

100% LEASED

PGA PLAZA

2500-2690 PGA Boulevard, Palm Beach Gardens, FL



PROPERTY OWNED
& MANAGED BY



EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

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Property Overview

HIGHLIGHTS

- Located in affluent Palm Beach Gardens, this dominant retail center is the home to many of the nation's most upscale and exclusive residential communities
- Just signed Yoga Six, AT&T, Restore Hyper Wellness, and Scenthound Groomers opening soon
- Complete renovation in 2014/2015
- Anchored by: **Marshalls** **TRADER JOE'S** **ULTA**
- 1,100' of street frontage on PGA Boulevard and 206' on Prosperity Farms Road
- ±51,500 cars per day pass the site on PGA Boulevard



DEMOGRAPHICS

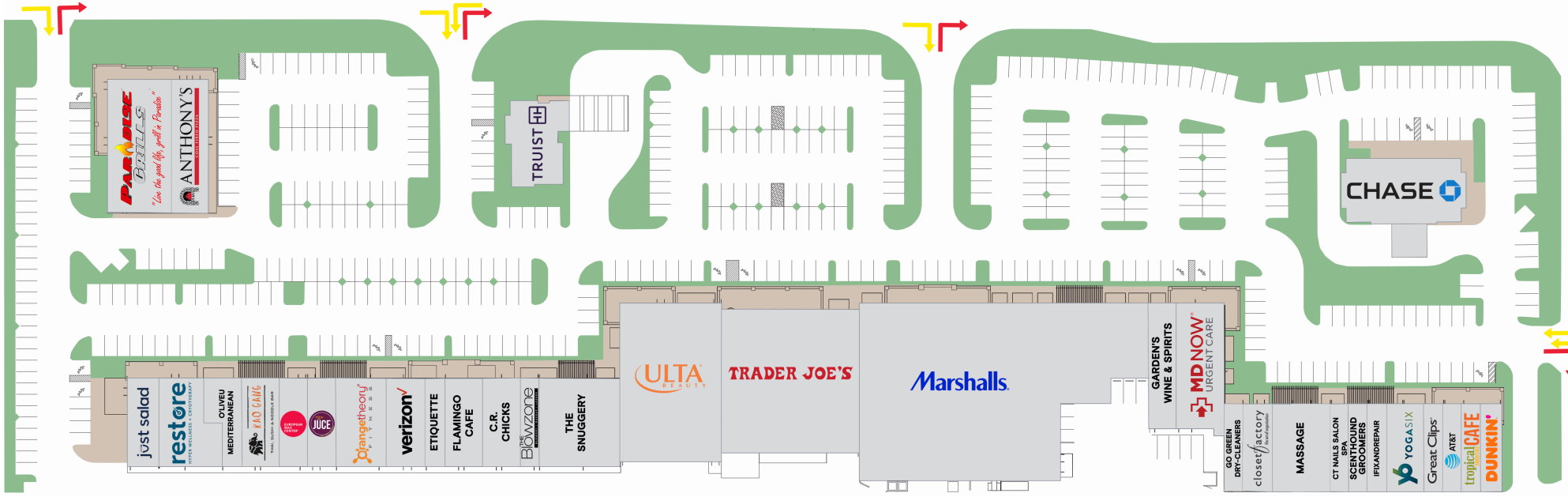
| | 1 MILE | 3 MILES | 5 MILES |
|-------------------|-----------|------------|------------|
| POPULATION | 11,004 | 70,325 | 157,791 |
| HOUSEHOLDS | 5,359 | 32,313 | 69,660 |
| EMPLOYEES | 11,246 | 44,201 | 79,722 |
| AVERAGE HH INCOME | \$153,147 | \$183,375 | \$176,307 |
| | 5 MINUTES | 10 MINUTES | 15 MINUTES |
| POPULATION | 16,931 | 57,950 | 133,536 |
| HOUSEHOLDS | 7,656 | 27,446 | 59,735 |
| EMPLOYEES | 12,842 | 50,636 | 115,146 |
| AVERAGE HH INCOME | \$172,529 | \$193,228 | \$191,117 |





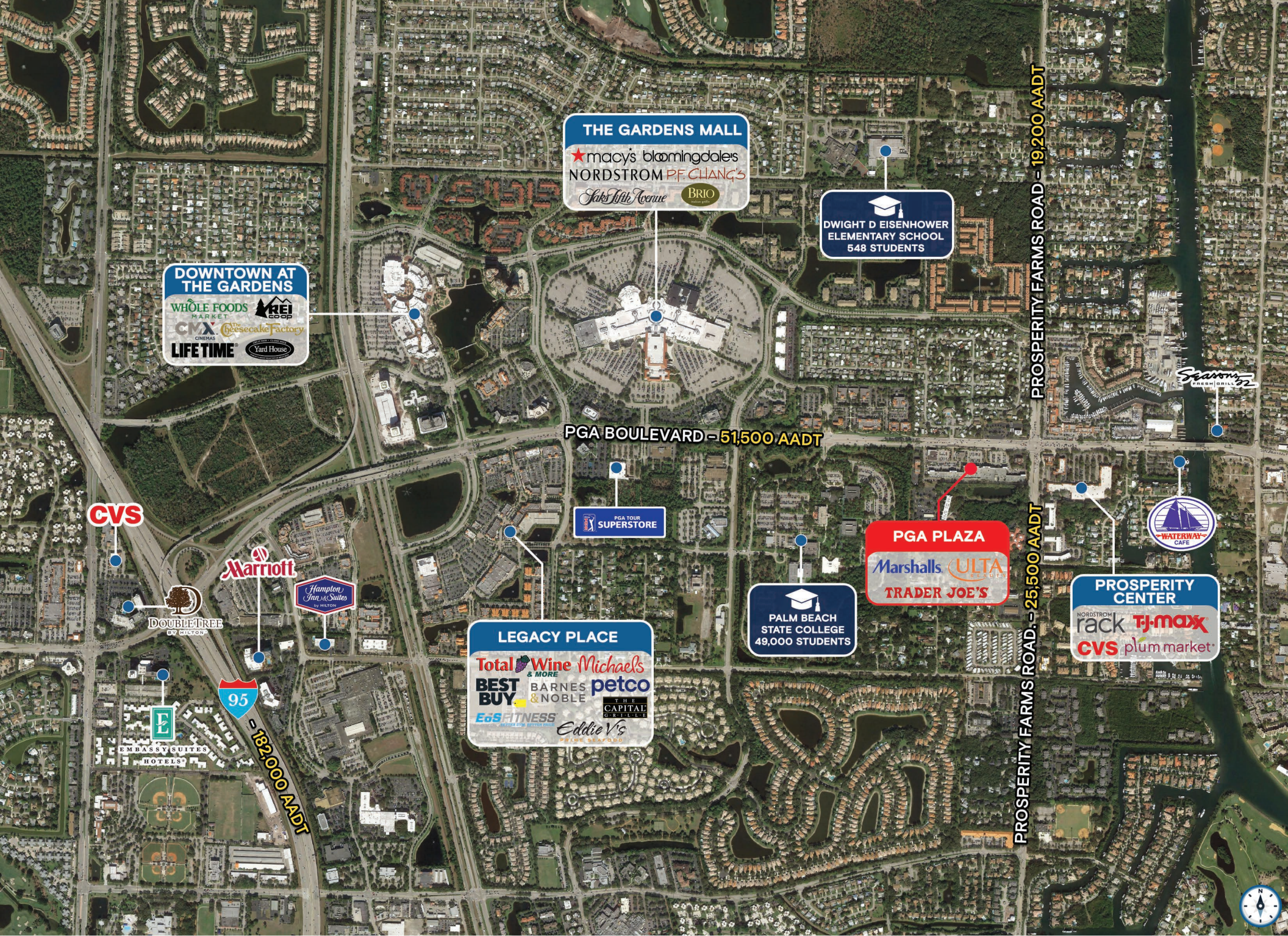
PROSPERITY FARMS ROAD - 26,500 AADT

PGA BOULEVARD - 51,500 AADT



Tenant Roster

| | | | | | | | | | | | |
|---|------------------------|----------|----|------------------------|-----------|-------|-----------------------|----------|------|----------------------------|----------|
| 1 | Just Salad | 1,700 SF | 10 | Flamingo Cafe | 2,100 SF | 19 | Go Green Dry-Cleaners | 1,050 SF | 29 | Tropical Smoothie Cafe | 1,050 SF |
| 2 | Restore Hyper Wellness | 3,000 SF | 11 | C R Chicks | 2,100 SF | 20 | Closet Factory | 1,750 SF | 30 | Dunkin' Donuts | 1,050 SF |
| 3 | Olive U | 1,600 SF | 12 | The Blow Zone | 1,050 SF | 21-22 | Dragon Spa & Massage | 3,150 SF | OP1 | Chase Bank | 9,740 SF |
| 4 | Kao Gang | 2,100 SF | 13 | The Snuggery | 4,300 SF | 23 | C T Nails | 1,050 SF | OP2 | Truist Bank | 2,915 SF |
| 5 | European Wax Center | 1,575 SF | 14 | Ulta Beauty | 10,085 SF | 24 | Scenthound Groomers | 1,050 SF | OP3A | Anthony's Coal Fired Pizza | 3,119 SF |
| 6 | Raw Juce | 1,575 SF | 15 | Trader Joe's | 12,509 SF | 25 | iFixandRepair | 1,050 SF | OP3B | Paradise Grill | 5,322 SF |
| 7 | Orangetheory Fitness | 2,800 SF | 16 | Marshalls | 27,509 SF | 26 | Yoga Six | 2,100 SF | | | |
| 8 | Verizon | 2,240 SF | 17 | Gardens Wine & Spirits | 1,500 SF | 27 | Great Clips | 1,050 SF | | | |
| 9 | Etiquette Boutique | 1,050 SF | 18 | MD Now Urgent Care | 4,500 SF | 28 | AT&T | 1,050 SF | | | |



THE GARDENS MALL
★ macy's bloomingdales
NORDSTROM PF CHANG'S
Jakes Little Avenue BRIO

**DWIGHT D EISENHOWER
ELEMENTARY SCHOOL**
548 STUDENTS

**DOWNTOWN AT
THE GARDENS**
WHOLE FOODS MARKET REI COOP
CINEMAS Cesecake Factory
LIFE TIME Yard House

PGA BOULEVARD - 51,500 AADT

**PGA TOUR
SUPERSTORE**

PGA PLAZA
Marshalls ULTA
TRADER JOE'S

**PALM BEACH
STATE COLLEGE**
49,000 STUDENTS

**PROSPERITY
CENTER**
NORDSTROM rack TJ-maxx
CVS plum market

PROSPERITY FARMS ROAD - 19,200 AADT

PROSPERITY FARMS ROAD - 25,500 AADT

CVS

Marriott

**Hampton
Inn & Suites**

**DOUBLETREE
BY HILTON**

**95
- 182,000 AADT**

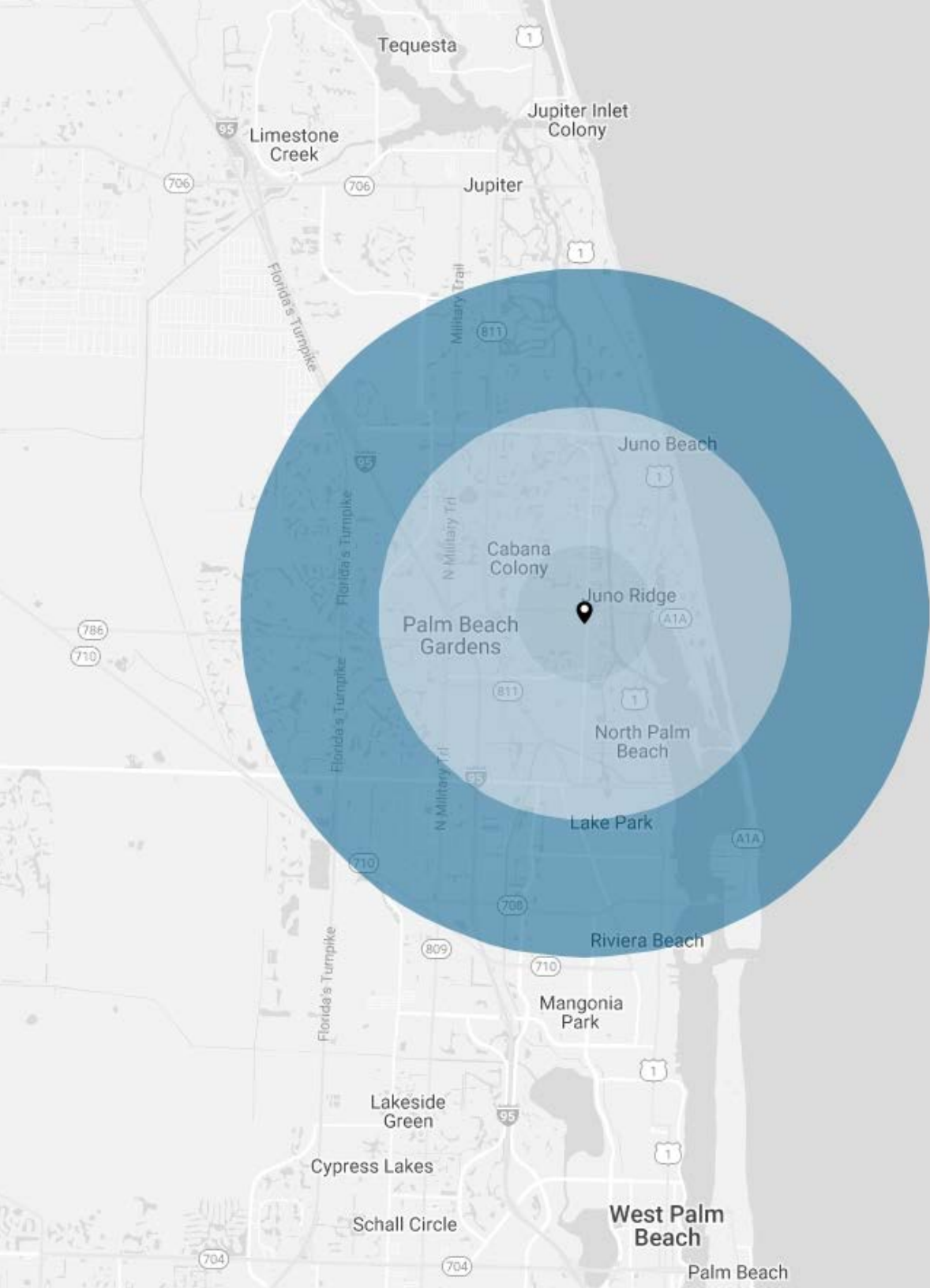
**EMBASSY SUITES
HOTELS**

LEGACY PLACE
Total Wine & More Michael's
BEST BUY BARNES & NOBLE petco
EoS FITNESS THE CAPITAL DISTRICT
Eddie V's

**WATERWAY
CAFE**

**Seasons
FRESH GRILL**





LEGEND

- 1 MILE
- 3 MILES
- 5 MILES

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