RETAIL SPACE FOR LEASE

WESTFORK PLAZA & PARAISO PARC

15825 Pines Boulevard, Pembroke Pines, FL 33027

InvenTrust Properties

PROPERTY OWNER



EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

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Property Overview

HIGHLIGHTS

- Dominant shopping center in one of the highest income trade areas in South Florida
- Over 82,400 vehicles per day at the intersection
- Westfork Plaza has over 8 million visitors a year
- Anchored by: T.J.maxx, ROSS DRESS FOR LESS, Publix, five BELOW, REGAL, SKECHERS, ULTA BEAUTY, petco, Baptist Health South Florida

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	14,034	111,907	277,255
HOUSEHOLDS	4,431	39,076	94,845
EMPLOYEES	3,863	33,215	76,748
AVERAGE HH INCOME	$170,433	$145,162	$142,655
	5 MINUTES	**10 MINUTES**	**15 MINUTES**
POPULATION	33,465	152,431	310,086
HOUSEHOLDS	12,203	53,477	106,371
EMPLOYEES	8,533	46,183	108,091
AVERAGE HH INCOME	$132,790	$139,611	$143,853

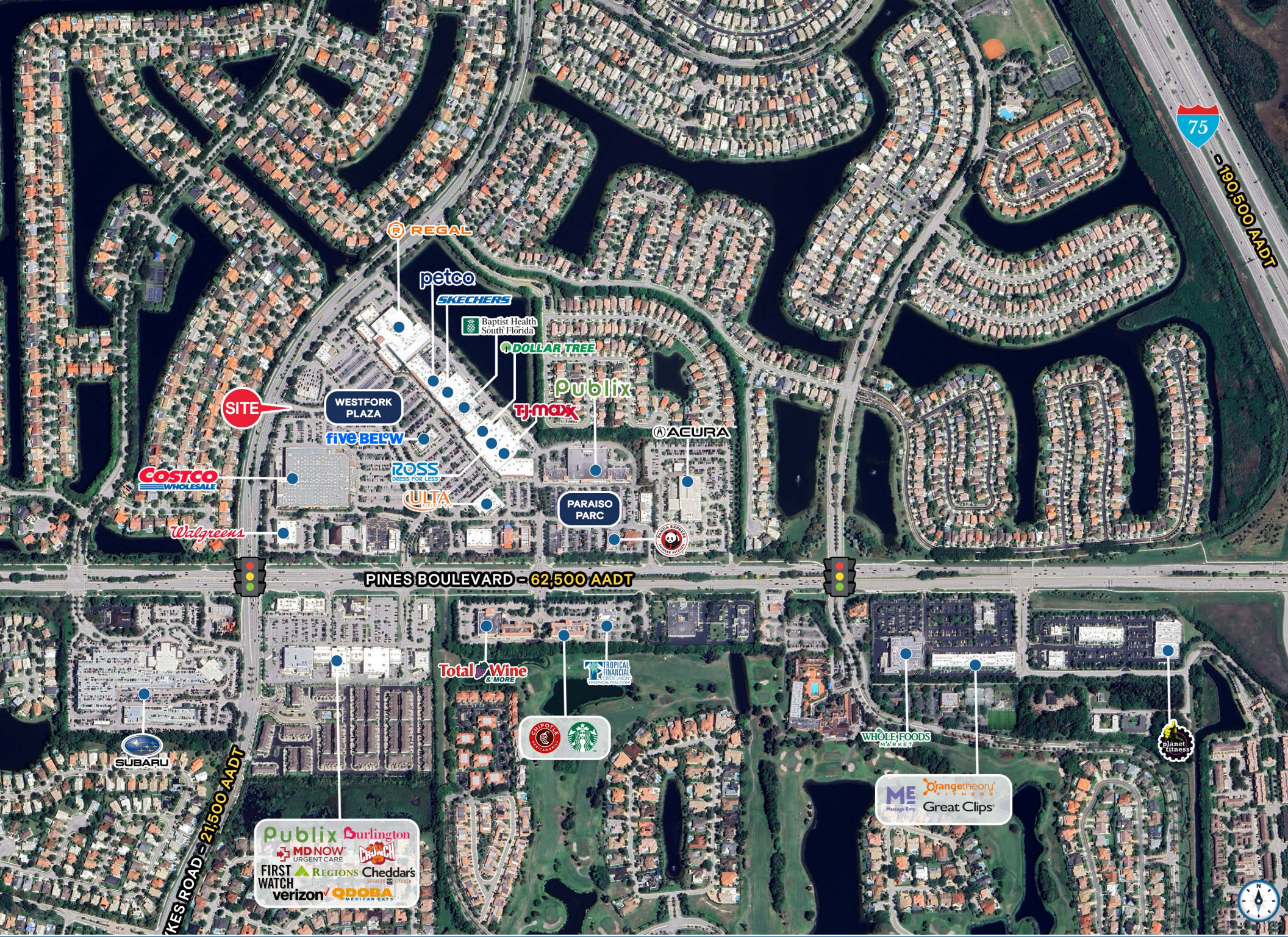





REGAL
petco
SKECHERS
YogaJoint
Baptist Outpatient Services
All Uniform Wear
Salonz Beauty & Spa Suites
DOLLAR TREE
ROSS
DRESS FOR LESS
T.J.maxx
five BELOW
FORMER MASSAGE GREEN
Publix
Pembroke Pink
AT&T
Costco Gasoline
NOT INCLUDED
COSTCO WHOLESALE
ULTA
Walgreens
Tires Plus
Advanced Auto Parts
Chick-fil-A
KFC
Mattress Firm
Hertz
AMSCOT
Shell
ups
NAVY FEDERAL Credit Union
TRUIST
PANDA
Pembroke Perinatal Center
Five Guys Burger & Fries
DYKES ROAD - 19,900 AADT
PINES BOULEVARD - 62,500 AADT

Tenant Roster

1	Military Recruiting Center	3,200 SF
2	Crumbl Cookies	1,592 SF
3	Oakberry	1,458 SF
4	Wing Stop	1,713 SF
5	KPOT Korean BBQ & Hot Pot	6,000 SF
6	Hello Kids Dentistry	2,187 SF
7	Asia Nails	1,108 SF
8	Hawaii Fluid Art	1,496 SF
9	GNC	1,495 SF
10	Regal Cinemas	61,422 SF
11	Cerviche 595	1,648 SF
12	Coldwell Banker	1,624 SF
13	Vaniglia E Cioccolato	981 SF
14	Humberto's	999 SF
15	Available	1,655 SF
16	Vicky Bakery	1,720 SF
17	Mantra Fine Indian Cuisine	2,100 SF
18	DICED	2,111 SF
19	Eye Brow Spa	1,638 SF
20	Las Vegas Cuban Cuisine	6,078 SF
21	Happy Fish Sushi & Thai	3,214 SF
22	El Balcon De Las Americas	2,335 SF
23	Petco	12,500 SF
24	Premier Martial Arts	3,242 SF
25	Skechers	13,500 SF
26	Yoga Joint	7,000 SF
27	Storage	1,774 SF
28	Baptist Health Systems	15,029 SF
29	Five Below	8,100 SF
30	All Uniform Wear	3,750 SF
31	Salonz Beauty Suites	7,519 SF
32	Dollar Tree	10,000 SF
33	Ross Dress for Less	26,028 SF
34	TJ Maxx	24,000 SF
35	Club Champion Golf	3,793 SF
36	Sweat 440	3,597 SF
37	America's Best	3,927 SF
38	Dr Z Smiles	1,822 SF
39	Former Massage Green	2,709 SF
40	Faithful Companion	2,606 SF
41	Ulta Beauty	10,332 SF
54	Bath & Body Works	4,650 SF
55	Dave's Hot Chicken	2,000 SF
43	Mattress Firm	4,800 SF
44	Talkin Tacos	1,750 SF
45	Hertz	1,700 SF
46	Haraz Coffee House	1,950 SF
47	Amscot Financial	1,800 SF
48	Maya Thai Cuisine	1,700 SF
49	Smoothie King	1,300 SF
2B	Pembroke Pink Imaging	10,500 SF
3B	AT&T	1,400 SF
4B	Publix	45,600 SF
5B	Mystic Nails & Spa	3,500 SF
6B	Re/Max	1,750 SF
7B	Litchi Snow Ice	1,400 SF
8B	Hair Cuttery	1,050 SF
9B	Kussifay Pizza	2,100 SF
10B	Pembroke Perinatal Center	3,000 SF
11B	Halftime Barber Shop	1,283 SF
12B	Pembroke Family Dental	1,375 SF
26B	Lucky Goat Coffee	1,375 SF
13B	Available	2,750 SF
14B	Five Guys Burger & Fries	2,200 SF
15	Truist Bank	6,000 SF
16B	Firehouse Subs	1,500 SF
17B	Milan Laser	1,500 SF
18B	Panda Express	2,000 SF
19B	Navy Federal Credit Union	3,500 SF
20B	UPS	1,050 SF
21B	OXXO Cleaners	1,400 SF
22B	Pines Med Aesthetic	1,400 SF
23B	Waxing Studio	1,200 SF
24B	Mazza Mediterranean	3,000 SF

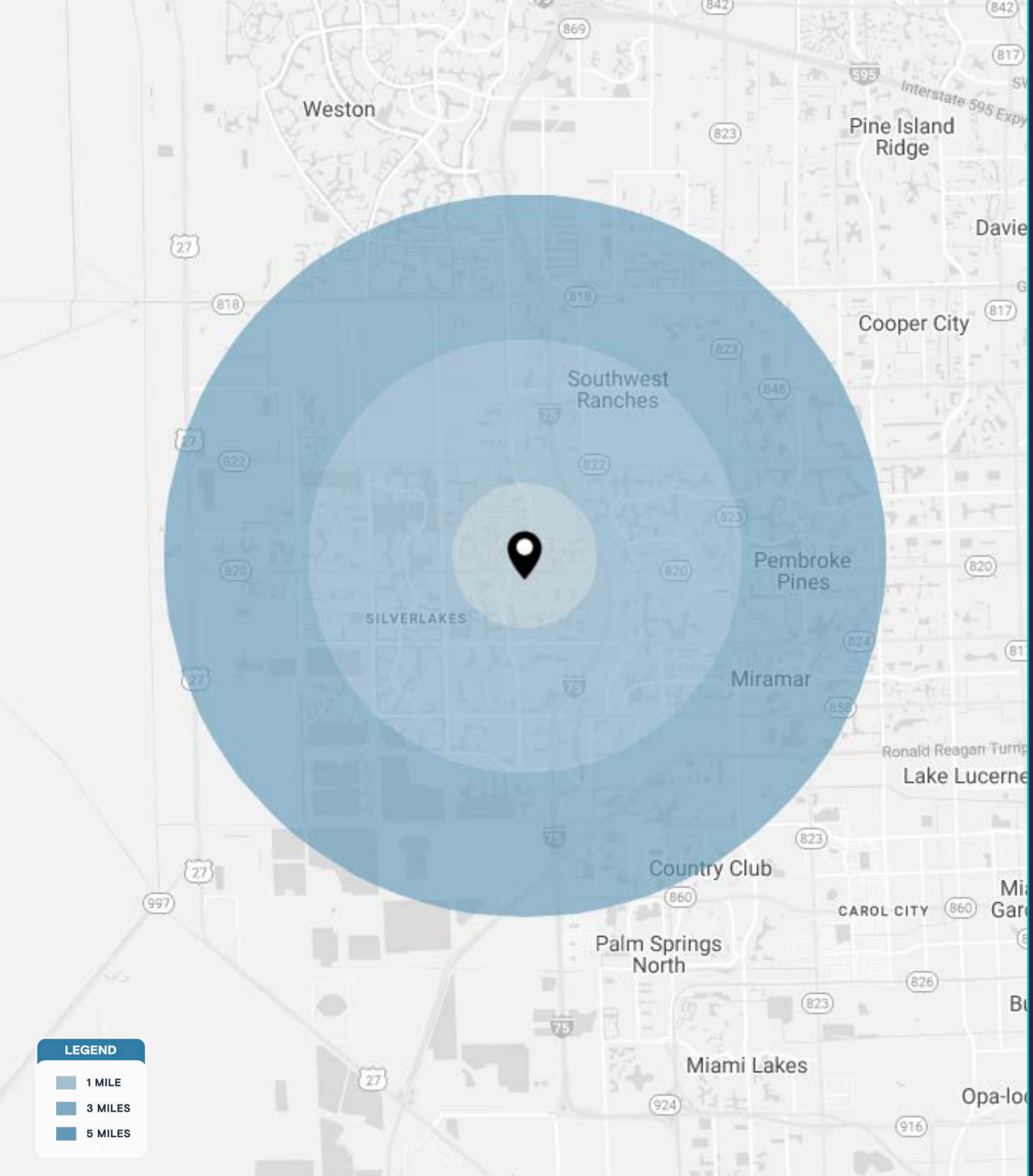


WESTFORK PLAZA & PARAISO PARC | **CLOSE AERIAL**

KATZ & ASSOCIATES


LOWE'S
Publix
CINEMARK
SHERIDAN STREET – 48,000 AADT
Holiday Inn Express
Hampton by HILTON
WESTFORK PLAZA/PARAISO PARC
Publix
ROSS DRESS FOR LESS
T.J.maxx
petco
REGAL
ULTA BEAUTY
DOLLAR TREE
five BELOW
SKECHERS
Baptist Health South Florida
75
– 190,500 AADT
SHOPS OF PEMBROKE GARDENS
BARNES & NOBLE
DSW
OLD NAVY
Sur La Table
JOS. A. BANK
LA FITNESS
SHOPPES OF SILVER LAKES
Publix
AT&T
CareNow Urgent Care
BANK OF AMERICA
Sedano's
SITE
COSTCO WHOLESALE
PINES BOULEVARD – 62,500 AADT
Total Wine & MORE
WHOLE FOODS MARKET
planet fitness
Walmart
Publix
Burlington
MD NOW URGENT CARE
CRUNCH
REGIONS
verizon
KEISER UNIVERSITY
13,000 STUDENTS
BJ's
Live Generously
FLOOR & DECOR
ETHAN ALLEN
macy's
BAER'S furniture gallery
PEMBROKE ROAD – 20,100 AADT
N


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Cinemark
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JOS. A. BANK
THE FRESH MARKET
PEMBROKE LAKES MALL
macy's
Dillard's
JCPenney
MEMORIAL HOSPITAL WEST 384 BEDS
TARGET
HomeGoods
JOANN
CITY FURNITURE
THE HOME DEPOT
LA FITNESS
SHOPPES OF SILVER LAKES
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MIRAMAR PARKWAY – 59,000 AADT
FOUNTAINS OF MIRAMAR
ROSS DRESS FOR LESS
THE HOME DEPOT
HomeGoods
Marshalls
Publix
COCONUT PALM ELEMENTARY SCHOOL 741 STUDENTS
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