 AADT

FUTURE DEVELOPMENT

REDESIGNED PARK TO BE COMPLETED BY THE CITY & CRA

CVS pharmacy  
DANDEE DONUT FACTORY

BankUnited

FLANIGAN'S

Walgreens

Wendy's

FUTURE MULTI-FAMILY DEVELOPMENT SITE

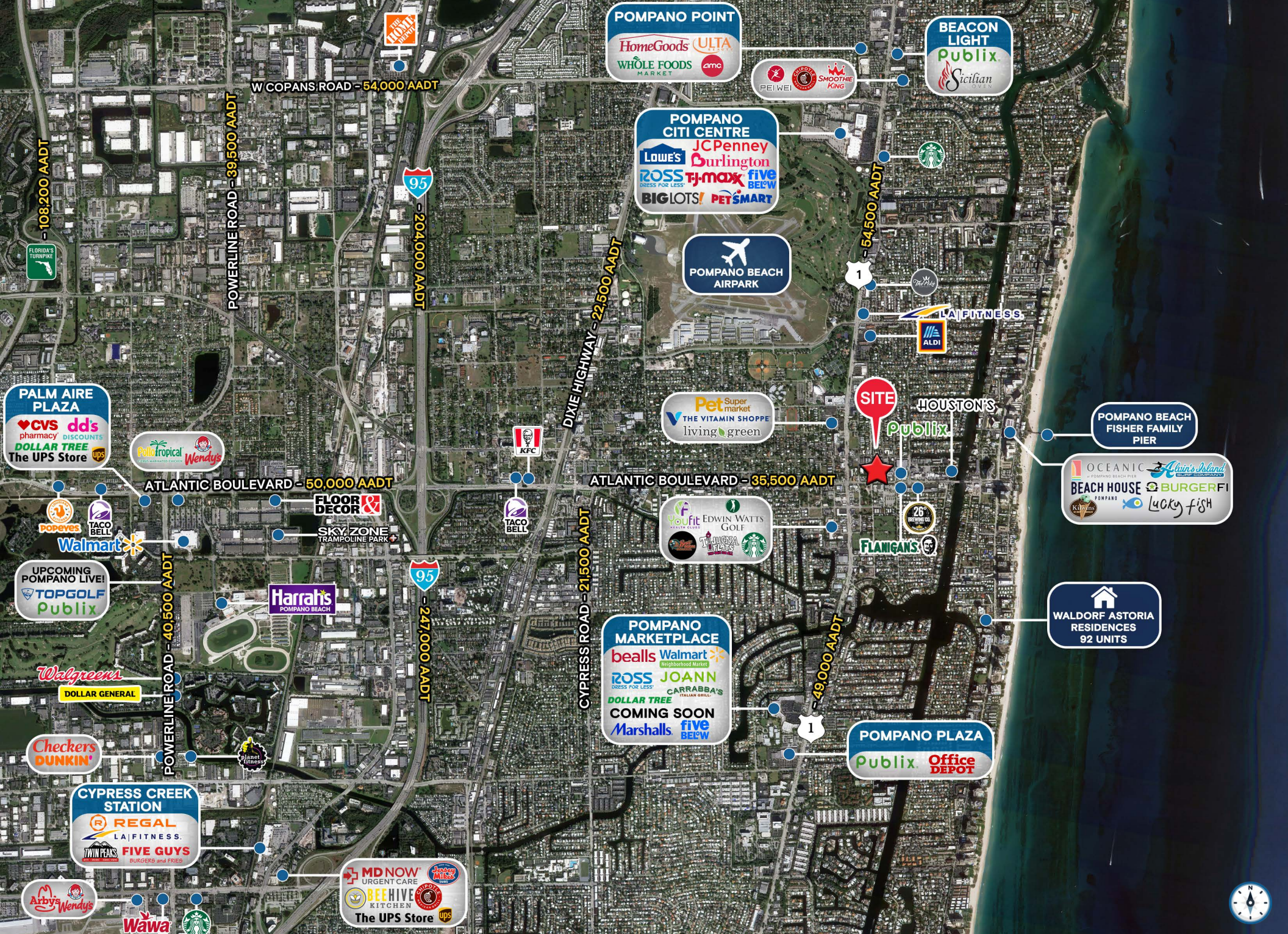
PAPA JOHN'S

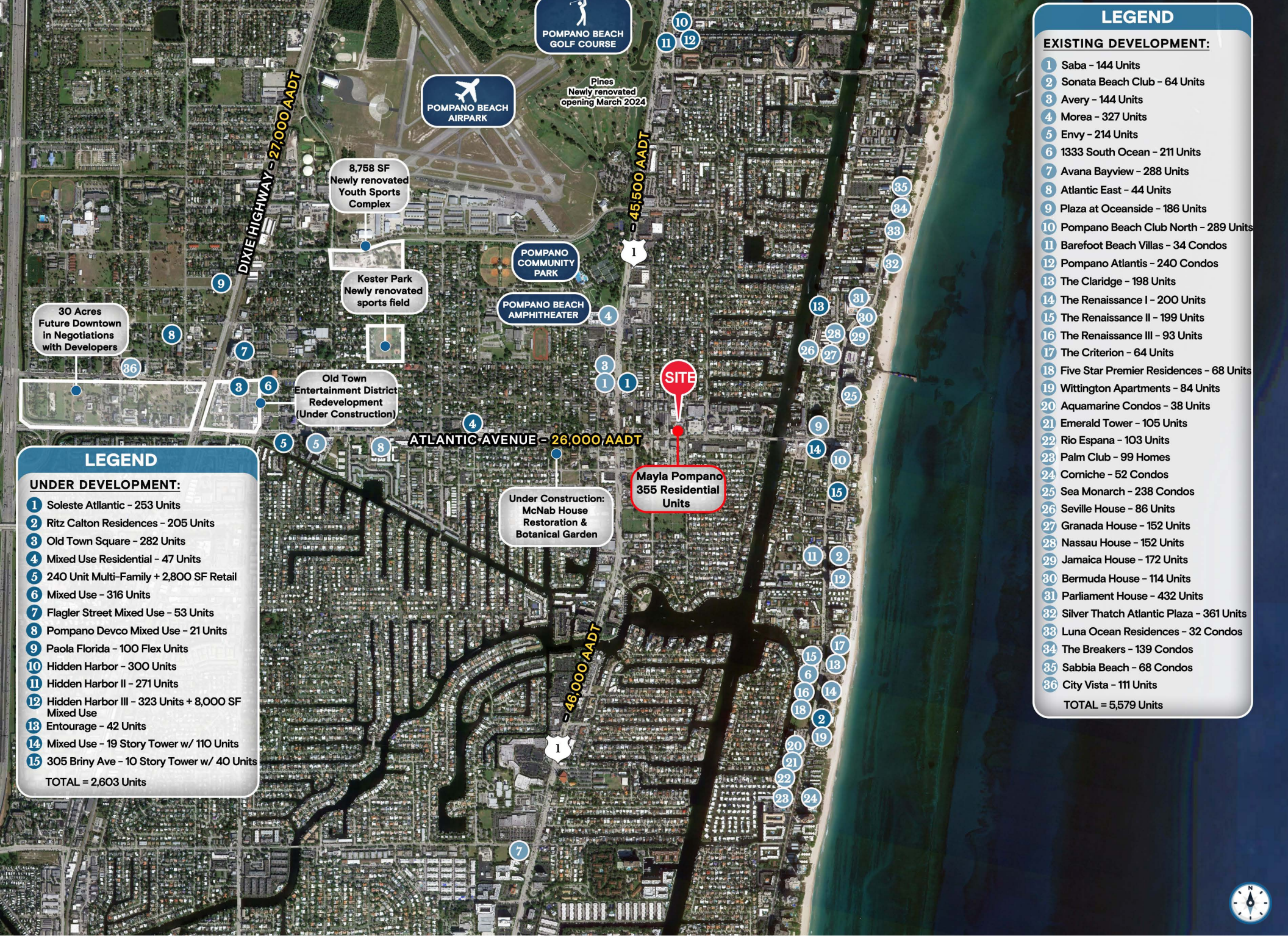
A1A

17,700 AADT

YouFit EDWIN WATTS GOLF  
TIGUA TRAILS  
Starbucks







**LEGEND**

**EXISTING DEVELOPMENT:**

- 1 Saba - 144 Units
  - 2 Sonata Beach Club - 64 Units
  - 3 Avery - 144 Units
  - 4 Morea - 327 Units
  - 5 Envy - 214 Units
  - 6 1333 South Ocean - 211 Units
  - 7 Avana Bayview - 288 Units
  - 8 Atlantic East - 44 Units
  - 9 Plaza at Oceanside - 186 Units
  - 10 Pompano Beach Club North - 289 Units
  - 11 Barefoot Beach Villas - 34 Condos
  - 12 Pompano Atlantis - 240 Condos
  - 13 The Claridge - 198 Units
  - 14 The Renaissance I - 200 Units
  - 15 The Renaissance II - 199 Units
  - 16 The Renaissance III - 93 Units
  - 17 The Criterion - 64 Units
  - 18 Five Star Premier Residences - 68 Units
  - 19 Wittington Apartments - 84 Units
  - 20 Aquamarine Condos - 38 Units
  - 21 Emerald Tower - 105 Units
  - 22 Rio Espana - 103 Units
  - 23 Palm Club - 99 Homes
  - 24 Corniche - 52 Condos
  - 25 Sea Monarch - 238 Condos
  - 26 Seville House - 86 Units
  - 27 Granada House - 152 Units
  - 28 Nassau House - 152 Units
  - 29 Jamaica House - 172 Units
  - 30 Bermuda House - 114 Units
  - 31 Parliament House - 432 Units
  - 32 Silver Thatch Atlantic Plaza - 361 Units
  - 33 Luna Ocean Residences - 32 Condos
  - 34 The Breakers - 139 Condos
  - 35 Sabbia Beach - 68 Condos
  - 36 City Vista - 111 Units
- TOTAL = 5,579 Units

**LEGEND**

**UNDER DEVELOPMENT:**

- 1 Soleste Atlantic - 253 Units
  - 2 Ritz Calton Residences - 205 Units
  - 3 Old Town Square - 282 Units
  - 4 Mixed Use Residential - 47 Units
  - 5 240 Unit Multi-Family + 2,800 SF Retail
  - 6 Mixed Use - 316 Units
  - 7 Flagler Street Mixed Use - 53 Units
  - 8 Pompano Devco Mixed Use - 21 Units
  - 9 Paola Florida - 100 Flex Units
  - 10 Hidden Harbor - 300 Units
  - 11 Hidden Harbor II - 271 Units
  - 12 Hidden Harbor III - 323 Units + 8,000 SF Mixed Use
  - 13 Entourage - 42 Units
  - 14 Mixed Use - 19 Story Tower w/ 110 Units
  - 15 305 Briny Ave - 10 Story Tower w/ 40 Units
- TOTAL = 2,603 Units

POMPANO BEACH GOLF COURSE

POMPANO BEACH AIRPARK

Pines Newly renovated opening March 2024

8,758 SF Newly renovated Youth Sports Complex

Kester Park Newly renovated sports field

POMPANO COMMUNITY PARK

POMPANO BEACH AMPHITHEATER

30 Acres Future Downtown in Negotiations with Developers

Old Town Entertainment District Redevelopment (Under Construction)

ATLANTIC AVENUE - 26,000 AADT

Under Construction: McNab House Restoration & Botanical Garden

Mayla Pompano 355 Residential Units

DIXIE HIGHWAY - 27,000 AADT

1 - 45,500 AADT

1 - 46,000 AADT





## Contact Brokers

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The information herein was obtained from third parties and has not been independently verified by Katz & Associates. Any and all interested parties should have their choice of experts inspect the property and verify all information. Katz & Associates makes no warranties or guarantees as to the information given to any prospective buyer or tenant. REV: 10.02.24